

ID: **EL7**  
Status: **for sale**  
Construction Stage: **ready for use**  
Commissioned to use: **2010-09-00**  
Town: **Elenite**  
Name: **Negresco**  
Location: **by the sea / South Coast**  
Distance from the sea: **800**  
Distance from the airport: **40 km**  
Type of Real Estate: **apartments**  
Type: **2, 3**  
Surface area from - to: **71.28m2 - 126.86m2**  
Total price from : **64152 euro**  
Price per m2 from: **900 euro**  
Furniture:

### **Especially recommended for**

#### **Description**

Negresco is a part of Holiday resort complex ELENITE. It is located in a quiet and picturesque bay, offering beautiful beach and green meadows - the perfect place for a family vacation amidst nature. The sea here is pristine and calm, with lightly sloping sandy bottom. The holiday complex is situated 40 km away from the city of Bourgas and just 10 km away from the largest Bulgarian sea resort - Sunny Beach.

Located on the easternmost slopes of the Stara Planina Mountain, on the very beach, Holiday resort complex ELENITE is highly praised for its gorgeous transitional-continental climate, which is quite similar to that of the Mediterranean countries.

Holiday resort complex ELENITE is designed as a Park. It consists: family houses and small hotels, built in perfect harmony with the surrounding area. The complex disposes of several luxury restaurants, a supermarket, souvenir shops, cafes, and a discotheque and offers a variety of opportunities for sports and entertainment.

#### **Attractions**

The recreation center of Elenite is located 10 km north-east of Sunny Beach. There are red roofed frame houses here [more than 220] with views on the sea. There are many restaurants, cafes, night clubs, a disco, yacht club and water sports schools, football and volleyball fields, mini golf, tennis courts, indoor swimming pools, saunas, kindergarten, etc. here. The tourist services and assistance here are top standard.

Tourist Attractions

#### **Features**

Why it is Worth it?

A beautiful, peaceful region

By the mountains, and on the very beach

Very nice and family-dedicated complex

Features:

Over 10 restaurants with national and international food  
Cocktail and night clubs  
Medical center  
Kindergarten and playground  
Children pool  
Swimming pools  
Aqua park Atlantida  
Surf club  
Parachute and Jet Ski  
Horse-riding club  
Tennis courts  
Mini golf  
Fitness and SPA with Indonesian massage  
Turkish bath and sauna  
Internet club

### **Services**

Services based on annual maintenance charge:

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.

Services based on supplementary fees:

Rental management  
Cleaning of the apartments  
Repairs in the apartments  
Airing, maintenance of the premises when the owner is away

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

#### TERMS OF PAYMENT:

I. 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 deposit. (A)
- 30 % - the rest of the price - within three months from the payment of the second installment (C) , at the transfer of ownership;

II. The Developer has a very flexible payment policy; there is an option that an individual payment plan is made for each particular client:

- 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.
- the remaining 70% can be paid in as many installments as the buyer prefers, within 1 calendar year from the deposit (A);

The buyer can set the number of the installments, the dates and the amounts himself. However in this case we request that the last installment is no bigger than 15%; at the transfer of ownership.