

ID:	<b>BN2</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-10-00</b>
Town:	<b>Bansko</b>
Name:	<b>SUMMIT LODGE</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>62.40m<sup>2</sup> - 94.32m<sup>2</sup></b>
Total price from :	<b>75940 euro</b>
Price per m <sup>2</sup> from:	<b>1175 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

The development Summit Lodge is located just 400 metres from the main gondola and 5 minutes from Bansko's quaint town centre. It is 160km from the capital Sofia, where the newly improved international airport is located, and 180km from Plovdiv, the second airport that services Bansko. In addition to the many infrastructural improvements Bulgaria is undergoing, Bansko is in the preliminary phases of a proposal to construct a new airport. This airport is planned to service Bansko all year round as it is not only a popular ski resort in the winter season but also a superb summer destination. A highway is currently in progress between Sofia and Kulata, a town close to Bansko on the Greek border. It is estimated to be completed by 2008 and to cut the travel time to Bansko from Sofia by 30 min.

#### **Attractions**

Summer Season - Summer Attractions. The summer season in Bansko offers all sorts of attractions, activities and trips, and that is why Bansko attracts so many tourists. There are seasons when the number of tourists both in the summer and winter is the same. The attractions include:

Hunting - Razlog - a visit in wilderness. You can become a real hunter. The Razlog area includes 3 different forest complexes of total area of 13700 ha, from 800 to 1800 above the sea level.

The park of dancing bears. The park is located 30 km from Bansko, it is surrounded by forests and natural springs. It is the home of wild brown bears. Each bear has its own territory with access to water and space for walking and climbing. The park is open from April to November. It is great for every generation.

Bansko architecture. Trips around the houses-museums. E.g. 'Neofit Rilsky', 'Nikola Vaptsarov' [the house of the famous Bulgarian poet], the house of Velyanov [Renaissance, with original fresco and beautiful wooden objects].

A picnic in the mountains - a trip with a picnic in the heart of the mountains. Beautiful views, magnificent nature.

Bicycle trips - for everybody. There are special routes, and you can rent a bicycle.

Horse riding - a visit in a horse riding school. Horse riding in beautiful surroundings.

Mountain hiking. There are many opportunities: the highest peak of Pirin Vihren Mountains, the Okoto Lake, Bezbog, Deminitsa, the Vihren shelter. The hikes take from 2 to 6 hours. The price is about 35 EUR and includes transportation, picnic, and the mountain guide.

Extreme trips - Jeep Safari - cost about 60 EUR and include a trip to Monastyr or the park of dancing bears, and lunch. We recommend rafting along the Struma and Mesta rivers [the most beautiful Bulgarian rivers]. The price [about 60 EUR] includes the equipment, instructor's assistance and lunch. Mountaineering costs about 30 EUR and includes the equipment, picnic and instructor's assistance.

The Winter Season - The Winter Attractions. Millions of EURO were invested in new ski runs and facilities in Bansko. The works were conducted by Yulen Company, which has all the necessary licenses for running and managing ski centers. The snow falls in Bansko are huge and the skiing season is the longest in Bulgaria - from December 15 to May 15.

Bansko experiences a boom in investments - new luxurious hotels, resorts and apartments are built here. There is a 7 km long cable railway [2400 persons per hour], a skiing equipment rental shop with 1200 skis, new chairlifts [15 km line], 50 km of ski runs, a restaurant on the Bunderishka clearing [for 1200 people], skiing schools, skiing schools for children, biathlon. There are 10 machines for leveling the snow, 26 machines for blowing artificial snow to 12 km of runs. The ski areas are located 1100 - 2550 m above the sea level. The lifts include 1 cable railway, 5 chairlifts and 9 ski tows.

Tourist Attractions

### Features

Why it is Worth it?

- Very High standard
- Very good price in this location
- Only 400 m from the main gondola station
- Surrounded by the spectacular Pirin Mountains
- High quality apartments

Features:

- Restaurants
- 4 Shops
- 3 X Ski Depots
- Lobby bars (Apres-Ski food)
- Open fires in Lobby Areas
- Billiards / Games Room
- Internet Games Room
- 24 hour security
- Video surveillance, Laundry
- Bowling and night club located in adjacent development "White Oaks"
- 3 Spa Centres: (one in each building)

- Juice bar and lobby
- Relaxation area
- Jacuzzi
- Sauna
- Steam room
- Solarium
- Ladies and Gents changing rooms
- Gym on the ground floor

Internet / Wi-Fi Café; Bar

Underground car parking

### **Services**

Maintenance fees are approximately euro14 per sq m per annum (incl. VAT). Maintenance includes cleaning of all common and green areas, reinstatement insurance and a sinking fund for any future major maintenance projects.

Maintenance includes:

Cleaning and maintaining of all common areas.

Maintenance of all green areas.

Reinstatement insurance

Sinking fund for any future major maintenance (e.g. Lifts or Roof repairs etc...)

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:

Non-refundable fee - 1 000 Euro.

First instalment - 40% payable at private purchase contract

Second instalment - 20% payable March 2008

Final instalment - 40% payable August 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).