

ID: **SOF8/A**  
 Status: **for sale**  
 Construction Stage: **investment under construction**  
 Commissioned to use: **2012-03-00**  
 Town: **Sofia**  
 Name: **MANASTIRSKI LIVD APARTMENTS**  
 Location: **In cities**  
 Distance from the airport: **12 km**  
 Type of Real Estate: **apartments**  
 Type: **1, 2, 3, 4**  
 Surface area from - to: **36.34m2 - 165.40m2**  
 Total price from : **39751 euro**  
 Price per m2 from: **943 euro**  
 Furniture:

### **Especially recommended for**

### **Description**

The manastirski LIVD apartments project represents 4 residential apartment houses in the prestigious district of Sofia - Manastirski Livadi - West. The project is situated a mere 3 km away from the very center of the city, accessible through first-class city streets and boulevards. Near the buildings is the crossing of "Bulgaria" blvd. and "Todor Kableshev" blvd., hence the BILLA supermarket, Belissimo business center, FRIENDS commercial center, as well as the currently under construction Bulgaria Mall and ABC Business Center. The land plot is situated between the "Kazbek", "Pirin", and "Rodopski izvor" streets.

### **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?

City ☐ Centre location

Prestigious □ area of City

High □ potential capital appreciation

#### Features:

Restaurant

Parking

Playground

gardens

Reception

Very □ close to shopping area

Eco- □ friendly heat system

Security

#### Services

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: 2000 euro

First ☐ payment: 10% at signing ☐ preliminary contract

Second ☐ payment: 15% - act 14

Third ☐ payment: 75% on ☐ occupancy permit (act 16)

**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).

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