

ID:	<b>KI1</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-08-00</b>
Town:	<b>Kitten</b>
Name:	<b>SUN CITY</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>50</b>
Distance from the airport:	<b>60 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>67.11m2 - 131.55m2</b>
Total price from :	<b>46977 euro</b>
Price per m2 from:	<b>700 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

Welcome to the Holiday Complex "Sun City" Ltd. in Kiten! It is an amazing village for relaxation and vacation situated in a magnetic place with an obedience beauty.

Our pleasure is to offer to you modern and functional building in one of the most picturesque regions located on the South coast of Bulgarian Black Sea - Kitten. The beauty of the mountain landscape in combination with the provocative beauty of the sea coast will turn your vacation into an unforgettable experience.

The complex is located in the central part of the city on the first coast line and unveil the lovely scenery of the sea - shore and golden beach. The building has four floors with two separate entrances and the total spread-out built-up area is 3500 sq. m. It is a closed complex with 24 hour guard and a controlled access. It is expected to be installed electric lights and laid out parks and gardens in the whole complex. There will be peaceful areas for resting, children's playground as well as for the people who like an attractive relaxation it will be provided sauna, spa and fitness halls.

We are showing this amazing building on your attention because we are sure that it has a big investment potential and opportunity for income realization. The established trend of keeping and increasing the value and price of the real estates in the region as well as the proven high quality of the housing contracture of developer company indicate success of your great investment!

#### **Attractions**

The Kiten holiday village is located in one of the most famous and attractive nooks of the southern Black Sea coasts where the wooded Strandzha Mountain spurs reflect into the clear sea depths. Additional tourist services, such as hunting and fishing tourism, trips to the Ropotamo River Reserve and the Strandzha Mountain Park, visits to the villages of Pismenovo and Yasna Polyana, trips to Istanbul, Turkey, are also offered at the resort. Nine beaches (beach lines) are being managed by concessionaires.

Thanks to its unique combination of marvelous beaches and picturesque woodlands intersected by rivers, the Southern Black Sea coast offers excellent opportunities for both sea and ecological tourism. Many reserves preserving the rich biological diversity of the region are located here. These are the Ropotamo Nature Park, the Reserves of Arkutino, Snake Island, and Sea Wormwood. Other reserves in the region are the Alepu Reserve, a seaside marsh separated from the sea by a strip of sand, where many types of birds migrate, and the Sand Lilies Reserve.

Practicing of various types of water sports, such as yachting, underwater fishing, underwater archeology, water-skiing, and others, are offered. Water-wheels, surf boats, jets, a banana, and beach accessories (chaise longues, umbrellas, etc.) can be hired at both beaches.

There is a Rolba slide at the Northern beach and a beach volleyball ground at the Southern beach. Excursions and picnic trips around the Strandzha Mountain Park and the Ropotamo River Reserve are offered. Acquaintance tours to coastal towns such as Primorsko, Sozopol, Duniy, Nesebar, etc. are also offered. Yacht trips, boat trips, and park train rides are organized. Bicycles, rickshaws, and mopeds can be hired. A horse centre has been built in the resort, which offers training courses, hall horseback riding, open field horseback riding, a trip in a carriage. Miscellaneous amusements are offered for the children. Neptune nights, concerts, and show programmes are organized. There is a summer cinema for the movie maniacs, which shows the latest movies for the season.

Tourist Attractions

### **Features**

Why it is Worth it?

- Apartments at the sea shore
- Low prices, finished real estate
- Furnishing according on Customer request

Features:

- The building has four floors with two separate entrances
- Location: 60 km to the air port in Bourgas, 5 km to Primorsko, 12 km to Carevo
- Limited access and 24 hours security
- Local light within the whole complex
- Built-up infrastructure
- Planting in the entire complex
- Children area
- Special areas for relaxing within the complex
- Special areas active relaxing - Sauna, Massage Bath, Fitness Room.

### **Services**

You don't have to worry also 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**

OPTIONS

I  
II

Payments  
90% Option  
20% Option

Deposit

I  
90%  
20%

Payment  
Upon preliminary contract signing  
Upon preliminary contract signing

II  
10%  
80%

Payment  
Upon obtaining of Certificate No. 16 (permission for use)  
Upon obtaining of Certificate No. 16 (permission for use)

#### Cost

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).