

ID:	<b>PAM7</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-02-00</b>
Town:	<b>Pamporovo</b>
Name:	<b>Solomonía</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>33.70m<sup>2</sup> - 98.11m<sup>2</sup></b>
Total price from :	<b>33323 euro</b>
Price per m <sup>2</sup> from:	<b>742 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

The village of Stoikite is located in the central part of Southern Bulgaria into the heart of Rhodopa Mountain, 85 km. away from the second biggest Bulgarian city - Plovdiv and 230 km. away from the capital Sofia, both cities supplied with airports. It is settled on 1600 m. altitude, as it lays only 5 km. away from the most popular ski-resort in Bulgaria - Pamporovo. Scattered among 5 different hamlets and has preserved the authenticity of a real Rhodopean village and the Bulgarian national traditions and culture, the village of Stoykite attracts thousands of tourists and offers wonderful opportunities for rest and recreation in the atmosphere of the long past times.

#### **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 mountain scenery

Located in a quiet area, ideal for families

Features:

Reception area

Lobby bar

Restaurant

Various Shops

Quiet children games area

Security 24/7

Open car-park with 36 parking lots

Underground garages with 22 parking lots

Benefit from all year round letting opportunities

Restaurant

Recreation Centre

Gym

Massages

Solarium

Jacuzzi

Sauna

### Services

The maintenance fee is 6 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:

Reservation  fee - 1000 EUR

20  % /Twenty per cent/ from the stipulated price after signing  Preliminary Agreement, in 15 /Fifteen/ days term

20  % /Twenty per cent/ from the stipulated price after completion of  the third slab on 15.11.2008, in 15 /Fifteen/ days term

30  % /Thirty per cent/ from the stipulated price on 15.02.2008, in 15  /Fifteen/ days term

20  % /Twenty per cent/ from the stipulated price on 15.05.2008, in 15  /Fifteen/ days term

10  % /Ten per cent/ from the stipulated price when transferring at the  Notary.

**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).