



BLUE MOUNTAIN
RESORT





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Morris & Lloyd Broker



Blue Mountain Resort

» In the picturesque, mountain scenery, in Szklarska Poręba, the **unique Blue Mountain Resort** apartment building complex is being built.

» **The apartment building** demonstrates a standard of a **4-star hotel** with well-developed recreation and conference facilities.

Blue Mountain Resort sets a new level of prestige.

» The complex is located on an attractive plot offering a stunning view on the mountains, overgrown with old trees and cut by streams and creeks.

» This setting lets you enjoy a genuine **Alpine climate** and allows you to take advantage of all tourist attractions offered by the resort.



Blue Mountain Resort

» The **Blue Mountain Resort** is a **luxury apartment complex**, which offers a wide array of services for body and soul.

Comfort • Privacy • Independence

» Three 7-storey towers house spacious, fully furnished and equipped apartments with glass balconies.

» Restaurants, shops, SPA areas with swimming pools, conference rooms, health and beauty studios are only some of the numerous assets of the aparthotel.

**The Blue Mountain Resort Aparthotel
was created
for the most demanding Clients.**

» Project completion date: Q4, 2017.

Blue Mountain Resort

The building complex features:

- *248 apartments*
- *276 parking places*
- *Restaurants*
- *Drink bar*
- *Lobby bar*
- *Cafes*
- *Rooms and playgrounds for children*
- *Shops*
- *Conference rooms*
- *Sauna and SPA area*
- *Indoor and outdoor swimming pools*
- *Aesthetic medicine area*
- *Night club*
- *Mini arcade game room*
- *Ski room*
- *Gym*
- *Sports hall*
- *Observation deck*
- *Barbecue cabin*
- *Baby ski lift*





Location

» Attractive location in the midst of the mountain ranges of the **Karkonosze** and **Jizera Mountains** makes Szklarska Poręba one of the most visited tourist resorts in Poland.

Crystal clear streams
waterfalls
granite rocks

» The resort boasts beautiful and natural landscapes, scenic trails, great conditions for skiers, unique climate and rich sports infrastructure.

» These assets are conducive to schussing on ski slopes, cross-country skiing over the most beautiful routes in Europe, mountain biking, walks, horse riding, as well as mountain climbing or paragliding.

Back to nature

» Mountain scenery and unpolluted nature make Szklarska Poręba **a unique place**.





Mountains

» Szklarska Poreba's main asset is snow cover that stays here long - on average, for **110 days** a year truly winter conditions prevail here. This makes the resort the largest and best developed winter sports center, referred to as "Polish Alaska" or "Polish Scandinavia".

Summer and winter sports center a favourite destination for cross-country skiing

» The center of downhill skiing is on the Szrenica massif where numerous downhill routes with chairlifts and, ski tows are located. Szklarska Poreba boasts one of the longest cableways in Poland.

Szrenica (1362 m a.s.l.)

Kopa (1340 m a.s.l.)

Harrachov – Čertova Hora (1022 m a.s.l.)

» In Szklarska Poreba's famous district of **Jakuszyce** there are cross-country skiing routes having a total length of over **100 km**, which satisfies the demands of both cross-country skiing amateurs and professionals.



Microclimate

» Szklarska Poręba is the largest climate station in Lower Silesia, which was already appreciated in the 19th century. Prevailing conditions are comparable to the qualities of Alpine towns situated at an altitude of 2000 meters above sea level.

An Alpine microclimate has a beneficial effect on the human body.

» Climate conditions that prevail in the resort contribute to better physical fitness, which is why many athletes, like Robert Korzeniowski, Justyna Kowalczyk or Maja Włoszczowska choose this destination.

**Precious radon
frequent exchange of air masses**

» The specific microclimate is created by bogs and trace amounts of radon, which prolongs youth and provides vitality.



Tourism

» Szklarska Poręba's favorable location by the Polish border encourages visits to famous cities -pearls of culture in the neighbouring Czech Republic, Germany and Austria.

» Famous Czech **Harrachov** with rich infrastructure attracts amateurs of winter and summer sports, as well as fans of good food and Czech beer.

Harrachov – Szklarska Poręba (10 km)
Harrachov – the capital of winter sports

» **Prague** attracts with its Charles Bridge, Wenceslas Square and the historic Prague Castle.

Czech Republic • Austria • Germany

» "Vienna Versailles", the Prater Amusement Park or the famous Vienna Opera House invite visitors to **Vienna**.

» **Dresden** with the Zwinger Castle, Brühl Terraces or the Theatre Square with the Semper Opera also lures tourists.



Main attractions

Numerous attractions await tourists in Szklarska Poręba and its vicinity:

- *The Karkonosze Mountains*
- *The Karkonosze National Park*
- *The Jizera Mountains*
- *Szrenica*
- *Trollandia Rope Park*
- *Esplanada Amusement Park*
- *Dinopark*
- *Szklarki/Kamienczyka waterfalls*
- *Krucze Skaly/Chybotek/Krzywe Baszty*
- *Sniezne Kotly*
- *Park of the Mountain Spirit*
- *Museum of Mineralogy/Power Engineering*
- *Julia Glass Works/Lesna Huta*
- *House of Carl and Gerhart Hauptmann*
- *House of Wlastimil Hofman*
- *Astropath in the Jizera Mountains*
- *Valley of Palaces and Gardens*
- *Teplice Baths*
- *Miniature Park of Lower Silesia Monuments*
- *Western City*
- *Siruwia Japanese Garden*



Developer/Operator

» The developer implementing the Blue Mountain Resort complex is the Szrenica Resort & SPA spółka z ograniczoną odpowiedzialnością sp. k.

» The complex will be managed by Blue Mountain Resort sp. z o.o.

Experience • Safety

» Experience gained and success in the construction, sale and management of the Osada Śnieżka complex resulted in the implementation of the Blue Mountain Resort project.

Success

» Members of the Management Board, as well as our employees have extensive experience in implementing and managing hotel investments.



Business Model

» The **Blue Mountain Resort** is a safe investment in a prestigious property in Szklarska Poręba.

» The investor receives **attractive profit** and an opportunity **to relax** in a comfortable and unique apartment building.

Mortgage property of the apartment

» The investor acquires **full ownership** of the apartment and ownership right in the ground, at the same time he/she concludes a lease agreement for a period of 10 years, which is renewable for another 5 years.

8% profit per year

» Each year, the owner chooses one of the two possibilities:

- 8% per annum without the owner's stay;
- 7% per annum + owner's 14 days stay.



Business Model

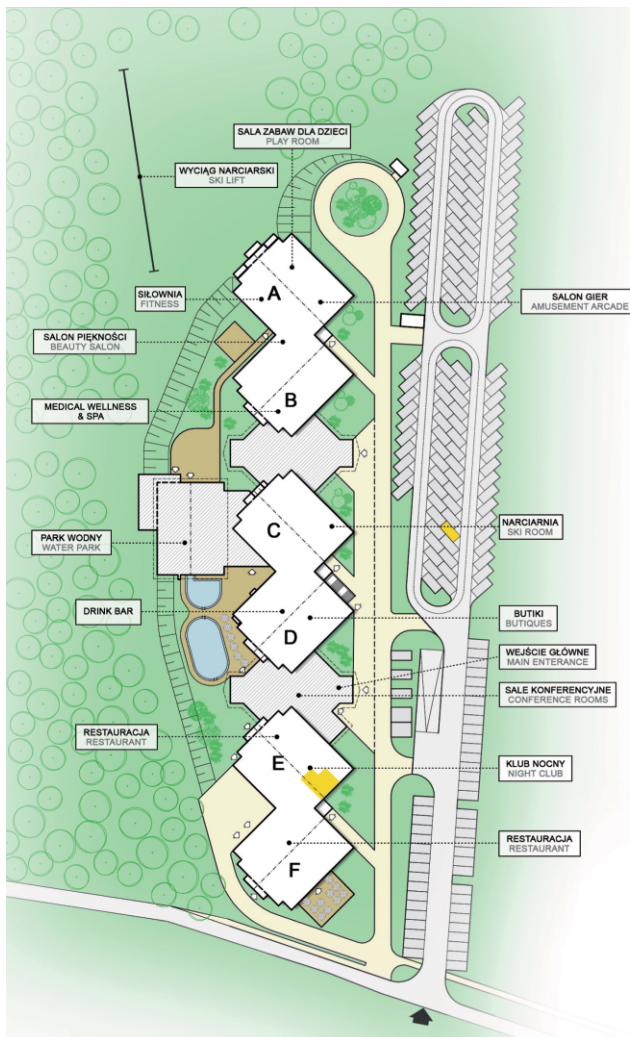
» Rent is calculated from the net price of an apartment with a parking space and is paid in monthly installments.

» The Operator is responsible for management, marketing and servicing of guests and customers, as well as the maintenance of the common parts of the facility. The owner pays only real estate taxes and insurance of the premises.

» An investment offer is directed to individuals, self-employed, as well as commercial companies. All of the above-mentioned entities are eligible for a VAT refund.

10% discount

» Apartment buyer also gets access to attractive hotel and restaurant offers. The owner gets a **10% discount** for all services provided at the facility.

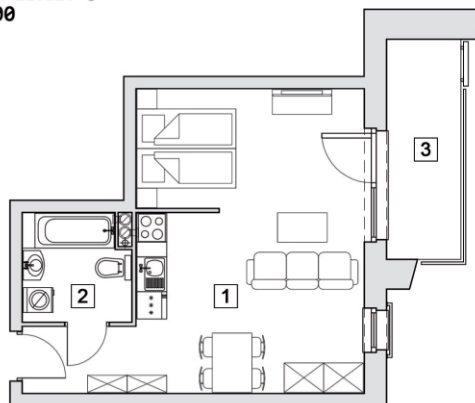


E10

PIĘTRO/FLOOR: 2

POZIOM PARKINGU/CAR PARK LEVEL: 0
NR MIEJSCA/PLACE NR: 100

APARTAMENT 1-POKOJOWY PLAN OF A 1-ROOM APARTMENT



POWIERZCHNIA APARTAMENTU/FLOOR AREA: 36,35 m²

ZESTAWIENIE POWIERZCHNI/TOTAL AREA DETAILS:

1. Pokój z aneksem kuchennym / Living room with kitchenette	31,72 m ²
2. Łazienka / Bathroom	4,63 m ²
RAZEM/TOTAL:	36,35 m²
3. Balkon / Balcony	6,67 m ²

Liczba pomieszczeń / No of rooms: 2

Rodzaj lokalu / Property type: apartament / apartment

Powierzchnie dodatkowe / Additional areas: balkon / balcony

Standard / Standard: wykończony / fully equipped

Apartments

» 1-room apartment

Price

PLN 324,435.00 net

PLN 354,889.80 gross

8% annual rate of return

PLN 25,954.80 net

PLN 31,924.40 gross

Monthly rent

PLN 2,162.90 net

PLN 2,660.37 gross

» Included in price:

- amount for an apartment
- amount for finishing and equipment
- amount for parking space



Apartments

» 2-room apartment

Price

PLN 342,350.00 net
PLN 374,988.00 gross

8% annual rate of return

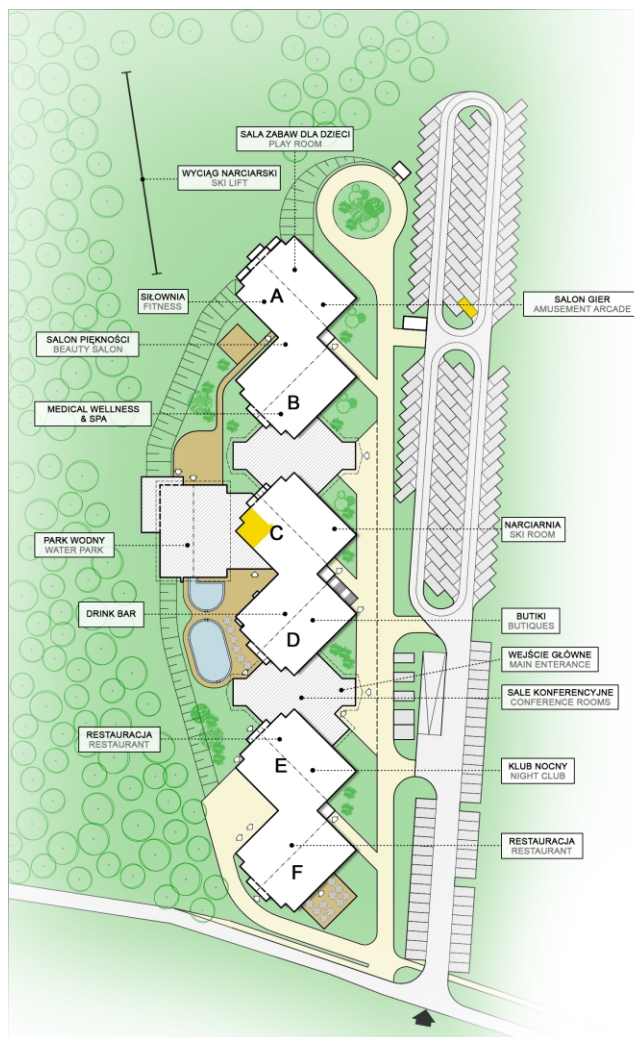
PLN 27,388.00 net
PLN 33,687.24 gross

Monthly rent

PLN 2,282.33 net
PLN 2,807.27 gross

» Included in price:

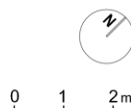
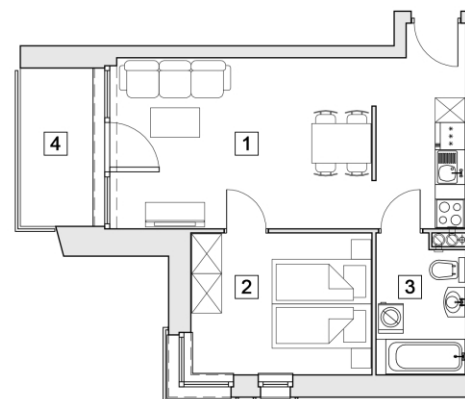
- amount for an apartment
- amount for finishing and equipment
- amount for parking space



C5
PIĘTRO/FLOOR: 1

APARTAMENT 2-POKOJOWY
PLAN OF A 2-ROOM APARTMENT

POZIOM PARKINGU/CAR PARK LEVEL: 0
NR MIEJSCA/PLACE NR: 30



POWIERZCHNIA APARTAMENTU/FLOOR AREA: 40,98 m²

ZESTAWIENIE POWIERZCHNI/TOTAL AREA DETAILS:

1. Pokój z aneksem kuchennym / Living room with kitchenette	25,62 m ²
2. Sypialnia / Bedroom	10,44 m ²
3. Łazienka / Bathroom	4,92 m ²
RAZEM/TOTAL:	40,98 m²
4. Balkon / Balcony	4,80 m ²

Liczba pomieszczeń / No of rooms: 3
Rodzaj lokalu / Property type: apartament / apartment
Powierzchnie dodatkowe / Additional areas: balkon / balcony
Standard / Standard: wykończony / fully equipped





Finishing and equipment standard

» The **Blue Mountain Resort apartment building** will be made of **high quality materials**. This will ensure both **comfort and durability**.

» Apartments will be fitted with **energy-efficient lighting**, wood floor panels as well as **underfloor heating**.

Comfort • Durability • Resistance

» Rooms will be equipped with **high-end furniture** by the **Comforty brand**.

» In kitchenettes, there will be products by famous manufacturers: **Bosch, Siemens, Whirlpool, Franke**.

Style • Top quality

» Bathrooms will be finished with products by such manufacturers as **Villeroy & Boch**.



Safety

» Under Polish legislation on protecting the rights of the purchaser of an apartment or a detached house, the Developer protects the Purchaser's rights by:

- Securing the cash paid by the Purchaser to the escrow account maintained by the Developer fully controlled by the Bank which finances the capital venture.

**Escrow account
Information folder
Notarial act**

- Filing complete information in the form of an information folder regarding the developer as well as completed projects to provide purchasers with an opportunity to verify the reliability of the Developer.



Safety

- **A statutorily regulated developer agreement concluded in the form of a notarial deed, under which the promise is disclosed.**

Operator

» *All service areas of more than 5150.0 sq. m will be owned by the Operator; thus an investment in the Blue Mountain Resort becomes even more attractive and safe; this includes:*

Restaurants/drink bar/lobby bar/café

Equipped conference rooms

Sauna/SPA area

Swimming pool area

Play rooms/gyms

Night club Blue Mountain Resort



Blue Mountain Resort
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