

COMPLEX AT THE TOP

The right investments are where there is no inflation.!



PRICE
2025

Choosing the right location is extremely important, especially when buying a home for investment purposes. The complex is located in Bansko, 500 meters from the ski lift. The mountain town and its picturesque surroundings enchant visitors with excellent conditions for winter and summer tourism, and the close proximity to the ski lift of Bulgaria's largest ski resort invariably makes buying an apartment in the complex a safe and liquid investment with the potential for a return on investment in both winter and summer.

Conveniently located within walking distance of pubs, restaurants, casinos, and nightclubs. The base station of the ski lift is no more than a 5-minute walk away. The entire complex is surrounded by the natural features of this quaint town.

Each apartment offers an indescribable view of Pirin, Rila, and the city. We can offer studios, two-room, three-room, and four-room apartments. A beautiful panoramic view of the slopes of Bansko opens up in the southwestern part, and from the northwest, you can enjoy the magical charm of the resort town.

No more than 5 km away is Banya, which has gained popularity in recent years thanks to its 75 mineral springs and breathtaking panoramic views of Pirin and Rila.



INFORMATION

The complex consists of 3 buildings with more than 190 apartments, a playground, a gazebo, a large outdoor pool, and lawns.

All apartments are available for rent in various stages of completion with the option of full finishing and furnishing.

The service fee is €4 per square meter for one calendar year and includes free access to the pool!

The complex consists of three buildings, each with its own entrance, staircase, and elevator, as well as 190 apartments. We can offer two-room and three-room apartments, as well as the possibility of combining them into a multi-room apartment. All apartments have functional layouts and beautiful mountain views. There will be a playground, a gazebo, a large outdoor pool, and many lawns.



Low maintenance fee of €4/m² per year!

One of the main problems when buying an apartment in a gated community or resort area is the maintenance fee. Apartments in gated communities often appear on the real estate market at extremely attractive prices. In fact, the low price of the property is just one type of initial payment, after which the real part begins, or in simpler terms, the annual maintenance fee. These fees range from €15 to €35 per square meter per calendar year! This means that for a 100 sq. m. apartment, you will have to pay between €1,500 and €3,500 for maintenance for one calendar year. This is approximately between 250 and 600 leva per month for owning an apartment in a gated complex. In many cases, such maintenance fees significantly reduce the planned return on your investment, as rental income in some cases is eaten up by maintenance fees by up to 100%.

In this complex, as in all our complexes, the maintenance fee is minimal and amounts to €4 per square meter excluding VAT per year! The fee is fixed and can only be changed at a general meeting, where apartment owners unanimously decide to increase, decrease, or cancel the maintenance fee.

Support includes the following services:

- Free access to the pool!
- Cleaning of common areas once a week.
- Cleaning and maintenance of the territory.
- Round-the-clock 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

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.



Each apartment is rented with an individual electricity and water plot, so each owner will pay for as much electricity and water as 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.

PAYMENT OPTIONS

We offer a total of 3 payment options with the possibility of creating a personalized plan!

OPTION 1: 100% payment, which entitles you to a 30% discount on the base price!

In this option, a deposit of €2,000 is paid to prevent the sale of the apartment. After signing the preliminary contract, the difference of up to 50% of the total sale price is paid, and upon completion of the shell construction and notarized transfer of the apartment, the remaining 50% is paid.

We expect to receive the certificate of rough construction and register block A in the cadastre by July 31, 2025.

OPTION 2: Deferred payment in 6 installments, with a 20% discount off the base price!

In this option, a deposit of €2,000 is paid to prevent the sale of the apartment. We then conclude an agreement to defer payment in the following installments:

1. Payment upon conclusion of the contract - 30%
2. Payment upon installation of joinery - 15%
3. Payment upon completion of rough construction - 15%
4. Payment upon reaching Act 15 stage. 30%
5. Payment upon commissioning - 10%

OPTION 3: Payment after Act 16, where there is no additional discount from the base price!

In this case, a deposit of €2,000 is paid to prevent the sale of the apartment. We then conclude an agreement to defer payment in the following installments:

Payment upon conclusion of the contract - 30%

Payment after Act 16 - 70%

Prices for apartments start at
€48,000 for a two-room apartment.

Floor	Number	Type	TOTAL AREA IN M2	Payment after Act 16, Base price without discount	Installment payment 20% discount	Full payment with a 30% discount. Payment 50% now, 50% off	PACKAGE 1: Finished Bathroom Laminate	Exhibition	STATUS
Ground	A001	Three-bedroom	113,22	€117 700	€94 160	€82 390	€5 529	East-South	FREE
Ground	A003	Three-bedroom	116,61	€117 700	€94 160	€82 390	€5 473	East-West-South	FREE
Ground	A004	Three-bedroom	112,37	€117 700	€94 160	€82 390	€5 699	East-West-South	FREE
Ground	A005	One-bedroom	110,1	€87 740	€70 192	€61 418	€5 244	North-East-West	FREE
Ground	A006	One-bedroom	113,9	€87 740	€70 192	€61 418	€5 244	North-East-West	FREE
Ground	A007	One-bedroom	82,68	€83 460	€66 768	€58 422	€3 869	North-East-West	FREE
Ground	A008	One-bedroom	85,17	€83 460	€66 768	€58 422	€4 030	North-East-West	FREE
Ground	A009	One-bedroom	85,33	€83 460	€66 768	€58 422	€4 030	North-East-West	FREE
Ground	A010	One-bedroom	85	€83 460	€66 768	€58 422	€4 026	North-East-West	FREE
Ground	A011	One-bedroom	85,17	€83 460	€66 768	€58 422	€4 024	North-East-West	FREE
Ground	A013	One-bedroom	85,77	€94 160	€75 328	€65 912	€4 026	East-West-South	FREE
Ground	A014	One-bedroom	85,77	€94 160	€75 328	€65 912	€4 026	East-West-South	FREE
Ground	A015	One-bedroom	85,77	€94 160	€75 328	€65 912	€4 026	East-West-South	FREE
Ground	A016	One-bedroom	85,77	€94 160	€75 328	€65 912	€4 026	East-West-South	FREE
Ground	A017	One-bedroom	75,9	€88 810	€71 048	€62 167	€3 824	East-West-South	FREE
Floor 1	A018	Three-room	89,55	€138 030	€110 424	€96 621	€5 543	East-South	FREE
Floor 1	A020	Three-room	91,08	€145 520	€116 416	€101 864	€5 614	South-West	FREE
Floor 1	A021	Three-room	91,87	€135 890	€108 712	€95 123	€5 675	West	FREE
Floor 1	A022	Three-room	92,78	€135 890	€108 712	€95 123	€5 749	West-North	FREE
Floor 1	A023	Three-room	92,83	€135 890	€108 712	€95 123	€5 750	West-North	FREE
Floor 1	A029	One-room	30,44	€53 500	€42 800	€37 450	€1 892	East-West-South	FREE
Floor 1	A034	Two-bedroom	59,74	€94 160	€75 328	€65 912	€3 703	East-West-South	FREE
Floor 2	A035	Three-room	89,55	€139 100	€111 280	€97 370	€5 543	East-South	FREE
Floor 2	A036	Three-room	91,17	€149 800	€119 840	€104 860	€5 609	East-West-South	FREE
Floor 2	A038	Three-room	91,87	€139 100	€111 280	€97 370	€5 675	West	FREE
Floor 2	A039	Three-room	92,78	€138 030	€110 424	€96 621	€5 749	West-North	FREE
Floor 2	A040	Three-room	92,83	€138 030	€110 424	€96 621	€5 750	West-North	FREE
Floor 2	A041	Two-bedroom	62,2	€87 740	€70 192	€61 418	€3 834	North-East-West	FREE
Floor 2	A045	Two-bedroom	62,9	€87 740	€70 192	€61 418	€3 889	North-East-West	FREE
Floor 2	A046	One-room	30,44	€60 990	€48 792	€42 693	€1 892	East-West-South	FREE
Floor 2	A051	Two-bedroom	59,74	€96 300	€77 040	€67 410	€3 703	East-West-South	FREE
Floor 3	A052	Three-room	89,55	€143 380	€114 704	€100 366	€5 543	East-South	FREE
Floor 3	A055	Three-room	91,87	€141 240	€112 992	€98 868	€5 675	West	FREE
Floor 3	A056	Three-room	92,78	€140 170	€112 136	€98 119	€5 749	West-North	FREE
Floor 3	A063	One-room	30,44	€62 060	€49 648	€43 442	€1 892	East-West-South	FREE
Floor 3	A068	Two-bedroom	59,74	€97 370	€77 896	€68 159	€3 703	East-West-South	FREE
Floor 4	A069	Three-room	89,55	€145 520	€116 416	€101 864	€5 540	East-South	FREE
Floor 4	A073	Three-room	92,78	€141 240	€112 992	€98 868	€5 749	West-North	FREE
Floor 4	A074	Three-room	92,83	€141 240	€112 992	€98 868	€5 750	West-North	FREE
Floor 4	A077	Two-bedroom	62,9	€92 020	€73 616	€64 414	€3 766	North-East-West	FREE
Floor 4	A078	Two-bedroom	62,9	€92 020	€73 616	€64 414	€3 766	North-East-West	FREE
Floor 4	A079	Two-bedroom	62,9	€92 020	€73 616	€64 414	€3 766	North-East-West	FREE
Floor 5	A093	Two-bedroom	50,37	€92 020	€73 616	€64 414	€3 035	North-East-West	FREE
Floor 5	A094	Two-bedroom	50,38	€92 020	€73 616	€64 414	€3 036	North-East-West	FREE
Floor 5	A095	Two-bedroom	48,13	€92 020	€73 616	€64 414	€2 915	North-East-West	FREE

Location



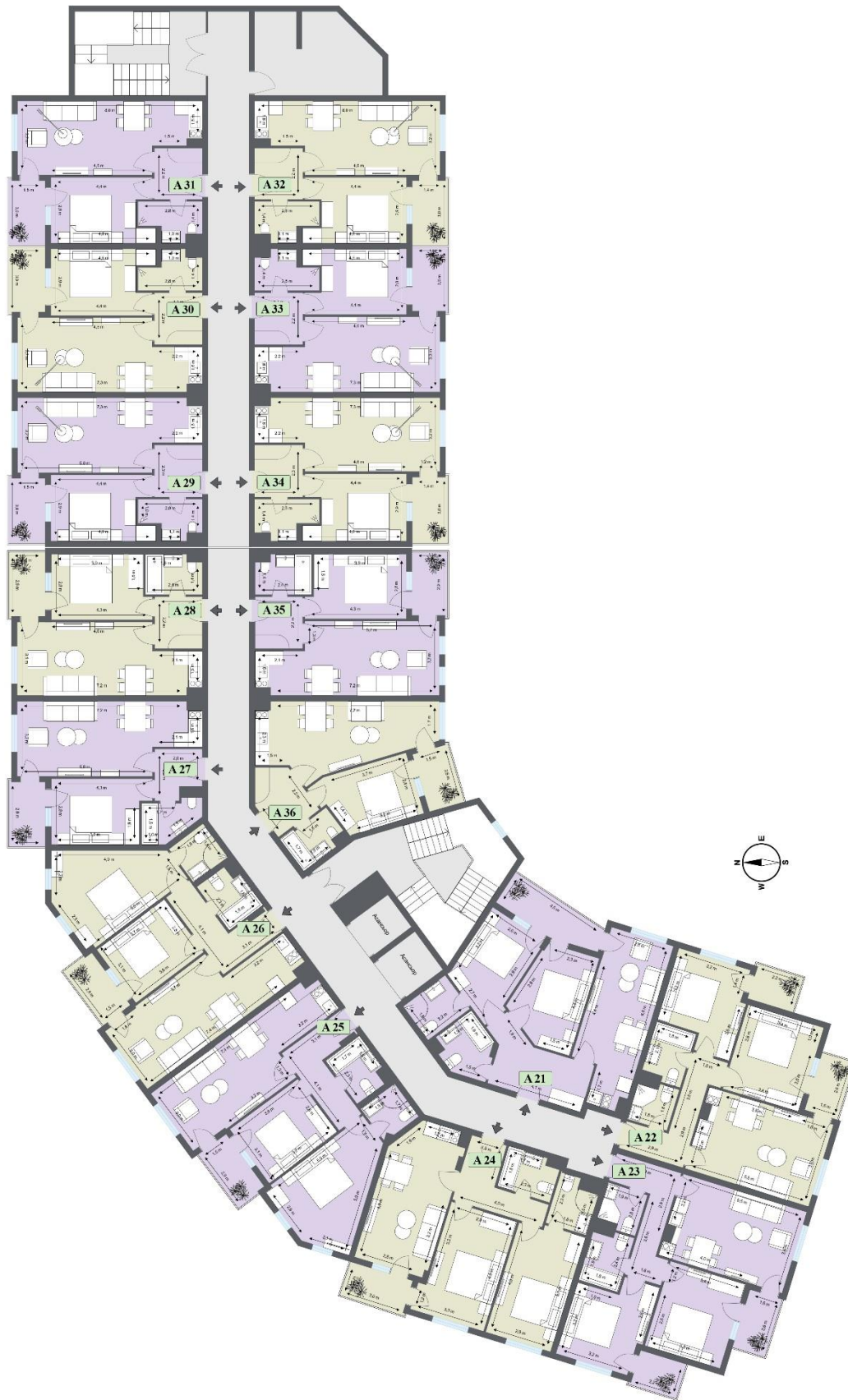
Stalls



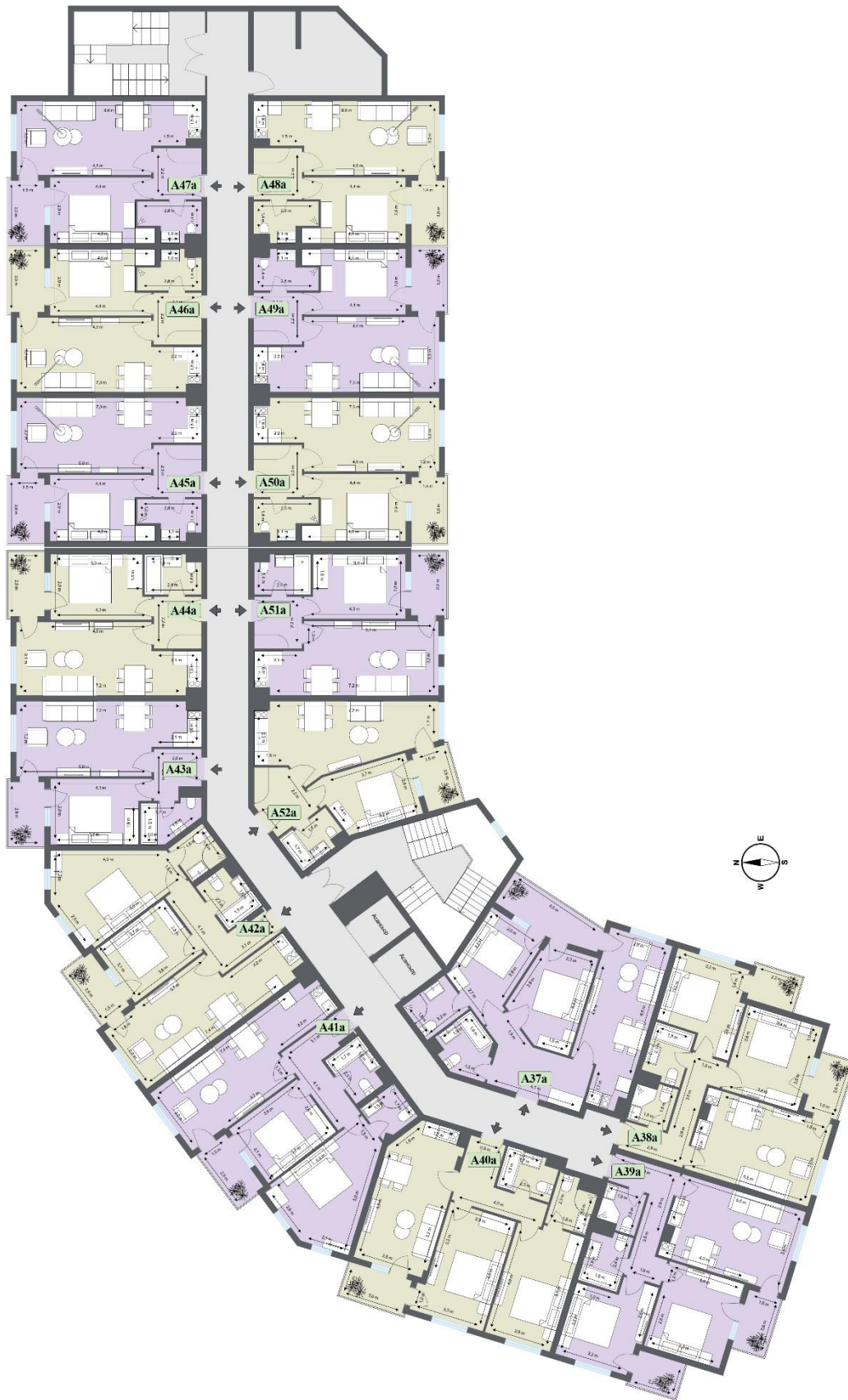
Floor 1



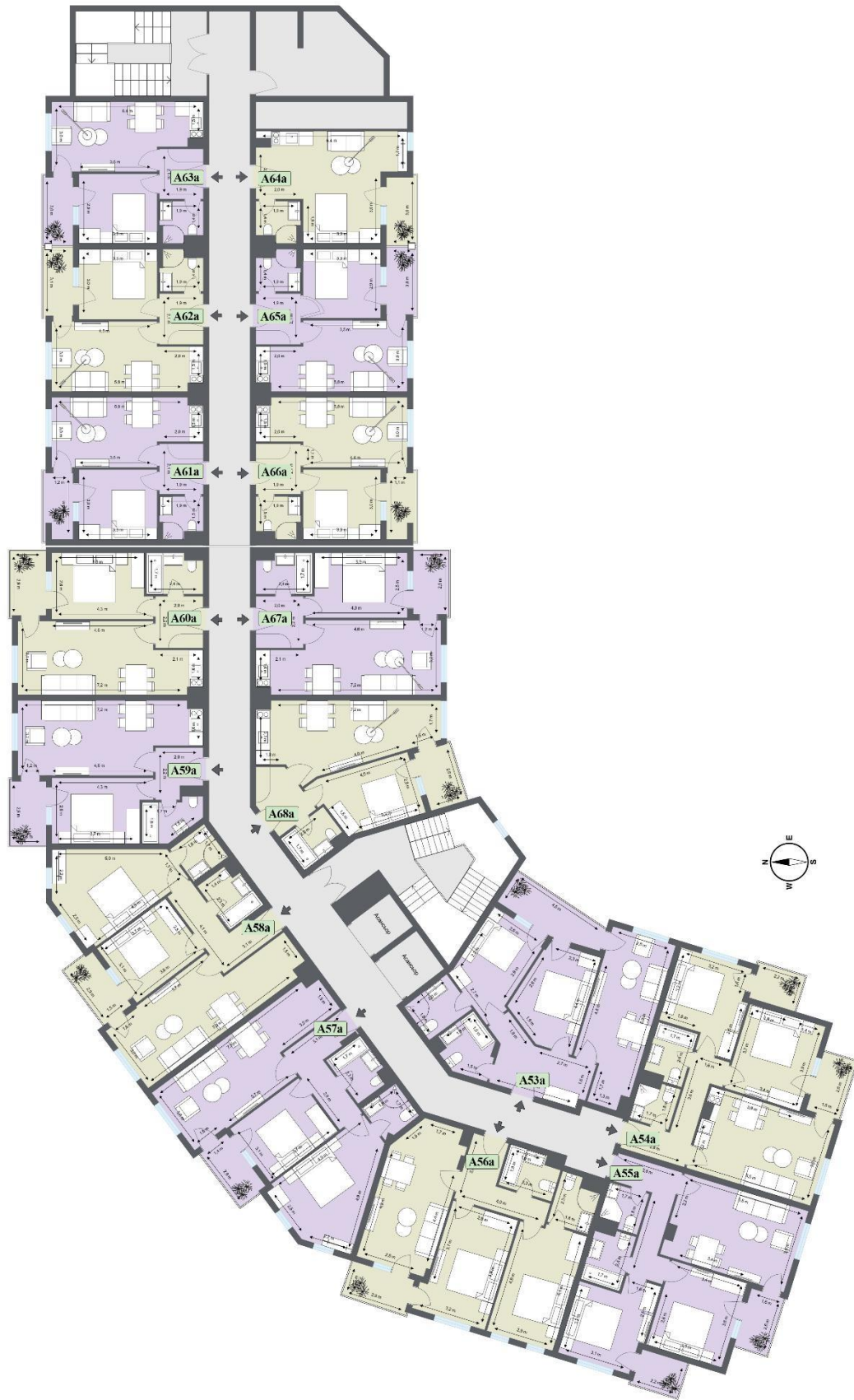
Floor 2



Floor 3



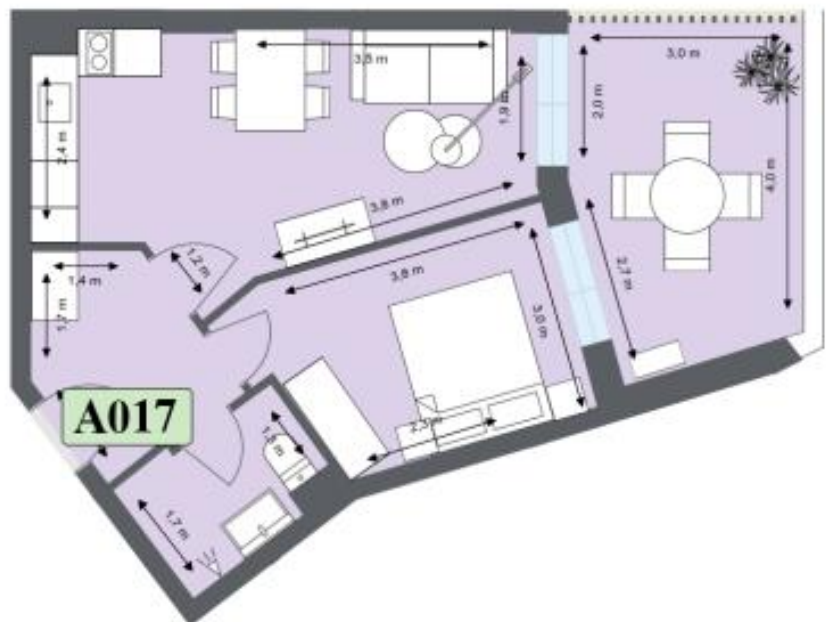
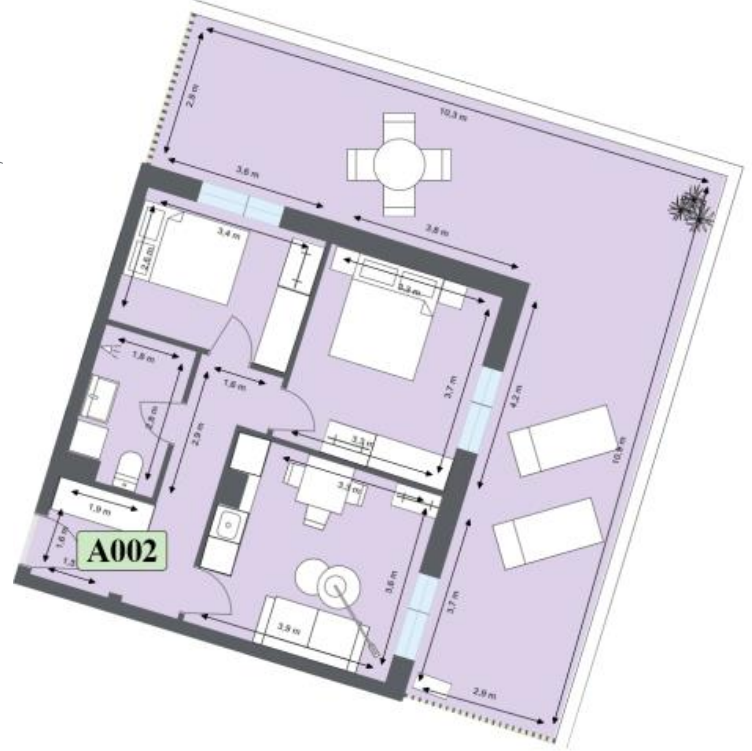
Floor 4



Floor 5



Apartment layouts (selectively)



Floor 1-5

