

ID:	<b>BN6</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-09-00</b>
Town:	<b>Bansko</b>
Name:	<b>Mountain residence 7</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>170 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3, 4</b>
Surface area from - to:	<b>56.83m2 - 119.47m2</b>
Total price from :	<b>22732 euro</b>
Price per m2 from:	<b>400 euro</b>
Furniture:	<b>developer's option</b>

### **Especially recommended for**

### **Description**

Mountain Residence 7 is located in Bansko - a resort which is one of the most picturesque and beautiful resorts in Bulgaria. Due to the considerable sums of investors Bansko has become so modern and attractive. The infrastructure of the city has been renovated and that has improved the well-being of its residents. Bansko is situated at the foot of the unique Pirin Mountains, which are a national park, included in the list of world heritage. And it's only 160 kilometers away from Sofia!

Pirin Mountains are Alpine type mountains with three mounts over 2900 meters. Conditions here are really good and that is due to the long winter season and heavy snowfalls, which make a 2-metre-high blanket of snow on the tracks. Ski season in Pirin starts mid-December and ends mid-April.

Mountain Residence 7 is situated 400 meters from the main gondola station, surrounded by existing buildings. This complex is made of three separate buildings, with large green terrain in between. All residents can enjoy international cuisine, indoor pool, saunas, Jacuzzi, fitness, games room and lobby bar. As well, the complex offers a children's play room, elevator in each building and underground parking.

### **Attractions**

Bansko is a picturesque town located 925 m above sea level. It is one of the most popular ski resorts in Bulgaria with tourists from all over Europe. It is situated in the south-western part of Bulgaria in the Pirin Mountains, 170 km from Sofia, the capital of Bulgaria. The winter sports conditions here are splendid. Bansko is situated at the foot of the Vihren mountain [2914 m above the sea level] and Todorin Vruh [2646 m above the sea level]. The ski runs have various levels of difficulty - for beginners and professionals. You can also experience the atmosphere of old Bulgarian villages - Bansko is a beautiful historical town.

There are 120 historical places and monuments, the regional museum and ethnographic exhibition. The Trinity Church with a 30-meter-high tower is the most beautiful place here. There is a lot to be seen around here: Melnik and the famous winery, the Rila monastery - the largest religious center of the medieval Bulgaria; you can also visit hot springs in Ognianovo or go to a folk party with music, wine and dancing. You can relax in local taverns listening to Balkan music and have a glass of heated wine.

### **SKIING CONDITIONS**

Millions of EUR have been invested in new ski runs and facilities over the last few years. The works were conducted by Yulen Company, which has licenses for managing ski centers. Bansko has the largest snow falls and longest ski season [December 15 - May 15] in all Bulgarian resorts. Bansko experiences a massive investment boom - new luxurious hotels, resorts and

apartments. A 7 km long cable railway [2400 people per hour] that carries skiers from the city straight to the slopes was built here. There are ski equipment rental shops with 1200 skis; new chairlifts [15 km], 50 km of ski runs; a restaurant for 1200 people, ski schools, ski schools for children, biathlon - in the Bunderishka clearing. There are 10 machines for snow packing [they operate 24 hours a day]; 26 machines [artificial snow for 12 km of runs]. The season lasts from December to April. The skiing areas: 1100 - 2500 m above the sea level. The lifts: 1 cable railway, 5 chairlifts, 9 ski tows.

#### Tourist Attractions

#### Features

Why it is Worth it?

At the very foot of Pirin Mountain  
400m from Ski-Lift  
A great place for the whole family!

#### Features:

Spa center featuring 3 types of sauna.  
Heated indoor pool, cold pool, jacuzzi.  
Massage rooms with aroma therapy and water massage.  
Fitness center  
Reception  
Lobby bar  
Games rooms with table tennis, pool table etc.  
Shops  
Children's day-care service  
24-hour concierge and security service  
Underground parking garage

#### Services

The Property Management Services will include the following:

Administration  
Maintenance and Technical Support  
Major Refurbishments  
Maintenance and Management of facilities  
Maintenance of Elevators and Equipment  
Accounting  
24h Security  
Cleaning  
Gardening

You don't have to worry also 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**

The payment scheme is:

- 1650 Euro Reservation Fee,
- 50% paid within 15 days after the signing days the Preliminary Agreement
- 50% paid at receiving Permission for use - i.e. in September.

The actual promotions - valid from February 25 till April 30:

- for units up to 100 sq.m. - free ski storage
- for units exceeding 100 sq.m. - free car park

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).