



Residential complex Sakar 21.

We offer for sale apartments in the residential building "Sakar". It is being built in the city of Pomorie, in close proximity to the sandy beach (150 meters), from the center.

Residential Complex Sakar is a new year-round complex, commissioned (Act 16 available). It is located in an incredibly beautiful, picturesque and at the same time comfortable for living area of Pomorie. The main infrastructure of this place is concentrated on the first floor of the building: there are 13 shopping

areas, there are garages, office and storage rooms. Easy access to the house, there is a parking lot, the territory is landscaped and green. Nearby are several health and SPA centers, shops and other amenities.

The house has been commissioned. Act 16 is available.

The residential building consists of:

First floor and five residential floors, with garages.

PRICE

objects	number of bedroom	floor	the net area m2	common areas m2	total area m2	price per m 2	price
apartment 2	1	1	54,23	9,19	63,42	1 785 €	113 205 €
apartment 3	1	1	57,01	9,66	66,67	1 785 €	119 006 €
apartment 4	1	1	55,8	9,46	65,26	2 100 €	137 046 €
apartment 5	1	1	57,12	9,68	66,8	2 100 €	140 280 €
apartment 6	1	1	57,12	9,68	66,8	2 100 €	140 280 €
apartment 7	1	1	57,12	9,68	66,8	2 100 €	140 280 €
apartment 8	1	1	53,67	9,1	62,77	2 100 €	131 817 €
apartment 9	1	1	53,14	9,01	62,15	2 100 €	130 515 €
apartment 11	1	1	40	6,78	46,78	1 890 €	88 414 €
apartment 12	1	1	55,47	9,4	64,87	1 890 €	122 604 €
apartment 15	1	2	57,01	9,6	66,61	1 890 €	125 893 €
apartment 16	1	2	55,8	9,46	65,26	2 100 €	137 046 €
apartment 17	1	2	57,12	9,68	66,8	2 100 €	140 280 €
apartment 18	1	2	57,12	9,68	66,8	2 100 €	140 280 €
apartment 19	1	2	57,12	9,68	66,8	2 100 €	140 280 €
apartment 23	1	2	40	6,78	46,78	1 890 €	88 414 €
apartment 24	1	2	55,47	9,4	64,87	1 890 €	122 604 €
apartment 27	1	3	57,01	9,6	66,61	1 890 €	125 893 €
apartment 29	1	3	57,12	9,68	66,8	2 100 €	140 280 €
apartment 35	0	3	40	6,78	46,78	1 890 €	88 414 €

STANDARD PAYMENT SCHEME:

- Deposit - 2000 euros

Possible small deferred payment by agreement with the buyer.

The maintenance fee is BGN 0.30 (excluding VAT) per m2 per month.

It will include:

- Cleaning and maintenance of areas around the building;
- Cleaning and maintenance of common and public areas of the building;
- Lighting of common areas of the building;
- Repair of damage to common areas of the building.
- Maintenance of the elevator and payment for electricity for common areas and the elevator, etc.

On the roof of the building there is an outdoor swimming pool and a summer recreation area with panoramic views of the sea, lake and city.





STANDARD APARTMENT DESIGN:

The apartments are rented out fully renovated and with furniture and appliances.

The apartments are equipped with appliances from quality manufacturers.

Hallway: Walls and ceilings - latex paint

Bathroom: floor - terracotta, walls - tiles and plaster, ceiling - plaster, mixer tap and shower, washbasin with mixer; bathroom accessories

Toilet - monoblock, water heater, Living room/bedroom: floor - granite/laminate, Walls and ceilings - latex, Kitchen: floor - granite, Walls and ceilings - latex

Other: Facade - reinforced concrete structure and brickwork (external and internal walls)

- Thermal and waterproofing;

- natural stone "Travertine" cladding on the first floor and a combination of Austrian ventilated cladding "Versalit" and mineral silicone plaster on the remaining floors.

The common areas of the building are fully finished, the walls are made of travertine stone on the ground floor, the other floors are made of water-repellent and UV-resistant Tracon plaster;

- floor covering - granite tiles, stairs - natural granite (whole steps)

Roof - waterproofing, tiles

Terraces - waterproofing, granite tiles, railings - aluminum

Windows - PVC 5-chamber windows, color "golden oak";

Water supply and sewerage - according to projects with installed water meters

Electrical wiring - according to the project, internal electrical wiring to switches and sockets with installed lamps.

Installation of intercom, telephone and internet, internal cable network to the socket

Entrance doors - metal;

Internal doors - MDF

Elevator - electric with luxury cabin

Vertical planning - is carried out in accordance with the project.





