

ID:	<b>BN19</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Bansko</b>
Name:	<b>Nevina 2</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>42.97m2 - 103.88m2</b>
Total price from :	<b>49887 euro</b>
Price per m2 from:	<b>1068 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Nevina-2 Residential Hotel is situated in the northwest part of Bansko ski resort, on the east bank of Glazne River. It is about 750m away from the main lift station and 300m from the town center. The location provides combination of beautiful riverside views and breathtaking mountain panorama. The residential part of the building is made of two 4-storey blocks with separate entrances. There are 36 apartments in each block, including the 3 attic apartments in Block A. There is an elevator in each entrance, going from the basement to the attic floor. The complex has 28 apartments with 2 rooms, 21 single-room apartments and 10 studios - 59 residential units and underground car lot for 34 cars.

#### **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?

Located  just 750 metres from the lift station

Most  apartments have mountain views

Private  underground parking

Traditional  architectural style

Features:

24  hour security

Reception

Restaurant

Jacuzzi

Sauna

Massage  Centre

Games  Room

Changing  Rooms

Showers,  WC

Swimming  pool

Sauna  - Finn dry

Steam  bath - Turkish

Fitness  room

Underground  parking

Pharmacy

Skiing

Snowboarding

Fishing  (river)

### Services

The maintenance fee is 8 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:

Three  30% installments and 10% last payment upon property ownership  transfer.

Flexible  payment plans available. Ask for more information!

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).