

Ku-Ku-Riak

The right investments are where there is no inflation!



PRICE
2025



The Ku-Ku-Riak complex is an elite residential complex consisting of luxury apartments located near the historic center of Bansko. It offers a convenient location close to traditional restaurants and taverns, and is just a few minutes' walk from modern ski lifts leading to the ski slopes.

The architecture and design are traditional in style, blending harmoniously with the surrounding nature. The complex is designed in a unique Alpine style with an original dynamic shape, combining two levels connected by a central element.

The turret, designed in the spirit of the bell tower of one of Bansko's churches, is particularly striking. The distinctive architectural style is emphasized by balconies of various shapes, natural stone finishes, and wooden elements that give the buildings expressiveness and coziness.

The use of natural materials such as stone and wrought iron blends perfectly with modern water, heat, and sound insulation technologies, ensuring a comfortable stay.

The Ku-Ku-Riak complex offers a unique atmosphere of comfort and harmony both on snowy winter days and in the cool, fresh summer months. It is the perfect place for those seeking peace, comfort, and enjoyment of the nature of the Pirin Mountains.

The building has one main entrance, staircases, and one elevator, and includes 60 apartments and 20 garages. The complex offers studios, two-room, three-room, and four-room apartments.

All apartments feature functional layouts and well-thought-out space distribution, ensuring comfort and convenience for living. A highlight is the high percentage of usable space, which makes each apartment as practical and cozy as possible.





Separate meters for electricity and water

Most of the properties offered in Bansko and on the golf course do not have separate electricity and water meters, which makes them risky investments, as you cannot control consumption. In other words, you may not use them, but you still have to pay.



At Summit Lodge, each apartment is rented with an individual electricity and water plot, so each owner will pay for the electricity and water they have consumed.

Furniture package

Buying an apartment is just the beginning; after that, it needs to be finished and furnished. This task is often overwhelming for many of our clients, as we all lead busy and dynamic lives. As a result, some seemingly simple finishing and furnishing tasks can drag on for months or even years, which inevitably leads to increased finishing costs. We offer to save you time, effort, and a lot of headaches by eliminating the inevitable and numerous meetings, bargaining, and illogically high prices for handymen, craftsmen, and furniture makers.

We currently offer two finishing packages:

Package 1

Ready-made bathroom—waterproofing, tiles, toilet, and sink.

Laminate flooring installation

Painting of all rooms with white ceilings and two wall colors.

Package 2

Fully furnished apartment. At the moment, we can only offer one type of furniture, but we will soon announce a second option—Premium Furniture.

INFORMATION

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The complex consists of one building with 62 apartments, a playground, a gazebo, a lawn, and a covered apartment with a spa center that will be open year-round.

The building is currently at the Act 15 stage.

All apartments are offered with a finished bathroom, laminate flooring, and painted rooms, and can also be fully furnished.

The service fee will be determined after the condominium is established and a general meeting of all owners is held!

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PAYMENT OPTIONS

We offer two payment options, as well as the possibility of an individual payment plan!

OPTION 1: €2,000 deposit, and the remainder after the transfer of the apartment – up to 30 days.

OPTION 1: €2,000 deposit, with the remainder payable within 30 days after the apartment is handed over.

OPTION 2: 40% payment upon signing the preliminary contract, 65% after Act 16. With this option, you get the base price without a discount!

Prices for apartments in Ku-Ku-Riak start at

€32,000



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At the Customer's request, the Contractor may provide support services
for the arrival and transaction for 3% of the transaction amount.

The service includes organizing meetings, coordination, and support at all stages of the transaction.

The parties shall enter into a separate agreement to provide this service.

Floor	Architecture number	Number	Type	TOTAL AREA IN M2	Price with 30% discount from the Basic. Payment 50% now, 50% on transfer	Mandatory basement 3 sq.m.	Exhibition	STATUS
Floor 1	101	Apartment 8	Studio/Two-bedroom	60,99	€54 677	€1 750	East-West-South	FREE
Floor 1	104	Apartment 11	Three-room	82,11	€101 115	€1 750	East-West-North-South	FREE
Floor 1	107	Apartment 14	Two-bedroom	57,09	€66 661	€1 750	West	FREE
Floor 1	108	Apartment 15	Two-bedroom	44,7	€62 167	€1 750	North-West	FREE
Floor 2	201	Apartment 21	Studio/Two-bedroom	60,99	€58 422	€1 750	East-West-South	FREE
Floor 2	202	Apartment 22	Three-room	81,95	€104 860	€1 750	East-West-North-South	FREE
Floor 2	208	Apartment 28	Two-bedroom	44,7	€64 414	€1 750	North-West	FREE

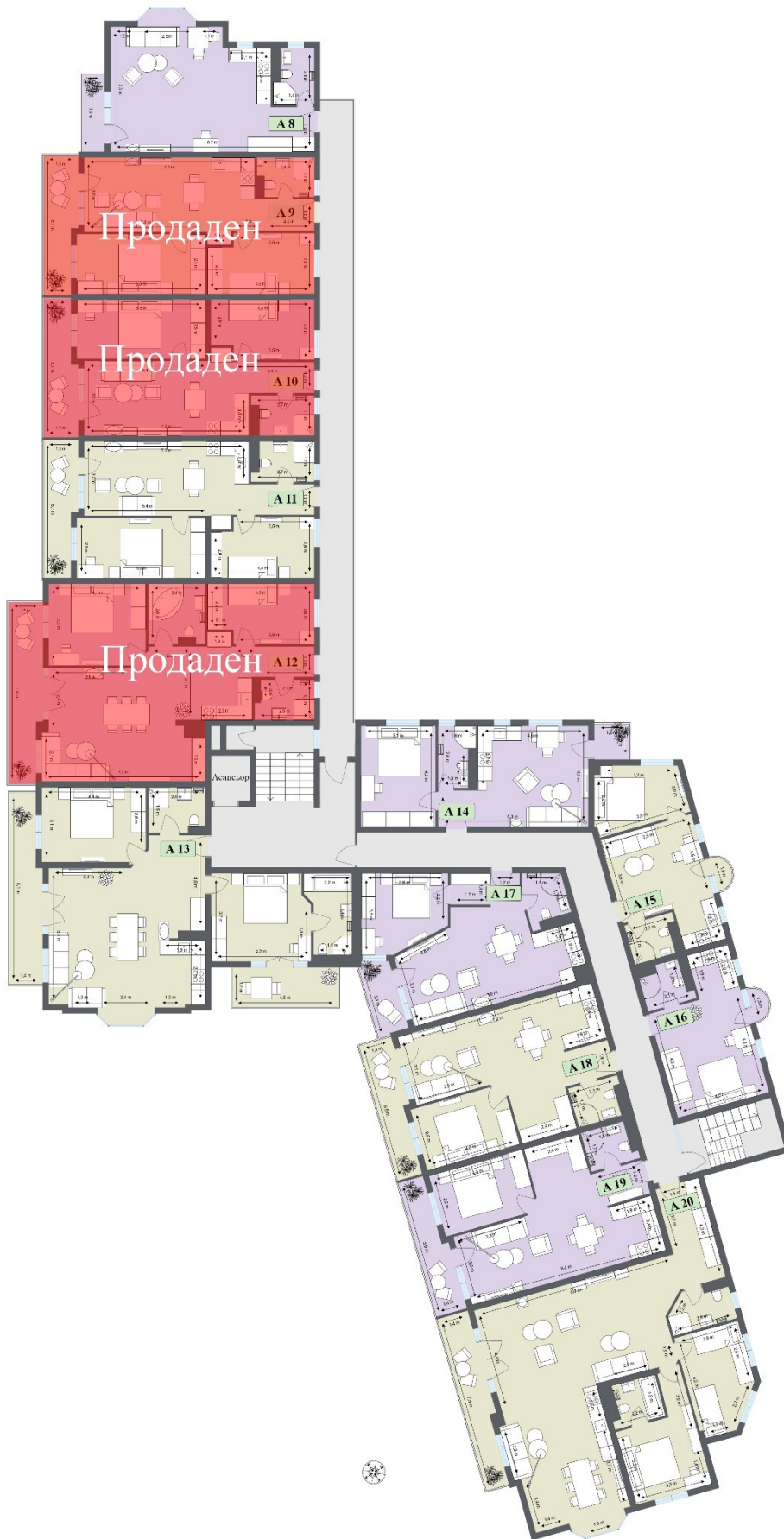
Ku-Ku-Riak

Stalls



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Floor 1



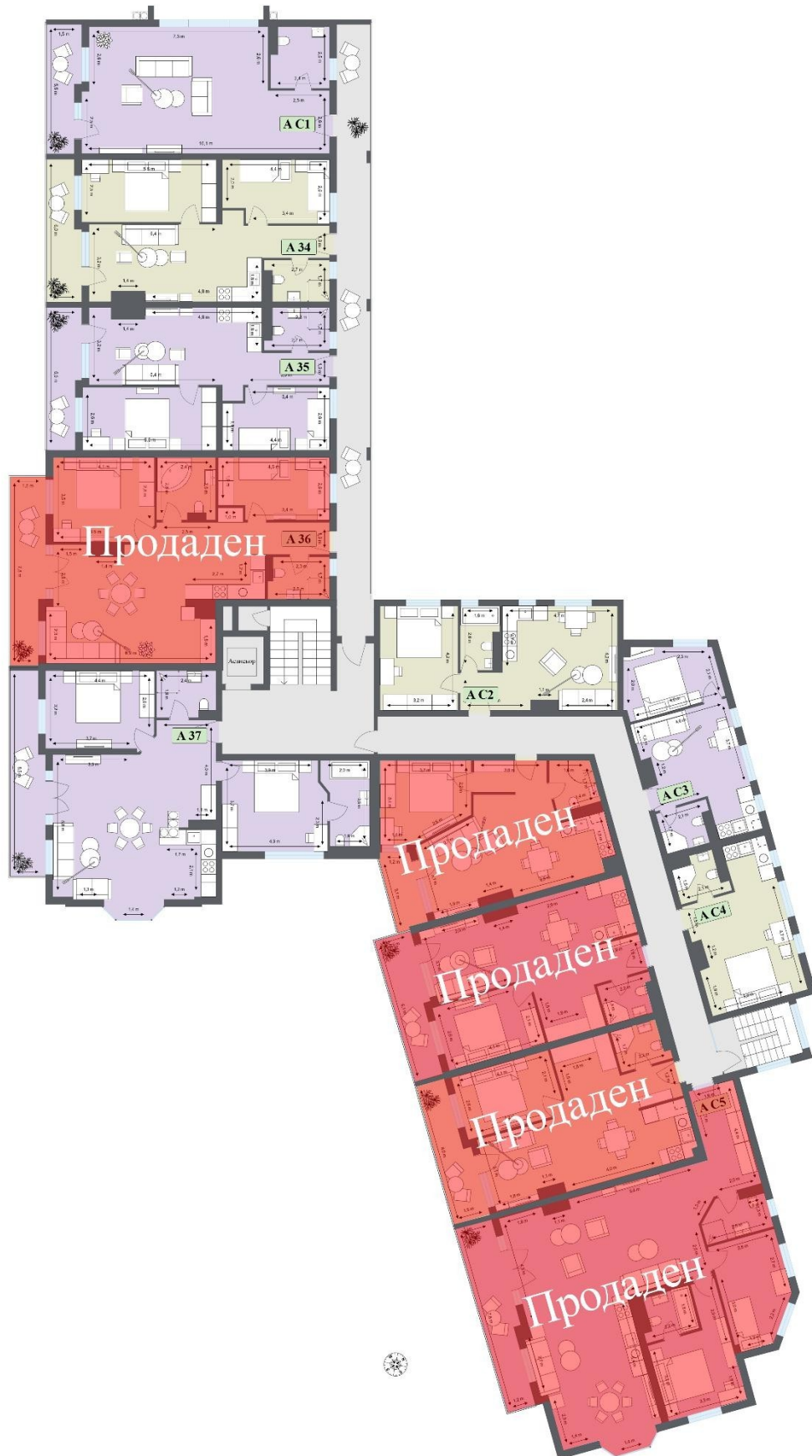
Ku-Ku-Riak

Floor 2

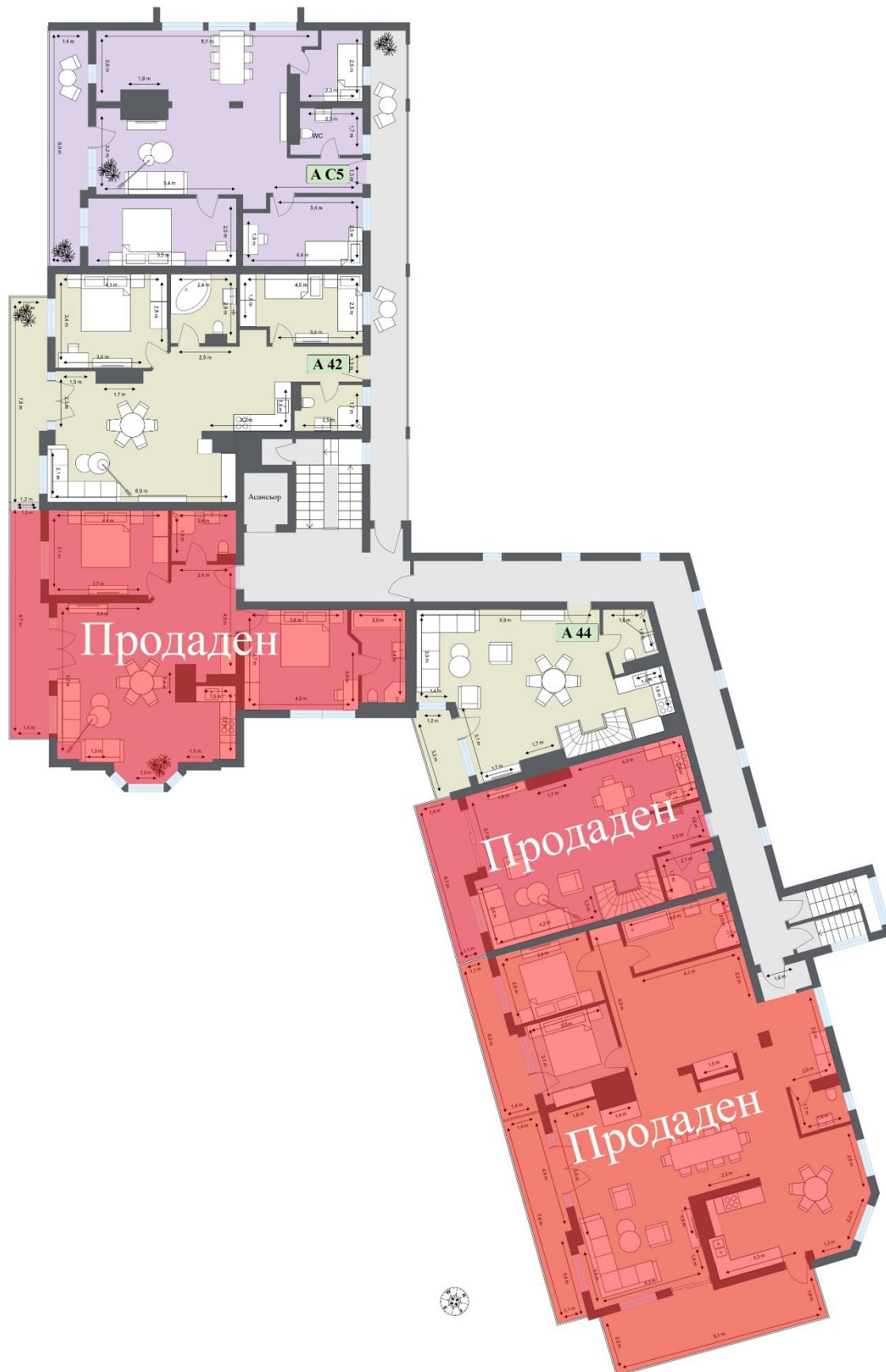


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Floor 3



Floor 4



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Floor 5



Apartment layouts (selectively)

