

ID:	<b>RW148_33_23</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Aheloy</b>
Name:	<b>Marina Cape - Studio</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>30</b>
Distance from the airport:	<b>20 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	
Surface area from - to:	<b>38.00m2 - 38.00m2</b>
Total price from :	<b>16000 euro</b>
Price per m2 from:	<b>364 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Studio #33\_23 for three persons in the Marina Cape Complex, with individual air conditioning, fully furnished, with a fully equipped kitchenette; located on the very sea coast, not far away from the most popular summer resort in East Europe—Sunny Beach in Bulgaria.

A major advantage of the studio is its view from the balcony—of the open pool and the sea.

Perfect option for renting.

A few words about the complex:

The sea-side Marina Cape Complex is located only 5 km from the biggest holiday resort in Bulgaria, Sunny Beach. The complex could offer you: two swimming pools, pool chairs, and umbrellas. The property is fenced and guarded, it has a car park. 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. Along with the apartment you buy a piece of ancient history and a possibility for water sports and yachting. The apartment is very sunny and easy to arrange - suitable for both people who are looking for a vacation flat and for those intending to rent their apartment.

#### **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 to Buy It?

Unique localisation with relaxing and healthy air

Private Marine

Guaranteed rental

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:

1. 19 km from Bourgas International Airport;
2. 6 km from Sunny Beach/Nessebar;
3. 7 km from the future golf course near Kableshekovo.

## Services

## Payment Regulations

Payment Policy - to be established with the seller