

ID:	<b>BN13</b>
Status:	<b>for sale</b>
Construction Stage:	<b>investment under construction</b>
Commissioned to use:	<b>2010-12-00</b>
Town:	<b>Bansko</b>
Name:	<b>Ovinache Holiday Village</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>160 km</b>
Type of Real Estate:	<b>Apartments/Houses</b>
Type:	<b>1, 2, 3, 4, 6</b>
Surface area from - to:	<b>39.44m<sup>2</sup> - 222.22m<sup>2</sup></b>
Total price from :	<b>65076 euro</b>
Price per m <sup>2</sup> from:	<b>1450 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

### **Description**

The new OVINACHE HOLIDAY VILLAGE project in Bansko skiing resort, located at the foot of the mountains, on the border of Pirin national park and 200 metres from the main ski track. There is a ski trail nearby. The project consists of two, three and four bedroom houses plus one and two bedroom apartments. Buildings will have typical for that Bulgarian region architecture from the beginning of the 19th century - it is fulfilled with qualitative natural local materials and contemporarily planned and completed interior. Each house has its own garden and parking lot, a fully completed and furnished kitchen, a dining room, a living room, a hall, a lavatory and bathroom, a sauna, a fireplace and offices; 3 bedrooms with separate bathroom and WC, a day gallery (a study and a library), terraces. The apartments will be sold fully furnished.

### **SPECIAL OFFER:**

Each client purchasing a house or apartment in "Ovinache Holiday Village" is going to get as a gift full pack of luxury furniture from "Martineli", and also are going to have the opportunity to become a owner of super luxury off-road vehicle "Audi Q7" or "BWM X6", with which to enjoy his holiday of full value.

### **Attractions**

Bansko is a picturesque town located 925 m above sea level. It is one of the most popular ski resorts in Bulgaria with tourists from all over Europe. It is situated in the south-western part of Bulgaria in the Pirin Mountains, 170 km from Sofia, the capital of Bulgaria. The winter sports conditions here are splendid. Bansko is situated at the foot of the Vihren mountain [2914 m above the sea level] and Todorin Vrukh [2646 m above the sea level]. The ski runs have various levels of difficulty - for beginners and professionals. You can also experience the atmosphere of old Bulgarian villages - Bansko is a beautiful historical town.

There are 120 historical places and monuments, the regional museum and ethnographic exhibition. The Trinity Church with a 30-meter- high tower is the most beautiful place here. There is a lot to be seen around here: Melnik and the famous winery, the Rila monastery - the largest religious center of the medieval Bulgaria; you can also visit hot springs in Ognianovo or go to a folk party with music, wine and dancing. You can relax in local taverns listening to Balkan music and have a glass of heated wine.

## SKIING CONDITIONS

Millions of EUR have been invested in new ski runs and facilities over the last few years. The works were conducted by Yulen Company, which has licenses for managing ski centers. Bansko has the largest snow falls and longest ski season [December 15 - May 15] in all Bulgarian resorts. Bansko experiences a massive investment boom - new luxurious hotels, resorts and apartments. A 7 km long cable railway [2400 people per hour] that carries skiers from the city straight to the slopes was built here. There are ski equipment rental shops with 1200 skis; new chairlifts [15 km], 50 km of ski runs; a restaurant for 1200 people, ski schools, ski schools for children, biathlon - in the Bunderishka clearing. There are 10 machines for snow packing [they operate 24 hours a day]; 26 machines [artificial snow for 12 km of runs]. The season lasts from December to April. The skiing areas: 1100 - 2500 m above the sea level. The lifts: 1 cable railway, 5 chairlifts, 9 ski tows.

## Tourist Attractions

### Features

Why it is Worth it?

- High quality buildings materials
- Luxury apartments
- Fully furnishing included
- Great rental opportunity

### Features:

- Restaurant
- Various Shops
- Quiet children games area
- Security 24/7
- Bicycle
- Ski drying room
- Lift passes, ski equipment rent, snowboard equipment rent & school
- Ski motor sledge & car rental
- Dinner at typical Bulgarian restaurant

### Services

The maintenance fee is 10euro per sq.m. without VAT

You don't have to worry also 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:

35% - at contract signing

55% - at act 15

10% - at transferring the apartment

Payment Plan 2:

40% - at contract signing

50% - at act 15

10% - at transferring the apartment

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).