

ID:	<b>KAV2</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2012-06-00</b>
Town:	<b>Kavarna</b>
Name:	<b>River Park</b>
Location:	<b>by the sea / north coast</b>
Distance from the sea:	<b>100</b>
Distance from the airport:	<b>64 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>51.40m2 - 175.50m2</b>
Total price from :	<b>71240 euro</b>
Price per m2 from:	<b>1386 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

MENADA team is extremely proud to introduce to you River Park, located in the pedestrian centre of Kavarna newly renovated Marina and beach recreation area. With a roof putting greens, luxury shop arcade and many other facilities, River Park will seduce and surprise you. The project is carefully selected in respect of return on investment and a holiday rental potential that everyone would like to benefit from.

River Park is a fantastic complex of 62 apartments situated in the heart of Kavarna Yacht Port, between the charming lush hills, a small romantic river and the sandy beach. The residence is ideally located, with its proximity to PGA golf courses, the city and international airport of Varna and right by the modern yacht port of Kavarna, less than 100m from the sea.

The main attraction of the development is the incredible "roof golf putting green" from where beginners and pros will be able to work on their putting skills while enjoying the most stunning views of sea and green hills. The residence will also offer on site a shopping area of mini market and 6 boutique stores, fitness and spa facilities, large and children's swimming pool, and professionally arranged landscaping.

#### **Attractions**

Kavarna is a beautiful beach front town about 1 hour north of Varna Bulgaria's 3rd largest city. Varna is a vibrant up and coming port town with diverse history, cultural attractions, bars, restaurants, beach activities and many more attractions for tourists. Kavarna offers excellent golf courses, restaurants, beaches, bars/clubs and many more.

Tourist Attractions

#### **Features**

Why it is Worth it?

- In the heart of Kavarna Yacht Port
- Roof putting greens
- Luxury shop arcade

Features:

River Park has a prime location - less than 100m from the beach, in the heart of the yacht port of Kavarna, 5 km to PGA golf courses, 15 km to Bachick, 45 minutes to Varna Airport.

4 260 sq-m of land.

62 luxury studio, one- and two-bedroom apartments

Fully finished with high quality of materials

Fully furnished with the luxury furniture package "ready to live" from UNIK Furniture Design

Amazing "golf putting green" on the roof

Large outdoor swimming pool

Children's swimming pool

Impressive sky bar overlooking the yacht port

Billiard's room

Mini market

Six boutique stores

Fitness and spa center

Hair dresser's and manicure salon

Ten years buiding guarantee

Building license obtained

Estimated completion date 30 June 2010

### **Services**

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**

Plan A - Standard payment plan with possibility for mortgage

15% of the price of the apartment (VAT included) on the signing of the purchase contract. The contract will be drawn up within a maximum of 30 days after the reservation fee is paid.

25% of the price of the apartment (VAT included) within 6 months after the signing of the purchase contract.

60% of the price of the apartment within minimum 15 days before the signing of the Notary Deed.

Plan B - Payment plan with 2% discount

40% of the price of the apartment (VAT included) on the signing of the purchase contract. The contract will be drawn up within a maximum of 30 days after the reservation fee is paid.

20% of the price of the apartment (VAT included) within 6 months after the signing of the purchase contract.

20% of the price of the apartment (VAT included) 12 months after the signing of the purchase contract.

20% of the price of the apartment (VAT included) within minimum 15 days before the signing of the Notary Deed.

Plan C - Payment plan with 5% discount

90 % of the price of the apartment (VAT included) on the signing of the purchase contract. The contract will be drawn up within a maximum of 30 days after the reservation fee is paid.

10 % of the price of the apartment (VAT included) within minimum 15 days before the signing of the Notary Deed.

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).