

ID:	<b>BN16</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2012-06-00</b>
Town:	<b>Bansko</b>
Name:	<b>Edeland Ridge</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, 4</b>
Surface area from - to:	<b>33.45m<sup>2</sup> - 107.59m<sup>2</sup></b>
Total price from :	<b>38522 euro</b>
Price per m <sup>2</sup> from:	<b>1100 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Edeland Ridge is favorably located in South-western Bulgaria on a 16000 sq. m site. It lies in the outskirts of the Pirin National Park, cozily sheltered at the foot of Pirin, the most beautiful mountain in the country with impressive Alpine character and untouched nature. In the North arise the peaks of Rila - the highest mountain on the Balkan peninsula.

The splendid estate consists of four residential buildings with 360 fully furnished luxury apartments. It includes a four star SPA and Wellness hotel, all facilities and services preferentially available to the apartment owners.

The resort is only ten minutes by car from Bansko, voted as Europe's most improved ski resort by the Great Skiing and Snowboarding Guide 2006, the one with most sophisticated appliances and longest ski runs in Eastern Europe.

Edeland Ridge is designed in the classic Alpine architecture style, making it fit perfectly in the environment. The steep slope roofs are a natural extension of the silhouette of the rocky peaks of Pirin. The stone and wood facings contribute for its organic link with the surroundings. All the buildings are oriented towards the incredible panorama of Pirin and Rila mountains. The inner courtyard is surrounded by a broad natural park with rockeries, tall pine trees, ponds and a water stream.

#### **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?

- Furnishing included
- 4-star luxury apartments
- Rental income guaranteed
- Close to golf course

Features:

- 24 hour security
- 24 hour Reception
- Restaurants
- Cocktail Bar
- Cinema
- Business Centre
- Conference Halls
- Functions Hall
- Parking Lot
- Central heating system
- SPA Centre
- Turkish Bath
- Steam Bath
- Roman Bath
- Solarium
- Sauna
- Jet Stream Baths
- Jacuzzi
- Massage rooms
- Aroma therapy
- Balneological mud therapy
- Indoor pool
- Fitness centre

Volleyball playground  
Basketball playground  
Badminton playground  
Skating rink  
Children playground  
Ski and Golf equipment rental service  
Individual locker for ski and golf equipment for every apartment  
Shuttle bus transport to the Bansko ski lif

### **Services**

The maintenance fee is 10 euro 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  
30% - at contract signing  
46% - 6 months later  
30% - act 14.  
10% - on signing of the notary deed

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).