

ID:	<b>AL1</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Albena</b>
Name:	<b>Bungalows - Private Housing Estate</b>
Location:	<b>by the sea / north coast</b>
Distance from the sea:	<b>2000</b>
Distance from the airport:	<b>25 km</b>
Type of Real Estate:	<b>homes</b>
Type:	<b>2, 3</b>
Surface area from - to:	<b>100.00m<sup>2</sup> - 130.00m<sup>2</sup></b>
Total price from :	<b>134600 euro</b>
Price per m <sup>2</sup> from:	<b>1346 euro</b>
Furniture:	<b>price without furnishing</b>

### **Especially recommended for**

#### **Description**

The bungalow housing estate includes 6 luxurious houses located near the Rogachevo town, south of the Batovo reserve. Each bungalow has its own swimming pool, two or three bedrooms. The décor is modern. The estate offers parking lots, gardens matching the landscape and beautiful views.

#### **Attractions**

Albena offers high standard hotels with a choo-choo holiday train for tourist traveling between them. A 7km long and 150m wide sandy beach is a holiday dream come true. Albena has a Blue Flag badge - it is awarded to ecologically clean areas. Soft descent to the sea, shallow shore, sandy sea bottom and complexes of hotel swimming pools and playgrounds make Albena a place perfect for families with children.

Albena also offers a number of attractions - the famous casino with variety shows, night clubs and discos, exclusive horse riding center. Albena is highly valued by those who enjoy active recreation and sports. A yearly car rally, children's song festival, international beach volleyball competitions, tennis and boxing matches, and regattas take place here. In 2002, international aerobatics championships took place in Albena. The tourists take long walks in the town after a hot, sunny day, and the restaurants, pubs and taverns invite to taste the local dishes and wine. You can also visit the cabaret.

#### **Tourist Attractions**

#### **Features**

Why is it worth it?

The buildings are constructed individually on Client's request, the estate is private and consists of single-family houses with swimming pools and beautiful views on the forest.

Unique microclimate resulting from a clash of two currents - the mountain and sea currents.

Quick and easy access to the sea with sandy beaches, restaurants, clubs and other attractions.

Convenient location - 2 km to the center of Albena, 8 km to Golden Sands, 16 km to golf fields, 25 km to Varna and the airport

#### Features:

- parking lots
- gardens
- swimming pool on client's request
- private housing estate
- parking lot
- rental possibility

#### Services

You do not have to worry about the maintenance of your apartment during the year. We provide maintenance services, 24h a day security, lighting, electric power and water safety, cleaning of common parts, greens, cleaning of the apartment, bill payment. Additional income from apartment rental - we take care of the rental procedure.

Post-sale assistance

#### Payment Regulations

There are a few possibilities of paying [from 90% payment to installment plan] We recommend the first option because of a possibility of negotiating the price.

- 2000 EUR reservation [deposit]
- 30% - 45 days after making the reservation [minus the deposit]
- 20% - the foundation construction stage
- 20% - the house frame construction stage
- 15% - the house plastering stage
- 15% - construction completion [minus 5000 EUR]
- 5000 - signing the deed of ownership

#### 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).