

ID:	<b>SB4</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2007-07-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Royal Beach</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>50</b>
Distance from the airport:	<b>35 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>48.00m2 - 110.96m2</b>
Total price from :	<b>50000 euro</b>
Price per m2 from:	<b>876 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

It is a luxurious real estate consisting of 6 buildings with 500 apartments, and a five-star hotel (Hilton hotel chain). The facilities are available to both the apartment owners and the guests. There are 105 studio apartments, 361 two-room apartments, 31 three-room apartments, 3 four-room apartments, hotel parking lot with 168 car park places, and 2 bottom floors meant for luxurious shops.

The complex is a unique combination of modern architecture and mystical elements of traditional Mediterranean art.

It is here where you will find the largest garden in Sunny Beach (more than 9000 m2.) This place is called the paradise - there are plenty exotic flower and trees. It is a perfect place for spending summer holidays and a great investment - the predicted price growth in the first year after purchase - at 25% to 36% and a guaranteed rental profit - 10% within two years.

A couple of apartments have separate gardens; the terraces in the 1st and 2nd floor apartments are a bonus. The buildings have the highest standard of construction and furnishing: the most modern central heating system, high standard air conditioning system, German UPVC windows, external doors with burglar locks. Each apartment has cable television, internet and alarm-security systems.

The way to the complex is easy. You can take a taxi from the airport in Bourgas - 30 leva (60 PLN). You can also rent a car - from euro13 per day. The airport in Burgas is about 35 km away, the airport in Varna - 95 km.

#### **Attractions**

The complex is located in the very center of Sunny Beach, near the main promenade. All attractions of the city are at hand and there are all sorts of trips available. The facilities of the complex include:

The largest garden in Sunny Beach - it is a unique combination of natural plants, sand, water and stones, arranged in a very eye-catching way. The garden (9000 m2) matches the design of the complex. It is a perfect getaway. It is a gem located in the center of Sunny Beach. A water bar and a cafe offer various drinks and cocktails made according to recipes from all over the world. A special playground for children guarantees great fun. A unique combination of palm trees, exotic plants and trees from all over the world makes this complex a unique place.

Swimming pools - all apartment owners and guests have access to all swimming pools, which have different sizes and shapes. Total surface area of the three swimming pools - over 1700 m2. There is a swimming pool for children and an indoor swimming pool in the center of the complex.

Squash and exercise rooms - in order to stay fit there is a game of squash to play here. The room was designed according to the World Squash Federation standards. There are also other games to be played here: chess, cards, triktrak.

There are also many places in the complex that might surprise you with organized games and plays.

Spa and Health Center - offers various forms of therapy that help regain all vital forces. The center and Spa are located in the center of the five-star hotel. The center has a Mediterranean design style and offers relaxation in luxurious surroundings. There are six massage rooms here, steam baths and sauna (which stimulate and refresh the body and activates vital energy), Turkish baths, Jacuzzi and two solaria. Medical care center is located in the complex area. Whenever something happens, professional medical specialists will react any time of day or night.

6 theme restaurants - offer all sorts of dishes, beverages and unique atmosphere. They are located in separate parts of the garden and hotel. Each restaurant offers something different. The Mediterranean and modern architectural styles are an exclusive combination of the whole project. There is an infinite number of cafes, confectioneries and small shops.

Piano bar - is a perfect place for holding birthday parties or other sorts of parties. The piano bar has a great atmosphere. A talented pianist will play there. The bar will offer local and imported wines and beers, classic and exotic drinks. It is a great place for relaxing before or after dinner, meetings with friends and business meetings.

Children - a playground for children is located in the center of the complex. The children will love all sorts of toys and slides. The adults will be able to relax in the sun in the exotic garden. There are special rooms for children who cannot spend their time in the open air. The children can be left under the supervision of qualified specialists and you can go shopping in the meanwhile. Whatever a parent chooses for his kids - it will certainly be good and well organized.

## **Features**

Why is it worth it?

Great location of the complex; 50 m to the sea; modern interior design; high standard of construction of the building and apartments; good access to the city; beautiful garden and many attractions in the area of the estate.

## **Features**

There are many facilities - they can be divided into 3 groups. The first group includes 3 outdoor swimming pools (VIP swimming pool, swimming pool for children), an indoor swimming pool, Trendy Day & Chic Piano Bar, six theme restaurants, shopping mall (the largest one in Sunny Beach) with modern stores and small restaurants. The second group includes Spa and Health Center with Jacuzzi, sauna, solarium, massage room, Turkish baths, changing room, medical assistance center. The third group includes 3 conference rooms, video-conferences with translation services, telephone, fax/e-mail, printers, photocopiers, internet.

## **Services**

You don't have to worry about the maintenance of your apartment during the year.

We provide the maintenance of the real estate, 24h year round security, lighting, electric power and water supply safety, repairs, cleaning of common parts, cleaning of the apartment and bill payments.

Moreover, there is a large staff at the investor's disposal in the complex. The reception is open 24 h a day, seven days a week. Service of common parts management are available in the complex (yearly fee - 12 EUR per m2 - for cleaning the estate, elevator maintenance, cleaning the swimming pools, maintenance and lighting of common parts of the buildings. Orders for

additional services such as water and electric power bills payments, taxes, etc. can be made as well.

Additional services include the services of party organizers, parking lot security guards, garden workers and the health center.

Post-sale assistance

### **Payment Regulations**

Payment Plan

euro1000- at reservation day

30% - I installment (14 days after signing the pre-agreement)

30% - II installment (6 months after signing the pre-agreement)

40% - III installment at signing the ownership act

Additional costs:

The price in the price list is final. Notarial charge (from about 3.5% to 4% of purchase value - depending on the option chosen by the Investor).

Additional costs are related to maintenance of apartments - the management of the estate (12 euro per m<sup>2</sup>, per year). The charge includes the maintenance of swimming pools, greens, elevators, etc.

Each apartment is additionally insured each year. All movables, equipment, furnishing are insured. The costs are incurred by the investor. Please ask for more details.