

ID:	<b>SOF5/A</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-11-00</b>
Town:	<b>Sofia</b>
Name:	<b>Apartments in Sofia</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>17 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>91.46m<sup>2</sup> - 154.51m<sup>2</sup></b>
Total price from :	<b>93302 euro</b>
Price per m <sup>2</sup> from:	<b>1007 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

The housing is situated on the area 3190.67 sq m a build up area 1418.75 sq m. Unfolded build up area is 11878.33 sq m 1257.69 are underground garages. The housing consists of two buildings: a corner shaped and free-standing. The free-standing build is present like SECTION A- with one stair-well and entrance of southeast.

A corner shaped is divide in two sections: SECTION B - with one stair-well and entrance of north-west and SECTION C with one stair-well and entrance of north-east. The admission to underground garages (42 parking places) is by means of loading platform with sloping 14% who is situated perpendicular of the southeast.

#### **Attractions**

The huge redevelopment of the city is making Sofia one of the most attractive place to live and work in the region. Whilst Sofia will never rival Prague for its historical sites, there are numerous places of interest to visit including the Russian Church, Russian Church, Sofia Synagogue, galleries, museums and, Sofia's crowning glory, the impressive Alexander Nevski memorial church. You will also see set-piece public buildings along the tastefully cobbled streets and the pedestrianised Vitosha Boulevard attracts visitors for its stylish shops and the impressive views south towards Vitosha mountain.

In Spring and Summer you will see bars and cafes springing out onto the pavements and parks and visitors enjoy affordable quality dining and a thriving bar culture. The city is gaining a new more hedonistic edge as it grows and prospers. As the centre of the city is flat it can be covered on foot with ease.

Moving just 12km out of the city brings you to Vitosha Mountain which is perfect for outdoor pursuits. The city is only an hour away from the established mountain resort of Borovets and one and half hours from Bulgaria's second city of Plovdiv. Whilst there are many improvements still to come, a glimpse of its future status can be observed with its modern airport terminal, business parks and shopping centers. These are all strong pointers that this city will not remain the current property bargain destination for long.

Tourist Attractions

### Features

Why it is Worth it?

Gated-type complex;  
TV, telephone and Internet connection;  
A quarter at the foot of Vitosha Mountain

Features:

Parking spaces  
Swift access the center of the city  
High quality constructional works  
Panoramic view  
Modern design

### Services

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: 1000 euro  
First instalment: 80% of the amount at the signing of the sales and purchase contract  
Second instalment: 10% of the amount at the signing of the 'sample 15' statement of facts  
Third instalment: 10% of the amount at the signing of the 'sample 16' statement of facts

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).

Unusually, for this real estate you have to pay 3% of commission. In this amount is included pre-sale assistance.