

ID:	<b>PAM3</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Pamporovo</b>
Name:	<b>Kasjopea</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>90 km</b>
Type of Real Estate:	<b>homes</b>
Type:	<b>3</b>
Surface area from - to:	<b>106.92m<sup>2</sup> - 106.92m<sup>2</sup></b>
Total price from :	<b>125000 euro</b>
Price per m <sup>2</sup> from:	<b>1188 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

The CASSIOPEIA VILLA COMPLEX is of stunning quality and extremely beautiful under construction development consisting of only 13 detached chalets with unique style and design. The "CASSIOPEIA" holiday village is situated in the southernmost part of Pamporovo resort, at an altitude of 1,320 m. The view revealed when a person looks outwards from the complex is a view of the emblematic rounded hills of the Rhodope Mountains, overgrown with spruce and pine forests and spectacular view of majestic Panorama Rocks. This complex is situated in the center of scientifically proved longevity region.

The "CASSIOPEIA" chalets are only 2.5 miles (4 km) from the Studenets ski lift station and 1.9 miles (3 km) from the main road (panorama) between Pamporovo and the city of Smolyan. This development is ideally located for the private buyer and the investor.

Each Chalet consists of two floors with unique open-plan living room, modern fitted kitchen, cozy fireplace and elegant veranda on the ground level. A design staircase with beautiful windows leads to the second floor, where are two double bedrooms with a common terrace and a large bathroom. Each property will have 107 sq.m total built-up area, 250 sq.m own garden, one car parking lot, local security and fire-alarm system.

#### **Attractions**

Pamporovo is a modern ski resort in the heart of the Rhodopi mountain, the mountain of the mythical singer Orpheus. It is the most southern skiing resort in Europe. It is the sunniest Bulgarian mountain resort with wonderful snow throughout the whole season. Pamporovo is situated on 1650 m above the sea level at the foot of peak Snejanka (1926 m). It is 240 km far from Sofia and 85 km from Plovdiv.

Pamporovo has an exclusive climate featuring a soft winter with about 120 sunny days during the skiing period. The significant influence of The Aegean Sea appears here and the skiing season starts from mid - December to mid - April. The average air temperature is - 3 °C. The gentle profile of the mountain with its rounded slopes and summits makes Pamporovo particularly suitable for beginners. But there are also difficult ski runs like the Giant Slalom run which is an excellent exercise for every skiing expert.

All ski runs are safe guarded and maintained in a very good condition. More than 100 highly qualified ski instructors fluent in different languages are here to teach both beginners and intermediate skiers and snowboarders. Ski rentals are available near the ski runs and the lift stations, you can book ski equipment rental, ski school, lift pass with us. The ski runs in Pamporovo come in all hardship levels. They are located between 1926 and 1450 m above the sea level on the northern, eastern and

western slopes of The Snejanka peak. The most difficult ski piste is "The Wall", see it on the right picture here. All major ski runs start from the peak of the mountain, where the TV tower is located. Great off-piste skiing and snowboarding is available in this resort, however we recommend using a local guide when going off-piste.

Tourist Attractions

### Features

Why it is Worth it?

A  great place for the whole family!

Comfortable  indoors

Amazing  views

Features:

Most  apartments with spectacular Mountain View

24-hour  security - guardian and security  video-surveillance

24-hour  reception service

Caffe-Bar  with fireplace

Fitness/Gym

Sauna

Secure  ski storage

Parking  lots

Beautifully landscaped gardens with park-lighting and paths

BBQ

Fire place in every apartment

Satellite TV / Internet

### Services

Maintenance: 800 euro per year

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: 1000 euro

30% of the sales price - at signing the preliminary contract for sale (include Reservation deposit)

30% of the sales price - at the completion of the second floor level and finishing of the roof

30% of the sales price - at the full completion of the building and sign Act 15

10% of the sales price - at the signing the notary deeds and transferring the chalet to the client

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).