



THRACIAN CLIFFS

GOLF & BEACH RESORT



REAL ESTATE CATALOG

“Thracian Cliffs is the most beautiful course I’ve ever been to, and I certainly know how serious this evaluation is. I’ve traveled more than any other human being, I’ve seen a lot and I can say that there is no course like Thracian Cliffs anywhere in the world. A must play golf course!”

Gary Player



Thracian Cliffs video presentation
Scan QR code with your mobile phone



Resort Overview

Thracian Cliffs Golf & Beach Resort is the jewel of Gary Player's portfolio for 2011. The resort offers its guests the ultimate experience by carefully blending traditional local architecture with the beautiful natural seafront environment. Thracian Cliffs Golf & Beach Resort resort comprises amazing sea view properties, preserved wild nature beauty of Kaliakra National Park ecosystem, 2 km private white beaches, Thracian Spa residence, water and ground sports facilities, fine gourmet restaurants – all presented against a backdrop of breathtaking scenery and complimented

by exceptional international service. The 18-hole Gary Player designed Signature Golf Course dominates the resort, hugging the clifftops for 4.5 km of rugged terrain above the sea. Thracian Cliffs Golf & Beach Resort is part of the top Bulgarian Signature golf destination Cape Kaliakra. Carefully blending the architecture into the existing environment, Thracian Cliffs Golf & Beach Resort has a village-like atmosphere. The Hillside and Marina villages are well set apart, both with ample green spaces and wonderful panoramic views.



History and Culture

Thracian Cliffs Golf & Beach Resort is located in a region where the traditions of the ancient Thracian civilization can be traced – that is from where its name originates. The ancient Thracian tribes have inhabited the region 4000 years BC and the remnants of the highlights of this civilization found in the region date back to the 4th century BC. Some of them can be visited nowadays – the Fortress Tirisiss is located on Cape Kaliakra. Among the most famous Thracians were the singer and musician Orpheus and the legendary gladiator Spartacus. Nearby the resort the brave hearted guests can experience the Bulgarian hunting traditions in the wild beauty of the National Hunting Reserve Kaliakra which still holds the International Award for wild boar tusks.

Places of Interest

- Cape Kaliakra Fortress
- Queen Maria's Castle in Balchik
- King's Boris Castle in Evksinograd
- National Reservat Shabla Lake
- Black Sea Rama Golf & Villas
- Lighthouse Golf & Spa
- Thracian Vestiges in the neighbouring cities
- Archaeological Museum Varna
- Stone Forest
- Daily Yacht or Boat trips
- Shopping in Varna
- Wineries visits and Wine tasting
- Balchik Hunting Area





Acommodation

The guests are accommodated in two different villages conveniently located within walking distance of each other. The resort operates as a hotel and offers the full range of high level services and facilities. The Hillside and Marina Village settings consist of small buildings of traditional local design each of an array of 80 suites. All suites features a breathtaking view of the sea and the Gary Player links golf course. All suites feature balconies with comfortable seating arrangement.

Affiliations

Preferred Hotels & Resorts is the ultimate luxury collection, featuring more than 185 exceptional hotels and resorts in the most desirable locations around the world. A member of the Preferred Hotel Group™ family of brands, Preferred Hotels & Resorts celebrates the individuality of its properties and intuitively understands the preferences of its guests. For more than 40 years, the brand's legendary commitment to quality has ensured an unparalleled guest experience, from the very best amenities to superb service. Additionally, all Preferred Hotels & Resorts guests are eligible to enroll in the I Prefer™ Guest Benefit Program, featuring benefits such as early check-in/late check-out, space-available upgrades and more.

Services

- Wake-up calls
- Laundry and dry cleaning
- Cable TV
- Mail deliveries
- Babysitting
- Foreign currency exchange
- Newspapers at breakfast
- Buggy shuttles to the beach
- Flight and bus schedules





Gary Player Signature Golf Course

The 18-hole Gary Player Signature Golf Course forms the core of Thracian Cliffs Golf & Beach Resort. The golf course covers 85 hectares of truly beautiful Cliffside. The golf course has been sculptured to fit perfectly into this area and create one of the most wonderful golfing experiences. Sea views are in abundance and from every hole there is stunning view of the Cliffside and the Black Sea coast. The Gary Player design will really challenge the golfer in difficulty and length but with its modern design and several sets of tees this great experience will be made available

for all levels of golfer. It is fair to say that every hole is a signature hole but the 6th will surely be one everyone will remember. This hole sits on top of the cliff with the green set some 40 meters below cut into the hillside and surrounded by the lapping waves of the Black Sea. The game from the back tee definitely is not for the faint hearted as the distance measures over 220 m. The golf course has been likened to several famous courses and Mr. Player was proud to say: "Thracian Cliffs Golf & Beach Resort will become one of the top 3 golf courses on the planet."

Golf facilities

- Exclusive Pro shop
- PGA golf instruction at the Golf Academy
- Pure turf - only driving range
- Golf buggies
- High quality rental sets
- Children golf Academy
- Beginners golf lessons



Bendida Beach & Argata Beach

The **Bendida Beach** is an unspoiled and cozy spot, located directly on the seafront of Thracian Cliffs Golf & Beach Resort. Easy to find and hard to leave, Bendida Beach is the right place to escape heat, to eat, drink and relax during the day.

Argata Beach is beautiful natural and small virgin beach designated to hotel guests only. Enjoy massage and relax in a natural wooden jacuzzi under the shades of the silver olive trees on the beach. Test our volcanic stones barbequed food, fish and fresh salads. Or just enjoy your favourite cocktail under the shade of the cabana or under the leafy silver olive next to the bar. The guests can drink water from the natural waterfall on the beach.

Jet Skiing
Wind Surfing
Kayaking
Scuba Diving
Beach Volleyball
Fishing
Massage

Moroccan Style Barbeque and Bar

With a unique seashore barbeque & bar in Moroccan style, the Bendida Beach is the perfect place to enjoy a cool beverage or a light meal, followed by a quick dip in the sparkling sea. The original brasserie serves seasonal, local and fresh food, prepared on a volcanic stones barbeque. Party people can savour exotic cocktails or choose from a selection of superb white and rose wines. Later in the evening, get pleasure from a splendid dinner and watch the sky turn into many shades of pink, red and orange as the sun sets slowly on the opposite side of the Black Sea.



Dining

Thracian Cliffs Golf & Beach Resort offers three dining options: the main restaurant with the diversity of Bulgarian and Provençal colourful gastronomic repertoire, the Clubhouse with relaxed atmosphere, offering snacks and light meals, and seashore barbecue & bar in Moroccan style with exotic menu.

Bendida restaurant

Mediterranean ambience with Moroccan touches, combined with breathtaking scenery and simple, tasty food. Bendida restaurant is located right on the seashore nestled among rugged cliffs, gazing at the golden sands and the sea, sky blue as turquoise during the day or stained scarlet as the sun sets. The wide ranging menu uses fresh local produce and reflects the creativity of our chefs. Seafood is a speciality, the focus is on fresh seasonal and local food, the atmosphere is always relaxed and friendly. Bendida restaurant is simply a refreshing experience.

Geti restaurant

Classic menu, classic cooking, classic experience... Geti restaurant brings together simplicity, generosity and hospitality. Serving classic Bulgarian and Provençal food in comfortable and homey surroundings, Geti is a restaurant mixing traditional and contemporary in comfortable ambience. The food has no pretensions to haute-cuisine but it is good honest cooking, flavoured with beautiful sauces and herbs, most of which come from our own garden. The menu focus is on local and seasonal ingredients and seafood, combined with a great choice of the best Bulgarian and Imported wines. Atop of the cliff, integrated into the landscape, is the restaurant airy terrace, providing spectacular and uninterrupted panoramic view over the Black Sea. Geti restaurant is where Thracian Cliffs Golf & Beach Resort' guests and visitors meet for lunch, dinner or drinks.



Spa and Wellness

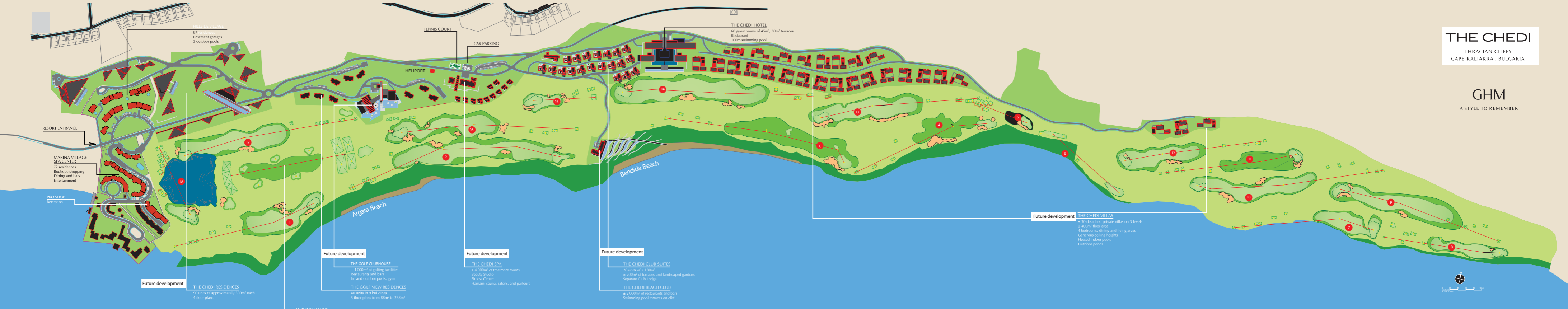
While the sun, sand and sea breezes through the cliffs soothe your spirit by treating your body to a session of revitalization and relaxation. Get pampered by our trained therapists in exquisitely appointed Moroccan Spa in a tranquil atmosphere. Serenity awaits your presence to begin your journey of transformation at the Thracian Spa in Bulgaria. After a round of golf or a few hours on the beach the guests could experience a session of revitalization or relaxation at the Thracian Spa. The place is exquisitely designed in eclectic Thracian and Moroccan style and provides exceptional body massage and Spa Treatments in a private setting. The golfers and their partners have the unique opportunity to choose from extensive variety of massage therapies which bring a never-ending delight for all senses.

Philosophy

Only here one could indulge the best of both worlds - the Thracian healing traditions using yogurt, grapes, Black Sea mud and honey, and the Moroccan body treatments based on the best of the Oriental practices implemented in the typical authentic Hammam. The therapists use exceptional and innovative products of Babor® luxury skin care cosmetics. Speciality of the Spa are the therapies with the world famous Bulgarian natural products - Kazanluk Valley rose oil, Bacillus Bulgaricus yoghurt, Mavroud grapes, Black Sea healing mud and local herbes honey. Recovery procedures, East therapies and relaxing treatments could be combined in special packages for the lovers of the green course and the sea.



Resort Master Plan



THE CHEDI
THRACIAN CLIFFS
CAPE KALIAKRA, BULGARIA

GHM
A STYLE TO REMEMBER

Marina Village

Marina Village is forming the commercial and entertainment centre of the resort. It consists of seven residence buildings whose design alludes to regional building traditions. Marina Village is a residence area with shops, restaurants and a beautiful square. Situated alongside the shore Marina Village offers its guests an incredible view to the golf course, the lake and the Black Sea horizon.

One-bedroom apartments

9 units available
109 - 157 sq. m
Prices: EUR 176 000 - 274 000



Two-bedroom apartments

9 units available
143 - 195 sq. m
Prices: EUR 162 000 - 331 000



Three-bedroom apartments

3 units available
199 - 255 sq. m
Prices: EUR 380 000 - 420 000

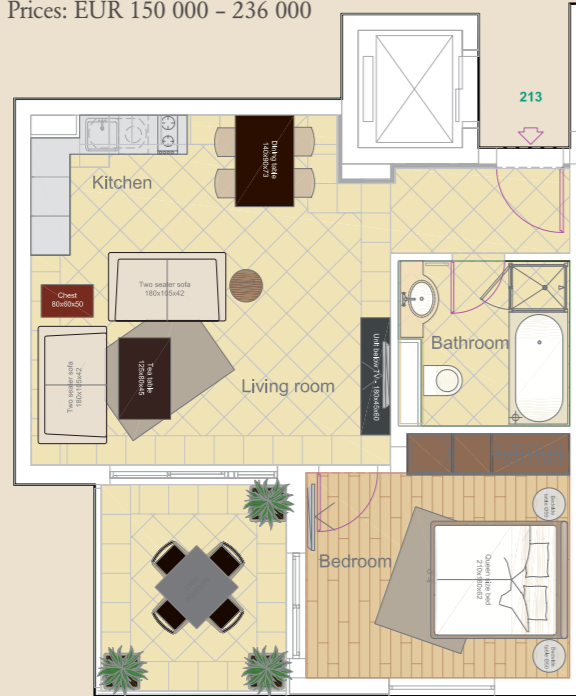


Hillside Village

The Hillside Residences are located just 150 meters from the sea, at a slightly higher altitude, above the Marina Village. This village consists of ten buildings of traditional design, each with 5 to 16 residences, featuring an unobstructed view over their three dedicated pools, the Marina Village, the golf course and the sea. The apartments are spacious, fully furnished and offering an incredible panorama view.

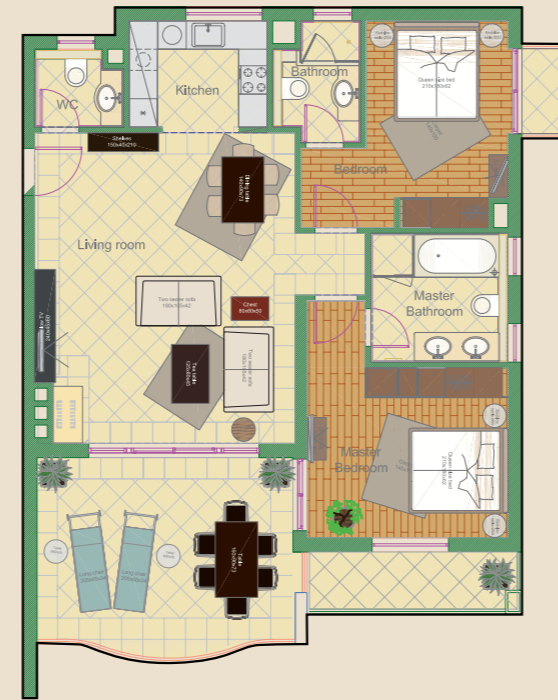
One-bedroom apartments in Hillside Village

9 units available
85 - 139 sq. m
Prices: EUR 150 000 - 236 000



Two-bedroom apartments in Hillside Village

17 units available
108 - 305 sq. m
EUR 177 000 - 305 000





Resort Affiliations and Rental Program

The rental agreement affords the owner the best of both worlds: ample personal use and income. By teaming with the resort's hotel operations, the owner will benefit from extensive international and regional travel planner and conference marketing, as well as the guest draw of an international brand affiliation. Please refer to the tariffs and hotel analysis to surmise attractiveness of a combined lifestyle enjoyment and rental management. The rental program for Thracian Cliffs Golf & Beach Resort is a non-mandatory program available to all condominium hotel unit owners at the resort. The program allows participating unit owners, when they are not occupying their units, to rent out their units as part of the

resort's transient room inventory. The rental program is entirely voluntary and is not a condition of ownership. Thracian Cliffs Golf & Beach Resort is a member of the **Hideaway Collection**, a highly selective collection of resort properties located in exotic and unique locations throughout the world. The management company Ocean Rock Hotel Group reaches across Europe, the Americas, and Pacific. Among other advantages and resources, Thracian Cliffs Golf & Beach Resort owners partaking in the resort Rental program will have privileges at Ocean Rock's affiliated resorts in locations such as Argentina, Brazil, Mexico, Panama, South Africa, Thailand, and the USA.



Transportation to and from the resort

Flight times direct to Varna International Airport:

- from London - 3 h
- from Moscow - 2 h
- from Berlin - 2 h
- from Vienna - 1.5 h
- from Budapest - 1 h
- from Sofia - 30 min

3 hours by car to Bucharest International Airport, Romania

45 minutes from Varna International Airport

15-minute drive to Balchik

Rent-a-car

Taxi pick-up

Airport shuttle

Private heliport at the resort



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