

ID:	<b>SOF13/A</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-12-00</b>
Town:	<b>Sofia</b>
Name:	<b>Sofia Central</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>17 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3, 4</b>
Surface area from - to:	<b>53.60m<sup>2</sup> - 176.87m<sup>2</sup></b>
Total price from :	<b>56816 euro</b>
Price per m <sup>2</sup> from:	<b>1060 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

The area of the development is one of the oldest southern quarters in Sofia. It has always been one of the most desirable areas in Sofia with its easy access to all significant destinations related to business and leisure. The center and diplomatic quarter are at a 10 minute drive, Sofia International Airport is 15 minutes away by car, and the serene mountain atmosphere and ski facilities of Vitosha mountain are only at hand.

The above gives a good source of transport like buses, trams and upcoming underground. There are also a good variety of car exits towards the centre of the city or out of the town.

At the same time the site remains at arm's length from the noise and stress of the town centre.

Sofia Central is developed as a 7 storeys concrete frame buildings comprising 10 000 sq.m. apartments, studios, shops, offices and parking area. The building is split into six sections: going from north to the west of the site. The entrances for the sections are easily accessible from the adjacent streets and from the back yard.

The building is designed to have two underground car-park levels, accessed through two ramps starting from "Chavdar Mutafov" str. The Ground floor is allowed for commercial and residential areas. From the first to the fifth floor there are apartments and studios.

The immediate connection to "Simeonovsko shose" bulv. is made through "Ekaterina Nencheva" str.

#### **Attractions**

The huge redevelopment of the city is making Sofia one of the most attractive place to live and work in the region. Whilst Sofia will never rival Prague for its historical sites, there are numerous places of interest to visit including the Russian Church, Russian Church, Sofia Synagogue, galleries, museums and, Sofia's crowning glory, the impressive Alexander Nevski memorial church. You will also see set-piece public buildings along the tastefully cobbled streets and the pedestrianised Vitosha Boulevard attracts visitors for its stylish shops and the impressive views south towards Vitosha mountain.

In Spring and Summer you will see bars and cafes springing out onto the pavements and parks and visitors enjoy affordable quality dining and a thriving bar culture. The city is gaining a new more hedonistic edge as it grows and prospers. As the centre of the city is flat it can be covered on foot with ease.

Moving just 12km out of the city brings you to Vitosha Mountain which is perfect for outdoor pursuits. The city is only an hour away from the established mountain resort of Borovets and one and half hours from Bulgaria's second city of Plovdiv. Whilst there are many improvements still to come, a glimpse of its future status can be observed with its modern airport terminal, business parks and shopping centers. These are all strong pointers that this city will not remain the current property bargain destination for long.

Tourist Attractions

**Features**

Why it is Worth it?

Spacious  apartments

Marvelous  panoramic view to Vitosha Mountain

Easy  access to all significant destinations

Good  investment opportunity

Features:

Security  24h

Underground  garages available (for sale)

Green  areas

Supermarket  and shops

Kid's  club

Lift

Cafeterias

Office  areas

Fire  alarm system

Garden  for the residents

### Services

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

20%  when signing the contract

Until  AKT 14 - up to 70% of the total sales price

On  AKT 15 - the remaining sum up to 100%. Then we are doing the  notary deed transfer.

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).

Unusually, for this real estate you have to pay 3% of commission. In this amount pre-sale assistance is included.