

ID:	<b>PAM5</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-01-00</b>
Town:	<b>Pamporovo</b>
Name:	<b>Royal Pamporovo</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>90 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>25.93m<sup>2</sup> - 94.01m<sup>2</sup></b>
Total price from :	<b>30338 euro</b>
Price per m <sup>2</sup> from:	<b>1150 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Situated in the center of Pamporovo mountain-resort, The Royal Pamporovo Complex is, surrounded by pine trees and is only 300 meters away from the lower chair lift station. Across the street is the 5-star Pamporovo hotel and the site infrastructure is fully constructed. The development consists of 156 one- and two-bedroom apartments and studios ranging from 35.13 to 94.01 sq m. Each apartment contains bedroom (one or two), living room with a kitchenette and bathroom with WC.

#### **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?

High quality buildings materials

Comfortable □apartments

Beautiful □plot

Great □rental opportunity

Features:

Reception □area

Lobby □bar

Restaurant

Swimming □pool

Jacuzzis

Saunas

Steam □bath

Pool □bar

Health □club

Massage □rooms

Outside □car park

Underground □car park

Ski  lockers

Gym

### **Services**

The maintenance fee is 10euro 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:

Deposit:  1000 euro

First  installment - 30% at signing of the preliminary contract

Second  installment - 70% upon issuing of the Protocol Form 16

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).