

Economical environment of Slovakia is stable and built on the values of World Trade Organization and Organization for Economic Cooperation and Development. In May 2004 Slovak republic became EU-member and thus there are no restrictions for Western Europeans anymore to purchase the property in Slovakia. Transport infrastructure is being systematically developed. Investors can make use of air services via six international airports as well as extensive railway and highway systems.

The real estate market in Slovakia has been growing dynamically and it reached average yearly growth in value of residential properties on the level of 15 % in several consecutive years. Similar results are expected yearly over a long-term period.

The demand for residential properties is overwhelmingly pushed by the domestic buyers. However, an important role is played by increasing numbers of large international companies relocating to Slovakia, who are bound to find accommodation for their employees. The lack of accommodation will be the driving force of increasing value of properties.

There has been a considerable inflow of investment into Slovak tourist resorts over the last three years, in particular into the ski and spa resorts. The result of this increased investment is steeply rising quality of services and an increase in numbers of tourists. This development resulted into the rising demand for quality holiday homes in main resorts. This segment of the market is pushed by the domestic demand as well.

Real estate prices are currently significantly lower than in Western Europe, however, given the location of the country and its rapid economic growth prices are expected to approximate to Western European standards rather quickly. Given Slovakia's membership in the EU and numerous legal and economic reforms, the access to financing and the level of risk regarding real estate investment became comparable to the most of the Western European countries.

Investment in the real estate in Slovakia offers advantages of transparent market, high domestic demand and overall swift economic growth. Slovakia has the residential real estate market significant by the unique combination of its parameters: low prices, low risk, high transparency and predictability of the market.

The overall favourable economic development in Slovakia has earned it a leading position in a Central Europe country credit rating from international rating agencies, such as Standard and Poor's A (stable), Moody's A1 (stable), Fitch A- (stable).



**directly in the heart of Europe**

**attractive investment destination**

**stable and fast growing economy**



**19% flat tax**

**historical monuments**

**pro-business environment**



**picturesque countryside**

**outstanding natural beauty**

**AQUA PARK VRBOV**

**Location:**

- attractive location close to High Tatras
- picturesque surrounding countryside
- popular holiday and sightseeing region
- a lot of tourist mountain bike cycling tracks
- 7 km from Black Stork 18-holes professional golf course
- High Tatras is one of the best equipped skiregions in Slovakia

**Aqua park (Actual situation):**

- 7 existing swimming pools
- existing car camping facility and B&B
- popular destination for tourists from Poland

**Aqua park (project):**

- 2 geothermal drill holes with 56 and 59°C hot water
- indoor and outdoor pools
- all year pool – 1100 visitors a day
- summer pool – 5000 visitors a day
- hotel – 120 beds in double rooms
- spa complex – 300 clients
- wellness world
- water attractions (slides, flumes, children's play areas)



**GOLF COURSE**

**Location:**

- 5 min drive from Banska Bystrica along the Hron river
- in a close vicinity of the Slac airport
- 35 km from Tále – Grey bear: 18-holes professional golf course
- 3 km from spas and waterworld in Kovacova
- popular rafting conditions on Hron river

**Golf course:**

- 4 playable holes on the course
- driving range
- training area for putting and chipping
- training green
- golf club premises with rental service
- prepared grounds and project for the course up to 18-holes



**EASTERN STAR RESORT**

**Location:**

- eastern part of Slovakia
- 30 km from Kosice – 2nd largest town in Slovakia with airport
- on eastern slope of the Slanske vrchy – volcanic origin mountains
- in a close distance from Hungarian and Ukrainian borders
- Batchkov valley wildlife reserve and - Purustan castle ruins

**Project of the resort:**

- prepared grounds and projects with infrastructural networks
- 18-holes professional golf course
- 9-holes training golf course
- 3 and 4-star hotel, restaurants
- residential housing area
- sports center and outdoor sports facilities
- water world
  - thermal drill hole
  - indoor and outdoor pools
  - wellness world
  - water attractions



**nebotra**

"your partner for successful investment in Slovakia"

We are a dynamic, growing company, based in Slovakia, providing property services to foreign companies and individuals. Our local presence in Eastern Europe along with in-depth understanding of local property market and flexible work management (foreign languages, modern communication technologies, legal services) fulfill all requirements for successful cooperation.

If you are interested in investing in an apartment, cottage, house, hotel or even a ski resort or spa, then we are ready to provide you with our comprehensive services and after sales support. You can check for actual and future real estate projects at [www.nebotra.com/projects](http://www.nebotra.com/projects)

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- administration of reconstruction;
- arrangement of property insurance

In addition to the above mentioned, we also offer following services:

- expert translation and interpretation;
- local assistance, secretarial/office services;
- legal services

Please do not hesitate to contact us for more information or visit our web site.

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# SLOVAKIA

OFFICIAL NAME.....Slovak republic

DATE OF ESTABLISHMENT.....1993

STATE SYSTEM.....republic

POLITICAL SYSTEM.....parliamentary democracy

MEMBER OF: UN, EU, NATO, OECD, WTO, IBRD, WHO, IL, UNESCO, IAEA, ect.

POPULATION.....5,44 mil.

AREA.....49053 km<sup>2</sup>

CAPITAL: BRATISLAVA.....430.000 inhabitants

CURRENCY.....Slovak crown (SKK)

GDP GROWTH (2006).....8.30 %

INFLATION (2006).....3.87 %

UNEMPLOYMENT (2006).....9.70 %

AVG INTEREST RATE ON LOANS .....6.94 %

- convenient geographical location in the heart of Europe
- one of the most attractive investment destination in region
- stable and fast growing economy
- low tax burden – 19% flat tax (income and VAT)
- picturesque countryside
- outstanding natural beauty
- historical monuments
- low wage and production costs
- expected to join Euro in 2009



## APARTMENT HOUSE MEDVEDICA

- Location:**
- attractive location directly in Malachov ski resort
  - only 20 m from the ski slope
  - only 4 km from Banska Bystrica and 14 km from Sliač airport
  - 30 km from Tále – Grey bear: 18-holes professional golf course

- Apartment house:**
- restaurant, bar
  - wellness world, swimming pool, fitness
  - kids zone, beauty salon
  - billiard/table tennis

- Ski resort:**
- length of the slope: 980m
  - artificial snowing technology
  - xenon lighting for night skiing
  - 4 ski lifts and gondola
  - parking place with capacity of 200 cars
  - funpark for snowboarders
  - ski school, ski service, ski rental
  - summer bob sledge
  - summer mountain bike cycling tracks



## APARTMENT PLESNIVEC & HOREC

- Location:**
- attractive location in Donovaly – one of the most popular and best equipped ski resorts
  - beautiful nature of surrounding mountains
  - directly in the central part of the village
  - 25 km from Banska Bystrica

- Apartment house:**
- two apartment houses (Plesnivec & Horec)
  - 59 apartments
  - 38 parking lots inside the building
  - restaurant & coffee bar, services for tourists

**Donovaly resort:**

- Winter**
- 2 chair lifts a 15 ski lifts- artificial snow, night skiing, freeride tracks- 11 km of cross-country ski trails
  - ice skating & snowboarding area- dog sledging, traditional sledge race

- Summer**
- a lot of tourist tracks & educational paths
  - 4 cycle-tourist routes in the National Park of Velka Fatra
  - 12 cycle-tourist rounds
  - certified paragliding flights & courses



## TRADITIONAL LOG CABINS

- Location :**
- attractive location in Kraliky ski resort
  - popular destination for family vacation
  - picturesque alpine countryside
  - 8 km from Banska Bystrica

- Log cabins :**
- traditional wooden construction
  - built-in fireplace with hot-air distribution heating system
  - ecological lifestyle and hospitable ambience
  - up-to-date equipped kitchen and bathroom for comfortable housing

- Ski resort:**
- 3 ski lifts
  - artificial snowing technology
  - 10 km of cross-country ski trails
  - snowboarding area
  - ski school, ski service, ski rental
  - accommodation in pensions and in B&B



## KOPA DEVELOPMENT PROJECT

- Location:**
- on the top of the Kopa hill
  - splendid view on surrounding countryside
  - within 4 km drive from Banska Bystrica
  - 12 km from Sliač airport
  - 30 km from Tále – Grey bear: 18-holes professional golf course
  - 9 ski resorts within the range of 30 km
  - 150 acres of free area for new projects
  - next year: terraced houses development

- Residential housing:**
- active living lifestyle – relax & leisure activities
  - 24 apartments of different sizes
  - built-in fireplace with hot-air distribution
  - new restaurant and wellness
- Actual activities and existing facilities:**
- restaurant with B&B
  - horse riding, riding school
  - ATVs / snowmobile drive
  - adrenaline sports (paintball, paragliding, etc.)
  - beach volleyball, tennis
  - playground for children



## KACICA POLYFUNCTIONAL HOUSE

- Location:**
- quiet location called "Jesensky hill"
  - only 5 minutes walk from the town center
  - great view (town and surrounding mountains)

- Apartment house:**
- four L-shaped blocks with inner patios
  - high standard of apartment equipment
  - green spaces and safe place for children
  - comfortable living with leisure activities
  - administrative and shopping section
  - underground parking lots

- Banska Bystrica:**
- cultural and trade centre of central Slovakia
  - historical town centre with pedestrian zone
  - museums, galleries, state opera
  - shops and shopping malls
  - Sliač airport with daily flights to Prague



## APARTMENT HOUSE ALPINE

- Location:**
- attractive location in Medzibrod
  - picturesque countryside view over the Hron river
  - only 2 km from Brusno spa
  - 12 km from Tále – Grey bear: 18-holes professional golf course
  - 6 ski resorts within the range of 15 km
  - a lot of tourist mountain bike cycling tracks

- Apartment house:**
- 12 apartments of different sizes
  - built-in fireplace option with hot-air distribution heating system
  - ecological lifestyle housing
  - quiet and child friendly place

