

ID:	<b>SB33</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2012-06-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Gardenia Hills</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>800</b>
Distance from the airport:	<b>30 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>45.27m2 - 118.05m2</b>
Total price from :	<b>29904 euro</b>
Price per m2 from:	<b>527 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Holiday club Gardenia Hills is situated at the foothills of the Eastern Balkan Mountains where it meets the Black sea coast. The countryside is distinguished with its splendid green slopes, magnificent sea panorama and a special sense of silence and tranquility. It is within a couple of minutes distance from Sunny Beach resort and 6 km distance from Nessebar - one of the earliest ancient towns in Europe. It is only 30 minutes drive from the biggest city on the southern Black sea coast - Bourgas.

The complex consists of eight sections, three or four floors each, with total unfolded built area of 8 800 square meters. The architectural plan of each of the buildings has two or three apartments on each floor, viewing the pool, the mountain or Sunny Beach resort. The appearance of the complex is inspired by the traditional Bulgarian national revival culture.

#### **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?

Beautiful, peaceful localisation

Very low prices

High expected value growth (completion date: November 2009)

Features:

Restaurant  
Swimming pool for adults, children and disabled people  
Children playground  
Reception  
24/7 security  
Bathrooms and WC -walls- glazed ceramic tiles, shower mixing taps, mixing taps, pot, sink, shower cubicle  
Fitness gym  
Sauna  
Jacuzzi  
Barbeque  
Rental option

### **Services**

Complete site management,  
Maintenance annual fee: 380 Euro

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

First the BUYERS shall pay the deposit 1000 Euro as an reservation. Then, as follows:

30 % of the sale price till the day of signing the PRELIMINARY AGREEMENT FOR PURCHASE-SALE.  
30% month after first payment  
30% three monts after secound payment  
and 10% of the sale price at the day of final contract

Costs

The price in the pricelist is final. It should be remembered there are additional costs to the real estate price - the notarial charges (from about 3,5% to 4. % of purchase value).