

ID:	<b>EL8</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-08-00</b>
Town:	<b>Elenite</b>
Name:	<b>TALIANA BEACH</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>40 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>27.60m2 - 84.89m2</b>
Total price from :	<b>38805 euro</b>
Price per m2 from:	<b>1300 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Taliana Luxury Complex Elenite We are proud to present Taliana Apartment Complex - an extremely stylish new development of 263 luxury one- and two-bedroom apartments, attractively situated just right on a small private beach in the beautiful summer resort of Elenite. All the apartments benefit from exclusive and highly individual living spaces and provide the quality and convenience you would expect from a sea resort holiday home. For the owners' comfort, there is a secure underground parking. Built to high specification with top quality materials, the apartments are offered fully completed and furnished. The new development will be offered with a range of luxury hotel-level facilities including communal garden, luxurious common parts, 8 private swimming pools, 2 restaurants, bar and shops. With a stylish contemporary outlook, good local amenities and superb transport connections, Taliana Apartment Complex is a great place for both holiday and investment.

#### **Attractions**

The location in Elenite combines two seemingly contradictory features. The place is peaceful and quiet on one hand, and gives easy access to the attractions of tourist life on the other. Elenite is located at the edge of the agglomeration, at a mountain slope just by the sea - the center of Sunny Beach is just a couple of kilometers away. Everything is just at hand. There are Aqua Parks, music clubs, bars, restaurants with folk and music live performances, casinos, etc. Do you want to take a quad and ride in the wilderness or horse ride in the mountains, or perhaps dive among the sunken ships? This complex is perfect then. The fans of history and culture will not be disappointed - the ancient city of Nessebar is right on the other side of the bay. You can walk days and hours on the historical narrow streets. How about a trip to Istanbul? It is not a problem - a hydrofoil boat will take you there on a round trip. There are many attractions and no one will be disappointed. A small holiday train will take you almost everywhere you want.

Tourist Attractions

#### **Features**

Why it is Worth it?

- Guaranteed rental
- Fully furnished
- Attractive localizations
- High quality

Features:

- communal garden
- private swimming pools
- good local amenities and superb transport connections
- a secure underground parking on two levels
- 24-hour security
- luxurious common parts
- proximity to Sunny Beach and Nessebar
- restaurant
- shops area
- 2 swimming pools for children

### **Services**

The maintenance of the building and the communal areas will be provided by the developer of the complex. The annual maintenance fee will cover the following ( 8 E/p.sq m.)

- Maintenance of communal areas and spa/sports facilities
- Maintenance, cleaning and electricity bills for the common parts (corridors of the block)
- 24-hour security
- Standard repairs occurring from normal use

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 - deposit

90 % - preliminary contract

10% - notarial deed

Costs

It should be remembered there are additional costs to the real estate price - the notarial charges (which is approximately 3.5 - 4% of the purchase price).