

ID:	<b>VA1</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-10-00</b>
Town:	<b>Varna</b>
Name:	<b>Debar Street Residence</b>
Location:	<b>by the sea / north coast</b>
Distance from the sea:	<b>1000</b>
Distance from the airport:	<b>10 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>55.21m2 - 132.28m2</b>
Total price from :	<b>109830 euro</b>
Price per m2 from:	<b>1840 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

The Sea capital - Varna, offers numerous opportunities to its citizens and guests. The city is expanding quickly and the demand for new homes grows every day. Buying a home in Varna equals to a great investment in long term and excellent opportunities to rent out.

"Debar street" is our next exclusive offer in the heart of Varna. The building will be with modern design and attractive architecture. It will consist of 8 apartments and 4 underground parking spaces.

"Debar street" project is perfectly located in a quiet neighbourhood near the central pedestrian part of the city.

The project is in the vicinity of:

City center, where most of the shops, restaurants and cafes are located

Administrative district with all the branches of main banks and local, financial authorities, their headquarter offices

Central Post office, Nurseries, Schools, Universities

Main Railway, Bus Station, Airport

Direct high-way to summer resorts Golden Sands, Sunny Day, St Konstantine, Albena

Quiet and safe district with small buildings and private houses

#### **Attractions**

A district town, situated on Varna Bay on the Black Sea, 469 km north-east of Sofia;

a seaside resort. Population of over 350 000. Third in population after Sofia and Plovdiv, called the seaside capital of Bulgaria.

Terminal station on the railway lines Sofia-Varna

and Rouse-Varna, a sea port, an international airport, second in traffic after Sofia.

Long sand-covered beach strips.

The gem of the Bulgarian Black Sea is situated at the end of the big Varna Bay, with a convenient and well conserved water area. The city's peculiar sea charm is sublime and moving. Ancient, medieval, renaissance and modern cultures mingle and coexist throughout the city. Varna lies on the same latitude of the famous Atlantic resorts Bayonne and Biarritz in France, on a large, flat and high terrace on the northwestern most curve of the bay which juts some 7 km inland.

During the holiday season, July and August, the sunshine allows 10-11 hours of sunbathing. There is nothing of the cold Baltic wind or the summer Riviera heat. The sea is amazingly calm and free of dangerous tides.

Apart from being a beach resort, Varna rivals the great cities of Sofia and Plovdiv, in its offering of cultural attractions and historical buildings, museums and art galleries. It also provides access to some of the quieter scenic spots along the coast, including the nature reserve of Kamchiya, the royal palace of Balchik and the hillside monastery of Aladja. Varna is an 'around-the-year' holiday destination. Beyond the high Season its balneotherapy facilities can help you unwind and enjoy the many sights and sounds in peace. Seaside Park - the biggest park of Varna, situated by the beach. Its construction begins in 1878. Within the park area one can find the Seaside Baths, the Navy Museum, the Museum of Natural History, the Aquarium (unique exposition of water organisms - Black Sea, freshwater, tropical fishes), the Astronomical Observatory and the Planetarium which organizes observation seances for visitors, Dolphinarium with an amusing show, etc. The Church of the Assumption - this church is second in scale after St. Alexander Nevsky Cathedral in Sofia. Erected in 1884-1886 by the master builder Gencho Kunev in honour of the Liberation from Ottoman yoke. Modern Byzantine architecture. Spacious interior, woodcarver iconostasis by masters belonging to the school of Debur, stained glass. The church is painted in 1949-1950. Declared monument of culture. Evksinograd - a small palace in the vicinity of Varna built for a summer residence of Knyaz Alexander of Battenberg, later used by tzars Ferdinand and Boris III, nowadays - a residence of the government. The construction, started in 1886, the accomplished with the participation of the Viennese architect Rumpelmeyer, the Swiss architect H. Meyer and architect N. Lazarov. The architectural design reminds of the French 18th-century palaces. The building is situated amidst a beautiful park with rare exotic plants.

Tourist Attractions

### Features

Why it is Worth it?

Proximity to central city area

Modern design

Steady rental income all year round

Features:

- Stable capital growth
- Excellent re-sale options
- Easy access to administrative, financial and business centre of Varna
- Ideally located Project
- Proximity to central city area
- Unique design
- Suitable for living all year round
- "Turn key" apartments
- Fully equipped bathrooms
- Furniture packages available
- 10 years building guarantee
- Underground parking spacer
- Mortgage options available
- Legal advice

**Services**

Maintenance: 10-12 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: 750 euro

1/ Payment plan 25-25-25-20-5%

25% 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) on completion of the foundations.

25% of the price of the apartment (VAT included) at completion of the roof - Act 14

20% of the price of the apartment (VAT included) at completion of construction works Act 15

5% of the price of the apartment (VAT included) at reception of Act 16

## 2/ Payment plan 40-40-20%

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.

40% of the price of the apartment (VAT included) at completion of the roof - Act 14

20% of the price of the apartment (VAT included) at reception of Act 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).