

ID: **RW113\_A10**  
 Status:  
 Construction Stage:  
 Commissioned to use: **0000-00-00**  
 Town: **Sunny Beach**  
 Name: **AMARA**  
 Location: **by the sea / South Coast**  
 Distance from the sea: **400**  
 Distance from the airport: **27**  
 Type of Real Estate: **Apartments/Houses**  
 Type: **1**  
 Surface area from - to: **43.04m2 - 43.04m2**  
 Total price from : **42900 euro**  
 Price per m2 from: **997 euro**  
 Furniture:

### **Especially recommended for**

#### **Description**

Amara A 10 - this is studio 38 square meters size and is of a modern style, situated in the building A of the complex Amara in Sunny Beach. The apartment is designed for 4 persons and is located on the first floor. The view from the apartment is on the swimming pool. The apartment is very well furnished. Anyone who comes to the bathroom, pays attention to the beautiful stoned washbasin.

Amara residence is monitored 24 hours daily and is situated 400 meters from the Cacao Beach. The complex consists of one main building and two smaller ones. The amenities of the property are beautiful and big garden, swimming pool and a parking lot.

The building A is the biggest one - 3200 square metres.

The buildings B and C are smaller ones- 1000 square metres.

The facade of the building is made from travertine - a white concretionary form of calcium carbonate.

The interior is made from marble, tiles and high quality insulating bricks (Wienerberger). The whole complex is luxuriously completed. There are floors completed and bathrooms are equipped with showers and washbasins. The staircases, hallways and the reception lounge are made from tiles.

#### **Attractions**

Sunny Beach - It is one of the largest Black Sea resorts. It is located 36km from Bourgas. It charms with unique nature and picturesque golden sandy beach, clean sea and wonderful sun - 1700 hours of sun from May to October. There are 120 modern hotels, over 150 restaurants, bars, discos, and various entertainment facilities. There is also a modern and versatile sports center - water and land sports. The resort is also called a 'paradise for children' because it has all sorts of attractions: playgrounds, swimming pools, water slides, and amusement parks. The famous ancient city of Nessebar is nearby. The Sunny Beach is an unforgettable place and once you've been there you will certainly return.

The beach is 8 km long and 30 - 60 m wide. The sand is fine and golden. There are natural sand-dunes along the beach with 16 rare plant species. The sea bottom is plain and the sea is usually calm and clear. The weather is just perfect. This is where the name of the resort came from. There is an Aqua Park [24000m2] in the eastern part of Sunny Beach. There you can find

wild rivers, lazy rivers, water playgrounds for children, water castle, bars, restaurants, etc. You can certainly enjoy sports here - you can try surfing, water skiing, parachuting, parachuting behind a motorboat, banana rides, sailing, kayaks, motorboats, beach volleyball, mini golf, horse riding, etc, plus amateur and professional sports competitions.

A festival of Bulgarian music called 'The Golden Orpheus' is held here every year. Folk performances, symphonic concerts, exhibitions, the Sunny Beach Miss contest are also organized in Sunny Beach. There is also a theater and outdoor cinema. You can also go on a trip to e.g. Istanbul. There are many facilities such as shopping centers, artistic centers, market places and bazaars with artisanship products and fresh fruits, vegetables and dairy. Moreover, there are buses and boat connections with Bourgas [the city center] [35 km] and Varna [95 km].

## Features

Why is it worth for money?

just in the centre of Sunny Beach  
close to the Cacao Beach  
15 minutes walk away from Nessebyr.

Features:

- outdoor pool (including a paddling pool for children)
- buffet, grocery and beauty salon on the premises
- beautiful garden
- free deckchairs and parasols for all guests
- free parking lot next to complex

## Services

Additional services- The maintenance fee- 8 euro/sq m

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.

## Payment Regulations

Payment:

2000 E - reservation deposit

I rate: 50 % paid after signing preliminary agreement

II wplata: 50 % paid 30 days after I rate (on notary deed).

There are also other ways of payment - can be established individually with owner.

Costs:

There is need to remember than except of apartment cost are also cost connected with notary deed which are approximately

3,5 - 4,5 % of bought apartment.