

ID:	<b>BA3</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-10-00</b>
Town:	<b>Balchik</b>
Name:	<b>Kaliakria Gardens</b>
Location:	<b>by the sea / north coast</b>
Distance from the sea:	<b>350</b>
Distance from the airport:	<b>34 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4, 5</b>
Surface area from - to:	<b>45.04m2 - 434.85m2</b>
Total price from :	<b>55489 euro</b>
Price per m2 from:	<b>1232 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Kaliakria Gardens is the third phase of the Kaliakria Golf & Sea View project - a gated community urbanization in the heart of the Bulgarian Golf Riviera.

Kaliakria Gardens consist of nine, 4-storey high buildings and total of 236 apartments with large terraces overlooking the Thracian Cliffs Golf and the Black Sea or the large swimming pools. All high quality finishes and features of the previous phases are to be found here, together with two enormous pools, lush garden and number of outdoor facilities.

Kaliakria Gardens will utilize the large infinity pool, the sport and retail facilities of Kalikaria Project. In addition, Kaliakria Gardens will have two large swimming pools with spectacular water features and lush and garden.

The urbanization will benefit from the retail and recreation area called "The Plaza". "The Plaza" is being designed in a courtyard fashion around cobble stone square. It will be situated just behind Kalikaria buildings and will feature two restaurants, Supermarket, Cafeteria/Pub, Gym and Wellness area with a small SPA as well as various shops.

#### **Attractions**

Botanical Garden with a Palace is the greatest showplace in Balchik. The beach is divided into two parts - the first part [the harbor part] is the largest one and the only one with a direct descent to the sea. The second part runs along the western part of the promenade. The beach is substituted with manmade plots with sand and umbrellas, and stairs to the sea. Numerous swimming pools are an alternative - some of them are located just at the sea.

A long promenade [about 2.5 km] is a nice place for strolling. It runs from the harbor to the Palace. There are restaurants, bars, discos, hotels and swimming pools along it.

Tourist Attractions

### **Features**

Why it is Worth it?

- Amazing place
- Tree 18-hole golf courses
- The highest standard

Features:

- Fabulous swimming pools
- Overlooking Gary Player designed golf course
- Spectacular view over golf and Black Sea
- Spacious terraces on ground floor
- Luxury fitted bathrooms
- 24 hour security
- Cabling for TV
- Air conditioning (hot and cold)
- On site bars
- Landscaped garden
- Spacious balconies on other floors
- Marble fireplaces
- Several fitted appliances included
- Exclusive gated community
- Reception and concierge
- Cabling for telephone / Internet
- On site childrens play area
- Car Parking Space for each apartment

### **Services**

Maintenance:

- Studio: - 525 EUR
- One bedroom apartment: - 770 EUR
- Two bedroom apartment: - 990 EUR
- Three bedroom apartment: - 1140 EUR
- Four bedroom apartment: - 1330 EUR

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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.

Post-sale assistance

### **Payment Regulations**

Payment plan:

Deposit: 1000 euro

30% Preliminary Contract - On signing of contract within 30 days from reservation

70% Completion

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).