

ID:	<b>SOF4/A</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2012-03-00</b>
Town:	<b>Sofia</b>
Name:	<b>Vista Park</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>17 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 4</b>
Surface area from - to:	<b>75.56m<sup>2</sup> - 218.43m<sup>2</sup></b>
Total price from :	<b>99920 euro</b>
Price per m <sup>2</sup> from:	<b>1012 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Vista Park offers city lifestyle in combination with the comfort of an individual house!

The complex is located in Kambanite quarter situated in the south east part of the capital. The quarter is located at the foot of Vitosha Mountain - one of the Sofia's symbols. The whole area benefits from a park surrounding and spacious glades.

English-American Language school, CSKA sports center, Business Park Sofia and Arena - entertainment place are nearby.

This complex will fascinate you with its good infrastructure, well maintained green areas and unique location at the foot of Vitosha Mountain.

Vista Park complex is spread over 9 000 sq.m and offers 8 separate, first class three-storey buildings with total spread covered area of 7 000 sq.m. Vista Park complex is an excellent example for a new vision of outdoor and indoor surrounding. Each house comprises 6 or 7 apartments situated on three above ground levels and one semi ground floor level. The penthouses occupy the first and second level which have own gardens. On the third floor you will find apartments.

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

#### **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
- Low maintenance fee
- Swift access the centre of the city

Features:

- Excellent staircases
- Green areas according to the project
- Parking spaces in the periphery of the development
- TV, telephone and Internet connection
- Park area;
- High quality constructional works
- Panoramic view
- Security
- A quarter at the foot of Vitosha Mountain

### **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**

Payment plan:

- 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).