

ID:	<b>SOF7/A</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-09-00</b>
Town:	<b>Sofia</b>
Name:	<b>Silver City</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>13 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>84.99m<sup>2</sup> - 164.80m<sup>2</sup></b>
Total price from :	<b>154550 euro</b>
Price per m <sup>2</sup> from:	<b>1085 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Silver City is situated in the greater centre of Sofia, on the southern side of one of the most prestigious living quarters - Lozenetz, just opposite the South Park. City garden terraces offer magnificent views to Vitosha mountain. North from Silver City, across the road, is the South Park, a favourite place of Sofia residents for leisure. The National Hall of Culture (convention centre) is in the same direction, just 5-7min drive. The area has no industrial production, the air is clean and fresh and greenery abounds. Centrally located and yet a lot of nature around - that's Silver City! Silver City is a unique combination of luxury apartments, offering all amenities to its residents and a multitude of services and equipment, only found in the best 5-star hotels.

The development is based on a "house-in-a-building" concept (first in the country), with specially designed large garden terraces. Each terrace is partially roofed by the upper terrace and has a beautifully styled open garden area. The apartments are amphitheatrically situated with living rooms and garden terraces facing the spacious inner private garden. This original architecture provides them with a view to Vitosha mountain to the south.

#### **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?

City  Centre location

Prestigious  area of City

High  potential capital appreciation

All  apartments include an underground garage in their prices!

Features:

Private  garden

Barbeque

Swimming  pool

Fitness  centre

Coffee  shop/ Snack bar

Family  party room

Mini  golf

Chess  ground

Beauty  salon

Child  care facility

Medical  center

Parking

Reception

Mini  market

Security

### **Services**

Maintenance: 9.60 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: 2500 euro

First  payment: 50% at signing  preliminary contract

Second  payment: 20% - January 2009

Third  payment: 30% at  title transfer

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.