

ID:	<b>PAM2</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-10-00</b>
Town:	<b>Pamporovo</b>
Name:	<b>Mountain Lodge</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>90</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>42.19m<sup>2</sup> - 107.04m<sup>2</sup></b>
Total price from :	<b>27845 euro</b>
Price per m <sup>2</sup> from:	<b>600 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Mountain Lodge is a new development situated in the center of Pamporovo ski resort, one of the most popular ski resort in Bulgaria. Rodopi is the name of the mountain which is in the south part of Bulgaria 80 km. from Plovdiv airport (the second biggest in Bulgaria) and very close to the Greek border. That makes the climate in this resort very mild even in the most coldest days in the winter. This complex consist of 46 one and two bedrooms apartments, lobby bar, reception, pub, swimming pool, sauna, steam bath, fitness & SPA, each of the apartments have its own fireplace, internet, satellite TV, telephone, private ski room. Maintenance and concierge all year round.

Mountain Lodge is composed of 46 luxurious apartments, with rich facilities, and will function like a hotel. So it has hotel reception, lobby bar, room-service, spa centre with swimming-pool, shops, pub - restaurant with professional kitchen, laundry service, and staff to run the facilities (and facilities for the staff). Mountain Lodge is offering private ski & snowboard school with professional and passion ski instructors with more than 15 years of practice. This meets with the requirements of the biggest Tour operators ( Thompson, Balkan Holidays, TUI ) on the main markets for rental and independent holidaymakers from Sofia, Plovdiv, Greece, Turkey and other neighboring countries.

#### **Attractions**

Pamporovo is a modern ski resort in the heart of the Rhodopi mountain, the mountain of the mythical singer Orpheus. It is the most southern skiing resort in Europe. It is the sunniest Bulgarian mountain resort with wonderful snow throughout the whole season. Pamporovo is situated on 1650 m above the sea level at the foot of peak Snejanka (1926 m). It is 240 km far from Sofia and 85 km from Plovdiv.

Pamporovo has an exclusive climate featuring a soft winter with about 120 sunny days during the skiing period. The significant influence of The Aegean Sea appears here and the skiing season starts from mid - December to mid - April. The average air temperature is - 3 °C. The gentle profile of the mountain with its rounded slopes and summits makes Pamporovo particularly suitable for beginners. But there are also difficult ski runs like the Giant Slalom run which is an excellent exercise for every skiing expert.

All ski runs are safe guarded and maintained in a very good condition. More than 100 highly qualified ski instructors fluent in different languages are here to teach both beginners and intermediate skiers and snowboarders. Ski rentals are available near the ski runs and the lift stations, you can book ski equipment rental, ski school, lift pass with us. The ski runs in Pamporovo come in all hardship levels. They are located between 1926 and 1450 m above the sea level on the northern, eastern and western slopes of The Snejanka peak. The most difficult ski piste is "The Wall", see it on the right picture here. All major ski runs start from the peak of the mountain, where the TV tower is located. Great off-piste skiing and snowboarding is available in this resort, however we recommend using a local guide when going off-piste.

#### Tourist Attractions

#### Features

Why it is Worth it?

- Situated in the heart of Pamporovo
- A great place for the whole family!
- Next to the slopes
- Comfortable indoors
- Guaranteed Income- 10% for the first 2 years

Features:

- Most apartments with spectacular Mountain View
- Hotel reception with concierge
- Lobby bar with welcoming fireplace
- Property management office and Staff on-site
- Terrific location
- Comfortable indoors
- Fire place in every apartment
- Satellite TV / Internet
- Indoor swimming pool
- Jacuzzi
- Sauna, SPA & Fitness Centre,
- Gym
- Steam Bath
- Parking places
- Private ski room
- Laundry room

#### Services

Maintenance: 10 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**

Reservation 1000 EURO

On the signing of the Preliminary Contract 40%

Completion of the Roof 40%

Completion and Property transfer 20%

We plan to ensure that buyers do not suffer the stress and frustration that can occur when buying from Bulgarian developers. So:

The Preliminary Contract is simpler and clearer and fairer than that presented by any other developer in the Bulgarian property market

Copies of all documentation and all permissions for the project will be presented immediately to buyers' lawyers, on demand.

A summary legal report, summarizing the documentation for the project, is available to all buyers.

Payments will be made to the Bulgarian bank account of the developer - there is no dealing with off-shore bank accounts.

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).