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|----------------------------|---------------------------------|
| ID:                        | <b>SB58</b>                     |
| Status:                    | <b>for sale</b>                 |
| Construction Stage:        | <b>ready for use</b>            |
| Commissioned to use:       | <b>0000-00-00</b>               |
| Town:                      | <b>Sunny Beach</b>              |
| Name:                      | <b>Chateau Valon</b>            |
| Location:                  | <b>by the sea / South Coast</b> |
| Distance from the sea:     | <b>300</b>                      |
| Distance from the airport: | <b>34 km</b>                    |
| Type of Real Estate:       | <b>apartments</b>               |
| Type:                      | <b>1</b>                        |
| Surface area from - to:    | <b>45.98m2 - 45.98m2</b>        |
| Total price from :         | <b>43700 euro</b>               |
| Price per m2 from:         | <b>950 euro</b>                 |
| Furniture:                 | <b>additional service</b>       |

### **Especially recommended for**

#### **Description**

The Chateau Valon development will be situated on an exceptionally nice and communicative place, practically in the very heart of Sunny Beach, just in front of the major alley. This perfect location benefits from both proximity to the beach (five-minute walking distance) and to all local amenities - Aqua Park, Casino, markets, sport centers, exciting night life entertainments. The design of the complex is developed in a perfect harmony with the architectural style of the locality and at the same time it offers comfort, luxury and seclusion.

This is a wonderful place for recreation promising exceptional rental potential.

The 5-storey apartment house consists of 88 units - 72 studios and 12 one-bedroom apartments. The smaller 3-storey building is like an adornment - perched on the corner of the garden. It consists of 12 one-bedroom apartments facing the swimming pool.

#### **Attractions**

Resort provide in the evening rich entertainment offer. Night bar, disco and restaurants ensure attraction and different entertainment program. There are many shops on complex area, where tourists can buy souvenirs, greengrocer product, something to drink and other articles. There is also 24 hour medical service in local medical centre.

One can find here every conceivable opportunity for sports: surfing, water skis and parachutes, hang-gliding and banana, sailing, yachts, paddle boats, cutters, scooters, rowboats, tennis courts, beach volleyball, playing grounds, mini-golf, skittle alley, bowling, riding ground, fitness halls, sports tournaments for amateurs and professionals. A genuine children's paradise - plenty of fun and games, children pools, slides, carting, Rolba water slide, inflatable trampoline, sport schools. In addition: special discounts, children's menus, 24-hour kindergarten, etc

Tourist Attractions

#### **Features**

#### Why it is Worth it?

Rental guaranteed  
Proximity to central of Sunny Beach and the aqua park  
Modern design

#### Features:

24-hour security  
Swimming pool  
Swimming pool for children  
Pool bar  
Restaurant  
Cafe bar  
Reception  
Shops  
Parking  
Fully equipped bathroom  
Cable TV  
Telephone line

#### Services

Maintenance: 8 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  
First payment: 30% at signing preliminary contract  
Second payment: matter for negotiation

**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).