

ID:	<b>SOF6/A</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2011-09-00</b>
Town:	<b>Sofia</b>
Name:	<b>City of Fountains</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>10 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2, 3, 4</b>
Surface area from - to:	<b>53.81m2 - 196.45m2</b>
Total price from :	<b>58460 euro</b>
Price per m2 from:	<b>940 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Welcome to City of Fountains - the first mixed-use real estate project of its kind in Sofia, catering to every need of modern day living - Live, Work and Play in a single unique environment.

Our aim is to create an atmosphere conducive to comfort, time efficiency and an environment which inspires.

City of Fountains offers apartments, retail and office space designed in the spirit of modern architectural trends, elegant forms and attention to detail. The compound is situated in one of the most prospective areas of Sofia (link to Location) in direct proximity to Business Park Sofia, on a plot of 35,000 m2 and is comprised of 20 buildings, sports facilities and professionally landscaped common areas.

The compound offers a wide selection of apartment types of varying size, layout and orientation, offering suitable options for all types of buyer, whether you are looking for your new home or an attractive investment property.

The surrounding area has one of the most convenient infrastructures of the city in terms of transport and amenities. The Sofia Business Park station of the new metro line opening in 2010 will be a few minutes' walk away adding to the already existing convenience of the area.

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?

Business Park Sofia only 350 metres away

Vitosha ski gondola (ready 2009) - 1 km

Hypermarkets 'Metro', 'Bila' and 'Technopolis'

Current or imminent construction of new hypermarkets, including IKEA

By 2008 the new metro station servicing Business Park Sofia is projected to be in operation

### Features:

Modern Fitness/SPA Center (one of the largest in Sofia -over 1500m2)

Swimming pool (open at summer/ closed in winter)

Squash Court

Multi-purpose sports playground

Kindergarten

Six different restaurants and cafes

Apart-Hotel

Supermarket

A boutique shopping area with over 37 different shops including: Tourist agency, Laundry/dry cleaning, Beauty salon, pharmacy.

Underground parking and garages.

### Services

Maintenance: 8 EUR (+ VAT) 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 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).