

ID:	<b>SB7</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-05-15</b>
Town:	<b>Sunny Beach</b>
Name:	<b>GRAND KAMELIA</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>800</b>
Distance from the airport:	<b>27 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>39.25m2 - 158.39m2</b>
Total price from :	<b>31400 euro</b>
Price per m2 from:	<b>641 euro</b>
Furniture:	<b>jako opcja developera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

The Grand Kamelia complex is located in the center of Sunny Beach. The new buildings are located in the western part of the resort. The apartment buildings offer everything you need on summer holidays. The estate is separated from the tumult of the promenade and streets but it is in the very center of the resort. Everything is at hand here - the restaurants, Aqua park, the commercial district and the sea. The Bourgas airport is just 27 km away. The sea is just 800 m away. The complex will consist of a couple of buildings with studio apartments, 2 and 3 room apartments. All apartment owners will have access to a guarded parking lot, 2 swimming pools for adults and 2 swimming pools for children, water bar, restaurant, playground and reception. The turn-key apartments include fully furnished bathrooms, kitchen furnishing and air conditioning. The furniture is available at the developer's or as a BCI Menada option. The price is tempting. The construction completion date is May 15, 2009.

#### **Attractions**

The attractions of the Sunny Beach are at hand. A large aqua park is just a couple of minutes away. Shopping precincts, bazaars, hundreds of music clubs, bars and restaurants with folk performances and live music, indoor and outdoor discos are all there. Do you want to take an exciting quad ride or horse ride in the mountains, or perhaps dive to see the shipwrecks? It is all there waiting for you. You can also take a boat to Nessebar - the port is just 400 m away from the complex. How about a trip to Istanbul? Not a problem - a hydrofoil boat will take you there and the cruise takes just a couple of hours. There are many attractions and nobody will be disappointed.

Tourist Attractions

#### **Features**

Why is it worth it?

The housing estate is located in the center of Sunny Beach, the largest Bulgarian resort  
Great location: 27 km to the airport, 800 m to the beach. A couple of hundreds of meters to Aqua Park.  
Low price at installment payment gives large possibilities of apartment profit growth  
There is a possibility of crediting the real estate

Features

Parking lot  
2 swimming pools for adults  
Bar in the swimming pool  
2 swimming pools for children  
restaurants  
Playground [a room] for children  
Area with year round security  
Reception

### **Services**

There is a possibility of renting the apartment. The building is managed by the administrator - it is kept clean. Nevertheless, our Company also takes care about the apartment. We provide the management, security services, lighting, electric and water safety, repairs, cleaning of common parts of the building, greens, cleaning of the apartment and bill payments. We also offer rental services.

Post-sale assistance

### **Payment Regulations**

Payment plan

The plan of partial payments is the following:

1. Deposit of 1000 EUR
2. payment of 30% value [unfinished building, open]
3. payment of 30% value [unfinished building, closed]
4. payment of 10% - construction completion [May 15, 2009]

The payment plan is negotiable.

Costs

The price in the pricelist is final. It should be remembered there are additional costs to the real estate price - the notarial charges (from about 3,5% to 4.% of purchase value).