

ID:	<b>SB36</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Luxor Apartment House</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>250</b>
Distance from the airport:	<b>38 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	
Surface area from - to:	<b>35.32m2 - 70.36m2</b>
Total price from :	<b>27500 euro</b>
Price per m2 from:	<b>733 euro</b>
Furniture:	<b>partially included in the price</b>

### **Especially recommended for**

#### **Description**

Luxor Apartment House complex is located between the northern part of Sunny Beach and the village of St.Vlas , very close to the ancient town of Nessebar which is under the UNESCO protection. Luxor Apartment House is 38 km away from Bourgas, the fourth largest Bulgarian city and only 30 km from the international airport in Sarafovo. The residential complex is spread on an area of 9638.79 m2. Luxor Apartment House consists of three sections all of them comprising 128 apartments of different square surfaces, views and dispositions. Two of the sections will be four storey buildings and the third one will be five storey one.

Luxor Apartment House is located only 250m.from the beach and offers any modern amenities required for an unforgettable and marvelous vacation: outdoor swimming pool with children's section and a playground, lots of gardens decorated with green bushes, a parking lot, a pool bar, a restaurant and a small market centre. Rooms will be elegantly, pleasantly furnished, equipped with kitchen appliances and air-conditioners.

#### **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?

Not far from the beach - only 250m!

Low price

Fully furnished apartments

Features:

Swimming pools with water purifying system, pumps and heating system

Garden

Parking lot

Outside lighting

Outside sound system

Decorative fencing

Pool-bar

Restaurant

Small Market Centre

### **Services**

Building Maintenance: the fee is 8euro /Euro/ per year, excluding VAT, per square meter of the total area of the apartment.

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**

The properties are to be sold under the following standard payment scheme:

1000 Euro deposit - reservation fee

70% OF THE PRICE UPON SIGNING THE PRELIMINARY CONTRACT WHICH HAVE TO BE DRAWN UP IN MAXIMUM 15 - 20 DAYS FROM THE RESERVATION

30% WILL HAVE TO BE PAID AT THE MOMENT OF THE NOTARY'S TRANSFER OF THE PROPERTY - SIGNING THE TITLE DEEDS