

ID:	<b>BN8</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Bansko</b>
Name:	<b>Adeona Residence</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>170 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2</b>
Surface area from - to:	<b>55.05m<sup>2</sup> - 84.28m<sup>2</sup></b>
Total price from :	<b>35786 euro</b>
Price per m <sup>2</sup> from:	<b>650 euro</b>
Furniture:	<b>developer's option</b>

### **Especially recommended for**

#### **Description**

Bansko is famous for its authenticity and culture, for the Bulgarian Revival architectural style and local cuisine. Visitors of the mountain town are forever enchanted with the spirit of Bansko and they always want to come again in the crannies of Pirin Mountain. In few years time Bansko will be an all-year round resort. And exactly there we represent Adeona Residence luxury and safe investment as wonderful place for recreation. The building is four -storey, super luxury - with fire-places in almost every apartment for the comfort of the visitors.

You will feel safe while being guarded by the 24h security. Complex has an own garden, reception, restaurant, covered swimming pool with Jacuzzi, finished sauna, infrared sauna, Gym, SPA centre, Medical Centre, children garden, ski-lockers, elevator, steam bath and a car park . The building is located only 5 min. walk away from the main Gondola and only 5 minutes walk away from the centre of town Bansko, so it's hard to find a better location. Available apartments have the total area from 38 sq.m. to 90 sq.m. in three buildings. Having in mind the perfect location, the annual rental income and the capital gain this makes the purchase not only a holiday home for you but also the perfect investment.

#### **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?

5 min walking to gondola and to the town centre  
Fully equipped SPA centre  
Still low prices! At 950 Euro per sq.m.!

#### Features:

24h security  
own garden  
reception  
restaurant  
covered swimming pool  
Jacuzzi  
traditional sauna  
infrared sauna  
Gym  
SPA centre  
Medical Centre  
children garden  
ski-lockers  
elevator  
steam bath  
car park

#### Services

The Property Management Services will include the following:

Organization of the internal order and the use of the common parts in the complex;  
Organization of the overall security of the complex;  
Offering assistance and helping the Owners in order to ensure a quiet stay and undisturbed use of their dwellings and of the complex as a whole as well as undisturbed exercising of their property rights;  
Technical maintenance of the common facilities, equipment and the other common parts of the complex;  
Maintenance of green areas and yards;  
Organizing the cleaning and waste disposal service for the complex and the common parts of the complex;

Management and maintenance of the Centralized system for heating and hot water in the complex;  
Organization and management of any payments related to consumables for the common parts in the complex electricity, (cold water, heating and hot water)  
Organization and management of paid service activities in the complex.

By the addition price, and after another contract there are also available:

cleaning of the individual sites;  
repair of the individual sites;  
payment of current expenses, consumables, taxes, fees and etc. related with the individual sites;  
use of parking lots;  
services related to the comfortable stay of the owners or their guests;  
management of the individual sites.

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:

Main payment scheme:

40% - at contract signing;  
60% - Not later than one year after the first payment.

Second payment scheme with 3% discount:

60% - at contract signing (with usage permit);  
40% - up to 3 months after the first payment.

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).