

ID:	<b>SB37</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-06-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>SELENA RESIDENCE</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>300</b>
Distance from the airport:	<b>27 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>37.45m2 - 128.76m2</b>
Total price from :	<b>37450 euro</b>
Price per m2 from:	<b>1000 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Selena Residence - the stylish 4 star turn-key development is located just a few minutes walk from the beach in the popular tourist destination Sunny Beach on the Black Sea Coast of Bulgaria.

Local amenities include a number of up market shops, restaurants, lively bars and entertainment. This quality built, fully gated development is a short walking distance from the picturesque historical old town of Nessebar, a UNESCO World Heritage site. The location of Selena Residence is perfect for a cultural stroll around the ruins of the old town or a visit to the stunning Sunny Beach.

Burgas International airport is between 20 - 30 minutes away, with direct flights from all major European cities. This four star development is orientated in a Westerly direction and architecturally inspired by European design, typified by the many apex roofs, ground arches and railing balconies.

The building company 'Midia' plans to have the development completed May 2008.

#### **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

Guaranteed net rental income  
Attractive localization near Nessebar

Features:

24 hr Concierge  
Lifts  
Restaurant  
Bar  
16 Shops  
3 Swimming pools  
Underground car parking  
Landscaped common area  
Internet cafe  
Car parking  
Cable TV  
Air conditioning and heating  
Telephone

**Services**

Management fees are fixed for 2 years at EUR 8 per square meter based on the total area of the unit (including common area).

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 PLAN

1000 euro as a deposit.

The second payment would be required about 3 weeks (21 days) after deposit, this would be a payment of 40% of the overall price as a private purchase contract.

The third payment - a further 20% of the overall price this would be during construction of the building.

The final payment would be upon completion in the summer of 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).