



**If this isn't the best villa in Bulgaria, then
Elvis isn't the King of rock and roll!**



**Exclusive villa with 5 en-suite bedrooms near
Albena resort**

Las Vegas style and comfort is coming to coastal Bulgaria. A brand new villa that's going to raise the bar on luxury villas higher than what's presently available along the Bulgarian coast.

Viva Villa Vegas!



This villa will be your own palace in the sun. As you might expect, it's got space. Lots of it at over 4500 square feet. Walk into the shining atrium with its ornate staircase and you're going to drop your bags and say, Wow!



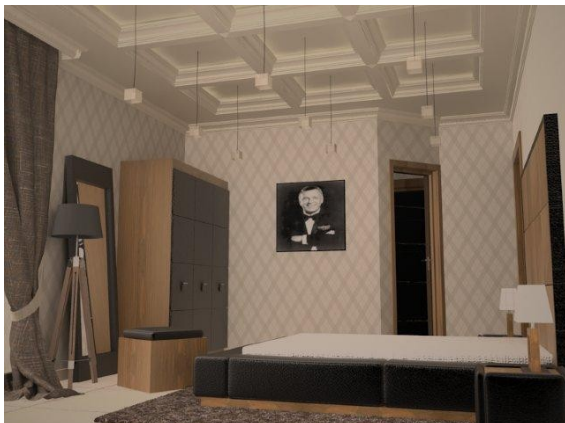
Pick your bedroom suite

It's got 5 double or twin bedrooms (sleeps up to 10), all superbly furnished, with en-suite bathrooms with showers or bath. Each bedroom has its own balcony and is named after a famous Vegas star or places, and includes:

Elvis Presley – the King of Rock n' Roll who made Vegas his own



Frank Sinatra – Owner of “The Sands” hotel in Vegas and a famous performer in the town



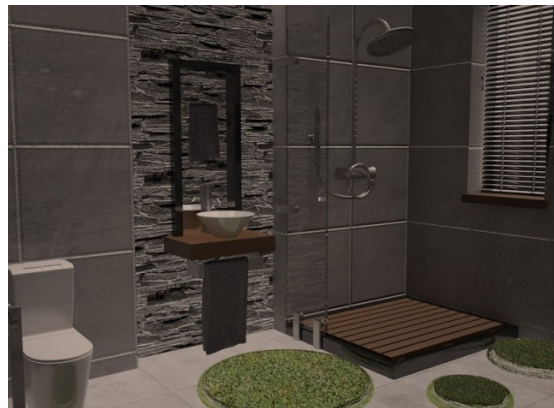
Marilyn Monroe – The icon of Hollywood beauty



The Sands (named after famous Las Vegas hotel) and the Mohave desert around Vegas.



The Las Vegas Strip (named after the famous Boulevard road in Vegas)



To the front on the first floor, there's a large sun deck with great sea views.



These two pictures were taken on Dec 6th 2011

The open plan living area on lower, ground floor isn't just a sofa and dining table affair. It's a real recreational space, with amazing lighting and décor, and an attractive classical style dining zone.

The living area opens out onto the truly impressive colonnaded shade area (the villa is south facing and respite from the sun is needed). With surrounding classical balustrade, this area is really great for al fresco living and is likely to be your favourite place.

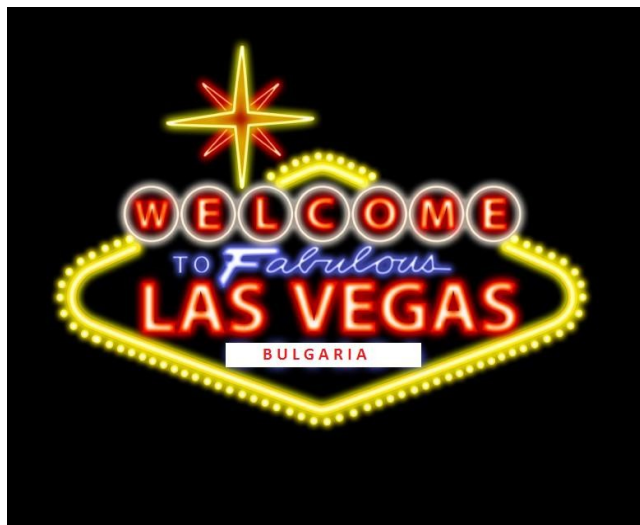
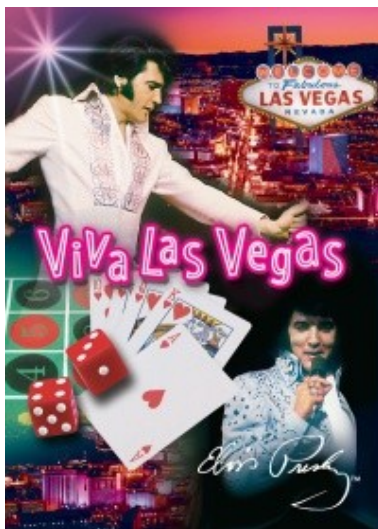
As you stand leaning on the stone rail, admiring the sea views, the large swimming pool will attract your eye. There are spacious patio areas and plenty of lovely spots to sunbath in the large garden that has been beautifully landscaped. Needless to say, the villa is fully equipped for holiday use. Just bring your swimming costume, sun tan lotion and leave your daily life behind. And live life the Vegas way. Tasselled and caped Elvis jump suit optional!

Located close to wide range of beach sports

Situated in the "Beverly Hills" of the Bulgarian coastline, in Rogachevo, near Varna, this is a select location. Its popularity is based on it being just far enough from Albena to escape the noise of the hoi polloi, but close enough to take your pick of beaches and nightlife.

There is a massive range of activities along the 2 miles or so of Albena beach, from jet skis, to paragliding and many others attractions.

Villa Vegas is only a half hour to Varna city and airport. Varna is a really top place – high fashions, relaxed street cafe living – just right if you can drag yourself away from the charms of Villa Vegas.



Note on construction. Villa Vegas is due to be completed in May 2012 and is right on schedule.