

ID:	<b>PR1</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2007-09-00</b>
Town:	<b>Primorsko</b>
Name:	<b>Prestige City II</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>50</b>
Distance from the airport:	<b>52 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>46.19m2 - 232.38m2</b>
Total price from :	<b>34914 euro</b>
Price per m2 from:	<b>600 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

This is what the Primorsko developer has offered in the Prestige City II apartment complex. The apartments are modern and surrounded with entertainment and recreation facilities. The apartments view the beach. The complex is located in a beautiful place and is surrounded by a 4.5 km long beach and sand dunes. The combination of cool, oak forest with hot beaches creates a unique microclimate. The owners have access to various facilities located in the estate area: the restaurant, shops, supermarket, bar, playground, souvenir shop and beauty parlor. There are indoor and outdoor swimming pools, spa center with Jacuzzi, sauna, bath house, and a fitness club. The complex consists of two buildings with 174 apartments. The first floor of the main building offers various facilities to its guests.

#### **Attractions**

Many hotels, guesthouses and private lodgings offer relaxation and small taverns, pubs and discos - entertainment. There are sandy beaches on both sides of the town. The sea temperature reaches 27°C. There is a small fishing harbor here. Boat or small ship cruises on the Ropotamo River can be organized. You can also go and visit Sozopol - it is about 20 km away. There is a summer theater here and a beautiful park with many lanes in an old seashore forest. The resort is famous for its 10 km long beach - the longest one on the Black Sea coast. The beach was awarded a Blue Flag in 1988 - it is an award for the ecologically clean areas [the Ecology Fund].

#### **Tourist Attractions**

#### **Features**

Why is it worth it?

The real estate construction is nearly completed - September 2007

Low prices per m2 - the prices include furnishing and equipment

The real estate is located almost on the beach and at the sea, with beautiful views.

Convenient location - 1.5 km to the center of Primorsko, 1 km to the Health Center and post office, bus station [lines to Sozopol, Bourgas, Kiten, etc.] - 400 m away.

The building has facilities for the handicapped

## Features

50 m from the sea  
Unique microclimate - combination of river, mountain and sea air  
Restaurant  
Shops  
Lobby bar  
Playground  
Game room  
Souvenir shop  
Beauty parlor [beautician, massages]  
Reception  
Billiard club  
Outdoor swimming pool for children and adults, Jacuzzi  
Spa Center - indoor swimming pool, Jacuzzi, sauna, baths, fitness  
Security with access control  
Parking lot [a possibility of buying a car park place]

The real estate is kept tidy and clean by the administrator. The developer manages the real estate, provides security services and pays the media bills on behalf of the owner. We take care of the apartment during the year. We guarantee full maintenance of the estate, security services, lighting, electric and water supply safety, repairs, cleaning of common parts, the greens, cleaning of the apartment and bill payments. We also take care of the procedure of renting the apartment.

## Services

The real estate is kept tidy and clean by the administrator. The developer guarantees the management of the estate, security services and payment of bills on behalf of the owner.

We take care of the apartment during the year. We guarantee full maintenance of the estate, security services, lighting, electric and water supply safety, repairs, cleaning of common parts, the greens, cleaning of the apartment and bill payments. We also offer rental services.

Post-sale assistance

## Payment Regulations

There are a couple of payment ways [a 90% payment to paying on installments]. We recommend the first option because of a possibility of price negotiation it offers. There is a 5% discount at choosing the 90/10 option of payment.

The plan:

deposit

90% - I installment - at signing the pre-agreement - deposit

10% - II installment - negotiable with the developer

The plan

deposit

70% - I installment - at signing the pre-agreement - deposit

20% - II installment - 1, 2 months after the first payment

10% - III installment - negotiable with the developer

The plan

Deposit

70% - I installment at signing the pre-agreement - deposit

10% - II installment - 1, 2 months after the first payment

10% - III installment - negotiable with the developer

10% - IV installment - negotiable with the developer

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).

The persons purchasing the apartment in this complex pay for the management, which includes:

- management of the complex area
- management and cleaning of common parts of the building
- maintenance of swimming pools
- maintenance of greens
- year-round security
- swimming pool usage
- electricity in common parts

There is a possibility of [at client's request and for additional charge]:

year round cleaning of the apartment  
repairs in the apartment  
payment of bills [taxes, power, water, etc.]  
decoration of the apartment  
other