

ID: **SW11**  
Status: **for sale**  
Construction Stage: **ready for use**  
Commissioned to use: **0000-00-00**  
Town: **St. Vlas**  
Name: **CAESAR PALACE**  
Location: **by the sea / South Coast**  
Distance from the sea: **0**  
Distance from the airport: **32 km**  
Type of Real Estate: **apartments**  
Type: **1, 2, 3**  
Surface area from - to: **56.58m2 - 142.82m2**  
Total price from : **70200 euro**  
Price per m2 from: **1116 euro**  
Furniture: **included in the price**

### **Especially recommended for**

#### **Description**

Caesar Palace Beach Hotel and Apartments \*\*\*\* is located between the two Black Sea resorts - St. Vlas and Elenite between Paradise Beach Hotel\*\*\*\* and Panorama Fort Beach Complex /from southeast side/. Caesar Palace has 2 blocks connected under the ground. The first one - Block B is built in the rocks and is on the beach itself and the second one - Part - A is on the level of the surroundings hotels. Both blocks has extraordinary view towards the sea. Block B has 5 floors and 38 apartments, each one with a direct access to the beach. Block A also has 5 floors and 23 apartments plus hotel part of 25 double rooms and 3 maisonettes.

There is magnificent view towards the seaside and the old and the new part of Nesebar from all of the rooms and apartments. The complex has 3 lifts for tourists and owners and 2 lifts for room service. Disabled people access is provided everywhere. The area around the complex is well grassed and well laid out.

#### **Attractions**

The location of the apartment building in St. Vlas guarantees peace and intercourse with nature, and all the attractions of tourist day and night life. The building is located on a hill slope but the center of Sunny Beach is just a couple of kilometres away. There are aqua parks, music clubs, bars, restaurants offering folk performances and live music, indoor and beach discos, casinos etc. Do you want to ride quads in the wilderness or horse ride in the mountains, or perhaps dive in search of sunken shipwrecks? This place offers it all. Those who love history and culture will not be disappointed - the ancient city of Nessebar is on the other side of the bay. Or perhaps you want to go to Istanbul? It is not a problem - the hydrofoil boat will take you there. There are many attractions and nobody will be disappointed. A small holiday train will take you just about everywhere.

Tourist Attractions

#### **Features**

Why it is Worth it?

First line  
Rental service with well know tour operator  
Full furnished

## Features:

Reception  
Tourist center  
Lobby Bar on two levels  
Classic restaurant with terrace for about 300 people with fantastic view to the seaside  
Restaurant-bistro  
Irish pub and cigar bar with a view towards the pool.  
Two outdoor swimming pools with Jacuzzi, water cascades and pool-bar.  
Billiard hall  
Sport center with: Fitness gym, Hall for table tennis, Massage room, Sauna  
Hall for games and hall for kids with a view towards the swimming pool  
Amusement room for kids  
Business center  
Internet center;  
Shop center with different shops  
Beauty parlour  
Medical center  
Garden  
Independent beach

## Services

### RENTAL

Rental income is the most popular way for returning. Many real estate agencies offer this unique opportunity for all property investors in Bulgaria. Developer has successful experience in Property Management services that's believe that it is worth to serve you after buying property and do their best to turn the property investment into the most profitable one after the purchase is finalized. In cooperation with good partners - tour operators they provide also significant investment returns from rental of properties purchased by customers. For Caesar Palace - hotel part as well as apartments for sale, developer has already signed contracts with Balkan Tours, the biggest tour-operator in Ireland and Neckermann / Thomas Cook, Germany

Developer will arrange all the conditions regarding to the rental incomes in annual rental contract between us. With the buying of apartment in this complex developer is obliged to sign contracts with major tour operators in order to manage properties, that is mentioned in the Preliminary contract. The Vendee is obliged to rent his apartment by developer as an Intermediary and has the right to receive annual rental income for the period of 01.06.-01.10, which will be object of Rental contract, signed between the sides. Requirements:

Rental income can be only possible for properties which are:

Agreed to sign Rental contract on signing the preliminary contract  
Furnished by developer furnishing team (or a company recommended by us) and according to the standards they require  
Refurbished (if needed) or finished by developer refurbishment team (or a company recommended)  
Managed by developer management team (or a property management company recommended)  
Advertised by developer (or partner touoperator)

Developer has the property at our disposal for at least 95% of the time (this means that where possible we will allow the owner of the property to use it free of charge for certain period of time only, or if the owner wants to use the property for more time we will make deductions from the agreed rental)

## MAINTAINANCE

Developer offers the Investors a complete maintenance as developer has technical and administrative management of the complex "Caesar Palace Beach Hotel and Apartments".

Developer organizes for you:

- Maintenance of the whole complex, outdoor places and common parts;
- Suitable furnishing of your apartments for rent of tour operators;
- Payment of all bills in your stead etc.

The investor just pay annual fee to cover the expenses for the management and the general support of the complex in the amount of

- 7.40 EURO per square meter + VAT, with the following discounts:
- 6.20 EURO per square meter for each apartment a year + VAT - with advance payment for three years;
- 5.20 EURO per square meter for each apartment a year + VAT - with advance payment for five years.

Post-sale assistance

## Payment Regulations

### PAYMENT SCHEMES

- A/ 1 000 Euro reservation fee - within one week from the date of the reservation of the real estate;
- B/ 35 % less reservation fee - within one month from the date of reservation of the real estate;
- C/ 30 % within 6 months from the date of reservation of the real estate;
- D/ 35 % within 1 year from the date of reservation of the real estate;
- F/ In case of 100 % payment within 15 days after reservation fee - 2 % discount from the total price.

## COST

Expenses for transfer at notarial order - The expenses for the transfer of ownership have to be paid additionally. The total expenses for the transfer at notary order amount approx. 3 % of the sales price /includes: local tax in amount of 2 % of the sales price; notary fee /proportional to the sales price/ according a chart of the Notary Fee Tariffs; fee for registration of the notary act in amount of 0.1% of the sales price/ + Fee for preparation of the notary act and organizing of the deal /current prices at deal conclusion/ but not more than 1000 BGN.