

Offer: Residential building near metro stations "Beli Dunav" and "Lomsko shose" in Sofia

Ref. No.: Sfa 75336

URL address of the offer:

<https://www.bulgarianproperties.com/75336>

**Bulgarian
Properties**

**HOLIDAY HOMES
INVESTMENT & RELOCATION**

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BulgarianPropertiesAgency
WWW.BULGARIANPROPERTIES.COM

Residential building near metro stations "Beli Dunav" and "Lomsko shose"

Prices

starting from € 62 799

Location: Sofia, Vrubnitsa, Metrostantsiya Beli Dunav

For sale

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

Area features : In the capital. , In the capital

Number of apartments: 1

Bedrooms: 0,1

Floor: 8

Heating system: Central heating

Furnishing: Unfurnished

Type of building: Brick-built, New building

Condition: Bulgarian standard

Exclusive agency



Responsible agent



Lazar Bozhov

Sofia

Mobile: +359 882 817 464

Phone: +359 2 425 68 54

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

Last apartments in quality new construction near Billa and two metro stations "Beli Dunav" and "Lomsko shose"

Last 2 apartments (studio and 1-bed) with convenient access to the subway at excellent prices!

Modern residential building located in Vrabnitsa 1 district, near two metro stations "Beli Dunav" and "Lomsko shose". The building is designed on eight floors with 39 apartments and one office. The properties are characterized by high

quality of construction materials used, spacious premises, functional interior layouts and excellent location to all city amenities including park and subway. The area has modern new buildings, wide inter-block spaces with playgrounds and excellent transport.

There is an opportunity to purchase:

- parking space at a price of 12,000 euro
- double garage at a price of 21,000 euro
- garage 9 at a price of 19,000 euro
- garage 4 and garage 5 at a price of 23,000 euro

The apartments will be finished according to Bulgarian State Standard:

- Entrance doors - armored, veneered
- Floor - cement screed
- Walls and ceilings - gypsum plaster
- Flooring on terraces and balconies - granite
- Railings on balconies and terraces - according to an approved architectural design / steel or aluminum /
- PVC windows with 24 mm double glazing white
- Low current installations - built wiring
- Built bell and intercom installation with installed intercom
- Fully built plumbing
- El. installations - entirely built with installed switches, sockets and apartment panel
- External insulation 10 cm.
- Central heating

Location without analogue for new construction in the neighborhood:

- At the same distance from two metro stations "Beli Dunav" and "Lomsko shose" - 500 meters (10 minutes from the city center)
- Bus stops 283, 83, 85
- Tram stop 6
- Supermarket "Billa" and Hippoland - 400 meters
- 74 High School "G.Delchev", 61 School "St. Cyril and Methodius", School for children with impaired vision "Louis Braille"
- Kindergarten "Chaika"
- North Park - 900 meters
- Vrabnitsa Market
- Medical Center
- Many small shops
- Food for home
- Buffer parking on the subway

The neighborhood has a well-developed infrastructure, as the central roads of the region quickly reach all key parts of the capital. A good solution for an investment or your own home in a regulated area. Within walking distance there are also supermarkets, shops, pharmacies, clinics, restaurants, cafes, public transport stops, which make access to any part of the city easy and convenient.

Why buy an apartment in the buildings?

- Location in an ennobled green area near North Park and the subway.

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- Quality execution at a reasonable price.
- Close proximity to Beli Dunav metro station and key arteries.
- Walking distance to school, kindergarten, playgrounds.
- Modern architecture and functionally distributed spacious apartments.
- Bright rooms with excellent internal layouts.

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.

Payment plan

Reservation of apartment

Each of the apartments in the building can be booked immediately with a non-refundable deposit of 2000 Euro, payable in cash, by credit card or Bank transfer. With the paid deposit the apartment will be reserved for the period until the preliminary contract is signed - within 14 days.

Standard payment plan:

- 20% first installment upon signing a Preliminary Contract
- 40% second installment upon receipt of rough construction Act 14
- 30% third installment upon receipt of Act 15
- 10% fourth installment upon receipt of Act 16

Payment plan option 2:

- 30% first installment upon signing a Preliminary Contract
- 70% second installment upon receipt of Act 16

Payment plan with 4% discount:

- 90% first installment upon signing a Preliminary Contract
- 10% second installment upon receipt of Act 16

Plan of the Construction

Expected completion - March 2022

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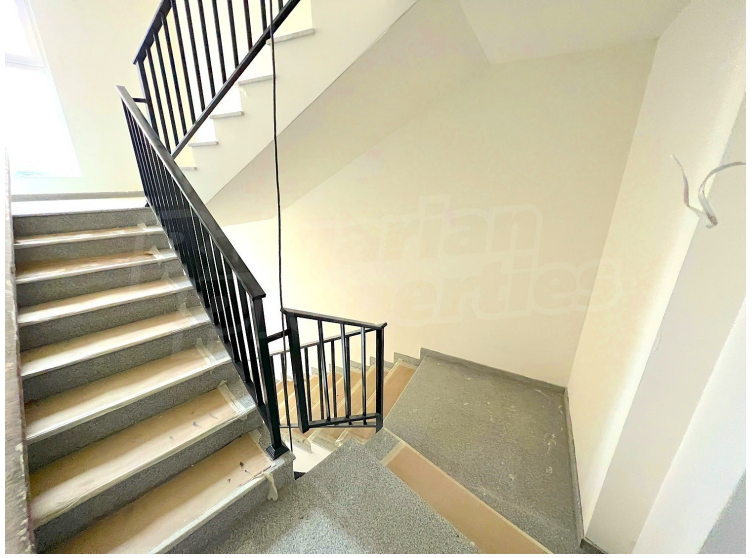


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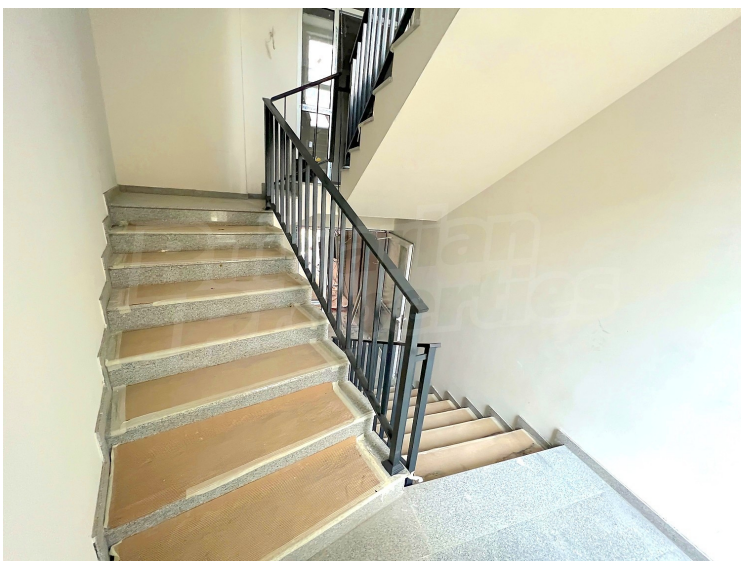


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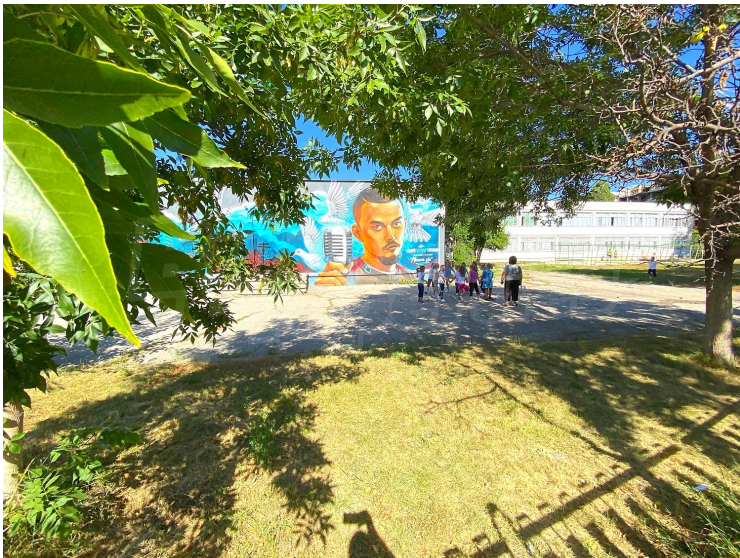


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Prices and availability

Ground Floor Architectural plan

First Floor Architectural plan

Second Floor Architectural plan

Third Floor Architectural plan

Fourth Floor Architectural plan

Fifth Floor Architectural plan

Sixth Floor Architectural plan

Seventh Floor Architectural plan

Apartment # A31, 1-bed, total size 72.75 sq.m. (net area 61.30 sq.m. + common parts 11.45 sq.m.), Price 80 025 EUR

Eight Floor Architectural plan

Apartment # A36, Studio, total size 57.09 sq.m. (net area 48.10 sq.m. + common parts 8.99 sq.m.), Price 62 799 EUR

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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!

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