

ID:	<b>BN9</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2010-08-00</b>
Town:	<b>Bansko</b>
Name:	<b>Royal Golf</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, 3, 4</b>
Surface area from - to:	<b>19.93m2 - 103.49m2</b>
Total price from :	<b>23318 euro</b>
Price per m2 from:	<b>1170 euro</b>
Furniture:	<b>developer's option</b>

### **Especially recommended for**

#### **Description**

Currently in the region of Razlog and Bansko at the moment are 8 /eight/ projects of golf courses. The Idea is Bulgaria and specially region of Razlog to be soon the Golf Center of the Balkans and becomes a Four-season Destination with Golf. The Golf Course is a Championship class 18-hole (par 72) layout, designed by 2006 Ryder Cup European Team captain, Ian Woosnam.

We offer to your kind attention the luxurious residential complex with resort functions "Royal Golf ", located right next to the main entry of the biggest golf course and next to the new Ring Road which will be connected to the main Gondola in Bansko . "Royal Golf" is one of the few European year-round leisure property investment hotspots that can offer world-class golf and ski in a single setting. This is the first gated community with signature 18-hole golf course to start operating in the best East European ski resort of Bansko. In this luxurious building you can relax after a day of sports activities and you can also take advantage of the shuttle buses that will take you to the ski lift or to the central part of the resort. What is more, here you can take delight in the breathtaking beauties of the glorious Pirin Mountain. This new development offers you variety of 1, 2 - bedrooms apartments, studios and duplexes at very advantageous prices! The total number of apartments is 304. Here you can enjoy comfort, tranquility and perfect conditions for rest and recreation.

#### **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?

By the main entrance to the golf course  
The highest standard of the residence  
low prices and even 5% discount!

Features:

elevator,  
lobby bar,  
reception desk,  
bar with relaxation area,  
confectionary,  
restaurant,  
garden with barbecue,  
children rooms for games,  
swimming pools - for children & adults,  
Jacuzzi,  
internet cafe;,  
piano bar,  
changing rooms,  
sauna,  
steam bath,  
massage room,  
spa,  
gym,  
consulting room,  
ski lockers,  
parking  
24h security

### Services

Maintenance of the whole complex for the sum of 10 Euro per sq.m. If the client wishes after the conclusion of the building the investor can offer a contract with a tour agency for a rent of the private estate. The annual rent from the estate will be about

5-8 % of the price. 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**

Main Payment scheme:

- 30% - at contract signing
- 30% - at "roof-ready" stage
- 30% - upon issuing deed 15;
- 10% - upon issuing deed at act 16(completion)

Second terms of payments with 2% discount:

- 60 % /sixty per cent/ of the total selling price at signing of the present contract;
- 30 % /thirty per cent/ of the total selling price upon issuing of the Protocol Form 15;
- 10 % /ten per cent/ of the total selling price upon issuing of the Protocol Form 16;

Third terms of payments with 5% discount:

- 60 % /sixty per cent/ of the total selling price at signing of the present contract;
- 30 % /thirty per cent/ of the the total selling price upon the completion of the roof level of the building which shall take place up to five months as of the date of actual starting of the construction works
- 10 % /ten per cent/ of the total selling price upon issuing of the Protocol Form 16;

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).