

ID:	<b>AHE1</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2007-10-00</b>
Town:	<b>Aheloy</b>
Name:	<b>Marina Cape</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>19 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>41.44m2 - 364.69m2</b>
Total price from :	<b>39000 euro</b>
Price per m2 from:	<b>763 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

Buy Apartments with Mortgage - for 15 years - it is possible only with us.

Marina Cape Bulgaria: Luxury and Calmness in the Heart of Nature

Located 15 minutes from Bourgas international airport, Marina Cape Vacation Complex is built on a Cape in the heart of the bay of Aheloy. Nestled in the protection of the cape, a small harbour, the Marina, welcomes yachts and fishing boats. Built on an area of 40 000 square meters, the four communities of Marina Cape, the Marina, the Cove, the Tower, and the Lighthouse, ensure identity to each of our 650 apartments. The latter are complemented by studios, upscale commercial and quality entertainment properties.

Our visitors fall in love with the place when they visit it. Practically all have purchased following a visit. Come and see for yourself why. In time you will come to learn its unique history and geography.

#### Architecture and design

The architect, Vlado Nikolov has been designing resorts, summer residences, hotels and casinos along the coast for many years. Marina Cape's design offers freedom, comfort and security by buying an apartment in Marina Cape, you purchase a piece of ancient history, unique and clean nature, the water realm of the ancient Greek gods, an air of calmness, a hint of security and tranquillity, an option for water sports and yachting. You are also buying a luxurious, easily accessible and convenient property with all necessary facilities. For those of you not lucky enough to live here all the time, buying a property in Marina Cape presents an excellent investment opportunity. The unique location provides for both higher rental income and higher capital appreciation over time.

#### The Builder and Materials

One of the best construction companies in the region has been selected as contractor for the complex - Midia Group. They have 25 years of experience. The best working organization, the best engineers and equipment are responsible for the first class delivery which can be seen today. Midia has the capacity to built 7 complexes like Marina Cape each year.

Only materials of high-quality are being used in construction. Everything - from the tiles in the bathroom through the windows and doors to the air-conditioning - will be carefully selected by both the investor and the contractor and inspected by a state registered independent surveyor. The underlying idea of the design is that the unique location and architecture is enhanced by first-class construction so that Marina Cape can become a part of the century-old history of Aheloy.

## Prices

Prices are charged in Euro and Bulgarian Leva and are inclusive of VAT at 20%. Units come painted, with individual air conditioning and heating systems, tiling, fitted bathroom and kitchen.

## Zones

Marina Cap is divided in to 4 zones:

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Zone 1- The Marina - finished - ONLY 20 apartments left - Due to this magnificent location, all Marina apartments have a sea view, and some have both a sea view and a view of the cove and Marina. The heart of the Marina is a large pool with a professionally monitored children's area and the nearby water bar. The buildings are built in an S-shape allowing the residences to be autonomous yet open to the sea. These building have only one or two entrances with separate elevators. All apartments have terraces or balconies. Almost all ground floor apartments have their own garden. This architectural solution embodies the vision of Marina Cape: to inspire a sense of community while ensuring calmness, ease and privacy. Timing of construction. Construction began on Nov 1 2005 and the first property was transferred to a buyer in December 2006.

Zone 2 - The Cove - finished - SOLD OUT

Zone 3 -finished September 2007 - The Tower - The Tower is located at the North-Eastern corner of the Marina Cape Vacation Complex. The buildings might have limited sea-view but the clock-tower, in traditional Bulgarian style, will provide a focus point for both Marina Cape residents and visitors to come enjoy leisure and shopping activities. Indeed, The North-Eastern side will house shops and offices, the SPA center, the gym, squash courts and the medical/dental center. All these will be located on the ground floor and on an underground level. The advantage of The Tower is its proximity to the marina and the sea, and that the apartments are part of an exclusive, high end complex with quality entertainment and commercial properties. The units are mainly smaller apartments and studios. There are a total of 296 units: 69 1-bedroom apartments and 227 studios. Areas range from 26 sq.m. for the smallest studio to 102 sq. m. for the largest 1-bedroom. Located next to the Cove, the first building is the main entrance to the Complex. Its ground floor houses the administration of Marina Cape including a reception area, premises for the security personnel and equipment as well as some commercial properties. The second building will have mainly commercial properties on the ground floor (cafe/bars, shops, a pharmacy, an office).Timing of construction. Construction works in The Tower started in October 2006. The properties are expected to be ready for delivery to clients by the end of September 2007.

Zone 4 - The Lighthouse - Start of Sales in October 2007 - Long and narrow, named = Long and narrow, named after the cliff upon which it's built, these apartments are spacious and sunny and like their namesake turned toward the sea.

## **Attractions**

The village of Aheloy is situated in an area of great variety of natural landscapes and resources and diversity of architecture, traditions, farming, ethnography, folklore and cultural monuments. There are numerous churches, monasteries, architectural reserves, preserved folklore, cultural traditions, crafts and original customs. Mineral springs and rare plant species can be found in the surrounding area. Almost all inhabited areas in the region are of century-old history as there are many architectural discoveries evidencing the glory of that part of Coastal Thrace dating back to the Middle Ages. All these resources provide a wide range of opportunities to pursue cultural, ecological and medical interests in a well-preserved natural environment.

The geographical position, climate, soil fertility, water resources, forests, game and other natural resources make the region of the Municipality of Pomorie an excellent blend of Eastern Balkan foothills and mountain ranges, the warmth of the South Black Sea Coastline and the spacious hilly valley of Tundja contribute to its uniqueness. On the territory of the municipality the dam-lakes Acheloi and Pomorie as well as many other small water basins can be found. Hadjiiska River, Aheloy River and many small rivers flow through the area. As a result of the said premises there are diverse flora and fauna species, well-preserved wild habitats and game populations of impressive beauty and vigour.

The diversity of various sea fish species and game provide an excellent basis for the development of hunting tourism combining a unique experience and the preserved natural environment of the area. The nearby Lake of Pomorie is a unique habitat of various bird species.

## Tourist Attractions

### **Features**

Why it is Worth it?

Unique localisation with calmness and healthy air

Private Marine

Guaranteed rental with possibility to spend 2 weeks during a year for own vacation

Good prices

Good location

Features:

4 restaurants; Several cafe&bars;

2 swimming pools with pool bars;

A spa and wellness centre;

2 squash courts;

1 general practitioner's office; 1 pharmacy; A small dental clinic;

1 bank office;

A big groceries store;

Several smaller specialized stores and shops;

Wireless internet in the entire area;

High speed internet and cable TV in each apartment;

Bowling alleys;

Fitness centre;

Children's area;

The Tower Commercial Center is on the north-eastern corner of the complex and includes a general practitioner, a pediatrician, a small dental clinic, bank office, spa center, a fitness center and two squash courts. There are several restaurants and cafes. Marina Cape will be covered by the three national mobile operators and there will be cable TV, wireless Internet, low-tariff international telephone connections and individual air-conditioning for each apartment;

Land area: 40,000 sq. m.;

Location: near Aheloy Village, Bourgas Region; on a small cape, first line from the sea, a small marina already exists at the top of the cape;

Distances:

19 km from Bourgas International Airport;

6 km from Sunny Beach/Nessebar;

7 km from the future golf course near Kableshekovo.

### **Services**

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.

Pre-sale Assistance

### **Payment Regulations**

Desposit

For properties below EUR 50 000 (fifty thousand) the reservation deposit shall amount to EUR 500 (five hundred). For properties above EUR 50 000 (fifty thousand), the reservation deposit shall amount to EUR 1 000 (one thousand).

Rest payment plan is established with developer.

The price in the price list is final. Notarial charge (from about 0.7% to 3.5% of purchase value). The price on the notary deed is the price which is showed on pricelists.