

ID: EL5
Status: for sale
Construction Stage: ready for use
Commissioned to use: 0000-00-00
Town: Elenite

Name: Panorama Fort Beach
Locartion: by the sea / South Coast

Distance from the sea:

Distance from the airport:

75 km

Type of Real Estate:

apartments

Type: 2

Surface area from - to: **74.25m2 - 83.60m2**

Total price from : **89676 euro**Price per m2 from: **1073 euro**

Furniture: jako opcja dewelopera,jako usługa dodatkowa

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



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

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

Within 9 months you have to pay:

Bar Cafeteria

- 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