

ID:	<b>SB3</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>Majestic</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>29 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2</b>
Surface area from - to:	<b>49.87m2 - 82.84m2</b>
Total price from :	<b>97000 euro</b>
Price per m2 from:	<b>1320 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

An exclusive, 4-star apartment-hotel complex is located directly at the Black Sea shore, with swimming pools and wide, sandy beach. The construction is completed. The complex includes: 3 restaurants, restaurant at the swimming pool, 6 conference rooms, a pub, indoor and outdoor bars, disco club, 2 large swimming pools, a swimming pool for children, amusement arcade, playgrounds for children, a multifunctional sports field, tennis courts, beach volleyball field, spa center, parking lot, and many others.

The complex consists of a hotel part - A, B and C, and the apartment part meant for sale - D and E divided into 121 apartments of the studio type, 183 two-room apartments, 24 apartments with 3 bedrooms. All apartments are made of highest quality materials, the decor is modern and stylish, fully furnished. The building is professionally managed. There is a possibility of apartment rental. Many travel agencies have these apartments in their summer offers. It is worth recommending - the standard here is global, and the price per m2 is significantly lower than the corresponding prices at the Baltic Sea.

#### **Attractions**

All attractions of Sunny Beach are located in the neighborhood [Aqua Parks, trips outside Bulgaria]. The number of attractions is just unlimited - all sorts of water sports, games, pubs, discos. The sports attractions and facilities in the very complex are worth mentioning: a multifunctional sports field (36m x 40m), playground for children, two outdoor tennis courts, volleyball field. The complex has a professional fitness center - right next to the Spa center.

Spa center offers a wide range of massages, aromatherapies from different parts of the world, Turkish bath and massage, Tai massages, and ayurveda. There is also a beauty parlor there.

Children have special rooms for playing in the complex - a compromise between a mini club [kindergarten] and amusement arcade. There is a possibility of organization of day care and babysitter services. There are two large playgrounds near the complex.

Tourist Attractions

#### **Features**

Why is it worth it?

Unique, luxurious apartments. Great location in the most attractive seaside resort. Breathtaking views on the sea and park. Direct access to the beach and easy access to promenade. Total estate area - 56000m2. Additionally, there is a possibility of getting full assistance in apartment management. The guaranteed rental profit [8%] in two years. The prices - from 1293 EUR

per m2.

#### Features

There are many facilities such as five restaurants: the Main restaurant, theme restaurants, restaurants at the swimming pools, a pub; five bars: lounge bar, terrace bar, lobby bar, bar at the swimming pool, night club; three swimming pools: two main swimming pools, swimming pool for children. Moreover: amusement arcade for adults, playground for children, mini club for children, hobby club, Spa and Beauty center, parking lot, 9 conference rooms, medical center, Internet club, tourist agency department and money exchange Office. The complex is guarded, there is a fire alarm.

#### Services

You don't have to worry about the maintenance of you apartment during the year.

We guarantee the maintenance, year-round-24-h-a-day security, lighting, electric and water supply safety, repairs, cleaning of common parts, greens, cleaning of the apartment and payment of bills.

Post-sale assistance

#### Payment Regulations

Payment plan

The building construction is finished and the estate is habitable from May 2006, the payment should be single. There is however a possibility of paying on installments - negotiable with the developer. Payment plans:

#### PLAN 1

euro1500 - at reservation day

50% - I installment (not less than 50% of purchase value, not later than 21 days after reservation date

50% - II installment (50% minus reservation charge, not later than 1 1/2 month after I payment)

Total payment - within 9 weeks

#### PLAN 2

euro1500 - at reservation day

50% - I installment (not less than 50% of purchase value within 2 weeks after reservation date)

40% - II installment (paid within 2 weeks after I installment payment)

10% - III installment (paid at signing the authenticated deed, not later than 3 weeks after II installment payment)

total payment within 7 weeks

### PLAN 3

euro1500- at reservation day

50% - I installment (not less than 50% of purchase value within 2 weeks after making the reservation)

30% - II installment (paid within 2 weeks after I installment payment)

20% - III installment (not later than 2 weeks after II installment payment)

total payment within 6 weeks

#### 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).

Additional costs are related to maintenance of apartments - the management of the estate (7.5 euro per m<sup>2</sup>, per year). The charge includes the maintenance of swimming pools, greens, elevators, etc.

Each apartment is additionally insured each year. All movables, equipment, furnishing are insured. The costs are incurred by the investor. Please ask for more details.

Each apartment is additionally equipped with cutlery, knives, etc. It is a single payment, and amounts to euro 300. You will find more details in the Furnishing and Furniture section.