



WHERE GOOD PEOPLE MEET



WINTER – *Energy & emotion*

In winter, Borovets turns into one of the most sought-after ski resorts in the Balkans. With over 58 km of impeccably maintained slopes - ranging from beginner runs to advanced terrain, the resort caters to skiers of all levels.

Modern lift systems provide quick access to the slopes, with sweeping panoramic views along the way, while night skiing adds another memorable experience under the stars.

For those seeking more adrenaline, the Markudjik zone features challenging high-altitude terrain and more extreme side of winter sports.

BOROVETS:

A year-round mountain paradise

With over 120 years of history, Borovets is Bulgaria's oldest mountain resort, known for its alpine charm and contemporary comfort. At 1,350 meters above sea level, in the heart of the Rila Mountains, and at the foot of Musala, the highest peak in the Balkans, the area offers a blend of wild nature, relaxation, and modern comforts.

Only 70 kilometers from Sofia, Borovets is easily accessible, yet far enough to immerse you in a world of peace, fresh air and breathtaking scenery. All year round, the resort and the surrounding area host sporting, cultural, and musical events - transforming every visit into a truly memorable experience.

Borovets is more than just a place to stay - it is a way of life.

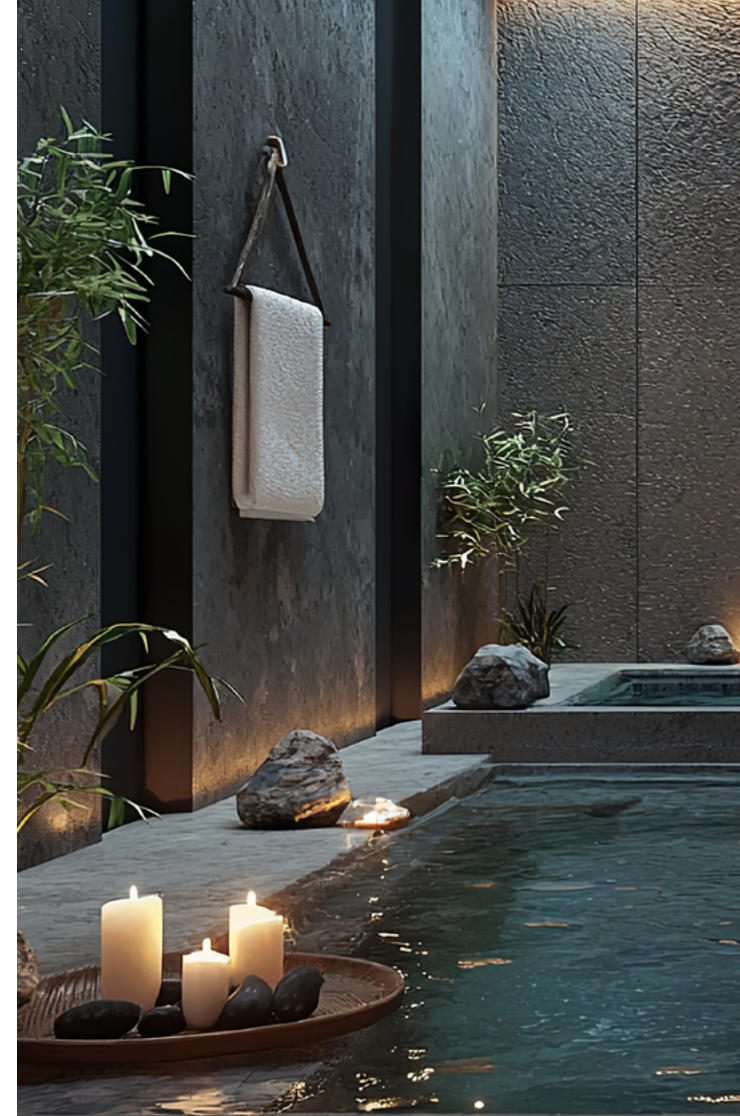


SUMMER

Freedom & adventure

In summer, Borovets shows a greener and calmer side - crisp mountain air, cool forests, and breathtaking panoramic views. For mountain biking enthusiasts, there are 15 cycling routes with a total length of 55 km, along with over 60 km of walking trails.

Those looking for a more relaxed experience can enjoy horseback riding or simply unwind in the beauty of the surrounding nature.



SPA

Mineral energy

Just minutes away from Borovets are Belchin Bani and Sapareva Banya - two of Bulgaria's finest SPA destinations. Mineral waters and modern therapies support complete recovery and overall wellbeing.

Sapareva Banya is also home to the hottest mineral spring in Europe, with a water temperature of 103°C, a true natural phenomenon, with proven benefits for both body and mind.



Borovets in numbers :

THE MOUNTAIN THAT REVEALS ITS CHARACTER THROUGH FACTS.

1 350 m

Resort altitude

2 560 m

Highest ski point

58 km

Marked ski slopes

12 km

Longest run

11 400 people/hour

Lift capacity

12

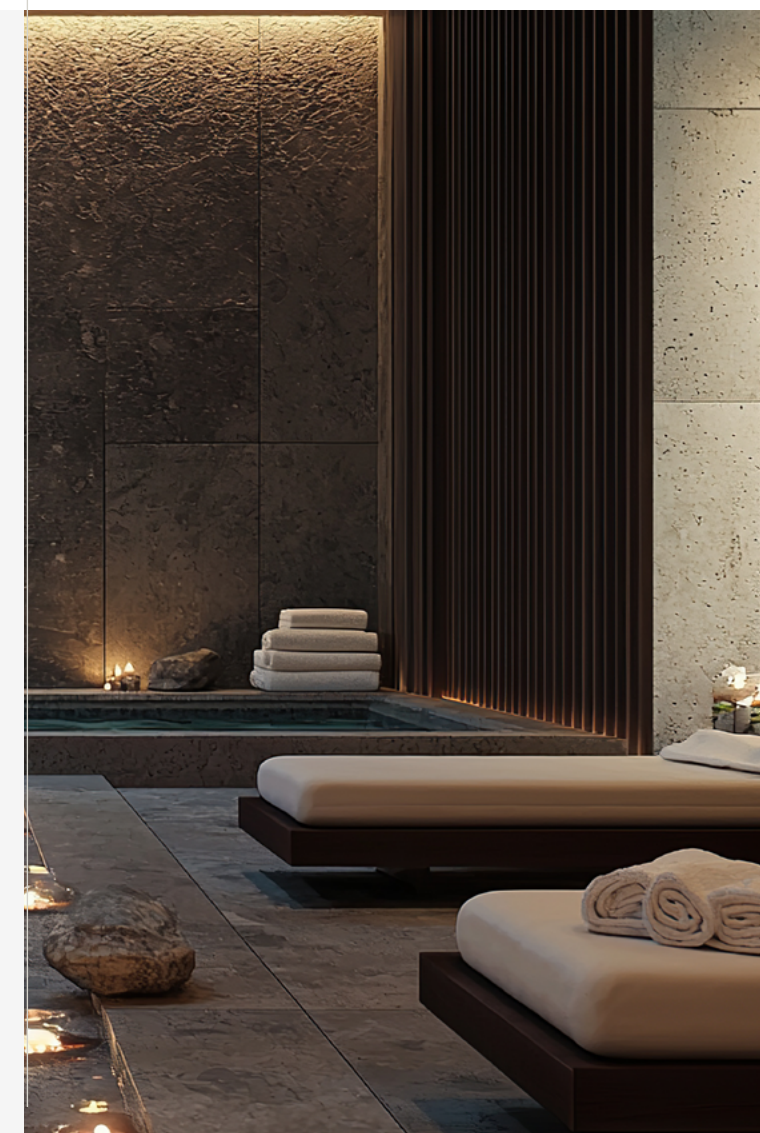
Total number of ski lifts

2 times

Host of the Alpine Ski World Cup

12 times

Host of the European Cup





7 Angels

PRIVATE RESIDENCE BOROVETS

7 Angels presents an exceptional opportunity to own an elegant property in one of Bulgaria's most prestigious mountain resorts - built for a balanced and peaceful lifestyle.

Located just one hour from Sofia, an hour and a half from Plovdiv, and only minutes away from the ski slopes, the complex brings together everything needed for a truly fulfilling experience - winter sports and mountain adventures, an elegant restaurant, a cozy café, shops, and a modern SPA center designed for recovery and rejuvenation.

Location

AND CONCEPT

A gated alpine complex, for those seeking not just a holiday property, but a home of their own in the mountains. Set at the foot of the Rila Mountains, near the Bistritsa River, 7 Angels embodies calm, openness, and contemporary design, with attention to every detail. This is more than a property - it is an investment in a lifestyle that combines comfort and elegance with the purity of nature.



Exterior:

EXECUTION WITHOUT COMPROMISE HEALTHY BUILDING CONCEPT



Energy efficiency & comfort:

BHigh-quality thermal, waterproofing, and acoustic insulation.



Façade & materials:

Curtain wall glazing system, stone cladding, and HPL elements with a wood finish.



Outdoor spaces:

Balconies, terraces, and verandas with decking finishes.



Landscaping & environment

designed green areas and walking paths.



Security & Protection:

Schüco window systems certified under the "Secured by Design" standard.



Access & mobility:

Convenient pedestrian and vehicular access, with parking areas.

7 Angels

ARCHITECTURE THAT IMPRESSES

The complex comprises two alpine-style buildings, with clean lines and elegant façades, creating a refined silhouette seamlessly integrated with the surrounding natural environment.

The architectural concept blends contemporary design and rustic elements, with materials carefully selected to ensure both aesthetics and durability.

Luxury and quality THAT LAST

Panoramic windows allow natural light in while their reflective exterior mirrors the surrounding pine forests and mountain scenery, creating a seamless blend between the architecture and the natural surroundings.

This unity of elegance and functionality makes 7 Angels an exceptional place to live and unwind - designed for those who appreciate the finest details.

Interior:

STYLE & QUALITY



Doors & security:

High-security armored entrance doors and MDF interior doors.



Heating:

Individual gas heating with installed radiators.



Automation & comfort:

Integrated "Smart Home" system.



Flooring:

Porcelain tiles, terracotta, and high-quality parquet flooring.



Dry areas:

Smooth, high-quality gypsum plaster with fine paint finishes.



Wet areas

Moisture-resistant plaster and ceramic tiles.



Perfection lies in the details

7 ANGELS ALPINE CLUB



7 Angels Residence Management

Professional management and maintenance, dedicated to the owners, guests, and the long-term value of the complex



Restaurant with 120 seats & terrace

Exquisite cuisine prepared by top chefs for a truly remarkable culinary experience.



Games area & curated retail selection

Entertainment and shopping, all within easy reach.



Italian café with Specialty coffee, freshly baked artisanal desserts, and authentic gelato

Sweet moments every day.



Angels Wellness Club

Your oasis for complete relaxation. with a pool, saunas, steam bath, and massage studio



Après-ski Bar & Wine and Cigar Lounge

Prosecco, Glühwein, and cozy fireside moments – the perfect finish to an active day. Enjoy tastings of select wines and fine cigars.



Fitness Center equipped with professional Kettler and Technogym equipment

Helps you stay in shape and feel your best.



Ski room with direct outdoor access

Quick and convenient preparation for your next descent.



APARTMENTS

with character

The complex offers 58 apartments, from studios to spacious one-, two-, and three-bedroom homes, including duplexes with panoramic views.

The buildings impress with ceiling heights of up to 3.20 m, panoramic glazing, and mountain views for a direct connection with nature.

Each home features outdoor space and is designed with a focus on light, openness, and comfort. Both fully furnished homes and turnkey options are available. Neighboring apartments can also be combined to create residences with more spacious layouts.

7 Angels combines harmony, freedom of choice, and premium service, enhanced by special privileges for owners: preferential reservations, tastings, events, transfers, and a personal concierge service that takes care of everything before your arrival.

You are not simply buying a property of value – you are creating a new way of life!



About the investor:

ENG. SOTIR NEMOV

From Business Success to a Vision in Construction

With over three decades of experience and an established reputation, Eng. Sotir Nemov is an entrepreneur who has turned his successful business into a symbol of quality and sustainable development. He creates not only employment, but also lasting value for the municipality of Samokov and the wider region.

Today, with the same discipline and meticulous attention to every detail, Eng. Nemov invests in 7 Angels. The project brings the highest standards of business practice into construction - clear processes, strict quality control, and partnerships with the best in the field.

Our goal is clear: to build a place that leaves a lasting mark. 7 Angels is designed to deliver long-term value, for its owners, for Borovets, and for the entire local community.



OKOL LAKE PARK

Iskar Reservoir

BELCHIN BANI

SAMOKOV

7ANGELS
LUXURY RESIDENCE

BOROVETS

SAPAREVA BANYA

Iskar River
Bistritsa River

SEVEN RILA LAKES

10 min. by car

MUSALA PEAK

RILA MONASTERY

25 min. by car

35 min. - 1h. by car

ALL
APARTMENTS



OUR
WEBSITE