

ID:	<b>BN1</b>
Status:	<b>for sale</b>
Construction Stage:	<b>ready for use</b>
Commissioned to use:	<b>2008-12-00</b>
Town:	<b>Bansko</b>
Name:	<b>Bansko Heights</b>
Location:	<b>The mountains</b>
Distance from the airport:	<b>160 km</b>
Type of Real Estate:	<b>apartments</b>
Type:	<b>1, 2, 3</b>
Surface area from - to:	<b>37.72m<sup>2</sup> - 90.03m<sup>2</sup></b>
Total price from :	<b>22926 euro</b>
Price per m <sup>2</sup> from:	<b>600 euro</b>
Furniture:	<b>included in the price</b>

### **Especially recommended for**

#### **Description**

Bansko Heights is a splendid resort for both winter sports fans and spa enthusiasts. It has all important facilities - a swimming pool, fitness club, sauna, restaurant and bar. The construction is to be completed at the end of 2008. The complex will consist of studio apartments, 2 and 3 room apartments. The architectural design fits the local style and landscape. There are elements of Old Bulgarian houses, stone and wood - the style is warm and cozy.

There are two stages of construction of this magnificent complex. When both of them will be completed, the Bansko Heights will become one of the largest and most luxurious apartment estates in the city. It is perfect for spending holidays and high profit investment - Bansko Heights is an excellent choice!

#### **Attractions**

Summer Season - Summer Attractions. The summer season in Bansko offers all sorts of attractions, activities and trips, and that is why Bansko attracts so many tourists. There are seasons when the number of tourists both in the summer and winter is the same. The attractions include:

Hunting - Razlog - a visit in wilderness. You can become a real hunter. The Razlog area includes 3 different forest complexes of total area of 13700 ha, from 800 to 1800 above the sea level.

The park of dancing bears. The park is located 30 km from Bansko, it is surrounded by forests and natural springs. It is the home of wild brown bears. Each bear has its own territory with access to water and space for walking and climbing. The park is open from April to November. It is great for every generation.

Bansko architecture. Trips around the houses-museums. E.g. 'Neofit Rilsky', 'Nikola Vaptsarov' [the house of the famous Bulgarian poet], the house of Velyanov [Renaissance, with original fresco and beautiful wooden objects].

A picnic in the mountains - a trip with a picnic in the heart of the mountains. Beautiful views, magnificent nature.

Bicycle trips - for everybody. There are special routes, and you can rent a bicycle.

Horse riding - a visit in a horse riding school. Horse riding in beautiful surroundings.

Mountain hiking. There are many opportunities: the highest peak of Pirin Vihren Mountains, the Okoto Lake, Bezbug, Deminitza, the Vihren shelter. The hikes take from 2 to 6 hours. The price is about 35 EUR and includes transportation, picnic, and the mountain guide.

Extreme trips - Jeep Safari - cost about 60 EUR and include a trip to Monastyr or the park of dancing bears, and lunch. We recommend rafting along the Struma and Mesta rivers [the most beautiful Bulgarian rivers]. The price [about 60 EUR] includes

the equipment, instructor's assistance and lunch. Mountaineering costs about 30 EUR and includes the equipment, picnic and instructor's assistance.

The Winter Season - The Winter Attractions. Millions of EURO were invested in new ski runs and facilities in Bansko. The works were conducted by Yulen Company, which has all the necessary licenses for running and managing ski centers. The snow falls in Bansko are huge and the skiing season is the longest in Bulgaria - from December 15 to May 15. Bansko experiences a boom in investments - new luxurious hotels, resorts and apartments are built here. There is a 7 km long cable railway [2400 persons per hour], a skiing equipment rental shop with 1200 skis, new chairlifts [15 km line], 50 km of ski runs, a restaurant on the Bunderishka clearing [for 1200 people], skiing schools, skiing schools for children, biathlon. There are 10 machines for leveling the snow, 26 machines for blowing artificial snow to 12 km of runs. The ski areas are located 1100 - 2550 m above the sea level. The lifts include 1 cable railway, 5 chairlifts, and 9 ski tows.

#### Tourist Attractions

#### Features

Why is it worth it?

The construction will be completed next winter season

The prices - from 1250 EUR per m2

The real estate is located in a picturesque surroundings with great views

There is a possibility of using the apartment in the summer and winter seasons

The estate is located near the main gondola - the guests have a free-of-charge access to the gondola

The city center is close - 4 km; the gondola is 3 km away [free transport]

#### Features

Spa center

Gym

Swimming pool

Sauna

Restaurant

Bar

Bank

Pharmacy

Playground for children

Winter clothes dryer [a wardrobe]

3 km to the Gondola lift; 4 km to Bansko; 160 km to airport in Sofia; 3 km to gondola - a golf field designed by Ian Woosman.

#### Services

There is a possibility of renting the apartment [developer's option].

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 - negotiable.

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).