

ID:	<b>SOF2</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sofia</b>
Name:	<b>PLATINUM RESIDENCE III</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>6 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3, 4</b>
Surface area from - to:	<b>71.55m2 - 136.09m2</b>
Total price from :	<b>81215 euro</b>
Price per m2 from:	<b>1065 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

PLATINUM Residence III is located south of the city centre in Krustova Vada, in close proximity to "Petyr Beron" private school. The complex is in a new development area, surrounded by parks and other modern developments. The PLATINUM Residence III is within walking distance from Cherni Vryh Blvd, a main boulevard connecting the Southern Boroughs of Sofia with the city centre. The business and administrative centre of Sofia is just 10 minutes drive away. The airport can be reached within 15 minutes. Some of Sofia's main attractions, such as the beautiful South Park, the Zoo and Sofia Land amusement park are nearby.

PLATINUM Residence III has been designed by the winner of the 2005 Architect of the Year Award sponsored by the Bulgarian Architects Association.

PLATINUM Residence III offers 50 comfortable apartments in a 5 storey residential building with 3 separate entrances. All floors are accessible by lifts. The underground level contains parking places and storage rooms. The complex includes 9 one-bedroom apartments, 33 two-bedroom apartments and 4 three-bedroom apartments over 5 above-ground levels. All apartments have balconies. Mountain are less than 10 minutes away.

#### **Attractions**

The huge redevelopment of the city is making Sofia one of the most attractive place to live and work in the region. Whilst Sofia will never rival Prague for its historical sites, there are numerous places of interest to visit including the Russian Church, Russian Church, Sofia Synagogue, galleries, museums and, Sofia's crowning glory, the impressive Alexander Nevski memorial church. You will also see set-piece public buildings along the tastefully cobbled streets and the pedestrianised Vitosha Boulevard attracts visitors for its stylish shops and the impressive views south towards Vitosha mountain.

In Spring and Summer you will see bars and cafes springing out onto the pavements and parks and visitors enjoy affordable quality dining and a thriving bar culture. The city is gaining a new more hedonistic edge as it grows and prospers. As the centre of the city is flat it can be covered on foot with ease.

Moving just 12km out of the city brings you to Vitosha Mountain which is perfect for outdoor pursuits. The city is only an hour away from the established mountain resort of Borovets and one and half hours from Bulgaria's second city of Plovdiv. Whilst there are many improvements still to come, a glimpse of its future status can be observed with its modern airport terminal, business parks and shopping centers. These are all strong pointers that this city will not remain the current property bargain destination for long.

Tourist Attractions

### **Features**

Why it is Worth it?

- Attractive localization
- Near to the centre of Sofia
- View of the Vitosha Mountain
- High quality
- Comfortable apartments

Features:

- Shops
- Bar
- Restaurants
- Underground parking
- Cafes
- Easy access to mountain, ski tracks and the airport
- Secured children's playground
- Pool,
- Tennis courts
- Fitness centre

### **Services**

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:

- euro1,000 holding deposit
- 20% on signing the preliminary contract
- 80% on agreement with developer

Additional costs:

The price in the price list is final. Notarial charge (from about 3.5% to 4% of purchase value - depending on the option chosen by the Investor).