

ID:	<b>SOF11/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>Apartments in Pavlovo</b>
Location:	<b>In cities</b>
Distance from the airport:	<b>14 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3, 4</b>
Surface area from - to:	<b>47.54m<sup>2</sup> - 207.10m<sup>2</sup></b>
Total price from :	<b>49917 euro</b>
Price per m <sup>2</sup> from:	<b>1050 euro</b>
Furniture:	<b>additional service</b>

### **Especially recommended for**

#### **Description**

New residential complex in Pavlovo, next to Al.Pushkin Blvd. The complex includes three buildings with a total built-up area of over 9000 sq.m.; Two of them are already started, as it's expected the complex to be completed in the following sequence: Building A - Spring 2009; Building B - Spring 2009; Building C - Autumn 2009.

The project is located in an area with excellent infrastructure and splendid view toward Vitosha mountain; The buildings enclose an inner yard with green areas and alleys. On the ground floors of the building are situated shops. On the attic floors are situated maisonettes. For each apartment is provided an underground garage. The complex will be gasified.

#### **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?

- Comfortable apartments
- Prestigious part of Sofia city
- Great rental opportunity

#### Features:

- Security 24h
- Underground garages available (for sale)
- Café;-bar on the ground floor
- Supermarket
- Shops
- Lift
- Garden for the residents
- Steel-concrete construction

#### Services

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 - flexible

- Deposit: 1000 euro
- First installment 30% at signing of the Preliminary contract
- the rest - on installments according to the stage of construction

#### 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 pre-sale assistance is included.