

ID:	<b>BN14</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Bansko</b>
Name:	<b>3 Mountains</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>160 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>50.85m<sup>2</sup> - 88.09m<sup>2</sup></b>
Total price from :	<b>52375 euro</b>
Price per m <sup>2</sup> from:	<b>1030 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

The 3 Mountains Golf & Ski Resort is situated in the middle of two ski regions, the well known Bansko and the recent development "Kulinoto", few minutes away from the newly build golf course and the just opened incredible SPA centre "Katarino". This perfect location ensures magnificent views towards the hills of the Pirin Mountain and to the prominent mountains Rila and Rodopite. The entire development is designed in the typical architectural style of the region, with predominant application of natural materials such as wood and stones. Twelve individual houses and a small hotel are placed on the total area of the 17,000 sqm. The natural slope of the area and the optimal position of each of the buildings ensure perfect views towards the mountain. Each house has limited number of apartments and you can choose from a studio, one or two bedroom apartment. Every apartment has a parking place outside the residential area of the complex. The regulations and the security of the complex will be guaranteed by a specialized company, especially selected for the purpose. All non residents will have limited access to the complex.

#### **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?

- High quality buildings materials
- Typical architectural style
- Furnishing included
- Great rental opportunity

Features:

- Restaurant
- Reception
- Amazing views
- Swimming pool
- Close to golf course
- SPA centre
- Parking places
- Children games area
- Security 24/7
- Green areas
- Quiet place

### Services

The maintenance fee is 8euro 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:

40% - at contract signing

30% - at act 15

30% - at transferring the apartment

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).