

ID:	<b>NE2</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2010-04-00</b>
Town:	<b>Nessebar</b>
Name:	<b>Sun Club Holiday Complex</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>60</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>37.81m2 - 106.55m2</b>
Total price from :	<b>33361 euro</b>
Price per m2 from:	<b>765 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

The object is situated about 30 m away from the sandy beach in new part of Nessebar. The building consist of 5 floors. On the ground floor there are shops and apartments. The complex has comfortable lifts and big, sunny corridors. Apartments are surrounded by amazing gardeners. Most of them has one spacious living room, kitchen and balcony.

The complex has swimming pool, car park and magnificent green areas.

#### **Attractions**

There are many attractions here. It is a place where ancient monuments meet modern tourist base. The modern part of the city includes modern hotels, guesthouses, restaurants, taverns and sandy beaches with great views over the ancient rocky peninsula. There are many small Byzantine Orthodox churches and houses characteristic for the Black Sea building engineering. There are webs of small and winding streets, which create an unforgettable climate of the past era.

The city, despite the large number of historical places and monuments [12 monasteries are on the UNESCO list!], is not a museum in literal sense. Mild climate, sandy beaches, fresh air and cozy restaurants and cafes make Nessebar a special a unique place perfect for spending summer holidays.

Places and things worth seeing:

TWO WINDMILLS - at the peninsula entrance. They are the symbol of the city.

DEFENSIVE WALL - surround the old city. This one is a Greek copy, built in the 6th century by the Romans

MUSEUM OF ARCHEOLOGY - beautiful exhibitions of pottery, anchors and other Thracian and Roman objects. Leaflets and folders in English and French available for the visitors.

MUSEUM OF ETHNOGRAPHY - seated in a beautiful building built in the times of the Bulgarian national revival. Exhibitions of national costumes and weaving history.

CHRIST PANTHOCRATOR ORTHODOX CHURCH - erected in the 4th century, during the reign of Tsar Ivan Alexander II. Houses an art gallery where you can buy city guide and map.

JOHN THE BAPTIST ORTHODOX CHURCH - built in the 10th century, has been renovated a couple of times. Wonderful

14th and 17th century frescos. Houses an art gallery. Worth recommending.

THE SAVIOUR ORTHODOX CHURCH - the most beautiful 17th century frescos in Nessebar. Open Monday to Friday, 10:00 a.m. - 01:30 p.m., 02:00 p.m. - 05:30 p.m., Saturdays and Sundays from 10:00 a.m. to 01:30 p.m.

THE MICHAEL AND GABRIEL THE ARCHANGELS ORTHODOX CHURCH - 12th century. Interesting but unavailable for visitors.

ST PARASKEVA ORTHODOX CHURCH - next to the Michael and Gabriel the Archangels Orthodox church. Built in the 14th century. Houses a restaurant.

BASILICA [THE SEASIDE BASILICA] - in the heart of the peninsula. Built in the 5th century. Used to be the religious center of the autonomous city. Impressive ruins prove its beauty and greatness.

ST THEODORE ORTHODOX CHURCH - at the end of the peninsula. Built in the 13th century. Only two parts have remained - the northern and southern parts.

ST STEPHEN THE NEW METROPOLY ORTHODOX CHURCH - open daily from 09:00 a.m. to 01:00 p.m., and from 02:00 p.m. to 06:00 p.m. Closed outside the season. One of the few churches that have remained in good condition. Almost the whole area of the internal walls is covered with the 16th century frescos and mosaics.

THE OLD METROPOLY ORTHODOX CHURCH - located at the crossing of Mitropolska and Slavianska streets. The three-aisle basilica erected on the ruins of the ancient Apollo temple in the 5th century.

THE ST JOHN ALITURGETOS ORTHODOX CHURCH - built in the 16th century, also called the 'unsacred' because no service has ever been said there.

## Tourist Attractions

### Features

Why it is Worth it?

Just by the sea

Close to acient city of Nessebar

Wide beach

Prices from 990 euro

Features:

Swimming pool

Shops

Terrific lociation

Bar

Cafe

Restaurant

Car park

Water sports

Amazing Green areas

**Services**

Maintenance: 5 EUR per sq. m.

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. Additional income from rental - because we offer assistance at renting the apartment.

Post-sale assistance

**Payment Regulations**

Deposit: 2000 euro

50% - upon signing the preliminary contract

40% - no later than 15.12.2008

10% - finishing notary deed-act 12.2010

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).