

ID:	<b>BN4</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-09-00</b>
Town:	<b>Bansko</b>
Name:	<b>Paradiso Verde - First Phase</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>170 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>39.78m<sup>2</sup> - 63.28m<sup>2</sup></b>
Total price from :	<b>26000 euro</b>
Price per m <sup>2</sup> from:	<b>641 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

The luxury holiday complex Paradiso Verde Ski and Golf residence is being built in the Picturesque area of Gramadeto, at the foot of the northern slopes of Pirin Mountain and a few hundred meters from the centre of Bansko. The distance to the first skilift station is about 600m. and the distance to the new-building ski lift is 200m. At less than 10km from Paradiso Verde is the Pirin Golf Course, which has already been built. The complex consists of four residential buildings and a hotel with a unique sports and recreation centre, shops and entertainment facilities.

Paradiso Verde Ski and Golf Residence has a lush garden with a total area of 5000 sq.m., featuring an open-air swimming pool, solar terraces, beautifully arranged green areas with rare mountainous plants typical of Pirin Nature Reserve. The complex offers all the necessary services and equipment to provide highly efficient sports and recreation programmes: Fitness Centre. SPA centre, Beauty and hairdresser salon, Indoor and outdoor swimming pools, Basketball and badminton playgrounds, Ice rink, Ski wardrobe and hire.

The other facilities designed to ensure the functioning of the holiday complex as an up-to-date and stylish recreational centre include: Reception lounge with a lobby-bar, restaurant, Shops, Children's in door playground with an entertainer, Play room with snooker tables, Business centre, Conference and conversation room, which can be used as a cinema, Transport to the ski-lift, included in the maintenance charge, Car parks.

#### **Attractions**

Bansko is a picturesque town located 925 m above sea level. It is one of the most popular ski resorts in Bulgaria with tourists from all over Europe. It is situated in the south-western part of Bulgaria in the Pirin Mountains, 170 km from Sofia, the capital of Bulgaria. The winter sports conditions here are splendid. Bansko is situated at the foot of the Vihren mountain [2914 m above the sea level] and Todorin Vrukh [2646 m above the sea level]. The ski runs have various levels of difficulty - for beginners and professionals. You can also experience the atmosphere of old Bulgarian villages - Bansko is a beautiful historical town.

There are 120 historical places and monuments, the regional museum and ethnographic exhibition. The Trinity Church with a 30-meter- high tower is the most beautiful place here. There is a lot to be seen around here: Melnik and the famous winery, the Rila monastery - the largest religious center of the medieval Bulgaria; you can also visit hot springs in Ognianovo or go to a folk party with music, wine and dancing. You can relax in local taverns listening to Balkan music and have a glass of heated wine.

#### **SKIING CONDITIONS**

Millions of EUR have been invested in new ski runs and facilities over the last few years. The works were conducted by Yulen Company, which has licenses for managing ski centers. Bansko has the largest snow falls and longest ski season [December 15 - May 15] in all Bulgarian resorts. Bansko experiences a massive investment boom - new luxurious hotels, resorts and apartments. A 7 km long cable railway [2400 people per hour] that carries skiers from the city straight to the slopes was built here. There are ski equipment rental shops with 1200 skis; new chairlifts [15 km], 50 km of ski runs; a restaurant for 1200 people, ski schools, ski schools for children, biathlon - in the Bunderishka clearing. There are 10 machines for snow packing [they operate 24 hours a day]; 26 machines [artificial snow for 12 km of runs]. The season lasts from December to April. The skiing areas: 1100 - 2500 m above the sea level. The lifts: 1 cable railway, 5 chairlifts, 9 ski tows.

## Tourist Attractions

### Features

Why it is Worth it?

At the very foot of Pirin Mountain

600m from Ski-Lift (going down the mountain!) and 10km from the golf course

Many facilities including indoor swimming pool

### Features:

Fitness Centre.

SPA centre,

Beauty and hairdresser salon,

Indoor and outdoor swimming pools,

Basketball and badminton playgrounds,

Ice rink,

Ski wardrobe and hire.

Reception lounge with a lobby-bar,

Restaurant,

Shops,

Children's in-door playground with an entertainer,

Play room with snooker tables,

Business centre,

Conference and conversation room, which can be used as a cinema,

Transport to the ski-lift, included in the maintenance charge,

Car parks.

### Services

For the convenience of the owners, Paradiso Verde Ski and Golf Residence has a centralized management, which includes maintenance and letting out for rent. The maintenance is paid for in the form of annual charge according to the type of the apartment:

For a studio - 400 Euro per year

For 1-bedroom apartment - 600 Euro per year

For 2-bedroom apartment - 800 Euro per year

The maintenance charge allows the apartment owner a free use of the fitness centre, the swimming pools, as well as the Shuttle to the ski-lift.

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**

#### Payment Plans - Phase 1

##### Plan A - Standard

70% - on signing the preliminary contract;

30% - at transfer of ownership right - 01.09.2008.

##### Plan B - 5% discount !

90% - on signing the preliminary contract;

10% - at transfer of ownership right - 01.09.2008.

#### 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).