

ID:	<b>EL5</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Elenite</b>
Name:	<b>Panorama Fort Beach</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>75 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2</b>
Surface area from - to:	<b>74.25m2 - 83.60m2</b>
Total price from :	<b>89676 euro</b>
Price per m2 from:	<b>1073 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

The Panorama Fort Beach apartment building is located near a romantic and quiet beach called the Robinson, between Elenite and Sunny Beach. It is a great place for spending summer holidays and a superb capital investment. The Mountains and the Robinson Bay create a mild and specific climate. The apartments have breathtaking views on the Black Sea. The location of the complex made the developer call it a Panorama Beach. The neighboring estate, called the Marina View Fort Beach, is separated from Panorama Beach with a small shopping street. There are many facilities here, including three restaurants, 4 swimming pools including a swimming pool with fake waves, three playgrounds for children and many others. It is worth seeing and staying.

#### **Attractions**

The recreation center of Elenite is located 10 km north-east of Sunny Beach. There are red roofed frame houses here [more than 220] with views on the sea. There are many restaurants, cafes, night clubs, a disco, yacht club and water sports schools, football and volleyball fields, mini golf, tennis courts, indoor swimming pools, saunas, kindergarten, etc. here. The tourist services and assistance here are top standard.

#### Tourist Attractions

#### **Features**

Why is it worth it?

- A private housing estate by the Robinson beach
- Many facilities in the complex area
- Playground zone for children
- Construction is completed, possibility of rental from the date of purchase
- Private beach

#### Features

- Three restaurants

Bar  
Cafeteria  
Irish pub  
4 swimming pools: one with fake waves, one with a waterfall, one with Jacuzzi, and one 25 m long  
Swimming pool for children  
Supermarket  
Shops  
Fitness club, sauna  
Playgrounds for children  
Tennis courts, sports fields  
Beauty parlor  
Medical center  
Internet club  
Private beach  
Private parking lot

### **Services**

There is a possibility of renting the apartment after construction completion. Moreover, the building is kept tidy and clean by the administrator. The developer guarantees the management of the estate, security services, and bill payment on behalf of the investor. We guarantee the maintenance, year-round-24-h-a-day security, lighting, electric and water supply safety, repairs, cleaning of common parts, greens, cleaning of the apartment and payment of bills. We also take care of the procedure of renting the apartment.

Post-sale assistance

### **Payment Regulations**

Payment plan

1000 euro - deposit - possibility of paying within a week after the day of apartment reservation

Within 9 months you have to pay:

- 10 % of the price payable on signing of the preliminary contract;
- 10 % of the price within 3 months after first installment;
- 10 % of the price within 3 months after second installment;
- 10 % of the price within 3 months after third installment;

The remaining 60 % can be paid with mortgage from a bank within three months after the fourth installment Or with Fort Noks deferred payments:

- Up to 31.03.2010 - deferred payment with no interest;

- Up to 3 years deferred payment with 6.3 % annual interest;
- Up to 5 years deferred payment with 9.8 % annual interest;
- Up to 7 years deferred payment with 15.7 % annual interest;
- Up to 10 years deferred payment with 18.1 % annual interest;

The deferred scheme of payment is with 1 month installment or 3 months installments.

Use of the apartment after paid 40% of the price. Notary act after full payment. In case of 100% payment at signing the preliminary contract - 5% discount of the purchase price.

#### Costs

It should be remembered there are additional costs to the real estate price - the notarial charges (which is approximately 3.5 - 4% of the purchase price).

Additional cost: 10 EUR with 20% VAT [2007] for management which includes:

- management of complex area
- management of building common parts
- maintenance of swimming pools
- maintenance of greens
- electric power - common parts
- swimming pool usage

There is a possibility of [at client's request and at additional charge]:

- apartment cleaning all year round
- making repairs in the apartment
- payment of bills [taxes, electric power, water, etc.]
- car rental
- decoration of the apartment

- ordering other services