

# Complex MOUNTAIN

*CORRECT INVESTMENT WHERE THERE IS NO INFLATION!*



*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 & Country Club offers visitors to the complex numerous opportunities for rest and relaxation - an unforgettable ski holiday from December to May, a golf tournament in the highlands 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 on the other side 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.

No further than 10 km. There is also 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.



The complex consists of 12 buildings, each with its own entrance, staircase and elevator, and a total of 360 apartments. We can offer studios, two-room apartments, as well as the possibility of combining into a multi-room apartment. All apartments have functional layouts and good mountain views. There are 6 studios and apartments on each floor. The ideal parts constitute a significantly small percentage of the total area of each apartment - approximately 10%.





## Block 1 - A

Floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate,	Package 2: Fully furnished	View	STATUS
2	A202	Studio	41,94	€ 607	€ 25 444,60	€ 2 243,79	€ 3 589,85	Southeast	ACCESSIBLE
4	A404	Studio	40,83	€ 599	€ 24 470,90	€ 2 184,94	€ 3 494,62	Southeast	ACCESSIBLE
5	A502	Duplex	137,91	€ 315	€ 43 388,50	€ 6 640,42	€ 10 329,78	Southeast	ACCESSIBLE

## Block 5 -E

Floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate,	Package 2: Fully furnished	View	STATUS
5	E503	Duplex	80	€ 434	€ 34 754,00	€ 4 708,00	€ 5 992,00	South-West-North	ACCESSIBLE

## Block 6 -F

Floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate.	Package 2: Fully furnished	View	STATUS
5	F501	three-room	78,41	€ 584	€ 45 808,00	€ 3 725,00	€ 3 725,00	Southwest	ACCESSIBLE

## Block 7 -G

Floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate,	Package 2: Fully furnished	View	STATUS
1	G101	Studio	45,4	€ 614	€ 27 884,20	€ 3 643,35	€ 3 643,35	Southeast	ACCESSIBLE
1	G102	Studio	45,4	€ 614	€ 27 884,20	€ 3 643,35	€ 3 643,35	Southeast	ACCESSIBLE
2	G304	Studio	48,56	€ 588	€ 28 565,79	€ 2 640,76	€ 3 896,94	West-East-North	ACCESSIBLE

## Block 8 -H

floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate,	Package 2: Fully furnished	View	STATUS
parterre	H002	Studio	50,79	€ 532	€ 27 010,01	€ 2 958,55	€ 2 958,55	Southeast	ACCESSIBLE
parterre	H003	Studio	50,94	€ 532	€ 27 089,00	€ 2 958,55	€ 2 958,55	Southeast	ACCESSIBLE
2	H204	Studio	40,79	€ 577	€ 23 525,00	€ 3 273,13	€ 3 491,41	Southeast	ACCESSIBLE
3	H301	1-room	54,16	€ 674	€ 36 509,47	€ 4 346,34	€ 4 346,34	West-North	ACCESSIBLE
3	H306	1-room	46,15	€ 674	€ 31 110,25	€ 3 703,27	€ 3 703,27	West-North	ACCESSIBLE
4	H401	1-room	54,16	€ 675	€ 36 556,55	€ 4 346,34	€ 4 346,34	West-North	ACCESSIBLE
5	H501	1-room	79,03	€ 653	€ 51 622,15	€ 5 496,59	€ 5 919,24	South-East-West	ACCESSIBLE
5	H503	Studio	66,71	€ 668	€ 44 543,03	€ 4 639,52	€ 4 996,90	West-North	ACCESSIBLE

## Block 9 – I

Floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate,	Package 2: Fully furnished	View	STATUS
parterre	I001	Two-room	74,03	€ 532	€ 39 368,51	€ 4 289,63	€ 4 289,63	South	FREE
parterre	I002	Studio	75,05	€ 431	€ 32 322,56	€ 2 953,20	€ 2 953,20	South-East	FREE
parterre	I003	Studio	50,94	€ 532	€ 27 089,19	€ 2 961,76	€ 2 961,76	South-East	FREE
parterre	I004	Studio	50,28	€ 532	€ 26 738,23	€ 2 961,76	€ 2 961,76	South-East	FREE
2	I204	Studio	40,74	€ 688	€ 28 012,60	€ 3 269,92	€ 3 487,13	South-East	FREE
3	I304	Studio	40,74	€ 688	€ 28 012,60	€ 3 269,92	€ 3 487,13	South-East	FREE
3	I305/ I306	Three-room	82,13	€ 652	€ 53 518,19	€ 3 954,72	€ 5 272,96	West-North	FREE
4	I403	Studio	42,09	€ 726	€ 30 548,50	€ 3 377,99	€ 3 602,69	South-East	FREE
4	I405/I406	Three-room	82,13	€ 652	€ 53 518,19	€ 3 954,72	€ 5 272,96	South-East	FREE
5	I501	Three-room	82,77	€ 653	€ 54 066,03	€ 5 756,60	€ 6 199,58	East-West-South	FREE
5	I502	Two-room	44,61	€ 659	€ 29 403,60	€ 3 580,22	€ 3 818,83	East-South	FREE
5	I503	Maisonette	60,77	€ 484	€ 29 403,60	€ 4 877,06	€ 4 551,78	West-North	FREE

## Block 10 -J

Floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom, painted walls, laminate,	Package 2: Fully furnished	View	STATUS
First floor	J003	Studio	79,74	€ 404	€ 32 250,00	€ 2 990,00	€ 2 990,00	East-West-South	ACCESSIBLE
1	J102	Studio	32,71	€ 554	€ 18 130,00	€ 2 620,00	€ 2 800,00	Southwest	ACCESSIBLE
1	J103/J104	1-room	83,71	€ 633	€ 52 980,00	€ 3 140,00	€ 5 370,00	Southeast	ACCESSIBLE
2	J203	Studio	42,54	€ 674	€ 28 680,00	€ 3 410,00	€ 3 640,00	South-East-West	ACCESSIBLE
2	J204	Studio	41,17	€ 659	€ 27 140,00	€ 3 300,00	€ 3 520,00	Southeast	ACCESSIBLE
4	J402	Studio	32,71	€ 558	€ 18 250,00	€ 2 620,00	€ 2 800,00	Southwest	ACCESSIBLE
5	J501	1-room	94,99	€ 595	€ 56 530,00	€ 6 610,00	€ 7 110,00	Southwest	ACCESSIBLE
5	J502	1-room	44,04	€ 599	€ 26 390,00	€ 3 530,00	€ 3 770,00	South-East-West	ACCESSIBLE
5	J503	Studio	41,88	€ 581	24320	3360	3580	Southeast	ACCESSIBLE

## Block 11 -K

floor	Apartment number	APARTMENT TYPE	Total area in sq.m,	Price per sq.m. - includes 30% discount	Total price - includes 30% discount	Package 1: Finished bathroom painted walls laminate,	Package 2: Fully furnished	View	STATUS
1	K103	Studio	53,02	€ 544	€ 28 860,00	€ 4 260,00	€ 4 260,00	South-East-West	FREE
2	K202	Studio	38,07	€ 599	€ 22 810,00	€ 3 050,00	€ 2 360,00	South-West	FREE
4	K403	Studio	53,02	€ 558	€ 29 570,00	€ 4 260,00	€ 4 260,00	South-East-West	FREE
4	K405	Two-sided	53,92	€ 70	€ 3 760,00	€ 4 040,00	€ 4 330,00	North-West	FREE
5	K501	Tristan	97,1	€ 595	€ 57 790,00	€ 5 710,00	€ 7 270,00	South-North-West	FREE
5	K502	Studio	44,07	€ 577	€ 25 420,00	€ 3 540,00	€ 3 770,00	South-Iztok	FREE
5	K503	Studio	41,91	€ 653	€ 27 380,00	€ 3 360,00	€ 2 590,00	North-Iztok	FREE

## PAYMENT OPTIONS

We offer a total of 2 payment options with the possibility of an individual payment plan!

**OPTION 1:** 2,000 euro deposit, the rest upon transfer of the apartment - within 20 calendar days. In this option you get 30% discount from the base price!

**DESCRIBED PRICES ARE ON 100% PAYMENT AND INCLUDE A DISCOUNT OF 30%.**

**OPTION 2:** 35% payment at pre-contract, 65% after Act 16. In this option you get the base price, without the discount!

**THE BASE PRICE IS NOT DESCRIBED IN THE PRICE LIST!**

## INFORMATION

Low maintenance fee of 3 euros/m<sup>2</sup> for 1 year!

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.

In complex Mountain, 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 subject to change only and only at a general meeting at which Apartment owners make a unanimous decision to increase, decrease or cancel maintenance fees.

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

### **SEPARATE METERS FOR ELECTRICITY AND WATER SUPPLY**



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.**







—  
NOVORUD  
INVESTMENTS & PROPERTY

+359 89-202-2011

+359 88-933-8334

+972 53-281-4559

(WhatsUp, Viber, Telegram)