

ID:	<b>PAM6</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-04-00</b>
Town:	<b>Pamporovo</b>
Name:	<b>Forest Nook 3 phase 2</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>25.90m<sup>2</sup> - 97.90m<sup>2</sup></b>
Total price from :	<b>27680 euro</b>
Price per m <sup>2</sup> from:	<b>606 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Forest Nook 3 phase 2 is located only 600 metres from the ski runs and the main ski lifts. This development with spectacular distant mountainous views is ideally located for the private buyer and the investor. Forest Nook 3, phase 2 features 135 apartments ranging from 26 sq mtrs to 120 sq. meters. The development includes 24 hour reception, indoor and outdoor swimming pool, gymnasium, solarium, sauna and Jacuzzi. Apartments comprise of a modern fitted kitchen area and open plan living & dining room. There are a choice of studios and one bedroom apartments each with shower room facility, some have a large connecting terrace. Each property will have 24 hours security and cable TV connection.

#### **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 &deg; 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

Various  Shops

Quiet  children games area

Tennis  court around the area

Security  24/7

Bicycle

Kindergarten

Horse  riding

Ski  drying room

Lift  passes, ski equipment rent, snowboard equipment rent & school

Ski  motor sledge & car rental

Dinner  at typical Bulgarian restaurant

Medical  office (24 hours per day doctor)

DVD  movies for rent

Laundry  room

Ironing

Room  Service

### Services

The maintenance fee is 12 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:  2000 euro

First  installment  - 30%

Second  installment  - 20%

Third  installment  - 50%

**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).