



## 3 bedroom Apartment in St Vlas, Bulgaria

The Garden of Eden

Ref: 1460/6400

**Price: EUR €126,300**

\*GBP approx £85,763

### Payment Terms

£500 Reservation,  
10% deposit on signing of preliminary contracts  
20% when rough construction commences  
20% when the roof goes on,  
50% on completion

Situated in the St.Vlas area, directly south facing, this Seafront luxury development comprising 550 properties will be a 5 star resort with top quality materials and an extensive amount of amenities which include a 35 - 40 berth marina, 3 restaurants 5 pools, internet café, beauty centre, water based sports area and a host of other features that are in keeping with its 5 star status, 85% of all properties have sea views.

**Property Type:** Apartment

**Bedrooms:** 3

**Bathrooms:** 2

**Build Size:** 94 m2

**Plot Size:** m2

**Swimming Pool:** Communal

**Parking:** Underground

**Air Conditioning:** Yes

**Distance to Beach:** Frontline

**View:** Sea and Mountain

### Estimated Build Schedule

Construction started in March 2005

Estimated completion due July 2006

The sterling equivalent of investment in overseas property is affected by the exchange rate. The level of return that can be expected from investment in overseas property is not guaranteed.

\*Based on an exchange rate of 0.67904 recorded on the 30/03/2006



## Location

St Vlas village has about 3,000 inhabitants and is situated just 4 km to the north of Sunny Beach resort and 9 km away from the town of Nessebar. It lies in the skirts of the Stara Planina Mountain and thus offers a beautiful combination of sea and mountain climate, and has long been considered by Bulgarians as particularly favorable for those with respiratory problems. The eastern end of the village's adjacent coastal line hosts a small port used by local fishermen.

There are a number of pubs and restaurants. Visitors can also take advantage of the various tourist facilities, including local food of Sunny Beach, which is just 5 minutes away by car. There is regular bus transport from Nessebar and Bourgas to St. Vlas, and plenty of private minibuses, and taxis. There is also water transport to and from Nessebar and Bourgas to Sunny Beach.

## Development

Situated in the St.Vlas area directly south facing this Seafront luxury development comprising 550 properties will be a 5 star resort with top quality materials and an extensive amount of amenities which include a 35 - 40 berth marina, 3 restaurants 5 pools, internet café, beauty centre, water based sports area and a host of other features that are in keeping with its 5 star status, 85% of all properties have sea views.



## Investment

This resort is the first of its kind in Bulgaria A joint UK -Bulgarian collaboration .When completed this complex will be the Premier resort in the St.Vlas area .On site will be a 5 star hotel which will mean all apartments will have to be maintained to such a standard. Garden of Eden represents the best investment opportunity in this area at the moment, meaning excellent rental yields (5star) and capital growth will be head and shoulders above the rest due to its exclusivity and sheer determination of the developers to raise the bar as to what is expected in an emerging market.

## Taxation

Property is CGT free if held for more than 5 yrs if sold before 5 yrs CGT is levied at uk rates 40% minus annual allowance

