



GERBER RESIDENCE 4



Price:	On request	Floors:	6
ID:	544	To sea:	0.5 km
Section:	Sale	To airport:	25 km
Property type:	Residential complexes	Year:	2015
Location:	Sunny Beach	Status:	From developer
Area:	29-50 m ²	Readiness:	АКТ 16

Features:

- ✓ Playground
- ✓ Gated complex
- ✓ Elevator
- ✓ Parking
- ✓ Swimming pool

Description:

"Gerber Residence 4" is located in the west zone of **Sunny Beach** and is situated on a plot of land with a total area of 2531 sq.m. The building is within walking distance (500 m) to a wide beachfront and at the same time it is in an area protected from traffic noise.

The area has the following characteristics:

- The absence of heavy traffic. The complex is located in a very quiet area.
- The luxury appearance of the area and the neighboring buildings provides a high level of comfort.
- High maintenance of the complex by the Management Company.
- Relatively low level of buildings near the site and the area up to the beach directly in front of the complex.
- Relatively quiet beachfront in relation to the number of tourists in the area, due to the lower building density in the area.
- Safe pedestrian access to the beach, mostly through footpaths and traffic lights.
- Very good infrastructure in the area. Close proximity to a variety of shopping facilities - restaurants, entertainment centres, supermarkets, grocery and convenience stores, furniture stores, transport links.

The building is designed for seasonal use but can be used all year round. There is a lift.

The stylish colour scheme gives the project a modern look, enhanced by the elegant detail of the



openwork railings of the balconies. All apartments have their own terraces, which are covered with a large eaves.

Large windows contribute to the brightness of each apartment.

The structure of the building is monolithic - reinforced concrete, skeleton-beam structural system.

Walls are made of ceramic bricks with necessary outside heat insulation. The facade is decorated with mineral waterproof plaster, stone cladding, metal, etc.

Infrastructure in Gerber Residence 4:

- large outdoor swimming pool with a children's section on the east side of the building,
- in the space next to the pool area for recreation and sunbathing with sun loungers and umbrellas,
- playground is equipped with a soft flooring,
- The yard is maximally planted with vegetation
- the complex has a guard and a controlled entry permit,
- parking for 26 cars, which is separated from the building by a green belt of plants.

Maintenance is 10 euros per square meter per year.

The properties in "Gerber Residence 4" have a functional interior design, high-quality construction, a prime location in the resort, can guarantee a stable rental income, and are reasonably priced, which makes them very attractive to residents and investors.

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