

|                                |  |
|--------------------------------|--|
| ID:                            | <b>BN12</b>                                    |
| Status:                        | <b>for sale</b>                                |
| Construction Stage:            | <b>ready for use</b>                           |
| Commissioned to use:           | <b>2011-11-00</b>                              |
| Town:                          | <b>Bansko</b>                                  |
| Name:                          | <b>Cornelia 2</b>                              |
| Location:                      | <b>The mountains</b>                           |
| Distance from the airport:     | <b>160 km</b>                                  |
| Type of Real Estate:           | <b>apartments</b>                              |
| Type:                          | <b>1, 2, 3</b>                                 |
| Surface area from - to:        | <b>38.04m<sup>2</sup> - 90.40m<sup>2</sup></b> |
| Total price from :             | <b>29958 euro</b>                              |
| Price per m <sup>2</sup> from: | <b>597 euro</b>                                |
| Furniture:                     | <b>included in the price</b>                   |

### **Especially recommended for**

#### **Description**

Cornelia 2 is located on one of the top plots of land at the Golf Course. It is very close to the town of Bansko. Bansko is not only a leisure centre, but also a place to invest now. This Golf, Ski & SPA resort is situated in South-West Bulgaria, 160 km from the capital Sofia. Its location in the center between the three main mountain ranges Pirin, Rila and Rhodopes makes it a unique place. The town of Bansko is on 925 m above sea level, and its skiing areas extend between 2000-2500 m above sea level - which provides for excellent skiing and snowboarding conditions. At the moment there are approximately 65km of slopes but there are plans to expand the slopes in the coming years to include over 200km. Bansko enjoys up to 3m of snow cover per year and is reckoned to enjoy the best snow cover in Bulgaria. The lift system in Bansko is the most modern lift system in Europe having opened for service in December 2004. The season is long and lasts from December to early May.

#### **Attractions**

Bansko is a picturesque town located 925 m above sea level. It is one of the most popular ski resorts in Bulgaria with tourists from all over Europe. It is situated in the south-western part of Bulgaria in the Pirin Mountains, 170 km from Sofia, the capital of Bulgaria. The winter sports conditions here are splendid. Bansko is situated at the foot of the Vihren mountain [2914 m above the sea level] and Todorin Vruh [2646 m above the sea level]. The ski runs have various levels of difficulty - for beginners and professionals. You can also experience the atmosphere of old Bulgarian villages - Bansko is a beautiful historical town.

There are 120 historical places and monuments, the regional museum and ethnographic exhibition. The Trinity Church with a 30-meter- high tower is the most beautiful place here. There is a lot to be seen around here: Melnik and the famous winery, the Rila monastery - the largest religious center of the medieval Bulgaria; you can also visit hot springs in Ognianovo or go to a folk party with music, wine and dancing. You can relax in local taverns listening to Balkan music and have a glass of heated wine.

#### **SKIING CONDITIONS**

Millions of EUR have been invested in new ski runs and facilities over the last few years. The works were conducted by Yulen Company, which has licenses for managing ski centers. Bansko has the largest snow falls and longest ski season [December 15 - May 15] in all Bulgarian resorts. Bansko experiences a massive investment boom - new luxurious hotels, resorts and apartments. A 7 km long cable railway [2400 people per hour] that carries skiers from the city straight to the slopes was built here. There are ski equipment rental shops with 1200 skis; new chairlifts [15 km], 50 km of ski runs; a restaurant for 1200 people, ski schools, ski schools for children, biathlon - in the Bunderishka clearing. There are 10 machines for snow packing [they operate 24 hours a day]; 26 machines [artificial snow for 12 km of runs]. The season lasts from December to April. The

skiing areas: 1100 - 2500 m above the sea level. The lifts: 1 cable railway, 5 chairlifts, 9 ski tows.

Tourist Attractions

### Features

Why it is Worth it?

Situated  in beautiful valley

A  great place for the whole family!

Comfortable  indoors

Guaranteed  rental income - 5%  for year

Features:

Indoor  swimming pool with panoramic sliding glazing windows

International  cuisine Restaurant - internal/external

Spa  and wellness centre

Sauna

Turkish  bath

Gymnasium

Jacuzzi

Pool  bar

Barbeque □ area

Foyer □ with open fire place

Lobby □ bar

Games □ room

Reception □ desk

Ski □ / Bike hire shop

General □ store

Launderette □ and dry room

Children □ play ground

Satellite □ TV, Wi-Fi internet throughout the whole resort

24 □ hours security

24 □ hours room service

Shuttle □ bus service to the ski lifts

Private □ Terraces

Individual □ Private Spacious Landscaped Garden Areas

## Services

Maintenance: 10 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:  3000 euro

First  installment - 60% /on preliminary contract/

Second  installment - 30% in one month

Third  installment - 10% /December 2008/

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).