

ID:	<b>BN17</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-02-00</b>
Town:	<b>Bansko</b>
Name:	<b>Lucky Bansko 1</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</b>
Surface area from - to:	<b>41.49m2 - 215.25m2</b>
Total price from :	<b>37341 euro</b>
Price per m2 from:	<b>900 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Lucky Bansko1 is a luxury first part of the hotel apartments complex, located at the outskirts of the town of Bansko - the best ski resort in Bulgaria.

The complex stands at 1,600 meters from the aerial cableway station and 450 meters from the Bansko city centre. The Complex will consist of two Buildings connected with an underground passage. The Complex has views towards Mount Pirin to the south and Mount Rila to the north. Both Buildings are looking towards the river Glazne to the East. All apartments are sold with luxury furnishing and equipment to the 5 star standards. We are proud to present you a modern ski apartment complex with the best guaranteed rental return, construction and finishing works in Bansko.

Developer guarantees an annual return of 6% on the final property price for the first two years in the form of rental fees for using your apartment as a hotel unit (12% for 2 years) or 5% for 5 years (25% for 5 years).

#### **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
- 5-star luxury apartments
- Rental income guaranteed (12% for 2 years or 25% for 5 years)

### Features:

- 24 hour security
- 24 hour Reception
- Restaurants
- Cocktail Bar
- Business Centre
- Conference Halls
- Parking Lot
- luxury SPA centre with separate reception desk that features: swimming pool, sauna, steam bath, hydro-jet, massage section, beauty parlour and professionally equipped Techno Gym fitness section
- ski room equipped with shoe-drying system
- kids' corner with a child-sitter
- electronic games room
- 3 lifts: 2 for guests and 1 service lift
- computers with free Internet service on the ground floor
- visitor reception desk
- mini-market from where you can buy goods in small quantities and prepare your own food
- "Le Bistro" restaurant
- cozy lobby bar with a fireplace
- cable TV, telephone and Internet in every room

### 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:

Price for the apartment indicated by the pricelists involves putting the apartment on rent guarantee for 5 years, 5% of profits from the rental for each year. There is deducted 25% rental income from real price of apartment. If the buyer does not want to leave the apartment on rent, there has to be added the value of 25%. there is also possibility to give apartment for rental guarantee for 2 years with a profit per rental of 6% per year. Payment:

Deposit: 1000 euro

10% upon signing of preliminary property sale contract

90% before signing of Notary Deed

Cost

It should be remembered there are additional costs to the real estate price - the notarial charges (which is approximately 3.5 - 4% of the purchase price).