

RE/MAX Active

Bulgaria · Varna · Golden Sands



Properties in Bulgaria



Developer's prices! No commission! Viewing trips!

29 offices in Bulgaria, 7 000 offices in 67 countries, 35 years of experience

Dear ladies and gentleman,

Lately Bulgaria turns to be a very popular destination for Romanian tourists. Statistics states that the biggest foreign group that visited Bulgaria in 2008 is from Romania. Every year more Romanians are getting interested in investing in real estate in Bulgaria.

We have prepared a few pages that will give you the opportunity to get familiar with the real estate market in Bulgaria. Our company has a significant experience in the real estate business in Bulgaria and world-wide. RE/MAX is a well-known brand all over the world and we are proud to be the first RE/MAX office in Bulgaria.

We specialize in investment, purchase and sale of real estate in Bulgaria.

Our services

- Selection of properties at developers' price
- Legal advice on investment matters
- Organization of viewing trips
- Legal advice on sale-purchase of real estate
- Legal assistance
- Registration of the real estate at the taxation authorities
- Company registration at purchase of land
- Legaland business advice for corporate clients
- Assistance with financial reports for corporate customers
- Realization of construction and development investment projects

Reasons to invest in real estate in Bulgaria

- Bulgaria's eastern border represents 380 km beautiful coast with golden beaches. Bulgaria also boasts with stunning mountains and forests, crystal clear air, many rivers and lakes, numerous thermal springs that explain the number of balneological sanatoriums, SPA, ski and sea resorts;
- In Bulgaria one can enjoy summer holidays on the beach, winter holidays in the mountain or take advantage of the healing thermal springs all year round;
- Bulgaria's membership in The European Union and the incoming revenues from Europe contribute to the overall economical growth of the country;
- Bulgaria and Romania will join The Schengen Area in 2011;
- Any foreign juridical or physical person can invest in Bulgaria;
- Real estate prices are lower compared to the average prices in Europe and at the same time tourism industry, infrastructure and economics are developing rapidly;
- Taxes in Bulgaria are also amongst the lowest in Europe. Permit and license procedures for the business are simple;
- Romanian citizens do not need visa to enter the country. No visa is required for any citizen of EU willing to purchase real estate in Bulgaria;
- Immediate proximity of the two countries. Regular transportation from and to Bulgaria;
- Bulgarian law is unified with the European Union law;
- Both countries are culturally close and both are Christian countries;
- Rich cuisine, fresh fruits and vegetables in abundance;
- Fine and rich-flavoured Bulgarian wines;
- Simple real estate purchase procedure for foreigners;
- Low cost of communal services. Estate taxes are amongst the lowest in Europe.



Finalizing a real estate deal

If a foreign physical person wants to purchase a real estate in Bulgaria, he only needs a passport. If a foreign juridical person wants to purchase real estate in Bulgaria - constitutive documents of the company established. The transfer of the ownership is through signing of a Title Deed in the presence of a Notary in the district, where the property, subject of the deal is located. After signing the Title Deed on seller's and purchaser's behalf, the Notary registers the Title Deed in the Public Real Estate Register. Following this procedure the Notary hands out the Title Deed to the parties.

Real estate Taxation

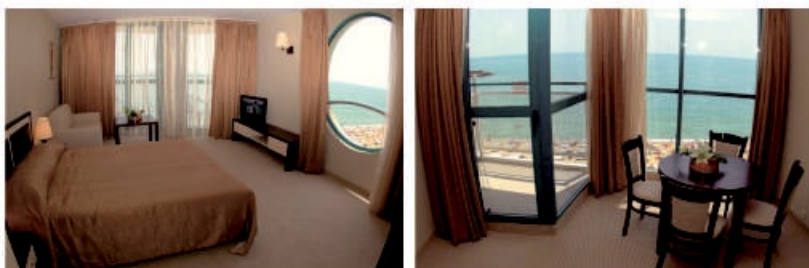
At purchase of real estate is paid local tax for the benefit of the municipality on which territory is the real estate subject of the deal. Local municipal taxes are very low. Municipality tax is 2%. Also there are notary taxes and registration taxes. The above mentioned taxes are paid when the Notary Act is signed, based on the property value stated in the document. In other words the total amount of additional expenses is between 3,5-4% of the real estate price (stated in the Title Deed). The new owner has to declare the property in front of the taxation Authorities in two months.

Communal expenses

Real Estate owners are obliged to pay real estate taxes and communal service taxes every year. The total amount is between 0,3-0,4% of the tax property valuation. Water and electricity is paid every month.



Apart-hotel "Berlin" – Golden Sands Resort beachfront property



- four star apart-hotel
- apartments are sold fully furnished
- rental option
- central air-conditioning system
- apartments with running hot mineral water
- indoor and outdoor mineral water swimming pool
- fitness room, tennis-court, billiards
- sauna, massage room, medical service
- parking, rent-a-car
- shops, open-air terrace restaurant, bars
- hairdresser's, beauty saloon
- change, internet, business center

Complex built and fully furnished



Prices from 61 304 €



Lighthouse Golf Resort and SPA - Balchik

- Officially opened September 2008
- The course is Ian Woosnam's first golf project in Bulgaria
- 18 hole golf course and world class leisure facilities
- free golf membership
- golf Academy
- sea view
- restaurants, cafeteria, bars
- swimming pools
- private beach area at the foot of the plateau
- fitness & gym, SPA-center

Complex fully finished

Prices from 55 548 €



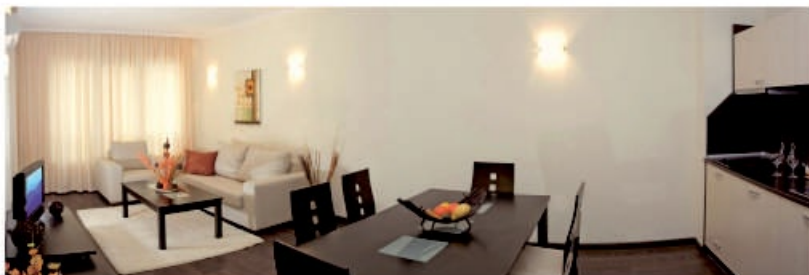


Apartment-hotel "Bendita" и "Bendita Mare" – Golden Sands Resort

100 m from the beach

- apartments with sea and park view
- open-air swimming pools, SPA-center
- fitness center, medical service
- restaurant, bar, internet room, shops
- front desk, 24-hour security, parking

Complex built and fully furnished



Prices from 55 600 €



Residential complex "Varna South Bay Park and Beach" – Varna

beachfront property

- five-star luxury complex of a closed type
- located in a residential area of Varna
- overlooking the beach
- apartments with a stunning view to the sea
- 5 km to the center of the city
- 14 km to Varna International Airport
- in and out-door swimming pool, SPA and fitness center
- restaurants, trade areas, underground parking and garages
- sea garden connects the complex with the center of the city

Completion of the construction-2011

Prices from 94 597 €



Residential complex "Royal Cove" – Kavarna

100 m from the beach



- stunning sea-view
- in close proximity to the yacht port and golf course
- 16 km to Kaliakra cape
- picturesque green areas
- recreation center, sauna, fitness room, parking
- coffee club with an open-air terrace
- rental option

Complex fully finished

Prices from 70 480 €



Residential complex „Iglika” – Golden Sands Resort

50m from the beach



- apartments with magnificent sea and park view
- apartments are sold fully finished and furnished
- complex of a closed type with lots of green areas

Complex is fully finished

Prices from 68 000 €

Residential complex "Admiral Apartments" – Golden Sands Resort

beachfront property



- apartments are sold with and without furniture
- beautiful sea view
- solid construction
- every section has a separate lobby and lift
- stone panelled facade
- security

Complex fully finished

Prices from 113 457 €



Residential complex "Golden Anchor" – Golden Sands Resort

beachfront property



- apartments are sold with air-conditioners and without furniture
- sea view, fountain, open-air swimming pool
- solid construction
- stone panelled facade
- security

Complex fully finished

Prices from 118 000 €

Residential complex "Queen's View" - Balchik

www.queensview.eu



- the complex is located only a few minutes walk from the center of Balchik and the beach
- in immediate proximity to the palace of the Romanian Queen Maria and the Botanical Garden
- closed type complex
- apartments are sold with air-conditioners and fitted kitchens
- sea view
- swimming pools
- shop, restaurant, SPA center
- security

Completion of the construction: 2010

Prices from 63 300 €



Complex "Regina Maria" - Balchik

beachfront property



- complex is located in the historical part of Balchik, next to the palace of the Romanian Queen Maria and the Botanical Garden
- panorama apartments with magnificent view to the sea, fully furnished and with air-conditioners
- rental option
- pedestrian alley running along the beach connects the complex with the beaches of Albena resort
- two new golf clubs in -11 km distance
- private airport in 2 km from the complex, yacht port
- SPA center, Russian bath, Finnish sauna, solarium, massage room, fitness room, mud-care
- In and out-door mineral water swimming pools, restaurant, lobby bar

Completion of the construction: by the end of 2009

Prices from 159 975 €

White Lagoon - Balchik

150 m to the beach



- 5 km to Balchik
- 19 km to Kavarna, 15 km to Albena resort and 40 km to Varna
- one and two – bedroom apartments
- barbeque and recreation area
- parking, swimming pool

Complex fully finished

Prices from 50 000 €



White Lagoon- Balchik

250 m from the beach



- holiday studios
- units are sold fully finished but not furnished
- parking place included in the price
- fast food restaurant

Complex fully finished

Prices from 38 440 €

Apart-hotel "Silver Beach" - Byala

beachfront property



- apartments overlooking the sea
- apartments are sold with air-conditioners
- furniture packets are available
- shops, restaurant, medical service, pharmacy
- fitness, sauna, swimming pool and Jacuzzi
- bar and BBQ

The first body of the complex is fully finished
The second one will be ready by the end of 2009

Prices from 52 200 €



Residential complex "Belica" - Byala

50 m to the beach



- apartments are sold with fitted kitchen, air-conditioners but without furniture
- parking and own private access to the sea
- open-air swimming pool
- children's playground
- cafeteria
- apartments on the ground floor have private gardens
- fitness, sauna, billiards, Jacuzzi

Construction of the complex is finished.

Prices from 37 622 €

Residential complex "Cabacum Beach" – Golden Sands Resort

50 m from the beach



- luxury panorama apartments with sea view
- apartments are sold with air-conditioners but without furniture
- 2 km from Golden Sands and St. Constantine and Helena Resorts
- 20 km from Varna International Airport
- mineral water swimming pool
- SPA-center, fitness room, sauna

Completion of the construction: 2010

Prices from 103 800 €

Residential complex "Riviera Bay" – Golden Sands

beachfront property



- residential complex of a closed type
- panorama apartments with view to the sea
- apartments are sold with air-conditioners but without furniture
- video surveillance, security and concierge
- 2 km to Golden Sands and St. Constantine and Helena Resorts
- 13 min by car to the center of Varna and 30 min to Varna International Airport
- Mineral water swimming pool, SPA center

Completion of the construction: 2010 год.

Prices from 96 800 €

Complex "Sun Sands City" - Primorsko

150 m from the beach



- 70 km to Burgas International Airport
- apartments are sold with air-conditioners and fitted kitchens
- children's playground, recreation areas
- shops, restaurant, cafeteria
- billiards, night club, casino
- indoor and outdoor swimming pool
- fitness, SPA center, sauna

Complex fully finished

Prices from 54 000 €



Houses



- newly built houses
- traditional Bulgarian style
- peaceful rural areas suitable for recreation
- crystal clear air, beautiful nature, mild climate
- near seaside, near town
- communications-internet, security, telephone, cable TV

Prices from 50 000 €

Bansko Ski Resort - Host of 2009's Alpine World Cup

Bansko is the most modern ski resort in Bulgaria, located at the foot of the majestic Pirin Mountain, at 160 km from the capital - Sofia. The combination of the beautiful National Park Pirin, the various picturesque sceneries and modern ski tracks and lifts turn Bansko into one of the prestigious and popular ski destinations in Eastern Europe. Those who love skiing and snowboarding choose Bansko for here is the longest ski season –it extends from December to May. Tourists are attracted to Bansko because of the modern luxurious hotels, peaceful atmosphere, a lot of entertainment places and traditional restaurants offering national and European cuisine. The slopes are suitable for all level skiers - from beginners to professionals.

- Ski tracks: blue - 4, red - 9, black – 2
- The longest ski track- 2600 m.
- Lifts: one gondola lift, five four-seat chair lifts, one three-seat chair lift, three anchor type tow lifts, two single tow lifts, 10 children draggers.



- apartments with a stunning view to Rila and Pirin mountains
- fully finished
- located near the historical town of Bansko

Prices from 30 000 €

Complexes are fully finished



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