

ID:	<b>BN11</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Bansko</b>
Name:	<b>Sv. Ivan Rilski</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>54.40m<sup>2</sup> - 116.89m<sup>2</sup></b>
Total price from :	<b>59107 euro</b>
Price per m <sup>2</sup> from:	<b>1006 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

St. Ivan Rilski Hotel Spa & Apartments is an all seasons residential and holiday complex, located in one of Bulgaria's most magnificent mountains - Pirin, that surrounds the ancient town of Bansko.

Named after the most honoured Bulgarian Saint - Saint Ivan Rilski, who lived in the area during the 9th century, this miraculous site is situated in close proximity to both the resorts' ski slopes as well as the city's charming centre.

The area offers panoramic views of all three surrounding mountains - Pirin, Rila, Rodopite, as well as the impressive old town of Bansko. Warm and comfortable during winter, with facilities for all kinds of sports and a winter season lasting up to 160 days, Bansko has the advantage of the perfect all seasons resort with mild and pleasant summer time.

St. Ivan Rilski Hotel, Spa & Apartments is situated on a plot of 13,000 square meters. The complex is in operation with Permit for Usage from 20th of February, 2007. The complex consists of a 4 Star Hotel, a Spa Centre and 4 edifices with apartments for sale.

#### **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, Deminitza, 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 canthers. 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 levelling 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?

- Location in the heart of mountains
- Spa Centre
- A perfect place for the whole family

Features:

- Balconies with breathtaking views of Pirin Mountain
- All apartments come with: wood floorings in the living room, carpeting in the bedroom, water-based paint on the interior walls and fully furnished bathrooms
- Day Spas (with saunas and steam-baths)
- Entertainment rooms (with TV's, pool tables, cosy fire places and sittings for more then 20 people)
- Ski-wardrobes for all residences
- Health and Sports Centre over 1000 sq. m
- swimming pool
- restaurants, bars
- shops

### 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

### PAYMENT SCHEMES

The properties are to be sold under the following standard payment scheme:

2000EUR reservation deposit

70% the purchase price on signing the Preliminary Contract

30% after one month from the date of the preliminary contract

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).