

|                            |                                 |
|----------------------------|---------------------------------|
| ID:                        | <b>SB19</b>                     |
| Status:                    | <b>for sale</b>                 |
| Construction Stage:        | <b>ready for use</b>            |
| Commissioned to use:       | <b>0000-00-00</b>               |
| Town:                      | <b>Sunny Beach</b>              |
| Name:                      | <b>Prestige City</b>            |
| Location:                  | <b>by the sea / South Coast</b> |
| Distance from the sea:     | <b>450</b>                      |
| Distance from the airport: | <b>35 km</b>                    |
| Type of Real Estate:       | <b>apartments</b>               |
| Type:                      | <b>2, 3</b>                     |
| Surface area from - to:    | <b>55.44m2 - 130.73m2</b>       |
| Total price from :         | <b>48233 euro</b>               |
| Price per m2 from:         | <b>830 euro</b>                 |
| Furniture:                 | <b>included in the price</b>    |

### **Especially recommended for**

#### **Description**

These are the last apartments with rental guarantee!!! The Prestige City apartment building is located in the south-eastern part of Sunny Beach. The beach is just a few meters away. The connection with Nessebar and Bourgas is very convenient. The complex is the only 4-storey building. There is a restaurant, a swimming pool and a playground for children within the complex area.

#### **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?

- Great location - center of Sunny Beach, 450 m to the beach, 200 m to bus stop, 20 km to airport
- Construction is completed
- Rental guarantee
- Complete furnishing of the apartment

#### Features

- Facilities: Restaurant, cafe, 2 shops, bar in the swimming pool area
- Swimming pool for adults and a swimming pool for children, playground for children

Entrance: barrier with security

Underground garages and parking spots: 17 car parking spots outside and 16 in the underground garage including 2 for the handicapped on wheelchairs.

Elevator

### **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**

deposit

90% - I installment - at signing the pre-agreement - deposit

10% - II installment - negotiable with the developer

The payment plan is negotiable with the developer.

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 cost: 5 EUR + 20% VAT per year 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

The developer offers discounts in case of advance payments:

- 4.50 EUR per m<sup>2</sup> per year + 20% VAT - payment for 2 years in advance
- 4.00 EUR per m<sup>2</sup> per year + 20% VAT - payment for 3 years in advance

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.]
- ordering other services