

ID:	<b>RA1</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Ravda</b>
Name:	<b>Riviera Fort Beach</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>30 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>52.22m2 - 79.03m2</b>
Total price from :	<b>67425 euro</b>
Price per m2 from:	<b>1114 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

The Riviera Fort Beach complex is located just at the beach in a small town called Ravda. It is perfect for families with children and those who simply want to relax in quiet surroundings. There is a playground, swimming pools, restaurant, and a guarded parking lot. The housing estate has a private exit to the beach. The ancient city of Nessebar and a beautiful Ravda is nearby. The people here are very friendly. The construction of the building was finished last year that is why there are a couple of apartments for sale. Flats with a view of the sea are still available.

#### **Attractions**

There are many small restaurants serving delicious and cheap dishes open in the summer season. There are a fruit market, disco, lots of shops and pubs located in the city center. The town is recommended for young people because of the number of discos and pubs. There are many other tourist attractions: beach volleyball pitches, swimming pool complexes, tennis courts, and beaches [most of them belong to hotels].

Tourist Attractions

#### **Features**

Why it is worth ...

- A peaceful, quiet place for those who want to relax and for families with children
- The complex is located at the very beach
- Close to Ravda city center and Old Nessebar
- Many facilities in the complex area

Features

- Restaurant
- Bar

Swimming pool for children  
Swimming pool for adults  
Shop  
Playground for children  
Tennis court / sports field  
Guarded parking lot

### **Services**

The real estate is kept tidy and clean by the administrator. The developer guarantees management of the building, security, 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**

Payment plan

Reservation fee of 1000 Euro is due within one week from the date of the reservation.

Within 9 months you have to pay:

- 10 % of the price payable on signing of the preliminary contract;
  - 10 % of the price within 3 months after first installment;
  - 10 % of the price within 3 months after second installment;
  - 10 % of the price within 3 months after third installment;
- The remaining 60 % can be paid with deferred payments:
- Up to 31.03.2010 - deferred payment with no interest;
  - Up to 3 years deferred payment with 6.3 % annual interest;
  - Up to 5 years deferred payment with 9.8 % annual interest;
  - Up to 7 years deferred payment with 15.7 % annual interest;
  - Up to 10 years deferred payment with 18.1 % annual interest;

The deferred scheme of payment is with 1 month installment or 3 months installments.

Use of the apartment after paid 40% of the price. Notary act after full payment. In case of 100% payment at signing the

preliminary contract - 5% discount of the purchase price.

#### Cost

It should be remembered there are additional costs to the real estate price - the notarial charges (which is approximately 3.5 - 4% of the purchase price).

Additional cost: 10 EUR wit 20% VAT [2008] for management which includes:

- management of complex area
- management of building common parts
- maintenance of swimming pools
- maintenance of greens
- electric power - common parts
- swimming pool usage

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

- apartment cleaning all year round
- making repairs in the apartment
- payment of bills [taxes, electric power, water, etc.]
- car rental
- decoration of the apartment
- ordering other services