

ID:	<b>SO16</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sozopol</b>
Name:	<b>ST. JOHN</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>50</b>
Distance from the airport:	<b>40</b>
Type of Real Estate:	<b>Apartments/Houses</b>
Type:	<b>1</b>
Surface area from - to:	<b>36.49m2 - 61.77m2</b>
Total price from :	<b>29374 euro</b>
Price per m2 from:	<b>795 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

Complex at the sea! Please see movie.

In any case you will enjoy the magnificent views of one of the most beautiful bays on the Black Sea coast and feel the scent of the sea breeze in the foot of Strandja mountain!

Let us introduce Saint John Resort in Sozopol, beach of "Smokinya" - our newest construction site which is planned to become a part of the Rainbow group of complexes.

The Beach of "Smokinya" is a place where Bulgarian citizens as well as many guests from Russia and The European countries prefer to spend their summer holidays. This is where we have decided to build an exclusive residential complex for those who wish to live away from the hustle and bustle of the big city, in the privacy of nature, but with all modern conveniences at the same time: all of the apartments will be appointed with contemporary lifestyle amenities for a comfortable stay in order to meet the highest expectations of the residents. A special architectural solution is what makes the complex stand out from the rest of the buildings. The Mediterranean architectural style of Saint John - Sozopol has been borrowed from the already completed Rainbow Holiday Complexes, particularly from Romance Marine, Sunny beach.

Apartments in Saint John Resort are a good investment. Properties situated close to the sea coast (Saint John will be 150 m from the beach) are becoming more and more valuable. Besides summer is not the only season when you can stay here: Saint John will provide year-round comfort. Take a look through our offers and choose the one that suits you most. You can be sure it will be the best one!

The property consists of two buildings with a total area of 10 000 sq. m.

#### **Attractions**

Saint John Resort is located near the cleanest and most scenic beach in the region and the forest of "Strandja" Nature Park at the same time. This is the place where the mountain meets the sea, where you can enjoy unique natural sights - rocky coast, greenery and sand dunes. The beach is one of the most beautiful and tranquil places on the Black Sea coast of Bulgaria. The beach area is being guarded and kept clean. There are numerous restaurants, as well as opportunities to practice water sports. Snorkeling in the water of "Smokinya" beach is great fun because of its rich marine life. The beach is 3km long, the shore is gently sloping and the access to the water is easy. The distance between the centre of the town and the beginning of the beach area is 5,5 km, which is one of the main advantages of the complex.

The town of Sozopol is considered to be one of the most preferred resorts in Bulgaria. The sea, the sand and the sun along with its location near an old historical town prove this reputation to be well deserved. The town consists of an old and a new part. If you take a walk along the small streets of the Old Town, you will see many old houses, you may visit the museum and the gallery or have a look at the ships at the port. The new part of Sozopol is where most of the hotels, restaurants and places of entertainment are concentrated.

Saint John - Sozopol is named in honor of John The Baptist - whose Holy Relics were found on the island of St. John near Sozopol in 2010. These relics are exposed in the Church of Saints Cyril and Methodius in Sozopol for the veneration of the numerous faithful and pilgrims visiting the church each year.

## Features

Why?

- First coastline
- Very attractive surroundings
- Beautiful wide, sandy beach
- Attractive price m2
- The project at the design stage
- high standard
- Near the old town of Sozopol
- 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, Messemria Palace and Garden

Features:

- Internal outdoor pool
- restaurant with international cuisine
- bar with elaborate cocktails and specially selected beverages;
- supermarket with the stand of delicacies
- SPA center, which offers a variety of year-round massages, saunas, steam baths
- playground with animators
- medical office
- billiards
- parasols and deck chairs with a relaxation zone
- all year round protection
- Hour Front Desk
- laundry
- parking

## Services

Annual Management Fee: 12 Euro / m2

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. For maximum convenience of owners developer offers the following services throughout the year:

- Cleaning and care of the outdoor pool
- Year-round maintenance of common areas and green spaces
- Year-round cleaning of common areas and green spaces
- reception
- Maintenance of the facade

Support Centre  
Maintenance of all external devices  
Costs for electricity, water in the pool and common areas  
service lifts  
Internet Wi-Fi throughout the complex

### **Payment Regulations**

#### **PAYMENT PLAN:**

Deposit dimension 2000 EURO

Up to 2 weeks of paid deposit - payment of the first installment of 35% of the value of the purchased property.

On receipt of the first installment to the account of the SELLER shall be determined by the amount of the purchased property GOLDEN.

Other payments in accordance with the contract are paid in gold by fixed rate and independently of changes in the exchange rate EUR / GOLD and regardless of the date.

costs:

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