

ID:	<b>SO2</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-10-00</b>
Town:	<b>Sozopol</b>
Name:	<b>South Pearl</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>30 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>46.55m2 - 243.85m2</b>
Total price from :	<b>39568 euro</b>
Price per m2 from:	<b>800 euro</b>
Furniture:	<b>w cenie,jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

South Pearl Residence is an ultra modern development consisting of luxury apartments with exceptional up-to-date architecture and captivating design. The complex enjoys excellent location both in terms of communications and beach front position. South Pearl Residence , apart from its luxury homes with marvelous sea views, offers its potential investors a wide range of extraordinary facilities and amenities, thus turning a purchase in the complex into the investment of a lifetime. With a total area of 4691.34 sq. m exclusive of the terraces the building offers a rich variety of apartment sizes and floor plans to satisfy the wishes and tastes of the most sophisticated clients.

#### **Attractions**

Sozopol is a town where tourist can feel, apart of leisure time on the beach, ancient atmosphere of Thrace, Greece, Rome and Byzantium. It Has two beaches: North (close to the old Town) and South (in new part of Town). It is worth to visit old part of Sozopol Town which is located on small rocky peninsula. There are hundreds of narrow cobbled streets and historic houses.

It is said to be the cultural capital of the Bulgarian Coast. It is getting more and more beautiful each year - the authorities want to make it a Black Sea coast gem. It reminds of Nessebar. It is one of the most romantic place on a Black Coast. It offers Thiers guests wide beaches, discos, restaurants and cosy coffee.

Afterwards also developer offers Thiers guests:

Luxury car club - access to private luxury marks to suit!

The luxury car club at South Pearl Residence opens up a whole new world of exciting motor experiences before you. To get the adrenaline going, for more romance with the loved one and to make the most of the experience - South Pearl Residence car club gives you the opportunity to enjoy the car of your choice - Lamborghini, Hummer or Limousine. These cars will make you feel important and accomplished; you will have the chance to offer your guests full value entertainment and you will spend fabulous holidays in Bulgaria.

Yacht charter entertainment - nothing can make you feel so happy and free as the open spaces of the sea and the fresh breeze. All residents of South Pearl Residence as well as their guests can take advantage of our special offer for a luxury sea voyage. You can organize your own private or family party on-board; take a romantic trip to a strange strand or spoil yourself or your family with the unforgettable experience of riding the waves. All who once felt the excitement of this type of entertainment inevitably come back to us, and our attractive offers will surely make your properties more desirable and

popular.

Private beach - fantastic offer, an exclusive advantage that only a few complexes can offer! Owners in Pearl Residence and their guests, spending their holidays in the complex, can take advantage of the private beach, which is a great opportunity to relax and feel special far from the clamorous and crowded beaches on the Black sea coast. You don't have to worry for your kids' safety here, as there is round the clock camera security and a life guard. You can use the lounges and the sunshades free of charge. A wealth of beach entertainments will be organized for you - beach volleyball, bungee jumping, beach trampoline, rickshaw driving etc.

For the lovers of romance in the complex, romantic dinners on the beach and the night bathing are some of the pleasant experiences you can enjoy in Pearl Residence. The modern water sports like water-skiing, windsurfing, sailing, motor boats, fishing excursions, diving, water-wheels and jets are all extras that every resident or visitor of the special community Pearl Residence can take advantage of.

Sports coaching with personal trainers. If sport is a thing that you value highly, if you can't imagine your vacation without your daily sport activities, if sport is your passion - here at Pearl Residence you can find a new sport paradise.

The best coaches will be at your disposal and they will find exactly the right approach and special attitude for you. The modern fitness centre, martial arts and yoga practice will give you the opportunity to keep yourself in good shape imperceptibly, regardless of your desire to indulge in a well-deserved rest. Here you can learn a lot about game fishing, diving and the riches of the sea depths, you can also entrust qualified and experienced teachers with the training and entertainment of your children, while you enjoy your holiday in peace. The biggest attraction for lovers of water sports near Sozopol is Sveti Ivan island, situated some 2 km north of the Old Town. This is the biggest island in Bulgarian territorial waters. Back in ancient times, the island was a pirates' hiding place, and the waters surrounding the island shelter a unique underwater phenomenon called Kamennata gora (meaning "the stone forest").

Events organizer - the service is designed to fulfill residents' every need or desire, big or small. Making the impossible happen for you. The round-the-clock Concierge service delivers whatever you need, whenever you need it.

Should your daughter's favorite pony need to be part of the family vacation, arrangements can be smoothly made for horse and groom to be provided.

Party planners and entertainers, for adults or children, personal shoppers - even tailors to visit you at home - are all at hand.

Private motor-cycle racing track. If you belong to that special group of people who spend every spare minute on their favorite bike, take advantage of the special offer that Pearl Residence has for you- private motor-cycle track. It is situated near the residence, and you can drive your bike whenever you are in the mood. Moreover, the meetings with people with the same interests as yours will bring you extra excitement during the race and additionally, you won't have to worry about your own and your bike's safety. Experienced mechanics will closely monitor the bikes and make sure that they are always in good repair. They can also give you professional advice or you can just chat a little. If you don't have your own motorbike, you can rent one at Pearl Residence.

Private sightseeing and adventure tours. Take advantage of our offers to get acquainted with the beauties of our country. The sightseeing in the extraordinarily rich environment, including adventure tours in the mountain on quad bikes or in 4x4 vehicles, a drive on a cart pulled by a donkey along the dusty country roads, where you can meet and communicate with the real, ordinary people are only few of the offers we have for you as future owners or guests of the complex. You can choose to go on an outing to historic sites or trips to luxury camps for dinner, entertainment and an unforgettable experience in your new home.

Private cuisine - a team of culinary experts entirely at hand. Fine food is one of the great joys in life. To wine and dine, with friends, family and colleagues, to relax, talk, to share and socialize. The Chef Club provides the ultimate in private cuisine service by offering you access to a team of the best culinary experts in Bulgaria, specializing in the preparation of the finest foods. Available around the clock to provide you with the finest in gourmet cuisine and catering. Whether you want a Bulgarian feast, an Indian banquet, Russian night, English breakfast or a fish extravaganza, the Chef Club will deliver, creating the finest foods in your own kitchen, to a menu drawn up by yourself - or with the help of the Chef Club advisors. The chefs are ready at a moment's notice to work their magic in your own home to fashion a lavish banquet for friends and honored guests, or to help you celebrate a significant family occasion, such as an anniversary or a wedding. Or treat yourself to a lesson in their kitchens

- or indeed your own - with one of the leading chefs in Bulgaria.

Children's playground with animators. If you have children, you know how important it is to make sure that they feel happy and relaxed during the family vacation. They need to play and their good time during the holiday reflects to a great extent on your own high spirits and recreation. Animators will help you with the care of your little ruffians during the hardest part of their growing-up. Specially created children's corner and a wide variety of organized amusements guarantee your kids' happy times during your whole stay at Pearl Residence. Take advantage of this excellent offer and each member of your family will enjoy a dream holiday here!

Tourist Attractions

### Features

Why it is Worth it?

South Pearl Residence - super modern complex with modern architecture and captivating design

Different way of payment

Private Beach - fantastic offer, an exclusive advantage that only a few complexes can offer! There is round the clock camera security and a life guard

Building is next to the sea

Guaranteed rental

Features:

The restaurant

SPA centre and Fitness room

Lobby bar of 22.44 sq. M

27 apartments of which 20 with one bedroom and 7 with two bedrooms - 56 studios.

Panoramic restaurant with summer garden

Lobby bar

Reception desk - 24 hours

Swimming pool with water cascade and pool bar

Children's pool for the youngest guests of the complex

Spa centre

Fitness centre with up-to-date fitness equipment from renowned manufacturers and the best instructors will help you keep fit during your holiday

Table-tennis also available

Game area - billiards, arcade games, Internet cafe;

Shops

Children's playground with attractions and child minders

Lifts

Parking with 24-hour security

Outside security - cameras and security guards

Around the clock medical care

All apartments are connected to the 220 V central electrical supply networks, with electricity metre, safety devices and fuses, sockets, switches, lighting fixtures in the balcony and bathroom, as well as fire-fighting installation, and smoke detectors

## Services

Every client who has bought an apartment from South Pearl Residence gets the opportunity to sign a property management contract and to take advantage of the services of the biggest company for property management of apartment complexes in Bulgaria - Property Management LTD. Every owner of an apartment in this complex will be able to observe the advertising campaign of their property even prior to the completion of the development.

"Property Management" LTD partners worldwide renowned tour-operator agencies and in relation to the successful apartment rental for season 2009 is necessary an elaboration of a strategy and starting of an advertising campaign in the winter of 2008. The company's engagement with this off-plan apartments way before their actual rent out guarantees full season and excellent incomes for every owner of a property in the complex.

This is the company which could make your property attractive to tourists and to ensure maximum occupancy of your apartment and ensure fast return of your investments, by renting your property out. The Property Management LTD services are numerous and various, they concern all of the necessary activities related to the property management and service, regardless of their kind and location. Maintenance of gardens, swimming-pools and communal areas (compulsory). The maintenance of gardens, swimming pools and communal areas of the building will be provided by the leading real estate management company in Bulgaria. The annual maintenance fee is 9 EUR per sq.m. with VAT.

What would this fee cover?

- Maintenance of the garden and the parking places
- Cleaning and maintenance of the communal areas (staircases, corridors, landings and underground parking lot)
- Cleaning and maintenance of the reception and the swimming pools
- Electricity and water supply bills for the common parts, the green areas and the alleys
- 24-hour security and a janitor
- Standard repairs occurring from normal use
- Notifying the owners at some possible occurring damage in their apartments

Complete Maintenance and Property Management (Compulsory at 5% Guaranteed Rental). First class property management service is provided by our partners who are the leading Bulgarian company in the sphere. Moreover, the concluding of a Contract for complete maintenance and management guarantees you 5 % of guaranteed rental for the 2009 season.

Which services does this management fee include?

Qualified personnel of electricians, cleaning staff, gardeners and security companies which provide the maintenance of the property. The maintenance consists of: partial repairs, regular cleaning, refreshment, making of beds, airing of the rooms, linen and towel laundry, bathroom tile cleaning, window washing, carpet and furniture cleaning.

Organization of different marketing campaigns, on local, as well as on international level; keeping contacts with well known tour operators and travel agencies, with the purpose of the renting out of the property. Co-operation to the clients, which includes meeting at the airport / railway station, giving and taking keys.

Registration of the tenants as foreign citizens in the local police station, as required by the law.

Co-operation and making of an insurance of a real estate against any possible risks, such as burglaries, earthquakes, floods and fires - a necessary requirement of the local administration.

Cooperation and issuing of health insurance or life insurance of the tenants.

Organisation of the issuing of any categorization papers and all the documents required by the law for having a license for

short-term or long-term rent of the property, receiving the license from the municipality.

Constant communication with the owner of the property through weekly or monthly reports to keep him/her informed of future, past or present reservations, made expenditures, received incomes, as well as of any other important circumstances regarding the property.

Payment of all bills for power and water supply, phone bills, cable TV, Internet subscription, payments to cleaning, maintenance and security companies.

Organisation and book-keeping of all documents

Issuing and receiving of invoices, drafts and receipts, bank documents for and from third-party providers, agencies, local authorities, state and public institutions.

Annual financial completion of the company as well as submitting the annual tax statement at the local tax office.

Organisation and payment of the all local taxes and fees, as well as property rent taxes and other income.

Web access to the bookings made for your apartment by the tour operator so that you can check the availability for yourself, friends and family. You can also check your rental income.

Representation of the property owner, protection of his/her rights and execution of his/her will before any and all third-party state or public institutions and service providers.

Letting management (Compulsory - 5% guaranteed rental income)

Owners who wish to get a return of the investment they have made by letting their property for rent have come across the right company. We at Property Management Ltd are the leaders in this field in Bulgaria.

What does the Letting Management service include?

"Property Management" Ltd. as your tour-operator accommodates tenants for a short term as well for longer one.

Through our marketing department we run different advertising campaigns on local as well as international level through the press, the internet web, brochures, presentations in international show programs, etc. We keep in contact with famous international tour-operators such as Balkan Holidays, TUI, Solvex, Heckerman, Neilson, First Choice and others which will direct their tourists to the South Pearl Residence.

Cooperating the tenants which includes meeting them at the airport / the train-station, incoming and out-going key services. "Property Management" Ltd is in constant contact with the property owner by keeping him/her informed for present, past and future reservations, as well as the rent sums.

Fixed tariffs per night for short-term tenants. All current expenses at the short-term rent (electricity, water, cable TV, Internet) are at the expense of the owner.

Long-term rents are agreed upon additionally by the tenant and Property Management Ltd. as a representative of the property owner. Usually, when letting a property for a long period, the current expenses are paid by the tenant.

Practically, experience so far shows that short-term rents provide higher income and the team of "Property Management" Ltd. expects that the South Pearl Residence will give a minimum of 5 % return of the investment made during the 1st year and about 6 - 7 % during the 2nd and the 3rd one.

## RENTAL

Every client who has bought an apartment from "South Pearl Residence", receives 5 % and 6 % annual GUARANTEED RENTAL for two years after acquisition of the property, as well as a management agreement with Property Management Ltd. - the biggest company in Bulgaria, dealing with management of big apartment complexes. Our company has a large-scale activity in selling excursions and holidays all over the world and partners with world famous touroperators, thus ensuring maximum availability of the managed properties. Even if they are not suitable for letting, Property Management Ltd. furnishes, categorizes, maintain and let them, enabling the property owners in these complexes to have quick and non-risked return on

their investment.

The amount of 5% guaranteed rental for calendar year 2009 is payable to the owners of new bought properties in "South Pearl Residence", as the last payment is deducted when ending the payments and transferring the apartment to the buyers.

In the end of tourist season 2010, the amount of 6% guaranteed rental is paid by agreement, as the payments are made by bank transfer and the company issues an invoice for the transferred amount.

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.

### Payment Regulations

Depending on whether you are buying a completed apartment, one in rough construction or off-plan, we offer different payment plans. In each case, the client makes a deposit in BG levs equal to the amount of 2000 euros (according to the current exchange rate). The Reservation Form provides all other necessary details.

Plan A

A/ Buying an apartment off-plan

Installment

Buying  an apartment off-plan

30 %

Within 30 days after reservation

60 %

Within 5 days after notifying about roof completion

10 □□□%

At □□□transfer of the property and issue of the title deed

Plan B

B/ Buying an apartment off-plan

Installment □□□ □□□

Buying □□□an apartment off-plan

70 □□□% □□□

Within □□□30 days after reservation

20 □□□% □□□

Within □□□5 days after notifying about roof completion □□□

10 □□□%

At □□□transfer of the property and issue of the title deed

Plan C

C/ Buying an apartment in rough construction

Installment

Buying an apartment in rough construction

70 %

Within 30 days after reservation

30 %

At transfer of the property and issue of the title deed

Plan D

D/ Buying a completed apartment

Installment

Buying a completed apartment

100 %



When buying a completed apartment, clients pay in full at one installment

Additional costs:

The price in the price list is final. Notarial charge (from about 0.7% to 3.5% of purchase value - depending on the option chosen by the Investor).