

Complex PARK in Bansko

AT AN ARM'S LENGTH FROM THE HEART OF THE CITY!



Choosing the right location is extremely important, especially when buying a home for investment purposes. The complex is located in the Razlozhka Valley, one of the most picturesque corners of Bulgaria, offering a unique view of the snow-capped slopes of Pirin, Rila and the Rhodopes. The complex is located next to the Pirin National Park, a cultural and world heritage site. The close proximity to the Pirin Golf and Country Club offers visitors to the apartments numerous opportunities for rest and relaxation - an unforgettable ski holiday from December to May, a golf tournament in the mountains from April to November or a well - a well-deserved resort holiday all year round for the whole family.

Just 6 km (about 7-8 minutes by car) are the ski slopes of the prestigious and world famous ski resort of Bansko, and in the other direction one of the most picturesque towns - Razlog, offering its visitors a collection of authentic traditions, buildings of cultural and historical value , entertainment options, numerous shops and restaurants.



10 km away is the village of Banya, which has gained popularity in recent years due to its 75 mineral springs and breathtaking panoramic views of Pirin and Rila.

DESCRIPTION OF THE COMPLEX

Buildings A B C D E and F are standard, meaning that the size and layout of apartments in each individual building are almost identical.

Buildings A and B have a common entrance.

Buildings C and D have a common entrance.

Buildings E and F have a common entrance.

Each building consists of 4 floors, each floor has 5 apartments.

Each apartment has a balcony, with the exception of apartments 42 and 44 of all buildings, which are located on the upper floors.

The area of the apartments ranges from 56 to 160 sq.m. The smallest apartments range from 56 to 68 sq.m. Currently they are studios, but the large area and functional distribution make it possible to convert them into two-room apartments. This can be done by constructing a frame/partition using plasterboard.

ПИРИН ПАРК КАРТА



PAYMENT OPTIONS

We offer 2 payment options, including the option of a custom payment plan!

Option 1: 100% payment with 35% discount from the Basic price	
Payment 1	Transfer of the plot and prepayment of the entire amount with a 35% discount from the base price.
Option 2: Deferred payment in 7 installments with a 25% discount on the Basic price.	
Payment 1	10% Payment upon conclusion of the contract
Payment 2	20% Payment upon notarized transfer of property
Payment 3	15% Payment if you have a building permit
Payment 4	20% Payment upon reaching quota 0.00
Payment 5	20% Payment upon reaching Act 14
Payment 6	10% Payment upon reaching Act 15
Payment 7	5% Payment upon reaching Act 16
Option 3: Payment in three installments at the base price!	
Payment 1	5% Payment upon conclusion of the contract
Payment 2	20% Payment upon notarized transfer of property
Payment 3	75% Payment upon reaching Act 16

Option 1: 100% payment, discount up to 35% from Base price

Option1: 100% payment with 35% discount from the Basic price

Payment 1	Transfer of the plot and prepayment of the entire amount with a 35% discount from the base price.
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House	Land area	House Square	Total price for cloth for Act 16	The total price for the full cover is 35% discount!	Status
3	424.45	127.14	€ 272 080	€ 176 851,74	Free
4	424.26	127.14	€ 272 080	€ 176 851,74	Free
5	425.00	114.48	€ 251 112	€ 159 241,68	Free
6	424.00	127.14	€ 278 882	€ 176 851,74	Free
8	400.00	127.14	€ 278 882	€ 176 851,74	Free
9	400.46	114.48	€ 251 112	€ 163 223,15	Free
10	424.45	127.14	€ 278 882	€ 181 272,98	Free
11	424.44	127.14	€ 278 882	€ 181 272,98	Free
12	424.52	127.14	€ 278 882	€ 181 272,98	Free
13	433.00	114.48	€ 257 237	€ 167 203,55	Free

prices include. VAT!

When purchasing a house from a legal entity, you can get a 20% VAT refund!

**Option 2: Deferred payment in 7 payments,
discount up to 25% from Basic price**

Option2: Deferred payment in 7 installments with a 25% discount on the Basic price.	
Payment 1	10% Payment upon conclusion of the contract
Payment 2	20% Payment upon notarized transfer of property
Payment 3	15% Payment if you have a building permit
Payment 4	20% Payment upon reaching quota 0.00
Payment 5	20% Payment upon reaching Act 14
Payment 6	10% Payment upon reaching Act 15
Payment 7	5% Payment upon reaching Act 16

House	Land area	House Square	Total cost when paying for Act 16	Final price with deferred payment 25% discount!	Status
3	424.45	127.14	€ 272 080	€ 204 060	Free
4	424.26	127.14	€ 272 080	€ 204 060	Free
5	425.00	114.48	€ 251 112	€ 188 334	Free
6	424.00	127.14	€ 278 882	€ 209 161	Free
8	400.00	127.14	€ 278 882	€ 209 161	Free
9	400.46	114.48	€ 251 112	€ 188 334	Free
10	424.45	127.14	€ 278 882	€ 209 161	Free
11	424.44	127.14	€ 278 882	€ 209 161	Free
12	424.52	127.14	€ 278 882	€ 209 161	Free
13	433.00	114.48	€ 257 237	€ 192 927	Free

prices include. VAT!

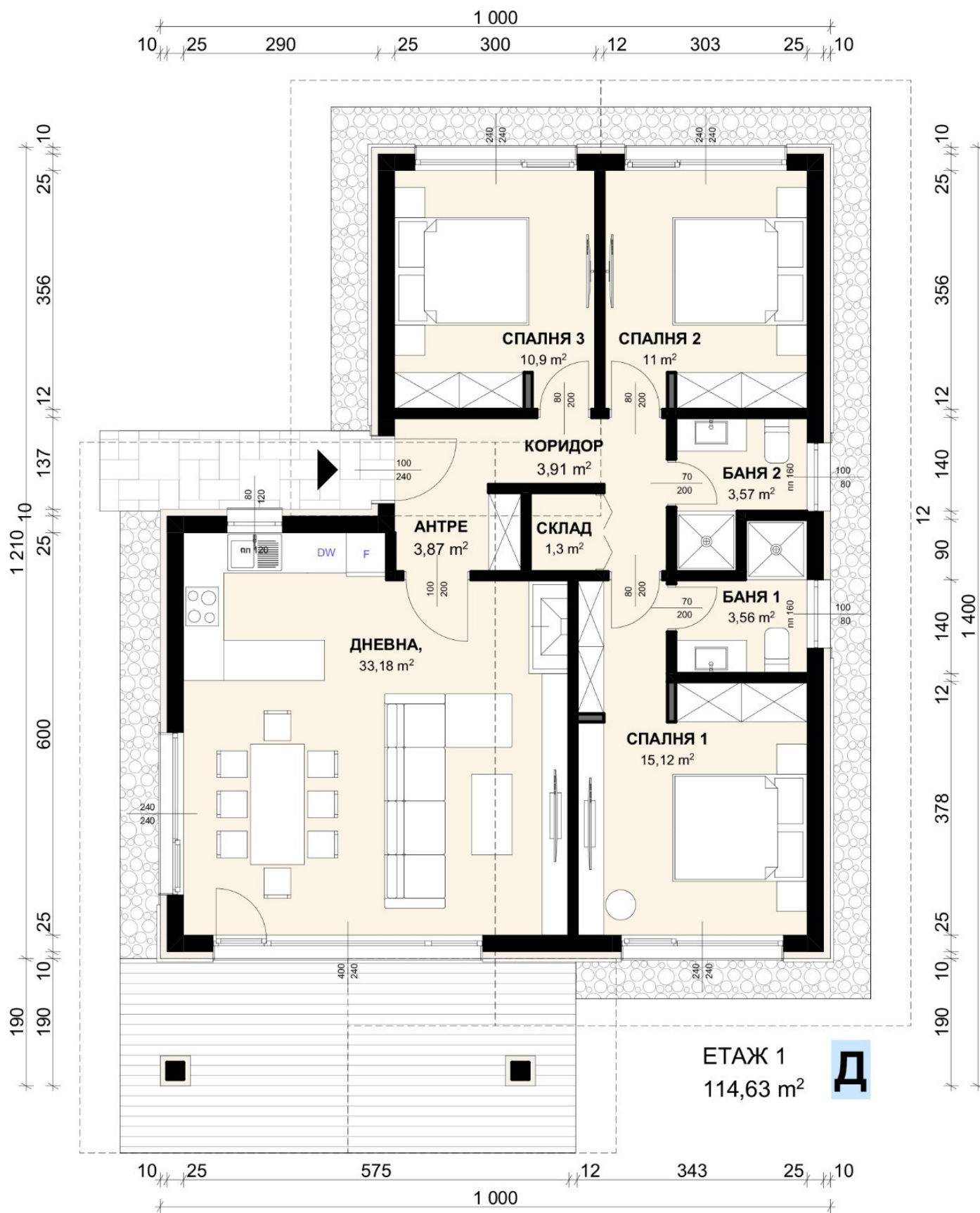
When purchasing a house from a legal entity, you can get a 20% VAT refund!

Option 3: Payment in three installments at the base price!

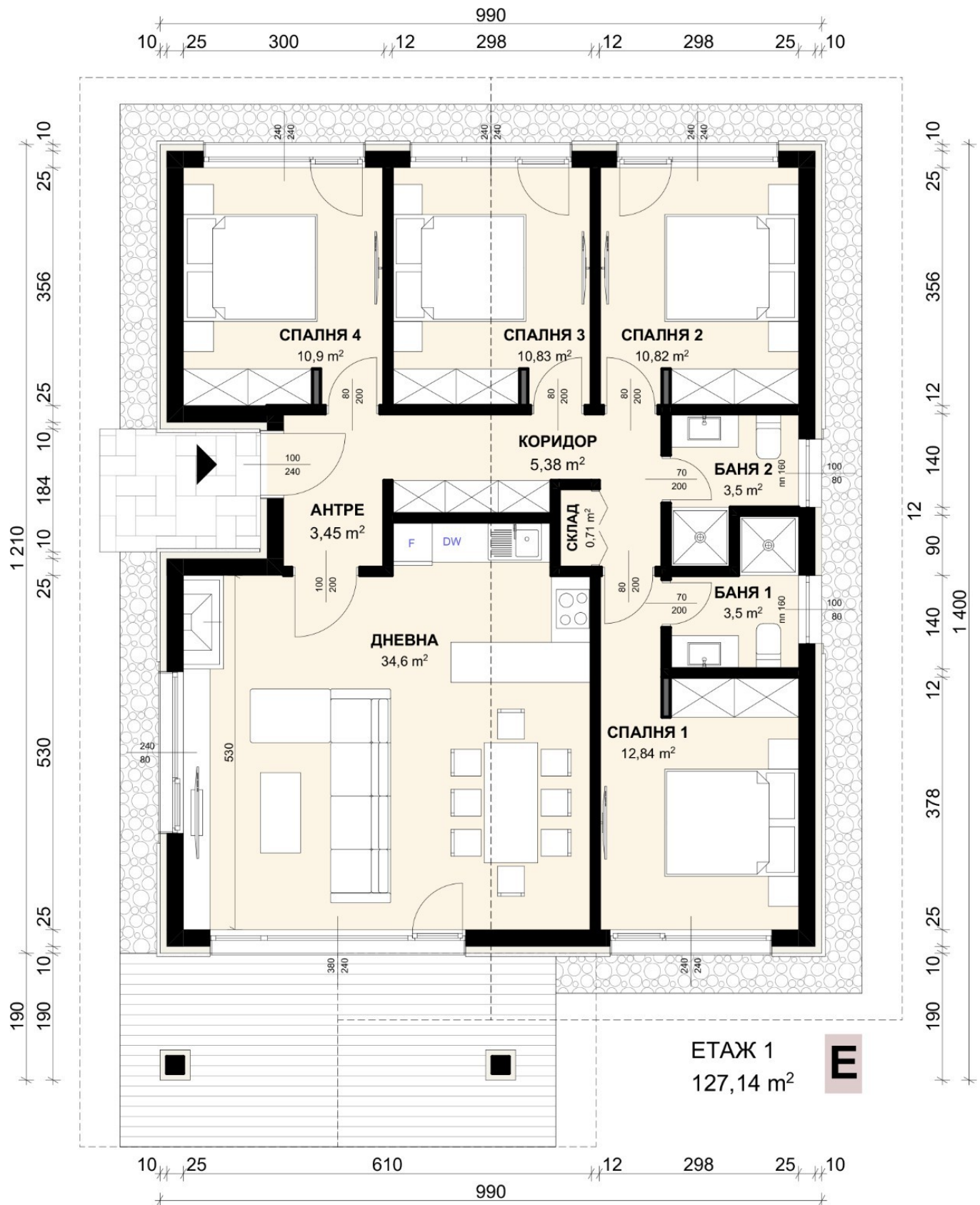
Option3: Payment in three installments at the base price!	
Payment 1	5% Payment upon conclusion of the contract
Payment 2	20% Payment upon notarized transfer of property
Payment 3	75% Payment upon reaching Act 16

House	Land area	House Square	Total price for the cover for Act 17	Status
3	424.45	127.14	€ 272 080	Free
4	424.26	127.14	€ 272 080	Free
5	425.00	114.48	€ 251 112	Free
6	424.00	127.14	€ 278 882	Free
8	400.00	127.14	€ 278 882	Free
9	400.46	114.48	€ 251 112	Free
10	424.45	127.14	€ 278 882	Free
11	424.44	127.14	€ 278 882	Free
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13	433.00	114.48	€ 257 237	Free
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House with 3 bedrooms – 114.63 m²



House with 4 bedrooms – 127.14 m²









PIRIN PARK













INFORMATION

One of the main concerns when buying an apartment in a gated community or recreation area is the maintenance fee. Apartments in gated complexes often appear on the real estate market at extremely attractive prices. In fact, the low price of real estate is just one type of down payment, after which the real part, or more simply put, the annual maintenance fee begins. These fees range from €15 to €35 per sq.m. for 1 calendar year! This means that per 100 sq.m. apartment, you will be required to pay from 1500 to 3500 euros for maintenance for 1 calendar year. This is approximately from 250 to 600 leva per month for owning an apartment in a gated complex. In many cases, these service charges significantly reduce the projected return on your investment, as rental income is, in some cases, eaten up by up to 100% of the service charge.

On the hillside of Bansko, as in all our complexes, the maintenance fee is minimal and equal to 3 euros per sq.m. without VAT annually! The fee is fixed and can only be changed at a general meeting, at which apartment owners make a unanimous decision to increase, decrease or cancel the maintenance fee.

Support includes the following activities:

- Cleaning of common areas once a week.
- Cleaning and maintaining the territory.
- 24-hour video surveillance and recording restoration for up to 3 months
- Support for all available utilities
- Payment for electricity and water in common areas



Most properties offered in Bansko and the golf course do not have separate meters for electricity and water, making them a risky investment as you cannot control consumption. In other words, you don't have to use it, but you still pay. On the hillside of Bansko, each apartment comes with a separate electricity and water meter, so each owner will pay as much electricity and water as he uses.



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