

ID:	<b>EL4</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2007-08-00</b>
Town:	<b>Elenite</b>
Name:	<b>Crown Fort Club</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>250</b>
Distance from the airport:	<b>75 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>48.40m2 - 71.66m2</b>
Total price from :	<b>41510 euro</b>
Price per m2 from:	<b>858 euro</b>
Furniture:	<b>jako opcja dewelopera,jako usługa dodatkowa</b>

### **Especially recommended for**

#### **Description**

The Crown Fort Club complex is located just behind the Imperial Fort Club estate. It has beautiful views on the Sunny Beach bay and Nessebar. Most of the apartments have exclusive panoramic views on the mountains and the sea. There are all facilities a modern housing estate should have: restaurants, bars, shops, swimming pools, etc. There is also an internet cafe, guarded parking lot and a travel agency.

#### **Attractions**

The recreation center of Elenite is located 10 km north-east of Sunny Beach. There are red roofed frame houses here [more than 220] with views on the sea. There are many restaurants, cafes, night clubs, a disco, yacht club and water sports schools, football and volleyball fields, mini golf, tennis courts, indoor swimming pools, saunas, kindergarten, etc. here. The tourist services and assistance here are top standard.

Tourist Attractions

#### **Features**

Why is it worth it?

- private housing estate
- most apartments have panoramic views on the mountains and sea
- many facilities in the complex area

Features

- two restaurants
- bar
- cafeteria
- 4 swimming pools with a lifeguard
- Supermarket
- Shop with art products
- Fitness club, sauna

Tennis courts, sports field  
Beauty parlor  
Medical center  
Internet club  
Travel agency  
Guarded parking lot

### **Services**

There is a possibility of renting the apartment after construction completion. Moreover, the building is kept tidy and clean. 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. We also take care of the procedure of renting the apartment.

Post-sale assistance

### **Payment Regulations**

Payment plan

1000 euro - deposit - possibility of paying within a week after the day of apartment reservation

Within 9 months you have to pay:

- 10 % of the price payable on signing of the preliminary contract;
- 10 % of the price within 3 months after first installment;
- 10 % of the price within 3 months after second installment;
- 10 % of the price within 3 months after third installment;

The remaining 60 % can be paid with mortgage from a bank within three months after the fourth installment Or with Fort Noks deferred payments:

- Up to 31.03.2010 - deferred payment with no interest;
- Up to 3 years deferred payment with 6.3 % annual interest;
- Up to 5 years deferred payment with 9.8 % annual interest;
- Up to 7 years deferred payment with 15.7 % annual interest;
- Up to 10 years deferred payment with 18.1 % annual interest;

The deferred scheme of payment is with 1 month installment or 3 months installments.

Use of the apartment after paid 40% of the price. Notary act after full payment.

In case of 100% payment at signing the preliminary contract - 5% discount of the purchase price.

#### Costs

It should be remembered there are additional costs to the real estate price - the notarial charges (which is approximately 3.5 - 4% of the purchase price). Additional cost: 10 EUR with VAT [2009] for management which includes:

- management of complex area
- management of building common parts
- maintenance of swimming pools
- maintenance of greens
- electric power - common parts
- swimming pool usage

There is a possibility of [at client's request and at additional charge]:

- apartment cleaning all year round
- making repairs in the apartment
- payment of bills [taxes, electric power, water, etc.]
- car rental
- decoration of the apartment
- ordering other services