

ID: **EL1**  
Status: **for sale**  
Construction Stage: **ready for use**  
Commissioned to use: **0000-00-00**  
Town: **Elenite**  
Name: **Marina View Beach**  
Location: **by the sea / South Coast**  
Distance from the sea: **0**  
Distance from the airport: **75 km**  
Type of Real Estate: **apartments**  
Type: **2**  
Surface area from - to: **72.64m2 - 82.13m2**  
Total price from : **82719 euro**  
Price per m2 from: **1139 euro**  
Furniture: **jako opcja dewelopera,jako usługa dodatkowa**

### **Especially recommended for**

#### **Description**

The apartment building located between Elenite and Sunny Beach is a great holiday place and splendid capital investment. The Mountains and The Robinson's Bay make the climate here mild and unique.

The residents have access to all sorts of facilities such as a restaurant, four swimming pools [incl. one for children] with fake waves, playgrounds, fitness club, and sauna. There are also shops, a supermarket, mini golf field and guarded parking lot. The owner of the apartment can have his keys kept and apartment cleaned on request.

#### **Attractions**

The recreation center of Elenite is located 10 km north-east of Sunny Beach. There are red roofed frame houses here [more than 220] with views on the sea. There are many restaurants, cafes, night clubs, a disco, yacht club and water sports schools, football and volleyball fields, mini golf, tennis courts, indoor swimming pools, saunas, kindergarten, etc. here. The tourist services and assistance here are top standard.

Tourist Attractions

#### **Features**

Why is it worth it?

Closed and private apartment housing estate

Beautiful beach called the Robinson is nearby

The construction is completed, there is a possibility of rental [from the purchase date]

Features

Two food selling places

Two restaurants

Two bars

Cafeteria  
Water attractions [fake waves and relax zone]  
3 swimming pools for adults  
1 swimming pool for children  
Supermarket  
Shops  
Fitness club, sauna  
Playground for children  
Tennis court, sports field  
Beauty center  
Medical center  
Internet club  
Private beach  
Private parking lot

### **Services**

There is a possibility of renting the apartment [developer's offer]. 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

1000 euro - deposit - possibility of paying within a week after the day of apartment 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 mortgage from a bank within three months after the fourth installment Or with Fort Noks 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.

#### Costs

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 with 20% VAT [2007] 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