

ID:	<b>SB70</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2010-09-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Cote d'Azure</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>450</b>
Distance from the airport:	<b>34 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>37.99m<sup>2</sup> - 120.62m<sup>2</sup></b>
Total price from :	<b>27900 euro</b>
Price per m <sup>2</sup> from:	<b>637 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

The building is situated in the central part of "Sunny Beach" - West holiday complex and has a total built-up area of 3,180 sq m, distributed on 6 floors. It is located within 450 meters away from the sea shore along the widest section of the beach amidst the greenest areas of the holiday complex. Its location may be identified as being closer to the hotels of "Burgas" and "Continental", the holiday complex of the Council of Ministers, complex "Royal Sun", complex "Summer Dreams" etc.

The western part of the building neighbors the municipal park which according to the applicable zoning plans for development is planned to host green areas and alleys to the swimming-pool of the hotel. To the south Cote d'Azure neighbors "Tarsis" vacation complex, and to the north and east currently there are 4 new vacation complexes /almost finished, which will operate for the summer season of 2009/. Municipal sports facilities, tennis courts, children's playgrounds and many green alleys are planned to be built only 30 meters away within close proximity to "Cote d'Azure".

#### **Attractions**

Resort provide in the evening rich entertainment offer. Night bar, disco and restaurants ensure attraction and different entertainment program. There are many shops on complex area, where tourists can buy souvenirs, greengrocer product, something to drink and other articles. There is also 24 hour medical service in local medical centre.

One can find here every conceivable opportunity for sports: surfing, water skis and parachutes, hang-gliding and banana, sailing, yachts, paddle boats, cutters, scooters, rowboats, tennis courts, beach volleyball, playing grounds, mini-golf, skittle alley, bowling, riding ground, fitness halls, sports tournaments for amateurs and professionals. A genuine children's paradise - plenty of fun and games, children pools, slides, carting, Rolba water slide, inflatable trampoline, sport schools. In addition: special discounts, children's menus, 24-hour kindergarten, etc

Tourist Attractions

#### **Features**

Why it is Worth it?

Very well location  
Long term to the finish - low prices!  
A perfect place for the whole family

**Features:**

Swimming pool  
Playground  
Medical centre  
various sports fields  
Restaurant  
Pool bar  
SPA  
fitness  
Shops  
24h Security  
Parking

**Services**

EUR 7/sq.m - annual maintenance tax

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**

OPTION 1:

35% of the selling price, due at the time of signing Preliminary contract;  
30% of the selling price, payable at the time of finishing second concrete slab;  
25% of the selling price, payable at the time of finishing rough construction, with roof build - up and walls erected;  
10% of the selling price, payable at the time of completion and receiving Act 16 /Usage permission/.

OPTION 2:

100% of the selling price, payable at the time of signing preliminary contract. For this option, the investor is offering 5% discount of the selling price.

OPTION 3:

If you pay the initial installment, amounting to 80% from the total sum and next 20% at covering the building, the investor is ready to make 3% discount of the selling price.

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).