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| ID:                            | <b>BN7</b>                                     |
| Status:                        | <b>for sale</b>                                |
| Construction Stage:            | <b>investment under construction</b>           |
| Commissioned to use:           | <b>2011-12-00</b>                              |
| Town:                          | <b>Bansko</b>                                  |
| Name:                          | <b>Pirin Hills Golf &amp; SPA</b>              |
| Location:                      | <b>The mountains</b>                           |
| Distance from the airport:     | <b>160 km</b>                                  |
| Type of Real Estate:           | <b>apartments</b>                              |
| Type:                          | <b>1, 2</b>                                    |
| Surface area from - to:        | <b>24.39m<sup>2</sup> - 94.33m<sup>2</sup></b> |
| Total price from :             | <b>35127 euro</b>                              |
| Price per m <sup>2</sup> from: | <b>1440 euro</b>                               |
| Furniture:                     | <b>included in the price</b>                   |

### **Especially recommended for**

#### **Description**

The Pirin Golf is an exclusive golf course development set in the beautiful Razlog Valley, just 10 minutes from the world famous ski resort of Bansko. The spectacular location will provide alluring views of the snow capped peaks and forest covered slopes of the Pirin, Rila and Rhodopi mountain ranges. In few years time Bansko will be an all-year round resort. The spectacular site of the new golf course, currently under construction, is in the area of the Razlog valley at the foot of the Pirin Mountain, only 5 km away from Bansko and the Spa resort of Katarino, and it is a world class facility. The large and widespread area of 300 acre . Lots of trees are placed on the summits of the former Dunes to give you the best look - out on the dunes, the Razlog valley and the three mountains Pirin, Rila and Rodopi.

The 18 - hole executive length course, with undulating greens and challenging water hazards, tests the skill of even the most experienced golfer. The Pirin Golf and is aimed to benefit the increasingly sophisticated visitor to Bulgaria and this unique development will combine golf and skiing to provide Bulgaria's first all year round investment opportunity maximising capital growth and rental yields. The PIRIN HILLS GOLF RESORT & SPA residential areas are all positioned to take advantage of the spectacular surroundings offering dramatic views onto the golf course and the mountain landscape. And its located exactly next to the main entry of the Golf .

Apartments' owners will have the opportunity to use all services of the 5-star hotel . The building is super luxury; entire insulation, PVC double glazing; stylish floorings in the rooms and common areas, First 100 apartments will be sold Fully Furnished with 12% guarantee rental income for the first two years. Stairs - granite-ware, the building will be panelled with decorative stone. All apartments have electricity installation, water and drainage. Economical radiators will be used for heating. Security and video-surveillance provided

#### **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 Vruh [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?

- 18 - hole executive length course
- SPA & fitness centre, and Beauty Salon
- 24 hour shuttle service to the Gondola lift station in Bansko

### Features:

- own garden
  - reception
  - 2 restaurants
  - covered swimming pool
  - open swimming pool
  - SPA Centre
  - Fitness
  - sauna
  - steam room
  - massages
  - Jacuzzi
  - laundry room
  - ski-lockers
  - playing room for children
  - Beauty saloon
  - qualified attendance staff
  - 24 hour room service
  - car park.
- A 24 hour shuttle service to the Gondola lift station in Bansko during the ski season.

## Services

The Property Management Services will include the following:

### Administration

- Maintenance and Technical Support
- Major Refurbishments
- Maintenance and Management of facilities
- Maintenance of Elevators and Equipment
- Accounting
- 24h Security
- Cleaning
- Gardening

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

The payment scheme is:

- 2000 Euro reservation fee payable before signing the contract
- 30% - at signing the preliminary contract
- 70% - at issuing Deed 16 usage permit (transferring the properties)

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).