

ID:	<b>AHE3</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-10-00</b>
Town:	<b>Aheloy</b>
Name:	<b>AHELOY BEACH RESIDENCE</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>19 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>37.94m2 - 174.98m2</b>
Total price from :	<b>46071 euro</b>
Price per m2 from:	<b>911 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

Aheloy Beach Residence is adjacent to the main road from Bourgas to Nessebar - 27 km from the city of Bourgas and only 7 km from the world heritage site of Nessebar and the vibrant summer destination of Sunny Beach. Bourgas airport is just 15 minutes away. A private access road over the river will link this resort to the town itself.

Aheloy Beach Residence is perfectly located for those who wish to experience a balance of a pleasant natural environment and the comfort of a modern holiday village .

Aheloy Beach Residence will provide an array leisure and entertainment facilities in a tranquil coastal environment. Owners and visitors can enjoy the convenience of having open air pools and bars, children's activities, shops and restaurants all within the private grounds of the residence. The residence's proximity to the beach will enable the developers to provide further water sport activities suitable for both adults and children.

#### **Attractions**

The village of Aheloy is situated in an area of great variety of natural landscapes and resources and diversity of architecture, traditions, farming, ethnography, folklore and cultural monuments. There are numerous churches, monasteries, architectural reserves, preserved folklore, cultural traditions, crafts and original customs. Mineral springs and rare plant species can be found in the surrounding area. Almost all inhabited areas in the region are of century-old history as there are many architectural discoveries evidencing the glory of that part of Coastal Thrace dating back to the Middle Ages. All these resources provide a wide range of opportunities to pursue cultural, ecological and medical interests in a well-preserved natural environment.

The geographical position, climate, soil fertility, water resources, forests, game and other natural resources make the region of the Municipality of Pomorie an excellent blend of Eastern Balkan foothills and mountain ranges, the warmth of the South Black Sea Coastline and the spacious hilly valley of Tundja contribute to its uniqueness. On the territory of the municipality the dam-lakes Acheloi and Pomorie as well as many other small water basins can be found. Hadjiiska River, Aheloy River and many small rivers flow through the area. As a result of the said premises there are diverse flora and fauna species, well-preserved wild habitats and game populations of impressive beauty and vigour.

The diversity of various sea fish species and game provide an excellent basis for the development of hunting tourism combining a unique experience and the preserved natural environment of the area. The nearby Lake of Pomorie is a unique habitat of various bird species.

## Tourist Attractions

### Features

#### Why it is Worth it?

Excellent location near Nessebar and Sunny Beach  
Attractive prices  
Beautiful environment

#### Features:

Open-air pools  
Fitness centre with aerobic equipment  
Wellness centre  
Spa  
Sauna & steam room  
Plunge pools, caldarium, hydro pools and resting area  
Children's pool  
Playground  
Poolside bars  
Restaurants: Cafe & pastry shop  
Superstore (like a spar shop)  
Shops for commercial use (sports, clothes, chemist)  
Bank  
Hair salon & nail salon  
Travel agency offering tours in the country, adventure tours, bird watching tours, etc.  
Laundry and dry cleaning service  
-Rent-a-car services

### Services

#### Management:

Management Company will be responsible for the maintenance of the common areas and the facilities at Aheloy Beach Residence. The yearly cost of the management fee will be no more than euro12 per sq. m. for the residential areas. This will be fixed for the first three years. All clients will be forwarded a detailed management contract prior to the completion of the development. List of general duties to be performed by "Aheloy Beach Residence Management Company":

To employ caretakers, 24 hr security, specialised cleaners, experienced gardeners, pool maintenance, life guards, etc.  
All refuse collection

To make rules and regulations for the owners of the premises and the common areas and other users of the premises.  
Maintaining and renewing any fire alarms and ancillary apparatus, fire prevention and fire fighting equipment, and other apparatus in the common parts and any other parts of the buildings not comprising of individual properties.

Cleaning, treating, polishing, heating and lighting the common parts.

The cost of periodically inspecting, maintaining, overhauling, repairing and when necessary replacing the whole of the lift, lift shaft and machinery used exclusively for the enjoyment of the development.

You don't have to worry about the apartment maintenance during the year with our assistance! We offer the maintenance of the real estate, security services 24h a day all year long, lighting, electric energy and water security, repairs, cleaning of the apartment, shared parts and greens, paying the bills, etc... Additional income from rental - because we offer assistance at renting the apartment.

Post-sale assistance

### **Payment Regulations**

#### **PAYMENT PLAN**

1000 Euro Reservation Fee

40% deposit (less reservation fee) after preliminary contract

20 % - on the completion of the rough construction (roof level)

40 % - when the construction is complete