

ID:	<b>130</b>
Status:	
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>MESSEMBRIA PALACE</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>350</b>
Distance from the airport:	<b>30</b>
Type of Real Estate:	<b>Apartments/Houses</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>37.14m<sup>2</sup> - 77.33m<sup>2</sup></b>
Total price from :	<b>29155 euro</b>
Price per m <sup>2</sup> from:	<b>785 euro</b>
Furniture:	<b>częściowo w cenie,jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

SEE MOVIE:

Messembria Resort - is a wonderful newly built complex in a typical Mediterranean style, finished off in a simple and elegant design, aiming maximum comfort. The complex is located in a quiet part of Sunny beach Resort, next to a green preserved area with sand dunes. This part of the resort is distinguished by its wide sandy beach. There is a supermarket, a polyclinic, a sports complex and a tennis stadium nearby. The town of Nessebar can be reached in 2 minutes by public transport or in 10 minutes on foot. One can reach Sunny beach downtown in 5 minutes by public transport or in 20 minutes on foot. As a property developer we are aiming to maintain a reputation of a group of aparthotels, providing luxury at reasonable prices. We are working hard to meet clients' expectations in terms of high quality construction and high class service. The complex will be situated amongst unique landscaped gardens. There will be a chapel and a roman-style amphitheater, where various performances and concerts will be held. Messembria Resort will provide opportunities for you to take care of your health and physical condition. Owners and guests will have at their disposal: 50m Olympic sized pool, aquatonic pool with hydro massages, which tone you up and improve your mood, outdoor fitness facilities. After swimming and fitness one has the chance to enjoy the salty lake. It is a treatment, which takes away the tension in your body and improves blood flow. The SPA center offers a wide range of treatments: sauna, Turkish bath, Hamam, Russian bath, massages, relax zone. The beauty salon staff will take care of your appearance and self-esteem. Mini aqua park, children's playground, children's pool and animators will be available for the little ones. Delicious meals will be served at the Caucasian restaurant, while the pool bar will offer refreshing drinks. Parking places will be provided for the owners. 24 h security guard will take care of the comfort and safety of the guests. There will also be a supermarket in the complex.

A Six-story building consisting of 145 apartments is the part of the complex that is put up for sale. The interior is designed to satisfy the most discerning taste. The apartments vary in typology and in square footage: from 29 to 96 sq. m., 1-2 bathrooms (with shower and toilet), 1-2 bedrooms, living room, kitchenette, terraces/verandas - cosy nooks, a decoration of your home, which vary from French type balcony to large terraces.

#### **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

## Features

Why?

Situated in a quiet area  
Attractive price m2  
The project at the design stage  
high standard  
450 m walk to the beach  
proximity to Nessebar  
purchase from an experienced developer, which in recent years has made the use of such complexes as \*\*\*\*\* Golden Rainbow, Rainbow 1, Rainbow 2, Rainbow 3, Sea Isle, and is currently constructing complex Romance Marine - Rainbow 6

Features:

swimming pool  
Restaurant  
lobby bar  
SPA center  
parking  
clock security

## Services

Annual Management Fee: 12 Euro / m2 gross

Our company takes care of the apartment maintenance during the year - We offer the maintenance of real estate, security 24h a day all year long, lighting, electric and water security, repairs, cleaning of common parts, greens, cleaning of the apartment or the payment of bills. Additional income from rental of the apartment - because the organization of renting an apartment.

after sales service.

Developer offer in maintainacne:

Outdoor pool cleaning and maintenance  
Year-round security guard and video surveillance  
Year-round maintenance of common areas and green spaces  
Year-round cleaning of common areas and green spaces  
Year-round management  
Administrators  
Building facades maintenance  
Maintenance of fitness room  
Maintenance of outdoor facilities  
Electricity and water expenses for the pool and the common area  
Lifts Maintenance

Wi-Fi Internet throughout the complex

### **Payment Regulations**

Note: The price listed in the price list is the price taking into account the payment plan B.

Payment plans:

Plan A - price increase of + 7.5% compared to the price stated in the plan B

booking euro 2,000

AND PAYMENT-40%

II PAYMENT-30% at the outpouring of floor slab on which the purchased apartment,

III PAYMENT-15%

PAYMENT-IV

Plan B- starting price

deposit 2000 EUR

AND PAYMENT-80% of the price up to 10 days after signing the preliminary contract,

II PAYMENT-10%

II PAYMENT-10%

Plan C - price increase of 15% compared to the price of B

deposit of euro 2000

AND PAYMENT-40% within 10 days of the signing of the preliminary unowoy,  
the remaining amount to be repaid within three years,

wherein

25% - I year,

25% - the second year,

10% - the third year.

Please note that in addition to the price for the property there is the cost associated with a notary before the notary fee (from about 3.5 - 4.5% of the purchase price.