

ID:	<b>RW167</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Sunny Beach</b>
Name:	<b>Gerber 2</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>400</b>
Distance from the airport:	<b>40</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1</b>
Surface area from - to:	<b>29.20m<sup>2</sup> - 29.20m<sup>2</sup></b>
Total price from :	<b>19000 euro</b>
Price per m <sup>2</sup> from:	<b>651 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Studio C14 with balcony is located on the ground floor in Gerber 2 in Sunny Beach. Studio is the equivalent of a Polish studio, a combination of a living room with a kitchenette and a bathroom with a shower.

The total area of the apartment is 29.2 square meters, of which the net area is 23.64 square meters and the common areas - 5.56 m<sup>2</sup>. The flat is completely furnished. It has a kitchenette fully equipped with all necessary appliances, a double bed, a sofa, air conditioning, a bathroom with a bathtub and a balcony. Full equipment is included in the price.

The GERBER 2 complex is located in the southern part of Sunny Beach in the immediate vicinity of the GERBER Residence. The building is designed for seasonal use, but it is possible to become a year-round place. It is located close to the beach and also in the area naturally protected from noise due to high vegetation around, which is a wonderful microclimate for recreation and relaxation for the whole family, and also not far from the center of the resort providing numerous entertainment during the day and at night. It has a swimming pool for adults and a paddling pool for children, as well as parking spaces in front of the house.

The architectural appearance of the object is dominated by the vivid color of the broken orange accented with triangular white in the balconies of the balconies. Particularly the accent falls on the massive roofs in the shape cut out from the terraces. Stylish colors give the building a modern look, supported by an elegant piece of openwork balconies. Large windows illuminate all rooms. The building consists of 5 standard residential floors, without a basement, and on the sixth floor there are two-level maisonettes. The structure is solid - concrete. The walls are made of ceramic bricks, protected from the outside with the necessary thermal insulation. Inside latex paint. The facade is decorated with plastic, waterproof plasters, wood, metal, etc. The building has PVC window frames with a thermal bridge, which will contribute to the comfort of the owners. The necessary communication and security installations are installed, as well as the installation of cable television and the Internet, as well as the installation of 1 air conditioning device for each flat.

The building is controlled and has an entrance with a guard room. Access is from the north through the main entrance to each building, through a small corridor through which you can reach the stairs and elevator located in the central part of the building.

#### **Attractions**

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Sunny Beach (Bulg., Slănčev Briag, Slynzew Briag) is the largest and by far the most popular Bulgarian resort on the Black Sea, situated on a picturesque bay, sheltered from the north by the longest mountain range in Stara Planina in Bulgaria. The weather provides 1,700 hours of sunshine from May to October, which means that the summer in this region is definitely longer, so you can plan your holidays before the season and after the season.

Sunbathing - Sunny Beach has an eastern exposure, which makes it possible to enjoy the sun on the beach in the morning. The sandy coast of the resort stretches for 8 km and is 30 to 60 m wide. The beach is covered with delicate, golden sand. For

sea baths, the shape of the bottom is encouraged - at the height of the Sunny Beach, the bottom falls very gently, it is even and safe. The average water temperature in the summer months is 24 °C. The beach in Sunny Beach is free, it is payable to use the equipment on the beach (sunbeds and umbrellas).

Tourist infrastructure of the resort - Sunny Beach boasts a very good tourist infrastructure - several hundred hotels, apart-hotels and smaller guest houses operate here. We can find even more here, bars, restaurants and clubs gathered by hotels, the beach and the main promenade, so-called. "Flower alley". It is not without reason that the Sunny Beach is sometimes called the Las Vegas of Eastern Europe. Many attractions are waiting for tourists visiting the resort both during the day and during the night.

Tourist attractions - In the immediate vicinity of Sunny Beach there is Nessebar - a charming, historic town, differing significantly from the tourist resorts of Bulgaria. The old town of Nessebar is inscribed on the UNESCO list of World Cultural and Natural Heritage. The town is so close that you can go there on foot, eg by the sea. The town itself has a unique atmosphere of narrow, winding streets, with characteristic houses and numerous souvenir stalls attracting visitors.

There are two aquaparks worth recommending in Sunny Beach and its surroundings. Action Aquapark located near the Sunny Beach Bypass is popular not only among children, but also adults and is famous for the largest 18 m high and 120 lengths of slides. Aquapark Paradise in Nessebar is the largest water park in this region of Bulgaria and attracts every year thousands of visitors. Access to both Aquaparks is very well organized, free of charge when buses are shown at every stop.

## Features

Why is it worth it?

Convenient location of the object - the proximity of the beach and the communication line connecting Sunny Beach with Nessebar and Saint. Vlas

Beaches not crowded with tourists due to the low density of surface development

Interesting microenvironment - an ideal place for rest and recreation

Features:

Pool

Air conditioning

Internet

Cable TV

24-hour security

## Services

The property is kept clean and tidy by the manager. Of course, the developer provides facility management, object protection. Our company also cares for the maintenance of the apartment during the year - For our clients we provide real estate maintenance, 24 h protection throughout the year, lighting, electrical and water safety, repairs, cleaning and cleaning of common areas, greenery, cleaning the apartment or paying bills. Obtaining additional income from renting an apartment - We also ensure the organization of renting an apartment. The apartment has regulated payments for utilities, property tax, rubbish. The property has insurance.

Maintenance of the building: 10 euro (Euro) per year - that is, the maintenance fee for the common parts is 292 euro.

After-sales service

## Payment Regulations

PLAN OF PAYMENTS:

Deposit 2,000 euros

The rest of the payment - to be agreed with the seller.

Costs:

It should be remembered that in addition to the price for the property, there is a cost related to the notary fee at Notary (it is a maximum of 3.5 - 4.5% of the purchase value).

We invite you to a trip to Bulgaria. If you buy a property, we refund the cost of travel and accommodation!