

ID:	<b>K12</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-05-00</b>
Town:	<b>Kitten</b>
Name:	<b>Princess Residence</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>60 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>34.95m2 - 181.88m2</b>
Total price from :	<b>53175 euro</b>
Price per m2 from:	<b>1100 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Just a few can take the light this Luxury and Comfort. Apartments on the sea. Guaranteed rent under the terms of the contract - 5% reward for the year 2008, 6% reward for the year 2009! You must see it. The apartments will be completely furnished! What you can wish more?

Princess Residence is the leading development in the coastal resort of Kiten. Situated directly on the beach, owners and guests will literally be able to walk out of their door, and enjoy the golden sandy beaches and calm, warm waters of the Black Sea. Surrounded by beach & mountains and close to the centre of this beautiful resort, the location of this development is second to none - it is truly amazing. The Princess Residence Resort Complex gives you the opportunity to enjoy an unforgettable summer vacation in the company of your family or friends.

The development will be built to 5 star standard and be a secure gated complex. It will cater for resident owners and tourists alike with a superb range of on site facilities and features. It has been designed to be the leading hotel / apartment complex in the area and is ideal for investors looking to generate a rental income and have a fantastic Holiday apartment. Quite simply, Princess Residence is one of the best value 5 star developments in Any European beach resort. The five-star atmosphere and service will make you feel relaxed and indulge in sunny summer emotions which will fascinate even the most demanding customers.

Princess Residence Resort Complex is a seven-storey building located on an area of 3,220 square meters, in close proximity to the seaside strip. The built-up area is 1,405 square metres, and the unfolded built-up area is 10,175 square metres. Modern construction materials and equipment will be used for the construction of the hotel. The finishing works and furnishing will be luxurious - in conformity with the high category of the hotel and will provide the necessary comfort and convenience.

Dive in the romance of sea waves and pearly beach lines while staying at Princess Residence Resort Complex!

#### **Attractions**

The Kiten holiday village is located in one of the most famous and attractive nooks of the southern Black Sea coast 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 longue, 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, Duny, 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?

- One of Europe's best value beachfront Properties
- 5 star luxury
- Excellent on site facilities
- Guaranteed rental

Features:

- 154 modern apartments
- reception desk, safety-deposit
- lobby bar
- modern SPA center, swimming pool
- professional fitness center
- exotic restaurant with a garden
- thematic restaurant
- hall for business meetings
- doctor's office
- shop and gallery
- currency exchange bureau
- kids room with a babysitter
- video games hall
- room service
- complete maintenance of the resort complex

laundry, drying, ironing  
private parties organization  
additional private services  
air conditioning split system in the complex  
TV, audio, telephone and internet  
alarm and security service and video monitoring  
fire-alarm system  
accident alarm system and emergency announcement system  
a designed number of hotel rooms and 2 elevators equipped with appliances and facilities for service of disabled people, in accordance with the requirements  
a panoramic elevator which offers you a fantastic view towards the sea and beach attractions  
car park

### **Services**

Apartment owners may get information from the resort complex about electricity and water consumption, as well as about the management and the incomes and expenditures, connected with the property. Additional service in the resort complex is:

room-service  
complete maintenance of the resort complex  
laundry, drying, ironing  
private parties organization  
additional private services

An all-year maintenance, repair work and security for EUR 7 sq.m. Due sums are payable till December 31s for every current year.

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**

Payment Regulation

The apartment prices are determined, according to their size, floor and view, depending on the exposure of the room. The apartments are offered for sale, fully furnished under the following payment scheme:

Payment Plan 1

EUR 1000 reservation fee - valid up to 30 /thirty/ days as of the date of the form signing. Payment is possible either via bank transfer or in cash. The sum is deducted upon the first instalment for the property at the time of the sale contract signing.  
30% - first instalment, when signing the preliminary contract This instalment is deducted of deposit's amount

- 30% - second instalment when the fifth slab is laid
- 30% - third instalment upon covering the building
- 10% - fourth instalment when Act 16 is issued

#### Payment Plan 2

- 2,000 Euros Reservation fee
- 30% - within 14 days of contract (less reservation)
- 20% - at second floor level
- 20% - at fifth floor level
- 20% - at roof level
- 10% - on completion (May 2008)

#### 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).