

ID:	<b>SB12</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-01-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Nessebar Fort Club / Nessebar Fort Golf Club/</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>800</b>
Distance from the airport:	<b>35 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2</b>
Surface area from - to:	<b>63.68m2 - 66.65m2</b>
Total price from :	<b>46000 euro</b>
Price per m2 from:	<b>690 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

There are two housing estates in this area: the Nessebar Fort Club and Nessebar Fort Golf Club. The buildings are located in front of the Aqua Park in Sunny Beach. The owners of the apartments will become the members of the golf club and will have an opportunity to train on a special golf field with 15holes, all year round.

The construction of the golf field has just begun. A golf field and a golf club will be built here. The golf club will be located in front of a twin estate called the Holiday Golf Club, 150 m away from the above mentioned real estates.

The local mild climate makes it possible to play golf all year round. The foreign investors plan to build 18 golf fields here in the future. Golfers can play on an 18-hole golf field in Silven or Varna.

The complexes are located near one of the largest seaside resorts - Sunny Beach. They consist of four parts: D1, D2, D3 and D4 and will have 48 flats - 4 studios and 44 two-room apartments. The prices are the lowest in Sunny Beach.

#### **Attractions**

All imaginable attractions such as Aqua Parks with wild and lazy rivers, water playgrounds for children, castles, slides, bars, restaurants. All sorts of sport activities can be gone in for: surfing, water skiing, parachute flights after a motorboat, sailing, kayaks, scooters, motorboats, beach volleyball, golf, and horse riding. There are many great places for children - lots of different playgrounds, games, slides, springboards, sports schools. A special meeting in the Bulgarian village with dances, singing and local delicacies is an absolute must. A jeep ride in the natural reserve can be organized. We recommend the night life here. It begins after 10 pm - it is the time of night clubs' opening, for literally everybody. It is worth checking out - it's great fun. Moreover, you can yacht here, have a picnic, go on wine tasting trips, and many more.

Tourist Attractions

#### **Features**

Why is it worth it?

The complex is located in front of the Aqua Park in Sunny Beach  
Great location: the center of Sunny Beach is 200 m away, 800 m to the beach  
Many facilities in the estate  
Low prices - in comparison to other prices in Sunny Beach

Features

Club - Restaurant  
Golf field - 6 routes, 15 holes  
3 restaurants: sea food, Italian, Mediterranean  
Bar  
Caf&eacute;  
5 swimming pools for children and adults  
Shops  
Sauna  
Money exchange office  
Playground for children  
Car rental  
Guarded parking lot

### **Services**

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.

Cost

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 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