

ID:	<b>SOF10/A</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sofia</b>
Name:	<b>Bella</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>14 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>52.63m2 - 97.10m2</b>
Total price from :	<b>47000 euro</b>
Price per m2 from:	<b>800 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

The building is located in Monastery fields district (Manastirski Livadi), which is one of the most developing areas in Sofia. It is situated between Borovo and Boyana districts, very close to one of the main boulevards- Bulgaria boulevard, and that makes it easy accessible from the Ring road and the city centre. Boyana is very famous area, where the richest Bulgarian people and many diplomats live. In Monastery fields there are many new developments - residential and office buildings, also new 4 star hotels. There is a project in this area for a big shopping mall as well. That will make the rentals market very busy and profitable for the investors.

#### **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?

High quality buildings materials  
Comfortable apartments  
Prestigious part of Sofia city  
Great rental opportunity

Features:

Security 24h  
Portier  
Underground garages available (for sale)  
Café; -bar on the ground floor  
Supermarket  
Lift  
Garden for the residents  
Steel-concrete construction

**Services**

The maintenance fee is 6euro per sq.m. without VAT.

You don't have to worry also 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

First installment - 30%  
Second installment - 30%  
Third installment - 30%  
Fourth installment - 10%

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).