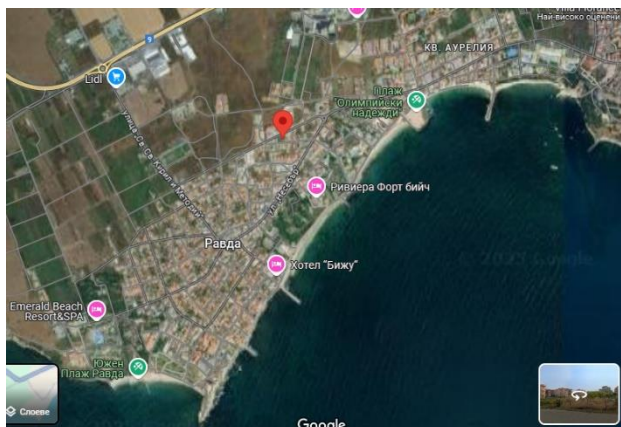




ELITONIA GARDENS 4

It is with great pleasure that we present our new eleventh project –
“Elitonia Gardens 4”.

The complex will be located 400 meters from the sea and the sandy beach of the Olympic Reserve, not far from the center of Ravda.



The Elitonia Gardens 4 complex will become part of a new modern microdistrict under construction.

It is a continuation of the already built complexes “Elitonia Gardens 1”, “Elitonia Gardens 2” and “Elitonia Gardens 3”. The area of all these complexes is 20,000 square meters.

A wonderful recreation area will be created on a large territory for the residents of our houses with a swimming pool and alleys landscaped by a landscape designer.

The territory is decorated with elegant pergolas, rotundas, gazebos, walking paths, bordered by graceful lanterns.



The territory is completely fenced. Restaurants, supermarkets and cafes are open all year round nearby.

The complex is characterized by its striking architectural appearance, impressive exterior, interior and the highest quality of construction, and the mastery of every detail.

Construction of the complex began in January 2024.

CONSTRUCTION COMPLETION DEADLINE: 31.07.2025.

The use of the best materials and modern technologies makes it possible to meet the high demands of our customers.

"Elitonia Gardens 4" is a two-building, five-story building and offers buyers a wide choice of apartments. Apartment areas range from 45 to 135 sq.m.

The complex offers underground parking and garages, as well as bicycle spaces.



Ravda

The resort village of Ravda is located about 33 km from Burgas and 4 km from Nessebar. Despite its proximity to large resorts such as Sunny Beach and Nessebar, Ravda is a quiet place with a good beach

suitable for people of all ages, especially popular for families with children.

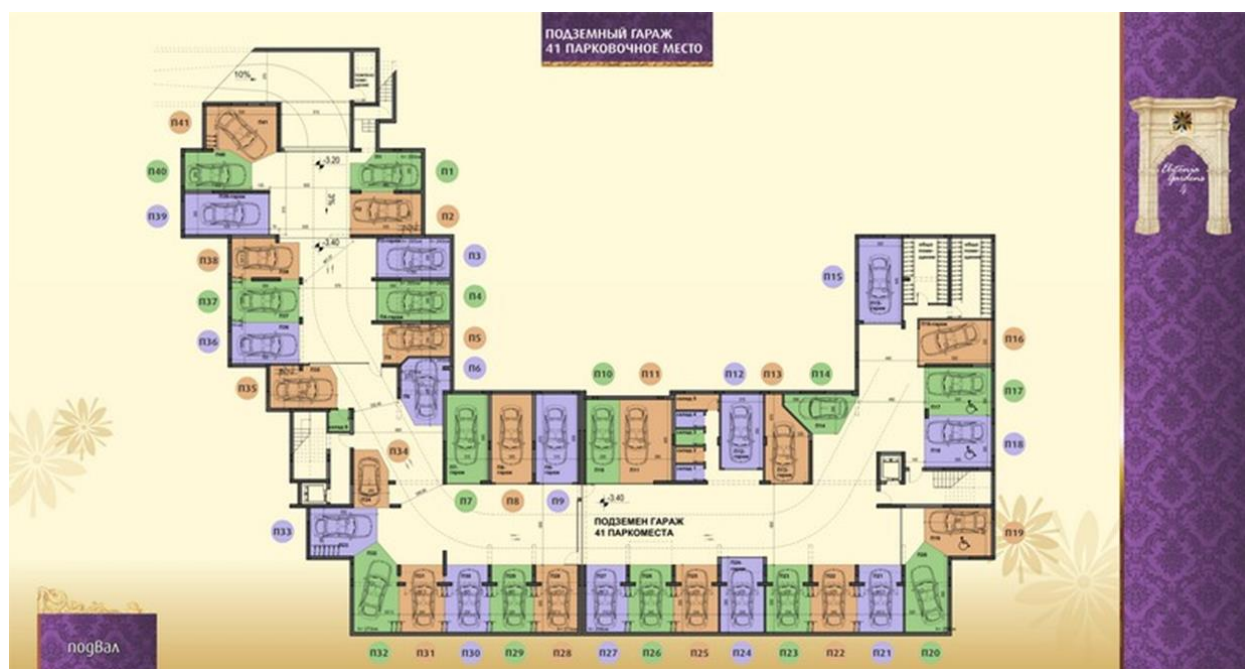
The Ravda beach stretches over an area of 57,000 sq. m and is divided into two by Cape Ravda. The southern beach is popular among tourists due to its fine sand, clean sea and various entertainment opportunities, while the northern beach offers a more relaxed holiday.

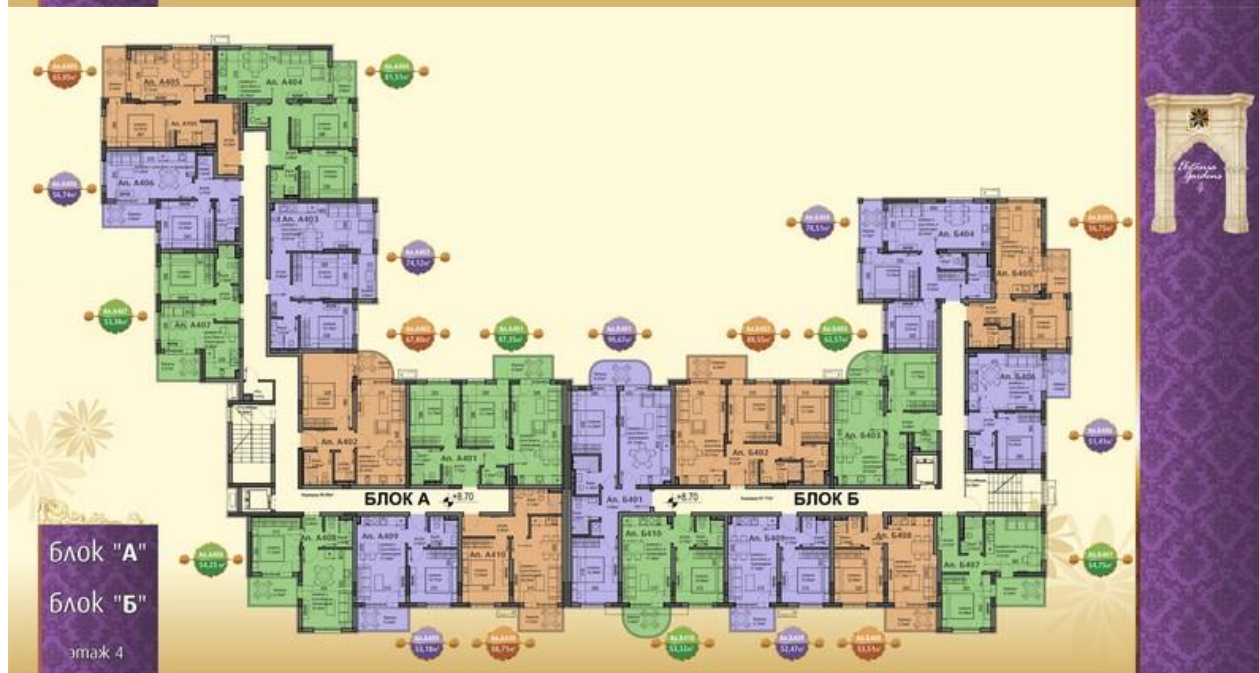
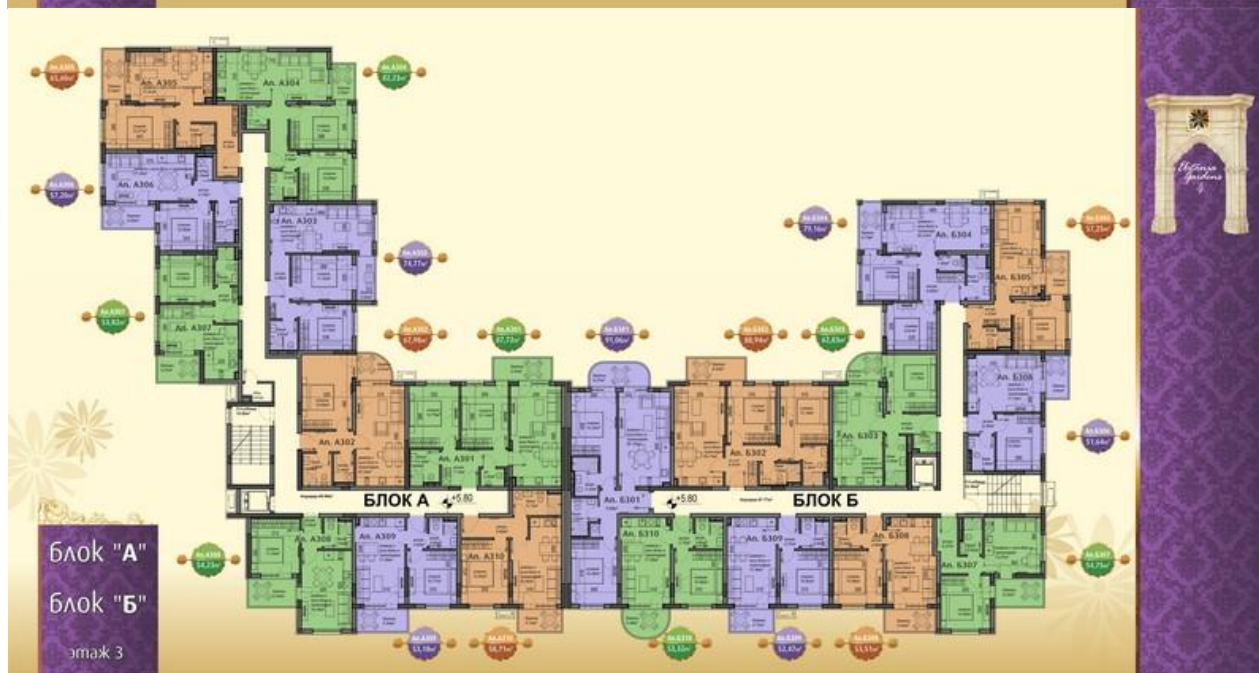
Ravda offers opportunities for various water

sports – diving, sea trips on jet skis, sailing, windsurfing, etc. The immediate proximity of Ravda to such resorts as Nessebar, Sunny Beach, Sveti Vlas, Elenite and Aheloy is a prerequisite for a varied holiday.



BUILDING LAYOUT FLOOR BY FLOOR







LEVEL OF COMPLETION OF THE APARTMENTS - LUXURY CLASS (FULLY FINISHED)

- ◆ type of construction - monolithic, reinforced concrete, allowing changes in distribution
- ◆ walls - brick,
- ◆ plastered insulation - thermal insulation of external walls, thermal and water insulation of terraces, thermal and water insulation of roofs,
- ◆ facade - German plaster, natural stone, wrought iron parapets
- ◆ windows - PVC "Rehau" - five-chamber German profile
- ◆ electrical wiring - automatic electrical panels, switches and sockets - according to the electrical project, electrical wiring for boilers and air conditioners, lighting fixtures, electricity meters
- ◆ water supply system - made of polypropylene pipes, made in France

**We will be glad if you like the new complex,
and you will appreciate our desire to create a beautiful and cozy
environment for your family's vacation by the warm sea of the Bulgarian
coast.**

- ◆ sewerage - also made of PVC pipes, water meters
- ◆ entrance door - solid, metal, with secret/spike/ locks
- ◆ interior doors - German MDF
- ◆ interior paint - german latex
- ◆ the floor in the bedrooms and living room is made of high-class laminate - made in Switzerland
- ◆ floor in the hallways and kitchen - Spanish terracotta
- ◆ terraces - ceramic granite, wrought iron
- ◆ bathrooms - will be decorated with Italian tiles, sanitary equipment / sink, toilet, faucet and shower mixer /, shower cabin, boiler, fan,
- ◆ cable TV, internet and telephone connections
- ◆ ventilation - flow-exhaust
- ◆ air conditioning in the living room with an individual cooling and heating system
- ◆ common areas and foyers will be finished with marble, columns and decorative gold elements in the same style, wallpaper on the stairs and wrought iron railings.

COMMUNICATIONS:

- ◆ Electric power - own transformer - power 220 V.
- ◆ central water supply and central sewerage
- ◆ heating-air conditioning
- ◆ telephone, internet, satellite or cable TV
- ◆ roads - hard surface
- ◆ fencing of the site
- ◆ territory security and maintenance service

SECURITY:

The security system provides:

- ◆ single fence of the territory
- ◆ access control mode
- ◆ individual alarm system in each house
- ◆ video surveillance

MAIN SERVICES PROVIDED BY THE COMPLEX:

- ◆ year-round maintenance is provided by the developer
- ◆ professional care of common lawns /cleaning and landscaping support/
- ◆ cleaning of common areas and underground garage
- ◆ elevator support
- ◆ pool support



ADDITIONAL SERVICES:

- ◆ renting out apartments
- ◆ transfers
- ◆ apartment cleaning
- ◆ apartment furnishing with a designer
- ◆ repair services
- ◆ installation of additional air conditioners, roller shutters, installation of equipment, etc.
- ◆ Payment of utility bills, apartment taxes and other expenses related to the maintenance of real estate.



PRICE

Parking

SECTION	Floor	No.	Square	Object	Price, Euro €	Price per m2, Euro €
A	1	A101	94,95	2 bedrooms	123 450 €	1 300 €
A	1	A102	68,71	1 bedroom	89 325 €	1 300 €
A	1	A104	94,91	2 bedrooms	123 385 €	1 300 €
A	1	A105	65,38	1 bedroom	84 990 €	1 300 €
A	1	A107	53,22	1 bedroom	69 190 €	1 300 €
A	1	A109	47,45	1 bedroom	61 685 €	1 300 €
A	1	A110	47,32	1 bedroom	61 520 €	1 300 €
A	2	A201	87,72	2 bedrooms	109 650 €	1 250 €
A	2	A203	74,77	2 bedrooms	93 460 €	1 250 €
A	2	A204	82,23	2 bedrooms	102 790 €	1 250 €
A	2	A205	65,6	1 bedroom	82 000 €	1 250 €
A	2	A208	54,23	1 bedroom	67 790 €	1 250 €
A	3	A301	87,72	2 bedrooms	109 650 €	1 250 €
A	3	A304	82,23	2 bedrooms	102 790 €	1 250 €
A	3	A305	65,6	1 bedroom	82 000 €	1 250 €
A	3	A306	57,2	1 bedroom	71 500 €	1 250 €
A	3	A308	54,23	1 bedroom	67 790 €	1 250 €
A	3	A309	53,18	1 bedroom	66 480 €	1 250 €
A	4	A401	87,35	2 bedrooms	109 190 €	1 250 €
A	4	A403	74,12	2 bedrooms	92 650 €	1 250 €
A	4	A404	81,51	2 bedrooms	101 890 €	1 250 €
A	4	A405	65,05	1 bedroom	81 325 €	1 250 €
A	4	A406	56,74	1 bedroom	70 925 €	1 250 €
A	4	A408	54,23	1 bedroom	67 790 €	1 250 €
B	1	B101	96,14	2 bedrooms	124 980 €	1 300 €
B	1	B103	82,31	2 bedrooms	107 000 €	1 300 €
B	1	B104	53,24	1 bedroom	69 200 €	1 300 €
B	1	B106	46,99	1 bedroom	60 000 €	1 277 €
B	2	B201	91,06	2 bedrooms	113 825 €	1 250 €
B	2	B202	88,94	1 bedroom	111 175 €	1 250 €
B	2	B204	79,16	2 bedrooms	98 850 €	1 249 €
B	3	B301	91,06	2 bedrooms	113 825 €	1 250 €
B	4	B401	90,67	2 bedrooms	113 340 €	1 250 €
B	4	B402	88,55	2 bedrooms	110 690 €	1 250 €
B	4	B404	78,51	2 bedrooms	98 140 €	1 250 €
B	5	B504	82,24	2 bedrooms	115 140 €	1 400 €

No.	Square	Price, Euro €
2	31,64	16 000 €
5	25,12	16 000 €
6	30,29	16 000 €
10	29,82	16 000 €
14	22,91	16 000 €
18	36,01	16 000 €
19	32,77	16 000 €
20	36,91	16 000 €
21	31,67	16 000 €
22	31,25	16 000 €
23	30,8	16 000 €
30	30,35	16 000 €
32	37,86	16 000 €
33	32,37	16 000 €
34	19,62	16 000 €
36	29,01	16 000 €
37	29,28	16 000 €
38	27,9	16 000 €
40	26,66	16 000 €
41	36,66	16 000 €

PAYMENT PLAN:

payment plan with installment payments:

◆ with interest-free installments - until the end of 2025

deposit 1000 euros, first payment -30% of the cost of the apartment, the rest - according to an individual plan

◆ if full payment is made one month after the conclusion of the contract, a 5% discount is provided

◆ 3% discount for 50% payment



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ПОДЗЕМНЫЙ ГАРАЖ
41 ПАРКОВОЧНОЕ МЕСТО



подвал









