ID:	**ZP1**
Status:	**sprzedane**
Construction Stage:	**ready for use**
Commissioned to use:	**2008-06-00**
Town:	**Golden Sands**
Name:	**Golden Amos**
Locartion:	**by the sea / north coast**
Distance from the sea:	**250**
Distance from the airport:	**9 km**
Type of Real Estate:	**apartments**
Type:	**2, 3**
Surface area from - to:	**69.90m2 - 184.38m2**
Total price from :	**79252 euro**
Price per m2 from:	**1126 euro**
Furniture:	**jako opcja dewelopera,jako usługa dodatkowa**

Especially recommended for

Description

The outstanding holiday complex Golden Amos is a modern holiday complex with an interesting architecture and fascinating design. It offers all kinds of modern facilities and amenities and combines an excellent location and ideal opportunities for a pleasant and enjoyable holiday. Its beautiful appearance brings unique atmosphere and emanates tranquillity and simplicity. St. St. Konstantin and Elena is the oldest resort in Bulgaria, located only 9 km from the town of Varna. The resort has an ancient fame thanks to the unique combination of mountain air, mineral springs and sea. Its construction began in 1908 in the vicinity of St. St. Konstantin and Elena Monastery. The resort offers many mineral springs, balneal centers and outdoor hot water mineral pools. The mineral waters in the complex are famous for their healing capacity. The combination of sea climate and warm mineral water gives the opportunity for a pleasant holiday and quality treatment. Conveniently located on the seashore, the Golden Amos complex lies just 9km from the marvellous city of Varna, Bulgaria's summer capital and its International Airport. There is a regular bus service connecting Varna, St. St. Konstantin and Elena and Golden Sands, which provides an easy access for both foreign and native tourists. With its beautiful park zone, wonderful "English lawns", tiny enchanting beaches in quiet gulfs, numerous pools with healing mineral water, balneological centres with modern equipment, as well as with its tennis courts, a yacht club, children's playgrounds, discos and cafes, night clubs with programmes, casino, and cosy traditional restaurants, the resort attracts thousands of foreign and local tourists. Therefore, the acquisition of properties from the Golden Amos complex gives the property investors an excellent and safe opportunity, not only for enjoyable holidays and health benefits, but also for quick and good returns. Golden Amos is a modern complex offering luxury apartments of exceptionally high quality, impressive unique architecture and captivating design. Built on a plot of land with an area of 2700 sq. m and with total living area of 5869 sq. m, the complex comprises 49 extremely functional and comfortable apartments, made to satisfy the requirements and the taste of even the most refined and exacting clients.

The residential building consists of 49 apartments altogether of which:

42 one-bedroom apartments
6 two-bedroom apartments
1 three-bedroom apartment

The square surface of the apartments ranges from 69.90 to 184.38 and prices start from 79 196 Euro to 367 418 Euro for the largest and most luxurious apartments offering a splendid sea view.

Attractions

Holding social events - a service intended to satisfy every need or wish, no matter how humble or great they might be. We will make every earnest effort possible to keep you satisfied. Through our 24-hour concierge services you can have everything delivered and all your errands run. You can count on us to arrange your parties for adults or children, to hire animators to entertain your guests or kids, employ someone to shop for you, or even hire a tailor who will visit you in your place.

Individual sightseeing tours and adventure trips - you can take advantage of this offer to explore the stunning beauty of our country. To the future owners of properties in the complex and to our guests we provide a wide range of sightseeing tours and adventure trips to choose from in the diverse and picturesque surrounding area, such as a cross-country ride in the mountain on a motorbike or in a Jeep or a ride in a donkey cart along dusty roads in the countryside where you will be able to meet and talk with the real local people. You might choose a visit to a famous historic place or a delicious dinner in a smart restaurant where you will enjoy unforgettable moments in your new country.

Tourist Attractions

Features

Why it is Worth it?

- High quality
- Different way of payment
- Guaranteed rental

Features:

- Lobby bar
- Reception - 24 hours
- Shops
- Children's playground
- Lifts
- Parking with 24-hour security guards
- 24-hour camera surveillance of the building exterior/ interior
- Landscaped garden

The building is provided with the respective chambermaid rooms for the future servicing of the apartments which will be rented out

Swimming-pool with pool bar - Whether it is located in close proximity to the beach or farther, every highly self-esteemed holiday complex should have an outdoor swimming-pool. It attracts both owners of apartments and tourists willing to book these apartments for their summer holidays. Having a swimming-pool in the complex is particularly essential for parents with children because they can sit on the side of the pool and watch their kids playing and enjoying themselves. Besides, swimming-pools provide holiday-makers a refreshing way to cool off on a hot summer day and sip a drink just outside their apartment. Many apartment owners do not go to the beach every day, but they do frequent the swimming-pool and the pool bar. The swimming-pool is a great advantage to the apartment owners in Golden Amos who can benefit from its healing hot water all year round.

Services

Every client who has bought an apartment from Golden Amos can avail themselves of the opportunity to sign a Management Contract for their property to be managed by Property Management Ltd, the biggest apartment complex property management

company in Bulgaria. What is more, every apartment owner in this complex will be able to follow the advertising of their property, even prior to the completion of the development. Property Management Ltd have established partnerships with worldwide renowned tour- operators, and, with view of the successful apartment rental season 2008, it is necessary to have a strategy developed before hand, so that the advertising campaign can start as early as the winter of 2007. The company's involvement with these off-plan apartments long before the time of their letting out guarantees a full occupancy and excellent income for each apartment owner in the complex. This property management company is able to make your property attractive to tourists and ensure maximum occupancy and return on your investment. The Property Management Ltd services are various and comprehensive, and they include all necessary activities related to the service and maintenance of properties, regardless of their type and location.

The maintenance of gardens, swimming pools and communal areas of the building will be provided by the leading real estate management company in Bulgaria. The annual maintenance fee is 9 EUR per sq.m. with VAT.

What would this fee cover?

- Maintenance of the garden and the parking places
- Cleaning and maintenance of the communal areas (staircases, corridors, landings and underground parking lot)
- Cleaning and maintenance of the reception and the swimming pools
- Electricity and water supply bills for the common parts, the green areas and the alleys
- 24-hour security and a janitor
- Standard repairs occurring from normal use
- Notifying the owners at some possible occurring damage in their apartments

Complete Maintenance and Property Management (Compulsory at 5% Guaranteed Rental). First class property management service is provided by our partners who are the leading Bulgarian company in the sphere. Moreover, the concluding of a Contract for complete maintenance and management guarantees you 5 % of guaranteed rental for the 2008 season.

Which services does this management fee include?

Qualified personnel of electricians, cleaning staff, gardeners and security companies which provide the maintenance of the property. The maintenance consists of: partial repairs, regular cleaning, refreshment, making of beds, airing of the rooms, linen and towel laundry, bathroom tile cleaning, window washing, carpet and furniture cleaning.

Organization of different marketing campaigns, on local, as well as on international level; keeping contacts with well known tour operators and travel agencies, with the purpose of the renting out of the property. Co-operation to the clients, which includes meeting at the airport / railway station, giving and taking keys.

Registration of the tenants as foreign citizens in the local police station, as required by the law.

Co-operation and making of an insurance of a real estate against any possible risks, such as burglaries, earthquakes, floods and fires - a necessary requirement of the local administration.

Cooperation and issuing of health insurance or life insurance of the tenants.

Organisation of the issuing of any categorization papers and all the documents required by the law for having a license for short-term or long-term rent of the property, receiving the license from the municipality.

Constant communication with the owner of the property through weekly or monthly reports to keep him/her informed of future, past or present reservations, made expenditures, received incomes, as well as of any other important circumstances regarding the property.

Payment of all bills for power and water supply, phone bills, cable TV, Internet subscription, payments to cleaning, maintenance and security companies.

Organisation and book-keeping of all documents

Issuing and receiving of invoices, drafts and receipts, bank documents for and from third-party providers, agencies, local authorities, state and public institutions.

Annual financial completion of the company as well as submitting the annual tax statement at the local tax office.

Organisation and payment of the all local taxes and fees, as well as property rent taxes and other income.

Web access to the bookings made for your apartment by the tour operator so that you can check the availability for yourself, friends and family. You can also check your rental income.

Representation of the property owner, protection of his/her rights and execution of his/her will before any and all third-party state or public institutions and service providers.

Letting management (Compulsory - 5% guaranteed rental income)

Owners who wish to get a return on their investments by letting their property for rent can use the services of our partners Property Management Ltd which are the leaders in this field in Bulgaria. The apartments of Golden Amos are in the beautiful seaside resort St. Konstantin and Elena which attracts an increasing number of tourists each year. The apartments have been built of high quality materials to meet the strictest European construction standards and satisfy both their owners and tenants' need for true comfort and cosiness, which are of major importance when letting such properties for rent. The Bulgarian Black Sea coast enjoys an unceasing influx of holiday makers attracted by the high quality of services offered and the overall flourish of tourism in Bulgaria.

What does the Letting Management service include?

"Property Management" Ltd. as your tour-operator accommodates tenants for a short term as well for longer one.

Through our marketing department we run different advertising campaigns on local as well as international level through the press, the internet web, brochures, presentations in international show programs, etc. We keep in contact with famous international tour-operators such as Balkan Holidays, TUI, Solvex, Heckerman, Neilson, First Choice and others which will direct their tourists to Golden Amos.

Cooperating the tenants which includes meeting them at the airport / the train-station, incoming and out-going key services. "Property Management" Ltd is in constant contact with the property owner by keeping him/her informed for present, past and future reservations, as well as the rent sums.

Fixed tariffs per night for short-term tenants. All current expenses at the short-term rent (electricity, water, cable TV, Internet) are at the expense of the owner.

Long-term rents are agreed upon additionally by the tenant and Property Management Ltd. as a representative of the property owner. Usually, when letting a property for a long period, the current expenses are paid by the tenant.

Judging by past experience, short term rentals guarantee higher income, and Property Management team expects that Golden Amos complex apartments will generate 5% return on the investment during the first year, and about 6-7% during the second and third year.

RENTAL

All clients having purchased an apartment from Golden Amos will receive a 5% GUARANTEED RENT for the first 2 years upon signing a Management Contract with Property Management Ltd which is the biggest company in Bulgaria dealing with the management of large apartment buildings and complexes. This company sells holidays and excursion trips worldwide and maintains excellent partner relations with renowned tour-operators to ensure full occupancy for the properties under its

management. Although your property might not be ready for letting, Property Management Ltd will take care of it and will help owners with furnishing, categorization, maintenance and renting out, so that they can have quick and safe returns on their investment. The sum of 5% guaranteed rental is received by the owners of the newly purchased properties in Golden Amos at the end of the tourist season each year. The payments are ensured by bank account transfers and the management company issues a receipt for the transferred amount.

You don't have to worry about the apartment maintenance during the year with our assistance! We offer the maintenance of the real estate, security services 24h a day all year long, lighting, electric energy and water security, repairs, cleaning of the apartment, shared parts and greens, paying the bills, etc... Additional income from rental - because we offer assistance at renting the apartment.

Post-sale assistance

Payment Regulations
To reserve an apartment you need to deposit a reservation fee of 2000 EUR and you can choose from four payment plans. Payment plans require special consideration before choosing one and it is good practice to check and discuss with your lawyer at least three different payment plans before closing the deal and signing the title deeds. Before you sign the Notary Act (Contract to Purchase) you might choose to enter either the real purchase price or a reduced price and in this case taxes on property transfer subsequent profits will also be considerably lower.

Plan A - 5% off

Clients having purchased 2 to 5 apartments from Golden Amos will receive a discount of 5% from their total price regardless of the payment plan they have chosen.

□

Due □□□

Stage □□□of construction

30% □□□

First □□□payment and signing of a contract with a deposit included

60% □□□

On □□□completion of shell and roof and Construction Compliance Act 14 □□□signed.

20% □□□

On □□□Construction Compliance Act 16 and Notary Act (Title Deed) signed.

Plan B - 10% off

Clients having purchased from Golden Amos properties with a total area of over 600 sq. m will receive a discount of 10% from their total price regardless of the payment plan they have chosen.

□

Due □□□

Stage □□□of construction

50% □□□

First □□□payment and contract signing.

30% □□□

On □□□completion of shell and roof and Construction Compliance Act 14 □□□signed.

20%

On □□□Construction Compliance Act 16 and Notary Act (Title Deed) signed.

Plan С - 3% off

Clients having purchased from Golden Amos an apartment against 70% as their first payment will receive a discount of 3% from the selling price.

□

Due □□□

Stage □□□of construction

70% □□□

Within □□□30 days from reservation fee. Payment is followed by Preliminary □□□Contract signing.

20% □□□

On □□□completion of shell and roof and Construction Compliance Act 14 □□□signed.

10%

On □□□Construction Compliance Act 16 and Notary Act (Title Deed) signed.

Plan D - 5% off

Clients having purchased from Golden Amos an apartment against 90% as their first payment will receive a discount of 5% from the selling price, as well as a free annual insurance policy for all properties purchased under Plan D.

□

Due □□□

Stage □□□of construction

90% □□□

Within □□□30 days from reservation fee. Payment is followed by Preliminary □□□Contract signing.

10%

On □□□Construction Compliance Act 16 and Notary Act (Title Deed) signed.

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).