

CAPITAL FINANCIAL *partners*

Financing your property in Bulgaria

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Bulgarian property has soared in popularity for foreign investors over recent years. From skiing in the stunning Pirin Mountains to relaxing on the long sandy beaches of the Black Sea Coast, Bulgaria offers something for everyone. Bulgaria is an extremely popular choice for property investors, offering excellent value for money and all year round rental potential. Bulgaria has year round appeal with its varied landscape and seasons. CFP offer all the advice you need to help with your financial decision making in this new investment destination.

CFP Process

- Meet our representatives at an exhibition
- Visit the country you are interested in and meet our Financial Advisor on the ground
- Discuss your requirements with the FA
- Sign up for your lifetime CFP membership
- Receive your membership card and welcome letter in the post within 2 weeks of signing up
- Receive a quarterly CFP newsletter
- Your FA will contact you 3-4 months prior to your property completing to start processing your documentation
- You now have your dream home!
- Continue to receive financial advice & updates

Useful Information

CFP Offices: Bansko, Bourgas

Time Difference: GMT +2

Flying Time: 3.5 to 4 hours

Major Airports: Sofia, Bourgas

Currency: Lev

Languages: Bulgarian

Capital City: Sofia

Climate: The East coast has hot summers, and can be cool in winter. Whereas inland will see a hot summer and very cold winters.

Qualification

Qualification for a mortgage can vary depending on the bank providing your mortgage. Generally it is based on your ability to repay your mortgage from your income at home. It must take into account your monthly mortgage repayment and debts at home. The mortgage market in Bulgaria is extremely competitive with many options and much flexibility for clients, with something to suit everyone.



Costs

All mortgages have associated costs, for Bulgaria these costs are:

Opening Fee: 1% - 2.5% of loan amount

Application Fee: €50*

Valuation Fee: €100 approx

*some banks may not charge an application fee

Mortgages at a glance

Maximum Loan to Value: 70%- 75%

Maximum Term: 20 years

Maximum Interest Only Term: 3 years

Maximum Age on Completion: 65 / 70

Best Rates: 6.75%

Mortgage Process Length: 8 weeks approx

Disclaimer: All facts and figures are accurate as of end January 2007. These figures may vary depending on individual circumstances.

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