

ID:	<b>SOF9/A</b>
Status:	<b>sprzedane</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2009-11-00</b>
Town:	<b>Sofia</b>
Name:	<b>Moderen Dom</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>16 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	
Surface area from - to:	<b>0.00m2 - 0.00m2</b>
Total price from :	<b>0 euro</b>
Price per m2 from:	<b>0 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

Moderen dom is situated in Drujba 2 quarter - the Southeast regions of Sofia city. There is a quick access to Tsarigradsko shosee Blvd. which leads directly to both exit of the capital and to downtown. In close proximity to big shop chains such as Metro, Kaufland and Praktiker, as well to the International hall center and EXPO hotel. Sofia Airport is 3 km. away. A future metro station will be set up some 300 m. away, and some improvements in the road infrastructure are going to be made. Moderen dom is a stylish and fancy residential building with many facilities, which provide for a calm and comfort living of the owners. There is a door-keeper, a video intercom, automatic closing doors, a children playground, landscaped alleys and staircases and elevators for disabled persons. Project envisages a variety of 94 apartments, 12 shops on the ground level, two entrances, underground and ground parking lots.

#### **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?

Functional  disposition

Quick  access to main boulevard

Confirmed  building company

Perspective  region

Features:

Private  garden

Parking

Shop  area

Children  playground

Door-keeper

Video  intercom

### **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: 1000 euro

1st instalment - 30 % upon signing the preliminary contract

2nd instalment - 40 % upon reaching "rough construction" stage (Act 14)

3rd instalment - 20 % when building is almost finished (Act 15)

4th instalment - 10 % when permission to use granted (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).