

ID:	<b>SO10</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2011-06-30</b>
Town:	<b>Sozopol</b>
Name:	<b>Black Sea Star</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>34 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>31.00m<sup>2</sup> - 220.76m<sup>2</sup></b>
Total price from :	<b>27900 euro</b>
Price per m <sup>2</sup> from:	<b>800 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Black Sea Star is gated holiday complex of luxury class, located between two of the most beautiful southern, seaside resorts of Bulgaria - Sozopol and Chernomorets. The complex is at a glance from warm and crystal clean water along with picturesque bays, rocks and sandy hills. There are plenty of beautiful beaches in the area covered with fine golden sand. Fans of surfing, fishing, jumping and sea cruises will be attracted by the very good conditions. A real fairy tale in Bulgaria.

The architectural project of Black Sea Star is influenced by the seaside style, oriented towards functionality and comfort. Bulgarians say that horseshoe brings luck, therefore the building is designed in a form of a horseshoe. Excellent features of the building are simple designer's solutions combined with maximum comfort for future happy owners. Moreover, efforts have been made so that ecological and energy efficiency standards could be met.

Black Sea Star complex includes 146 apartments: 16 one - room apartments, 58 two- room apartments, 38 three - room apartments, 16 four - room apartments, 18 studio apartments. Ground floor apartments will be decorated with ground floor balcony, so called courtyard. The complex provides 2 stores, 2 pubs, a pool-bar, a gym, an internet club. All rooms are situated in a monolithic building having the form of a horseshoe, with a view towards the sea, which will be enjoyed by most of the apartments' owners. Additional advantages are the 100 parking lots, local water supply station and electricity supply station.

#### **12. Features**

#### **Attractions**

Sozopol is a town where tourist can feel, apart of leisure time on the beach, ancient atmosphere of Thrace, Greece, Rome and Byzantium. It has two beaches: North (close to the old Town) and South (in new part of Town). It is worth to visit old part of Sozopol Town which is located on small rocky peninsula. There are hundreds of narrow cobbled streets and historic houses.

It is said to be the cultural capital of the Bulgarian Coast. It is getting more and more beautiful each year - the authorities want to make it a Black Sea coast gem. It reminds of Nessebar. It is one of the most romantic places on a Black Coast. It offers

Thiers guests wide beaches, discos, restaurants and cosy coffee.

#### Tourist Attractions

#### Features

Why it is Worth it?

- Situated by the sea
- Terrific location
- Wonderful place for a whole family
- Comfortable indoors
- All apartments have a sea view

#### Features:

- Closed and open-air swimming pool
- Wellness- beauty center
- Fitness center
- Play ground for children
- Reception
- Restaurant
- Pool - bar
- Internet and Business center
- Shopping area
- Green area
- Barbecue area
- 24 hours safe guard
- Satellite
- Wireless internet

#### Services

Maintenance: 8 EUR/sq.m. per year. (including VAT)

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:

Reservation fee - 2 000 EUR

30 % at the signing of the Preliminary contract.

30 % Act - 14 (by 12.2008)

30 % 3 months after second instalment (03.2009)

10 % 3 months after third instalment (06.2009)

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).