

ID: **RW145\_32.50**  
Status: **for sale**  
Construction Stage: **ready for use**  
Commissioned to use: **0000-00-00**  
Town: **Ravda**  
Name: **Marina Cape**  
Location: **by the sea / South Coast**  
Distance from the sea: **0**  
Distance from the airport: **20**  
Type of Real Estate: **Apartments/Houses**  
Type: **2**  
Surface area from - to: **56.59m2 - 56.59m2**  
Total price from : **39900 euro**  
Price per m2 from: **705 euro**  
Furniture: **included in the price**

### **Especially recommended for**

#### **Description**

We invite you to read the interesting offer fully equipped 2 peaceful apartment in a closed, guarded complex Marina Cape. We are pleased to present to your attention a one-bedroom apartment in Marina Cape Complex, located in Bulgarian region Aheloy. The apartment is finished, fully furnished, and air-conditioned. It consists one bedroom, one living room with a kitchen, a hallway, a bathroom with a shower, and a balcony. It has a usable area of 49,2 m2 and a total area of 56,59 m2. The flat is located on the 2nd floor in section 32 of the complex.

The living room has a fully equipped kitchenette, a dining table with chairs and a sofa bed. The living room has an additional furniture and TV set and household appliances. There is a doubled bed in bedroom and one bed. The apartment is therefore up to 5 beds. It's the perfect place for family and friends.

Main features of the apartment:

View: basen

Floor: 2

Total Area (m2): 56,59

Balcony / Terrace: yes

Cable TV: yes

Internet: Possibility to buy WiFi in our office in Bulgaria

Fully furnished bedroom with doubled bed (two single beds) and one bed

Living room with a fully equipped kitchenette

Bathroom with a shower

A few words about the complex:

The seaside Marina Cape Complex is located only 5 km from the biggest holiday resort in Bulgaria, Sunny Beach. Spreads on the territory is 40 thousand m<sup>2</sup>. It has a commercial zone, recreational and residential. The complex could offer you: two swimming pools, pool chairs, and umbrellas. The property is fenced and guarded, it has a parking space. Marina Cape Complex is located on the first sea line and according to the Bulgarian laws there is no possibility another resort to be built in front of it and to block its beautiful view. Marina Cape is a facility built on the peninsula in the center of the Aheloy beach. The peninsula is divided into a small cape, behind which there is a bay for yachts and fishing boats. There for a fee you can rent a motorboat. The complex consists of four main parts: Marina Bay, Tower, Lighthouse.

The complex has a 24/7 security and it's watched by patrolling guards. Access to Marina Cape is limited, and only owners and guests can enter.

Marina Cape is ideal for families with children who prefer to spend their free time at the pools with access to restaurants, fitness, spa or sports. The hotel has a main pool, from which you can enjoy while soaking spreading sea views and separate area for children. The pool features has a buffet (bar from which you can make a request being in the pool and beyond). Not far from the swimming pool there are also two restaurants that serve traditional meals Bulgarian and European cuisine. You can also buy here on the site full board (breakfast, lunch, dinner). In addition to the main pool is a second, equally large pool with a water slide for children. Marina also has a swimming pool besides other attractions for children. The resort has a games room with table tennis, darts, table football, pool balls and a playground. At a closed playground children can remain in the care of animators who care about the safety of our children. For teens and adults, in addition to swimming pools and attractive bars, fitness club, squash courts, bike rental, bowling alley, a wellness center SPA & Wellness full-service. In the complex it is also Hour medical care with the possibility of visiting you in the apartment, shops.

Marina also has extensive business facilities. There's a conference center with a main hall for 350 persons and several rooms for 50-150 people. There you can organize conferences, workshops, team building. There is also a modern equipment to conduct training.

The uniqueness of this place is due to the presence of the yacht marina. The local yacht club rents boats, organize trips for fishing and amateur thrill offers boats and scooters. In the near distance, just 5km away is one of the largest water parks [www.aquaparadise-bg.com](http://www.aquaparadise-bg.com) - an additional unforgettable attraction for children - you ask our representatives for tickets - with us a little bit cheaper than the same hand aquapark!

Purchase this apartment is an investment for the whole family!

### **Attractions**

The village of Aheloy is situated in an area of great variety of natural landscapes and resources and diversity of architecture, traditions, farming, ethnography, folklore and cultural monuments. There are numerous churches, monasteries, architectural

reserves, preserved folklore, cultural traditions, crafts and original customs. Mineral springs and rare plant species can be found in the surrounding area. Almost all inhabited areas in the region are of century-old history as there are many architectural discoveries evidencing the glory of that part of Coastal Thrace dating back to the Middle Ages. All these resources provide a wide range of opportunities to pursue cultural, ecological and medical interests in a well-preserved natural environment.

The geographical position, climate, soil fertility, water resources, forests, game and other natural resources make the region of the Municipality of Pomorie an excellent blend of Eastern Balkan foothills and mountain ranges, the warmth of the South Black Sea Coastline and the spacious hilly valley of Tundja contribute to its uniqueness. On the territory of the municipality the dam-lakes Acheloi and Pomorie as well as many other small water basins can be found. Hadjiiska River, Aheloy River and many small rivers flow through the area. As a result of the said premises there are diverse flora and fauna species, well-preserved wild habitats and game populations of impressive beauty and vigour.

The diversity of various sea fish species and game provide an excellent basis for the development of hunting tourism combining a unique experience and the preserved natural environment of the area. The nearby Lake of Pomorie is a unique habitat of various bird species.

Tourist Attractions

## Features

Why it is Worth it?

- Very well-kept apartment with full equipment and furnishings
- Unique localisation with calmness and healthy air
- Private Marine
- Guaranteed rental with possibility to spend 2 weeks during a year for own vacation
- Good prices
- Good location

Features:

- 4 restaurants; Several cafe&bars;
- 2 swimming pools with pool bars;
- A spa and wellness centre;
- 2 squash courts;
- 1 general practitioner's office; 1 pharmacy; A small dental clinic;
- 1 bank office;
- A big groceries store;
- Several smaller specialized stores and shops;
- Wireless internet in the entire area;
- High speed internet and cable TV in each apartment;
- Bowling alleys;
- Fitness centre;
- Children's area.

The Tower Commercial Center is on the north-eastern corner of the complex and includes a general practitioner, a pediatrician, a small dental clinic, bank office, spa center, a fitness center and two squash courts. There are several restaurants and cafes. Marina Cape will be covered by the three national mobile operators and there will be cable TV, wireless Internet, low-tariff international telephone connections and individual air-conditioning for each apartment;

Land area: 40,000 sq. m.;

Location: near Aheloy Village, Bourgas Region; on a small cape, first line from the sea, a small marina already exists at the top of the cape;

Distances:

19 km from Bourgas International Airport;

6 km from Sunny Beach/Nessebar;

7 km from the future golf course near Kableshekovo.

### **Services**

You don't have to worry about the apartment maintenance during the year with our assistance! We offer the maintenance of the real estate, security services 24h a day all year long, lighting, electric energy and water security, repairs, cleaning of the apartment, shared parts and greens, paying the bills, etc... Additional income from rental - because we offer assistance at renting the apartment. Maintenance fee: 12 EUR/m<sup>2</sup> per year

Pre-sale Assistance

### **Payment Regulations**

Deposit:

• 2,000 Euro of reservation deposit.

• Payment of the remain amount is to be established individually with investor.

Costs:

The price visible on the price list is final. Please note that in addition to the real estate price come also costs associated with the notary fee (approximately from 3.5% to 4.5% of purchase value - depending on the option chosen by the Investor).