

ID:	<b>SB29</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-12-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Rainbow 3</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>200</b>
Distance from the airport:	<b>27 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>36.11m2 - 56.40m2</b>
Total price from :	<b>39721 euro</b>
Price per m2 from:	<b>992 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Rainbow 3 Resort Club will be situated on a terrain located in the southern part of the best resort on the Black Sea coast - Sunny Beach. The best beach strip on the coast is located within walking distance from the complex. Rainbow 3 Resort Club will be part of a modern luxury complex including Rainbow 1 and Rainbow 2 with 420 apartments. There will be three pools, underground parking, modern fitness and spa center, restaurants, bars, shops, security. The ancient town of Nessebar and the center of Sunny Beach are just 15 minutes away from the complex. The complex offers the chance for a unique summer holiday, matching the quietness and peacefulness of the surrounding area with the wild night life of the summer resort. The availability of main roads ensures easy servicing of the complex. The international Airport Bourgas is 25 minutes away from the complex by car. Rainbow 3 Resort Club consists of 150 apartments. We can offer you different types of apartments from 27 square meters up to 67 square meters. All the apartments will be fully luxury furnished. There are available parking places for the convenience of all people. The complex combines modern architecture, comfort and relaxing atmosphere for your vacation. The building has 6 floors including the ground floor. There are 2 hydraulic elevators, large and illuminated corridors. The complex is suitable for seasonal and all year round use. The furniture is included in the price.

#### **Attractions**

Resort provide in the evening rich entertainment offer. Night bar, disco and restaurants ensure attraction and different entertainment program. There are many shops on complex area, where tourists can buy souvenirs, greengrocer product, something to drink and other articles. There is also 24 hour medical service in local medical centre.

One can find here every conceivable opportunity for sports: surfing, water skis and parachutes, hang-gliding and banana, sailing, yachts, paddle boats, cutters, scooters, rowboats, tennis courts, beach volleyball, playing grounds, mini-golf, skittle alley, bowling, riding ground, fitness halls, sports tournaments for amateurs and professionals. A genuine children's paradise - plenty of fun and games, children pools, slides, carting, Rolba water slide, inflatable trampoline, sport schools. In addition: special discounts, children's menus, 24-hour kindergarten, etc

Tourist Attractions

#### **Features**

Why it is Worth it?

Fully Furnished

Cacao Beach less than 200mtrs  
High quality  
Great rental returns

Features:

Air conditioning  
Cable Tv, Internet  
Swimming pool  
Property management  
24 hours security  
Spa Center  
Underground parking

**Services**

Every client who has bought apartment in Reinbow gets the opportunity to sign a property management contract. Owners who wish to get a return of the investment they have made can rent the property through us.

What does the Property Management service include?

Developer is customer's representative, accommodates tenants for a short term as well for longer one.

Through developer's marketing department runs different advertising campaigns on local as well as international level through the press, the internet web, brochures, presentations in international show programs, etc. Developer keeps in contact with famous international tour-operators and others which will direct their tourists to Reinbow.

Cooperating the tenants which includes meeting them at the airport(the transfer is paid by the tenants and is optional), incoming and out-going key services.

The property management company is in constant contact with the property owner by keeping him/her informed for present, past and future reservations as well as of any other important circumstances regarding the property.

Long-term rents are agreed upon additionally by the tenant and property management company as a representative of the property owner

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.

In the end of tourist season , the amount of rental income is paid by agreement, as the payments are made by bank transfer or cash.

Every client who has bought apartment gets the opportunity to sign a legal assistance contract. Owners who wish to feel comfortable and safe with their property can let us to take for the legal part for their properties.

What does the Legal Assistance service include?

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

Organization 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.

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

maintenance and security companies.

Organization 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.

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

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.

Post-sale assistance

### **Payment Regulations**

#### PAYMENT SCHEMES

Scheme 1:

2000 - euro deposit

30% - on ground level

20% - of the selling price of the real estate upon reaching Act.14 (roof level)

10% - Finishing/ Notary Deed

Scheme 2:

2000 - euro deposit

70% - Preliminary contract/Permission to build.

30% - Act. 14/ Notary Deed.

Discount available

#### 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).