



**4 ROOM APARTMENT ON THE 1ST LINE TO THE SEA IN GARDEN OF EDEN**



<b>Price:</b>	-----
<b>ID:</b>	1863
<b>Section:</b>	Sale
<b>Property type:</b>	Flat/apartment
<b>Location:</b>	Saint Vlas
<b>Rooms:</b>	4+
<b>Area:</b>	100-100 m <sup>2</sup>
<b>Bathrooms:</b>	2

<b>Terraces:</b>	-----	1
<b>Floor:</b>	-----	1
<b>Floors:</b>	-----	5
<b>To sea:</b>	-----	0 km
<b>To airport:</b>	-----	35 km
<b>Status:</b>	-----	Resale property
<b>Readiness:</b>	-----	АКТ 16

**Features:**

- |                 |                |                 |
|-----------------|----------------|-----------------|
| ✓ Indoor pool   | ✓ Playground   | ✓ Gated complex |
| ✓ Elevator      | ✓ Furniture    | ✓ Parking       |
| ✓ Swimming pool | ✓ A restaurant | ✓ Reception     |
| ✓ SPA zone      | ✓ Gym          |                 |

**Description:**

Incredibly profitable investment! We offer a 4 bedroom apartment in the elite gated **complex "Garden of Eden"**. The apartment is located on the first floor of five, with its own palisade. The total area is 100 sq. m. The apartment is sold furnished and with appliances.

It consists of an entrance hall, living room with kitchen, 3 bedrooms, two bathrooms, terrace with access to the courtyard.

The complex is suitable for permanent residence and for renting. There is an Act 16.

Annual maintenance 1090 euros and includes:

Maintenance and use of the pool, elevator, landscaping, security, cleaning of common areas.

The nearest airport is Bourgas 30 km away and Varna airport 110 km.

**Infrastructure and services:**

- 7 outdoor swimming pools
- Indoor swimming pool lobby bar, 3 bars,
- Piano Bar,



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- 3 restaurants (European, Italian and fish),
  - grocery store,
  - boutique,
  - hair salon, manicure / pedicure,
  - massage parlor,
  - billiard room
  - fitness room,
  - SPA salon (Turkish bath, two saunas),
  - Jacuzzi,
  - solarium,
  - playground,
  - indoor parking,
  - tourist bureau,
  - business center,
  - gift store,
  - art cafe,
  - 2 tennis courts,
  - private guarded beach,
  - a small pier,
  - all kinds of water sports,
  - two conference halls (capacity 135 people),



**Photos:**



