

ID:	<b>EL2</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>0000-00-00</b>
Town:	<b>Elenite</b>
Name:	<b>Privilege Fort Beach</b>
Location:	<b>by the sea / South Coast</b>
Distance from the sea:	<b>0</b>
Distance from the airport:	<b>75 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>2</b>
Surface area from - to:	<b>78.80m2 - 78.80m2</b>
Total price from :	<b>72000 euro</b>
Price per m2 from:	<b>914 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

### **Description**

The Privilege complex is located near Elenite, on a beautiful southern beach called the Robinson, at the foot of the Balkan Mountains. The climate here is unique - it is a combination of mountain and sea climates. The complex offers all sorts of attractions both for adults and children: playground and a ship placed in a swimming pool [it is a restaurant]; Jacuzzi, open-air bar, restaurants. There is a private beach with a separate exit to the sea. Everything is at hand here. The apartment price includes turn-key furnishing and complete furnishing on offer.

### **Attractions**

The recreation center of Elenite is located 10 km north-east of Sunny Beach. There are red roofed frame houses here [more than 220] with views on the sea. There are many restaurants, cafes, night clubs, a disco, yacht club and water sports schools, football and volleyball fields, mini golf, tennis courts, indoor swimming pools, saunas, kindergarten, etc. here. The tourist services and assistance here are top standard.

### **Tourist Attractions**

### **Features**

Why is it worth it?

- Private apartment housing estate
- Flats at the sea with private entrance to the beach
- The investment is completed
- Additionally, the furnishing of the apartment comes free of charge

### **Features**

- Swimming pool with water attractions, Jacuzzi
- Swimming pool for children with a water slide
- Running river [swimming pool] along the complex, with an open-air bar and a bar in the water
- Fitness

Sauna  
Beauty parlor  
Medical center  
Supermarket  
Kindergarten  
Café;  
Garden restaurant  
Private beach  
Guarded parking lot  
Irish pub  
Playground for children

### **Services**

There is a possibility of renting the apartment [developer's offer]. The real estate is kept tidy and clean by the administrator. The developer guarantees management of the building, security, and payment of bills on behalf of the owner.

We take care of the apartment during the year. We guarantee full maintenance of the estate, security services, lighting, electric and water supply safety, repairs, cleaning of common parts, the greens, cleaning of the apartment and bill payments. We also offer rental services.

Post-sale assistance

### **Payment Regulations**

Payment plan

1000 euro - deposit - possibility of paying within a week after the day of apartment reservation

10% - I installment - at pre-agreement - deposit

II installment - 4 months after first payment

III installment - 4 months after second payment

IV installment - 4 months after third payment

The remaining 60% can be paid as a real estate loan, within three months after payment of fourth installment.

Up to 31.03.2010 - deferred payment with no interest;

- Up to 3 years deferred payment with 6.3 % annual interest;

- Up to 5 years deferred payment with 9.8 % annual interest;

- Up to 7 years deferred payment with 15.7 % annual interest;

- Up to 10 years deferred payment with 18.1 % annual interest;

The deferred scheme of payment is with 1 month installment or 3 months installments.

Use of the apartment after paid 40% of the price. Notary act after full payment. In case of 100% payment at signing the preliminary contract - 5% discount of the purchase price.

#### Costs

It should be remembered there are additional costs to the real estate price - the notarial charges (which is approximately 3.5 - 4% of the purchase price).

Additional cost: 10 EUR with 20% VAT for management which includes:

- management of complex area
- management of building common parts
- maintenance of swimming pools
- maintenance of greens
- electric power - common parts
- swimming pool usage

There is a possibility of [at client's request and at additional charge]:

- apartment cleaning all year round
- making repairs in the apartment
- payment of bills [taxes, electric power, water, etc.]
- car rental
- decoration of the apartment
- ordering other services