

INVEST POLAND - KOPAŃ: INVEST IN YOUR HOLIDAY HOUSE

- Invest Poland offer:



Darłowo is located around 180 km away from the Polish-German border halfway between Świnoujście and Gdańsk. The area is one of the best holiday venues in Poland, and can boast a charming fishing port and the clean Wieprza River flowing into the sea beside one of the most picturesque beaches by the Baltic Sea.



Darłowo is mainly known for the Danish king Erik of Pomerania (1382–1459). Today, his tomb can be found in St. Mary's Church in Darłowo.

He ruled over Denmark, Norway and Sweden and began the construction of Pomeranian Dukes' Castle in Darłowo. The castle is still in an incredibly good shape and houses today a museum dedicated to King Erik. Every year, Darłowo attracts a lot of tourists arranging numerous festivals also featuring Polish celebrities.

You can reach Darłowo by car in about two and a half hours from the German border, Travelling by ship or by train is also possible. Another option for tourists from Scandinavia are car ferries to Świnoujście and Gdańsk, or travelling by air to Gdańsk.

We have a pleasure to offer you 32 brand-new apartments in different sizes, some with ownership, close to one of the most attractive holiday resorts in Poland, namely Kopań near Darłowo.

With this project, the Invest Poland company intends to offer you quality holidayhomes like in the most attractive summer resorts in Western Europe.

The economy in Poland is booming, and with increasing wealth, summer accommodation will soon be an attraction in Poland. That is why you should consider investing in your future. Secondly, you can start dreaming about pleasurable rest in private in your own summer house – and consider this as an extra benefit.

The estate is located beside Lake Kopań with a spectacular view over the lake and the sea in the background. Without any doubt, we as investors see this as one off the most beautiful area in north part off Poland. A wonder of nature close to the Baltic Sea (beach) and incredibly quiet – so it is absolutely recommendable.

We are building Kopań on tree floors, were the ground-floor apartments having a garden. Once the construction is completed, some apartments will go from the ground to the first floor and some from the first to the second floor. On every floor, you will find spacious single apartments and penthouse apartments with an extra spectacular view from the second floor. We have designed a very imaginative construction on the first floor so that you may walk down to the living-room and up onto the second floor. It will feel like a three-floored apartment, and the big windows will give an impressive view over the living-room and Lake Kopań.

Lowest price: 275,000 PLN

First payment: 8,000 PLN Deposit, 22,000 PLN

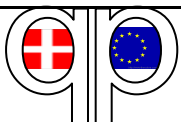
Yearly profit: 3,344 PLN



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'INVEST POLAND'- KOPAN: INVEST IN YOUR HOLIDAY

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PARTICULARS, MAIN FIGURES

(in Polish zloty)

KOPAN

House area in m ²	40 m ²	PRICES-1 BUILDING:	
		m² parcel	
		floor/garden	
*1 CASH PRICE	275,000	18 107 1+2 fl, garden	695,000
		19 53 101 1+2 fl, garden	360,000
Financing proposal:		20 53 101 1+2 fl, garden	345,000
First payment	8,000	21 40 101 1+2 fl, garden	275,000
Deposit	22,000	22 53 101 1 fl, garden	345,000
Mortgage loan 3 % in euro, 30 yrs	220,000	23 53 101 1+2 fl, garden	360,000
Financing, total	275,000	24 107 101 1+2 fl, garden	695,000
		25 109 101 1+2 fl, garden	750,000
Budget, 1 yr:		26 109 151 1+2 fl, garden	750,000
*2 Rental income	18,000	27 109 2.5m2 balcony 2fl.	725,000
		28 77 5m2 balc, 3fl/lux	550,000
Repayment of loan	-11,147	29 109 5m2 balc, 3fl-lux	725,000
*3 Service and guard	-1,500	30 109 2.5m2 balcony 3fl.	750,000
*3 Taxes and insurance	-1,000	31 105 5m2 balc, 3fl/lux	895,000
Current charges	-1,009	32 105 5m2 balc, 3fl/lux	895,000
*4 Expected income, nt.	3,344	17 Sold	

- *1 5- 6% charge for ownership
- *2 Rental income based on the market price in the area which can vary (100 days of rent per year)
- *3 Full insurance, service, guard etc. incl.
- *4 19% income tax in Poland
- *5 Buying and cost in Polish zloty

Description of apartments

Ground-floor app. 107-109 m² + terrace + balcony – start from the left nos. 1, 2, 8 and 9 and in B2; 17, 18, 24 and 25 are built on the ground and first floor with three levels in the apartment. Enter from behind and walk into a small entrance hall. From there out to the main hall with stairs down to the living room and up onto the first floor. The idea is to give a view over the living-room through the windows and over Lake Kopań. From the second level there is also an entrance to a bathroom/toilet and a bedroom. From the second level you can walk down onto the first level into the living-room and kitchen. There, you can have a fireplace and have floor heating of tiled floors. From the living-room an entrance to the terrace/garden. From the second level stairs up onto the third level (second floor) with three bedrooms and jacuzzi/bathroom with a shower and toilet. Floor-heating in every bathroom. All bedrooms have balconies.

Ground-floor app. 40-55 m² + terrace + balcony – start from the left nos. 3-7 and in B2; 19-23 are built on the first floor. Enter from behind and walk into a small entrance hall. From there an entrance to the living-room/kitchen, bathroom/toilet and bedroom. In the living room, you can have a fireplace and have floor-heating of tiled floors. From the living room there is an entrance to the terrace/garden.

First-floor app. 110 m² + balcony – start from the left nos. 10-14 and in B2; 26-30 are built on the first and second floor while nos. 12 and 28 are of 76 m², and both have one bedroom fewer, and just one bathroom/toilet. Enter from behind and walk into a small entrance hall. From there out to the main hall with stairs up to the second floor. From the hall there is an entrance to three bedrooms with balconies to the seashore and one jacuzzi bathroom with a shower and toilet. The other one is on the second floor with a living-room and kitchen with an entrance to a balcony with a great view over the lake and the sea. Here you can have a fireplace and have floor heating of tiled floors. Above, there is one spacious bedroom at the back with a balcony and bathroom/toilet. Floor heating in every bathroom.

Second floor, 4 penthouse apps, 105 m² + balcony – nos. 15, 16 and 31, 32. All apartments on the upper floors in the corner of the building with a great view over the lake and the Baltic Sea. Entrance from the side into an entrance hall. From there into the living-room/kitchen, all rooms with a fireplace and floor heating. There are two bedrooms and one hall with an entrance into a jacuzzi/bathroom with floor heating, and there is a balcony in every room, everything made of exclusive materials.

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