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Detached house for sale in Balchik, Bulgaria



BlackSeaRama Golf & Villas - signature golf course and stylish villas overlooking Black sea

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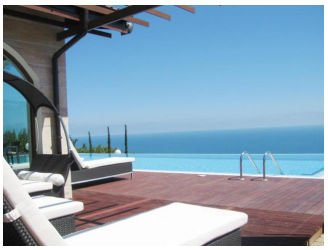
Detached house

Location:	Balchik
bedrooms:	4
bathrooms:	3
floors:	1
total area:	222.35 sq.m.
view:	sea view

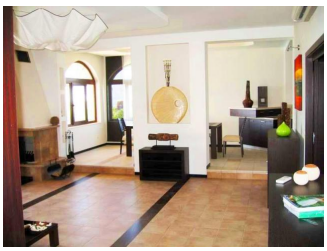
PRICE:533 640 €

Facilities

car park
shop
swimming pool
indoor swimming pool
fitness
spa centre
internet




view
sea view

Extras
Air conditioning

completion

Tenure:	Leasehold
Annual maintenance:	12 Euro
Internet	

Payment terms

Reservation fee : 2000 Euro Non-refundable
1st installment : 70 % On signing Preliminary Contract

2nd installment : 30 % On transferring of ownership

GENERAL INFORMATION

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BlackSeaRama Golf & Villas – a mixture of luxury villas, signature golf course and recreational amenities by the sea

BlackSeaRama is a Gary Player Signature championship golf course and villa resort in Bulgaria with modern, luxurious accommodation and breathtaking sea views offered to those seeking a premier holiday retreat.

Situation
The dramatic coastal site of BlackSeaRama is gently undulating and sits on an elevated plateau looking out across the Black Sea. Due to the landform of the site most points boast expansive sea views.

The golf course
The main focus of the resort's recreational activities is the 18-hole international golf course. Endless sea-view from the height of 200 meters towards the magnificent and extremely diverse bay from Cape Kaliakra to Cape Galata of the Black sea – that is BlackseaRama, the first championship signature golf course in Bulgaria – 18 holes, par 72, length of 6648 meters – and the first completed project of Gary Player in Eastern Europe.

Other facilities

Academy of Golf
… Is equipped with state-of-the art golf simulator, cameras and class room, where a beginner or a professional can learn or master the golfing skills.
Recreational amenities
… Include Finnish sauna, Massage and facial therapies, Jacuzzi, indoor and outdoor swimming pools, fishing lake, picnic area.
Fittness and sport
Two fitness rooms – cardio and weight lifting, professional instructor, table tennis, bicycle hire, tennis courts.
On-site shops
Pro-shop, wine and cigar shop, mini – market
Wine tasting
Over 10 decares of land around the alleys selected wine sorts are planted. Regular and selected wine-tastings are offered at the wine cellar at the Club House.
Business, meetings, events
5 convention rooms are at disposal to guests. Outdoor antic theatre (up to 100 persons), weddings, cocktails, team-buildings, corporate meetings, incentive programs can also be organized.
Club House
Aimed at the local and international market, the resort will boast an 18-hole, Gary Player designed golf course. The clubhouse is situated in a prominent location to take full advantage of the vast panoramic sea views. The clubhouse will contain all the typical facilities such as locker rooms, pro shop, restaurants, bars and lounges. There will also be an extensive outdoor seating area where the players can sit and have drinks and meals whilst watching the play on the 18th green.

Properties

Individual Villas

BlackSeaRama's most exclusive lots offer an unimpeded sea view on the very edge of the cliff. Five homes of the types A, A2, À3 and A4 are included in this release. These one-story dwellings boast a sizeable footprint with nearly 210 square meters of space, four bedrooms, and three bathrooms. 5/11m swimming pool is optional.

Five two-story panoramic homes are included in Phase I. Each of these homes offers spectacular sea and golf views, larger living areas totaling about 230 square meters, four bedrooms and three bathrooms.

The five fairway bungalows that are offered for sale line the course near the twelfth green and the thirteenth tee. These are one and two-story homes designed in the Mediterranean theme that is carried throughout the development. Floor plans include three bedrooms and two to three bathrooms with total living area averaging 200 square meters.

All individual villas are sold off-plan. There are several plots for sale with different situation: sea view villas, golf&sea villas and golf view villas. Prices may vary depending on the stage of completion chosen.

Bell Tower

The Bell Tower villa community is located on the southeast corner of the development just on the edge of the cliffs overlooking the Black Sea. These semidetached units offer all the benefits of ownership including unrestricted use of all BackSeaRama facilities such as the tennis courts, fitness center, spa, and most importantly, the Gary Player signature golf course. Satellite TV, Internet access, and the use of a private communal pool will also be available to Bell Tower residents. Units range from 123 to 206 square meters in size with floor plans that offer two to three bedrooms and one to three and a half bathrooms.

Payment

Bell Tower (developed units)
1. 2000 EUR (non-refundable) deposit;
2. 70% (- the deposit) upon signing of contract;
3. Final 30% payable on notary transfer (up to 3 months from the contract signing)

Individual villas (off plan units)-

1. 2000 EUR (non-refundable) deposit;
2. 50% (- the deposit) upon signing of contract ;
3. 20% upon completion of roof
4. 20% upon taking A14

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5. 10% payable within 5 days before notary transfer (around 12-14 months after contract signing)

Maintenance
The amount of the monthly maintenance fee is 1 EUR per m2 and includes: maintenance of the areas for general use round the buildings in the housing estate; swimming pool maintenance; planting and maintenance of the green areas; maintenance of the park lighting; gated entry; servicing of the infrastructure in the housing estate. This charge is to be paid in advance every three months. If the client pays the price of the communal services in advance for one year he gets a price discount of 10 %.

The golfing season is at least 8 months – end of March till November. If the weather conditions are suitable the golf course will be opened in the other months as well.

The first homeowner of each property receives a free full membership in BlackSeaRama Golf club, which standard price is 15 000 EUR. The homeowner is obliged to pay a yearly subscription fee of 1 800 EUR to the Golf club.

LOCATION AND LOCAL ATTRACTIONS

BlackSeaRama Golf&Villas is situated about 7 km from the town of Balchik .

Disclaimer

Selling prices of real estates in Bulgaria are in Euro. For your convenience, on our website you can check what the equivalent of the selling price is for the present day in both currencies – USD and GBP. This equivalent is calculated automatically and is bounded with the currency exchange rate for the specific day, therefore it may vary.

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