

**ID:** SOF3/A  
**Status:** for sale  
**Construction Stage:** ready for use  
**Commissioned to use:** 2009-10-00  
**Town:** Sofia  
**Name:** Central Park Resort 1  
**Location:** In cities  
**Distance from the airport:** 13 km  
**Type of Real Estate:** apartments  
**Type:** 1, 2, 3, 4  
**Surface area from - to:** 32.24m<sup>2</sup> - 93.16m<sup>2</sup>  
**Total price from :** 17529 euro  
**Price per m2 from:** 520 euro  
**Furniture:** jako opcja dewelopera, jako usługa dodatkowa

### **Especially recommended for**

### **Description**

The project is located in a speedily developing area of Bulgaria's economically booming capital city of Sofia. Novi Han, the project's location, is only 15 km from Sofia airport, 500m away from the "Trakia" Highway. Also within 7 km is the first modern golf course.

Central Park Resort 1 is the first from the chain of grand developments projected in the area of Novi Han- an area forecasted to merge into Sofia within a short period of time. The development takes its name from the peaceful surroundings of a park, is situated around a lake and has a magnificent view to the Vitosha Mountains.

Central Park Resort offers unbeatable and clearly unrivalled price for a development in Sofia area, together with modern and tasteful architecture, brought to the client by a reputable and trusted building company with a number of grand developments in Bulgaria. The quality of the common areas in the residential buildings has been achieved using experienced interior designers and will be accomplished with the highest quality materials.

Unusually, for this real estate you have to pay 3% of commission. In this amount is included pre-sale assistance.

### **Attractions**

The huge redevelopment of the city is making Sofia one of the most attractive place to live and work in the region. Whilst Sofia will never rival Prague for its historical sites, there are numerous places of interest to visit including the Russian Church, Russian Church, Sofia Synagogue, galleries, museums and, Sofia's crowning glory, the impressive Alexander Nevski memorial church. You will also see set-piece public buildings along the tastefully cobbled streets and the pedestrianised Vitosha Boulevard attracts visitors for its stylish shops and the impressive views south towards Vitosha mountain.

In Spring and Summer you will see bars and cafes springing out onto the pavements and parks and visitors enjoy affordable quality dining and a thriving bar culture. The city is gaining a new more hedonistic edge as it grows and prospers. As the centre of the city is flat it can be covered on foot with ease.

Moving just 12km out of the city brings you to Vitosha Mountain which is perfect for outdoor pursuits. The city is only an hour away from the established mountain resort of Borovets and one and half hours from Bulgaria's second city of Plovdiv. Whilst there are many improvements still to come, a glimpse of its future status can be observed with its modern airport terminal,

business parks and shopping centers. These are all strong pointers that this city will not remain the current property bargain destination for long.

## Tourist Attractions

### Features

Why it is Worth it?

- Proximity to central city area
- Modern design
- Perfect place for a whole family

### Features:

- Spa center
- Fitness
- Indoor swimming pool
- Outdoor swimming pool
- Mini golf course
- Tennis court
- Basketball and volleyball pitch
- Supermarket and shops
- Medical centre
- Reception desk
- Restaurant with a bar
- Children's playground
- Spacious green areas
- Three parking lots
- Live security, as well as video surveillance

### Services

Maintenance: 480 EUR (z VAT) per year

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 &#8470;1:

Deposit: 1000 euro  
First installment 30% - October 2008  
Second installment 30% - July 2009  
Third installment 30% - April 2010  
Final installment 10% - September 2010

Payment plan &#8470;2:

Deposit: 1000 euro  
First installment of 30% - October, 2008  
Second installment of 30% - May 2009  
Third installment of 20% - December, 2009  
Fourth installment of 10% - June, 2010  
Final fifth installment of 10% - September, 2010

Payment plan &#8470;3:

Deposit: 1000 euro  
First installment of 90%-October, 2008  
Second installment of 10%-September, 2010

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).