

ID:	<b>SB61</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2011-06-30</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Almond Garden</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>1480</b>
Distance from the airport:	<b>34 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>36.49m2 - 107.93m2</b>
Total price from :	<b>20070 euro</b>
Price per m2 from:	<b>550 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

All the apartments in the Almond Garden Complex, Bulgaria compromise a living room with a place for dining, a kitchenette or a kitchen, one or two bedrooms with a king size bed, a bathroom(s), a wardrobe, a TV set and common areas.

All the apartments in this high class bulgarian development - Almond Garden offer a rare opportunity to own a terrace with picturesque view of the Black sea and the mountains. The development enjoys splendid landscaped gardens on several levels, maintained all year round.

The whole development includes an outdoor swimming pool, a fitness center, kids playground areas, BBQ area, a restaurant offering delicious fresh and natural food from the local Bulgarian cuisine, a pool-side bar and fully managed and maintained common areas, on-site convenience store, laundry services, a wireless internet and cable TV access, an underground parking spaces and much more to satisfy all your desires and needs.

The development also has 24 hour porter and security cameras, with onsite services personnel. Almond Gardens, Bulgaria offers a shuttle bus service to the beach area, just a few minutes from the magnificent sandy bay of Sunny Beach on the Black Sea Coast.

The Almond Garden development is located in the village of Kosharitzza, which is approx. 2Km from Sunny Beach in Bulgaria and just 25 Km away from Bourgas Airport. The unique thing about Almond Gardens is that it combines its proximity to the beach line and the entertaining sports in Sunny Beach, Bulgaria, with the mountain location of Kosharitzza. The village of Kosharitzza is at the foot of the Balkan mountain slopes and has the calmness and mystery spirit of the Bulgarian mountains. Thus Almond Gardens offers the best of the both worlds, which opposite and attract each other. This is a rare opportunity for a high quality and successful investment.

#### **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?

- Low maintenance fee
- Comfortable design
- Calm, quiet place

Features:

- 24 Hour Reception
- Swimming Pool
- Pool Bar
- Jacuzzi
- Bar
- Restaurant
- Buffet
- Market
- Money Exchange
- Lift(s)
- Snack bar
- Safety Deposit Box

### **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).