

ID: **SW14**  
Status: **for sale**  
Construction Stage: **ready for use**  
Commissioned to use: **2009-04-00**  
Town: **St. Vlas**  
Name: **Garden of Eden**  
Location: **by the sea / South Coast**  
Distance from the sea: **0**  
Distance from the airport: **20 km**  
Type of Real Estate: **apartments**  
Type: **1, 2, 3**  
Surface area from - to: **50.35m2 - 102.12m2**  
Total price from : **65000 euro**  
Price per m2 from: **1072 euro**  
Furniture:

### **Especially recommended for**

#### **Description**

Garden of Eden is an apartment beach village beautifully situated just outside St Vlas, about 7 km from Sunny Beach Bulgaria, on a south-facing shoreline. It is about 20 minutes' drive from Bourgas airport.

A small hotel and around 550 properties are being built in a Thracian style, with its red tiled roofs and deep eaves. Utilising both local wood and stone, Garden of Eden marries modern design with the beauty of traditional building. The 'garden' concept is being realised with extensive planting and landscaping.

Six outdoor pools, a seventh Roman-style pool, and an indoor pool are being provided, with a cascading stream through the village.

On-site facilities include shops, banking, tennis court, fitness centre, saunas and beauty salon - and of course a number of bars and restaurants (including a fish restaurant built out over the sea).

#### **Attractions**

The location of the apartment building in Sveti 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 kilometers 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?

Great location  
The beach-front resort  
Excellent spatial development  
Fabulous indoors

Features:

Large swimming pools  
Restaurants  
Bar  
Shops  
Luxury indoors  
Cafes  
Unique architectural style

**Services**

Maintenance: 600 EUR per year

You do not have to worry 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.

The Developer offers assistance at renting the apartment.

Post-sale assistance

**Payment Regulations**

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

• at the day of signing the present Contract - 80%

• 20% in the next rate in 11/12.2008

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).