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|--------------------------------|---|
| ID:                            | <b>SB56</b>                                     |
| Status:                        | <b>for sale</b>                                 |
| Construction Stage:            | <b>investment under construction</b>            |
| Commissioned to use:           | <b>2011-06-00</b>                               |
| Town:                          | <b>Sunny Beach</b>                              |
| Name:                          | <b>Diamond Hills</b>                            |
| Location:                      | <b>by the sea / South Coast</b>                 |
| Distance from the sea:         | <b>1750</b>                                     |
| Distance from the airport:     | <b>34 km</b>                                    |
| Type of Real Estate:           | <b>homes</b>                                    |
| Type:                          | <b>1, 2, 3, 4</b>                               |
| Surface area from - to:        | <b>47.73m<sup>2</sup> - 168.84m<sup>2</sup></b> |
| Total price from :             | <b>29593 euro</b>                               |
| Price per m <sup>2</sup> from: | <b>620 euro</b>                                 |
| Furniture:                     | <b>additional service</b>                       |

### **Especially recommended for**

#### **Description**

"Diamond Hills" is situated near Kosharitca Village, right at the foot of Stara Planina Mountain and with stunning seaview. It is only 2 km away from the Bulgarian resort Sunny Beach, famous with the longest sandy beaches on the Bulgarian Black Sea coast. The complex is unique with its location, offering an exclusive combination of both mountain and sea climate. It is also within close reach of the antique town of Nessebar, acknowledged by UNESCO as a World's cultural treasure.

"Diamond Hills" consists of two buildings in the typical Old Bulgarian monastery style and a pool and garden area. A total of 70 cozy apartments, including 47 one-bedroom apartments, 22 two-bedroom apartments and 1 two levels and three-bedroom apartment.

Designed to complement its prime position between the mountain and the sea, this highly desirable development blends traditional architectural features with modern facilities to create a unique look and feel, as well as guarantee your comfortable stay.

"Diamond Hills" forms a L-shaped structure rising to three storeys, with the upper levels enjoying superb views across. Centered on a swimming pool area the architecture is of a traditional Bulgarian style, with chic contemporary design. The interiors have open-plan layouts providing sizeable open-plan kitchens and cosy dining areas, stunning airy living rooms, good-sized bedrooms, modern fitted bathrooms impressive terraces revealing pool, mountain and sea views. All apartments are finished to a high specification and ready to be furnished.

The developer have signed contracts, with the biggest tour operator in UK - "Thomson", which provides confidence with offering our clients RENTAL GUARANTEE of 6% from

the purchase price of the properties per season.

#### **Attractions**

Resort provide in the evening rich entertainment offer. Night bar, disco and restaurants ensure attraction and different entertainment program. There are many shops on complex area, where tourists can buy souvenirs, greengrocer product, something to drink and other articles. There is also 24 hour medical service in local medical centre.

One can find here every conceivable opportunity for sports: surfing, water skis and parachutes, hang-gliding and banana, sailing, yachts, paddle boats, cutters, scooters, rowboats, tennis courts, beach volleyball, playing grounds, mini-golf, skittle alley, bowling, riding ground, fitness halls, sports tournaments for amateurs and professionals. A genuine children's paradise - plenty of fun and games, children pools, slides, carting, Rolba water slide, inflatable trampoline, sport schools. In addition: special discounts, children's menus, 24-hour kindergarten, etc

#### Tourist Attractions

#### Features

Why it is Worth it?

- Low maintenance fee
- Amazing views
- Quiet place

#### Features:

- 70 luxury apartments
- Less then 2 km to wide sandy beach
- Air-condition
- cable TV
- telephone and internet as standard
- Four entrances
- Restaurant
- Fitness, massage and solarium center
- Shops
- Swimming pool with children's pool areas
- Jacuzzi
- Controlled entry & 24 hour security
- Kitchen units

#### Services

Maintenance: 6 (+ VAT) EUR per sq. m.

You do not 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**

Payment plan:

Deposit: 1000 euro

40% at the signing of the preliminary contract

40% on completion of roof level

20% at transfer of ownership Completion date: 09.2009

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).