

ID:	<b>SB34</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Victoria Residence</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>50</b>
Distance from the airport:	<b>35 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2</b>
Surface area from - to:	<b>66.96m2 - 70.66m2</b>
Total price from :	<b>87057 euro</b>
Price per m2 from:	<b>1300 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

"Victoria Residence" complex is located in the northern part of Sunny Beach, next to the beach. 10 km away from Nessebar, 35 km away from Bourgas and the International Airport of Bourgas and only 90 km away from Varna and the International Airport of Varna. The complex consists of 2 buildings - A and B. In the two 5 storey buildings there are 80 apartments and 24 shops on the ground floor. There are 73 one bedroom apartments, 2 two bedroom apartments and 5 studio apartments.

The highest standard of fully furnished apartments, and unusual features available to the customers are only the few from many amenities of "Victoria Residence". And all this only 50 m from the Beach!

#### **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?

The highest standard of apartments  
Completely prepared to moving in  
50 meters to the sea!

Features:

Rent a car;  
24 - hour room-service  
dry cleaning laundry and ironing  
guarded parking-lot  
Baby-sitting  
Safety vault  
Medical service  
Swimming-pool and SPA-center

### **Services**

Those who have bought apartments in residential complex VICTORIA RESIDENCE pay annual fee which is spent for:

Maintenance of the complex area;  
Maintenance of the common parts of the building;  
Maintenance of the lawns in the complex;  
Security guard throughout the whole year;  
Lightning of the common parts of the complex;  
Lightning of the common parts of the building  
Organization of sanitary - hygienic service of the complex and the common parts of the building  
Maintenance of the lifts.

The annual fee is to the amount of 8 EURO/m<sup>2</sup>, VAT is not included.

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 Euros reservation fee - in the moment of reservation;

30 % of the sale price - upon signing of a preliminary sale agreement, within one calendar month from the payment of the reservation fee.

40 % of the sale price - within 3 months from the payment of the first instalment (B)

30 % - the rest of the price - within three months from the payment of the second instalment (C) , at the transfer of ownership;

Developer has a very flexible payment policy; there is an option that an individual payment plan is made for each particular client, on case to case basis.