

Offer: Marea Sky - the best selling new development in 2021
in Sofia

Ref. No.: Sfa 75324

URL address of the offer:

<https://www.bulgarianproperties.com/75324>



**HOLIDAY HOMES
INVESTMENT & RELOCATION**

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BulgarianPropertiesAgency
WWW.BULGARIANPROPERTIES.COM

Marea Sky - the best selling new development in 2021

Prices

starting from € 102 000

Location: Sofia, Studentski Grad, National Sports Academy

For sale

Type of property: Apartment, Studio, 1-bedroom apartment, Office

Area features : In the capital. , In the capital, In town

Number of apartments: 1

Bedrooms: 1,2

Floor: 1

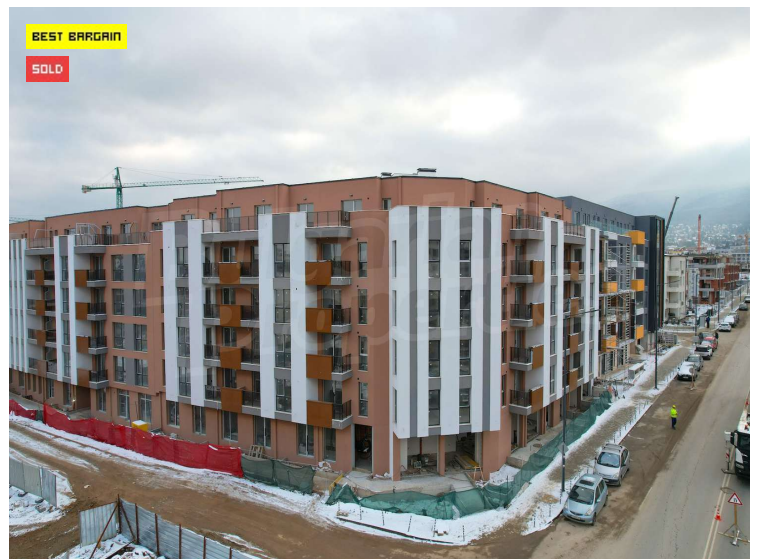
Heating system: Gas heating system

Furnishing: Unfurnished

Type of building: Reinforced concrete structure, Brick-built, New building

Condition: Bulgarian standard

Exclusive agency



Responsible agent



Lazar Bozhov

Sofia

Mobile: +359 882 817 492

Phone: +359 2 425 68 54

Address: 22, Zlaten Rog Str., floor 4, office 7, Sofia 1407

Excellent apartments for investment or personal use near National Sports Academy

Representative building with forthcoming start of construction in the late autumn of 2020 and planned completion at the end of 2022 - homes with an excellent location in a quiet part of Studentski Grad District, near the National Sports Academy "Vasil Levski".

All daily amenities are within walking distance - Kaufland and Fantastico supermarkets, cafés, restaurants, shops, as well as the key Simeonovsko Shosse Blvd. with quick, convenient access to the Ring Road and all daily amenities.

The properties offer pleasant city and mountain views with lots of greenery.

The architecture and stylish design distinguish the building, while allowing it to elegantly fit into the rich greenery and developed infrastructure in the region.

Each of the apartments is for sale finished with:

- Walls and ceiling - gypsum putty;
- Cement flooring;
- Electric installation - to console;
- Water and sewerage installation;
- Cabling for internet, television, telephone;
- Type of windows: PVC;
- Gas heating system;
- Armoured door.

The layout of the areas provides maximum comfort and cosiness. The living areas are spacious and full of natural light, and the space allows for a well-equipped kitchenette and dining area.

All two-bedroom apartments have 2 bathrooms.

There is a possibility for additional purchase of:

- basements / warehouses - prices between 1500 and 3500 euros;
- underground parking spaces - 16,000 euros;
- above-ground parking spaces - 13,000 euros.

The building also offers shops for sale at reasonable prices, depending on the number of parking spaces and storage rooms. For more information, availability and prices, please contact the broker responsible for the offer.

Among the main advantages of the project are:

- High quality and innovative materials;
- Beautiful vision achieved through modern architecture, warm lightning of the façade;
- There are ateliers, studios, 1- and 2-bedroom apartments - an excellent solution for both personal use and successful rental;
- Large areas and convenient distribution of the interior space, wonderful yard composition with lots of greenery and playgrounds.

All necessary amenities are provided in close proximity - everyday stores such as Kaufland, Fantastico and Billa supermarkets, shops, representative offices in the field of services and communications, banking offices, a variety of commercial services, popular restaurants and bars.

The easy access to the Ring Road allows for quick connection to Ring Mall, Business Park Sofia, Ikea Shop, Trakia ATM and Struma ATM.

Viewings

We are ready to organize a viewing of this property at a time convenient for you. Please contact the responsible estate agent and inform them when you would like to have viewings arranged. We can also help you with flight tickets and hotel booking, as well as with travel insurance.

Property reservation

You can reserve this property with a non-refundable deposit of 2,000 Euro, payable by credit card or by bank transfer to our company bank account. After receiving the deposit the property will be marked as reserved, no further viewings will be carried out with other potential buyers, and we will start the preparation of the necessary documents for completion of the deal. Please contact the responsible estate agent for more information about the purchase procedure and the payment methods.

After sale services

We are a reputable company with many years of experience in the real estate business. Thus, we will be with you not only during the purchase process, but also after the deal is completed, providing you with a wide range of additional services tailored to your requirements and needs, so that you can fully enjoy your property in Bulgaria. The after sale services we offer include property insurance, construction and repair works, furnishing, accounting and legal assistance, renewal of contracts for electricity, water, telephone and many more.

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Furnishing

All apartments are offered for sale unfurnished.

We can recommend furniture companies that offer quality furnishing at competitive prices, depending on your taste and budget.

They will be able to make an individual home furnishing project that includes everything you need for either permanent living in the property, or for renting.

The basic furniture options are made of chipboard. This type of furniture has an optimized low price achieved through a more simple design of the furniture and with no added extras and accessories, yet without compromising with the quality of the materials used.

If you would like furniture of higher quality, our partners will be able to provide such options.

Please contact the responsible agent for this listing to get more information about the property, as well as the available furnishing options.

Technical specification

- To carry out construction and installation works on the Site and the building independently or through third parties charged by him to the degree of completion Bulgarian State Standard "cement screed floors and plastered walls", in accordance with the approved investment project.

- The parties agree that the building will be completed according to Bulgarian State Standard, and the following construction and installation works will be performed regarding the Site:
- All necessary excavation and embankment works, including removal of excess earth masses and temporary disposal of the humus layer on the designated sites;
- All formwork, reinforcement, concrete and masonry works envisaged in the project for construction of the building at the stage of "completed shell construction"; high class bricks;
- Construction of waterproofing of concrete elements below ground level;
- Production and installation of high class PVC windows with triple glazing for windows;
- Armored entrance doors with two cartridges and double-sided locking;
- Construction of building plumbing networks with polypropylene and PVC pipes;
- Construction of building electrical installation including switchboards, sockets, switches;
- Construction of installations for cable TV and internet;
- Construction of lightning protection and earthing installation;
- Delivery and installation of elevator systems - "KONE", "Schindler" or related, provided in the projects;
- Internal plasters "Rofix" or "Baumit" or related, machine plasters and screeds;
- Moisture-resistant drywall in the bathrooms and toilets;
- Cement screed on floors;
- Hydro and thermal insulation package on roofs and terraces;
- Thermal insulation - "Baumit" or "Rofix" or comparable in façades and turning windows and others in the Architectural Project;
- External mineral plaster - "Baumit" or "Rofix" or comparable on façades, balconies, pergolas, columns, etc. in the manner specified in the arch. project;
- Façade cladding specified in the architectural project;
- Common parts with quality flooring and railings designed for balconies and stairwells;
- Water supply and site plumbing networks;
- Power supply 20kV electric cable, if necessary substation, site electrical networks and district lighting; Gasification of the project; Preparation for installation of a gas boiler;
- Construction of the vertical planning, pavements and landscaping of the site;
- Construction of an openwork fence on the site according to arch. project;
- Final cleaning of the construction site from construction waste;
- All materials used must be accompanied by a quality certificate from the manufacturer or supplier.
- Built electrical, plumbing and HVAC installations, without the individual boiler for natural gas heating and without included radiators;
- The construction of the Site and the building will be carried out with quality materials imported production or Bulgarian ones of the same or similar quality.

Apartment reservation and payment plan

Each apartment can be booked with a non-refundable deposit of 2000 Euro payable in cash, by credit card or by bank transfer - for booking a studio or 1-bedroom apartment and 4000 Euro - for booking a 2-bedroom apartment. With the paid deposit the apartment will be reserved for the period until signing the preliminary contract - within 15 days.

Payment plan:

- 30% first instalment upon signing a Preliminary Contract;
- 30% second instalment upon completion of shell construction;
- 20% third instalment when installing joinery;

- 10% fourth instalment upon receipt of Act 15;
- 10% fifth instalment upon receipt of Act 16.

Flexible payment schemes are also possible:

- For clients who will use bank financing - initial instalment 30% of the amount, second instalment - 60% and third instalment 10% - upon receipt of Act 16.

Plan of the Construction

Section 1:

Act 14 - 30.9.2021

Act 15 - 30.8.2022

Act 16 - 30.12.2022

Section 2:

Act 14 - 30.1.2022

Act 15 - 30.12.2022

Act 16 - 30.4.2023

Sections 3 and 4:

Act 14 - 31.7.2022

Act 15 - 31.7.2023

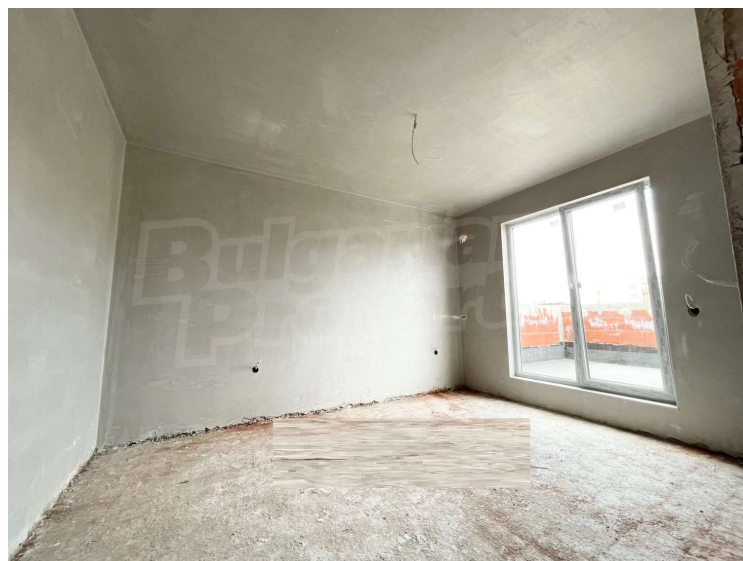
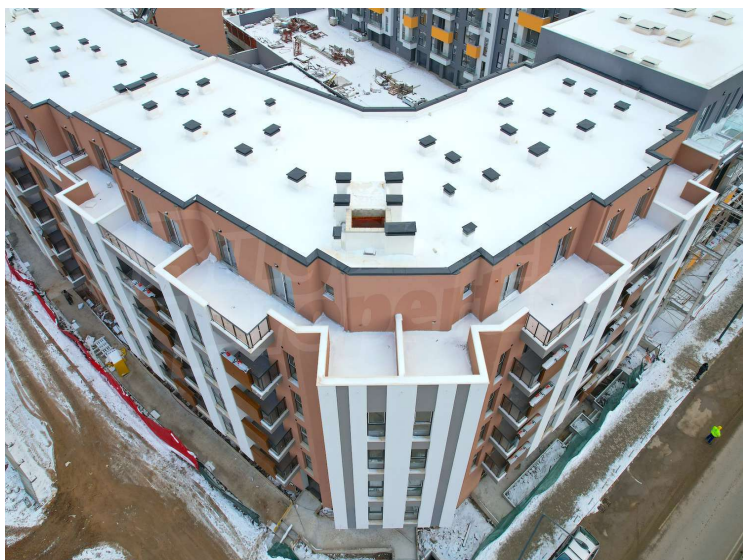
Act 16 - 31.12.2023

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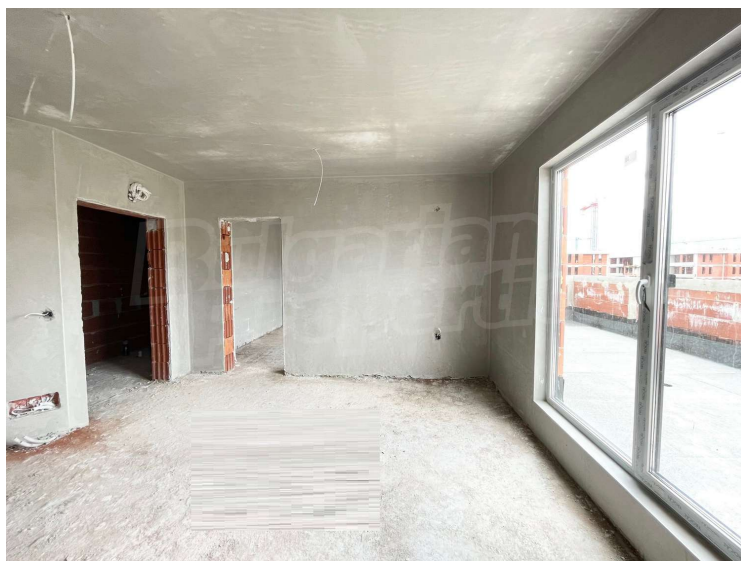


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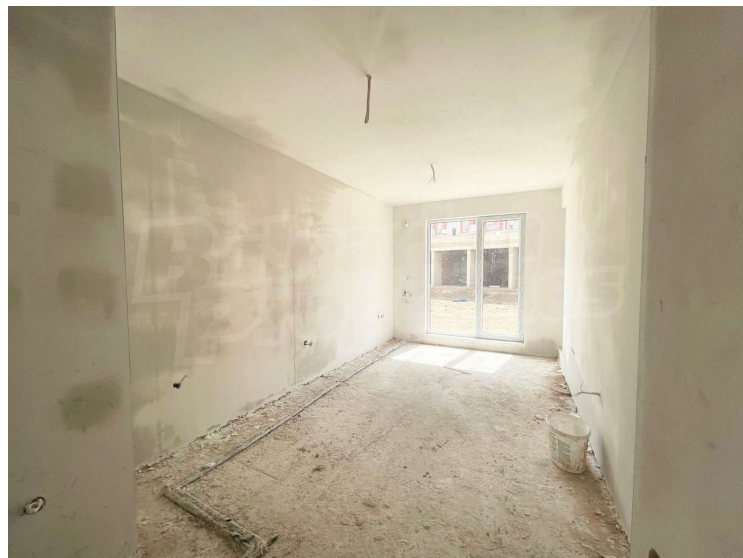


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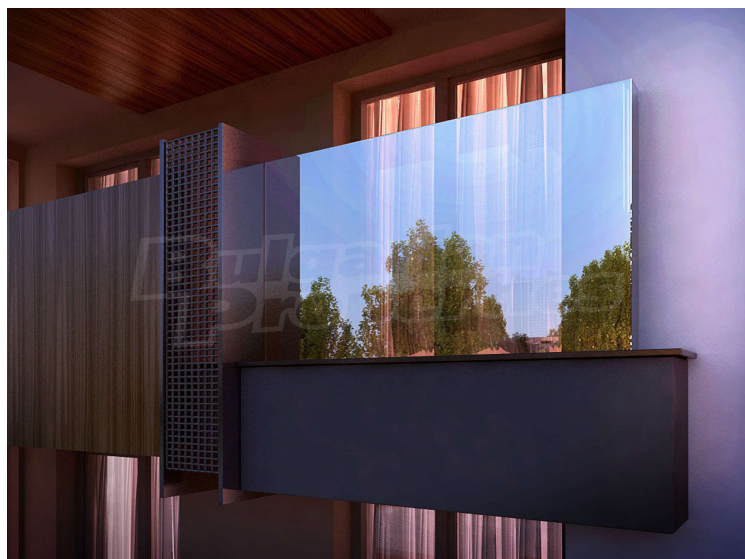


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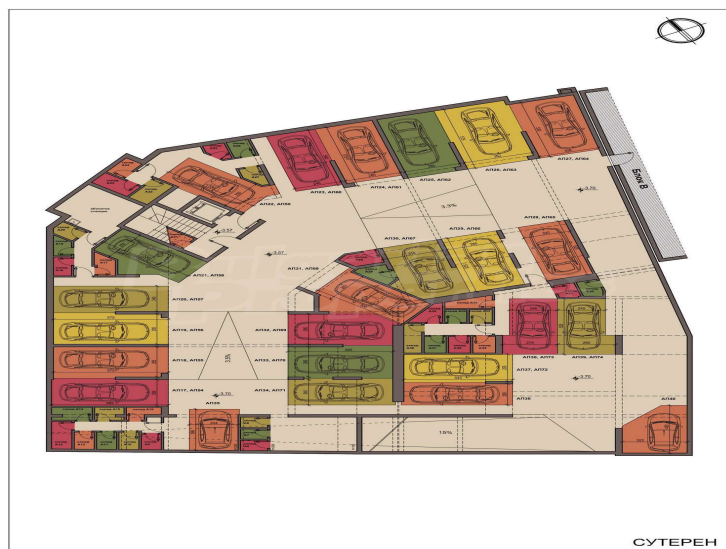


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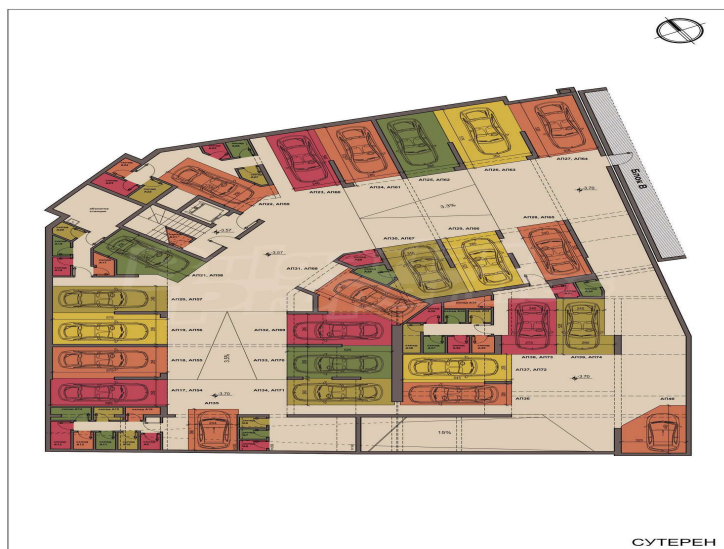
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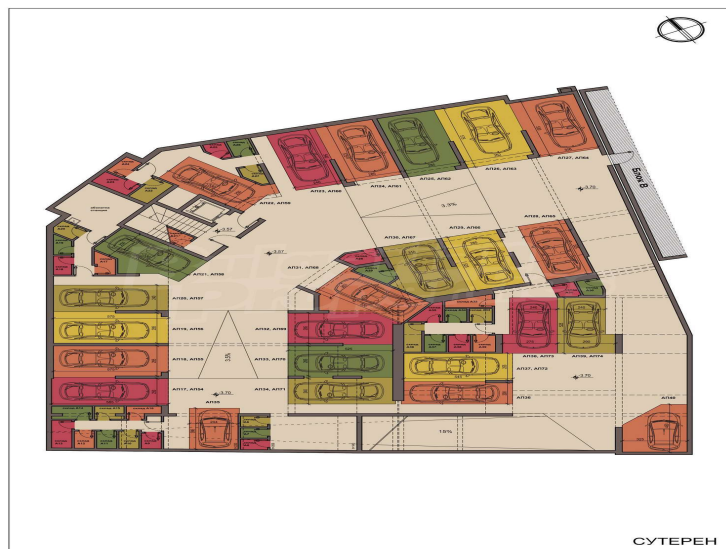
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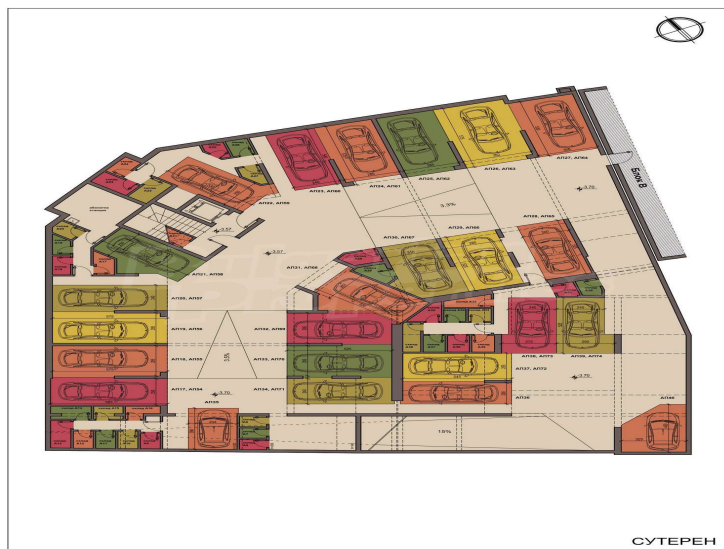
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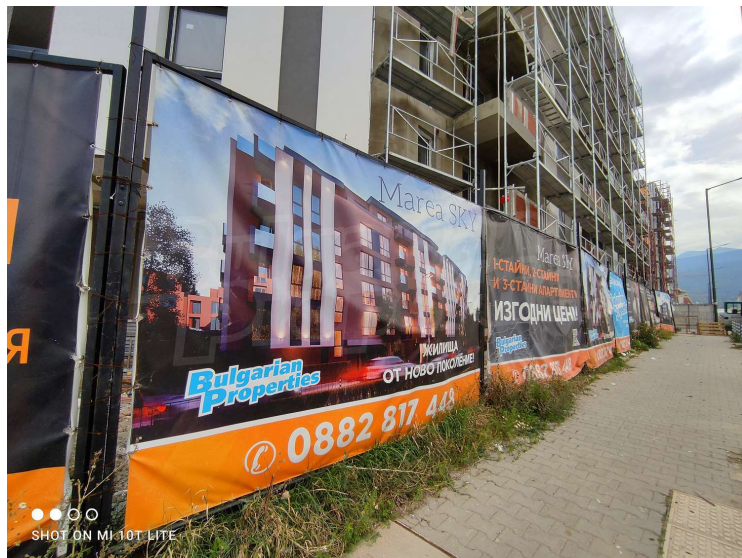
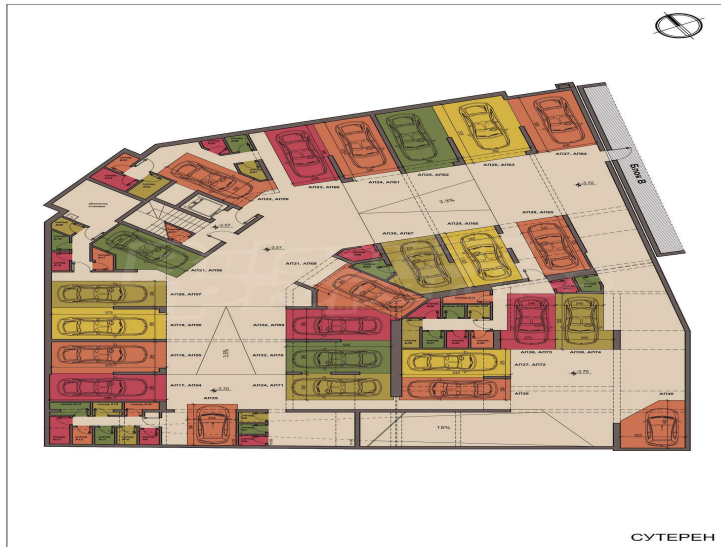
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Prices and availability

Section P

Underground Floor Architectural plan

Garage # 20/29 (actual size + common parts), Price 25 000 EUR

Parking space # 21 (actual size + common parts), Price 16 000 EUR

Parking space # 19/28 (actual size + common parts), Price 16 000 EUR

Parking space # 22/30 (actual size + common parts), Price 16 000 EUR

Parking space # 23/31 (actual size + common parts), Price 16 000 EUR

Section 1

Ground Floor Architectural plan

First Floor Architectural plan

Third Floor Architectural plan

Fourth Floor Architectural plan

Fifth Floor Architectural plan

Section 2 Architectural plan

Ground Floor Architectural plan

First Floor Architectural plan

Second Floor Architectural plan

Third Floor Architectural plan

Fourth Floor Architectural plan

Atelier # A402, total size 60.00 sq.m. (net area 49.34 sq.m.), Price 102 000 EUR

Fifth Floor Architectural plan

Section 3

Ground Floor Architectural plan

First Floor Architectural plan

Second Floor Architectural plan

Third Floor Architectural plan

Fourth Floor Architectural plan

Fifth Floor Architectural plan

Apartment # A501, 1-bed, total size 79.36 sq.m. (net area 64.52 sq.m. + common parts 14.84 sq.m.), Price 119 040
EUR

Section 4

Ground Floor Architectural plan

First Floor Architectural plan

Second Floor Architectural plan

Third Floor Architectural plan

Fourth Floor Architectural plan

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BULGARIAN PROPERTIES is the No.1 real estate company in Bulgaria. We have a vast experience in property sales and rentals in all market segments, consultancy services & research, construction, repair works and management of properties in all regions of Bulgaria.

Since our founding in 2003 we have been working hard in two directions - to offer the widest choice of properties for sale and rent, and to provide all services related to buying and selling of real estate in Bulgaria.

Our experience, knowledge and understanding of the Bulgarian real estate market, big property portfolio and innovative approach are the reason BULGARIAN PROPERTIES is the market leader I real estate in Bulgaria.

Trust us! We do our job professionally!

Contacts:

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