



BULGARIA  
Black Sea Coast  
**SUNNY BEACH**

# *Sunny Beach*

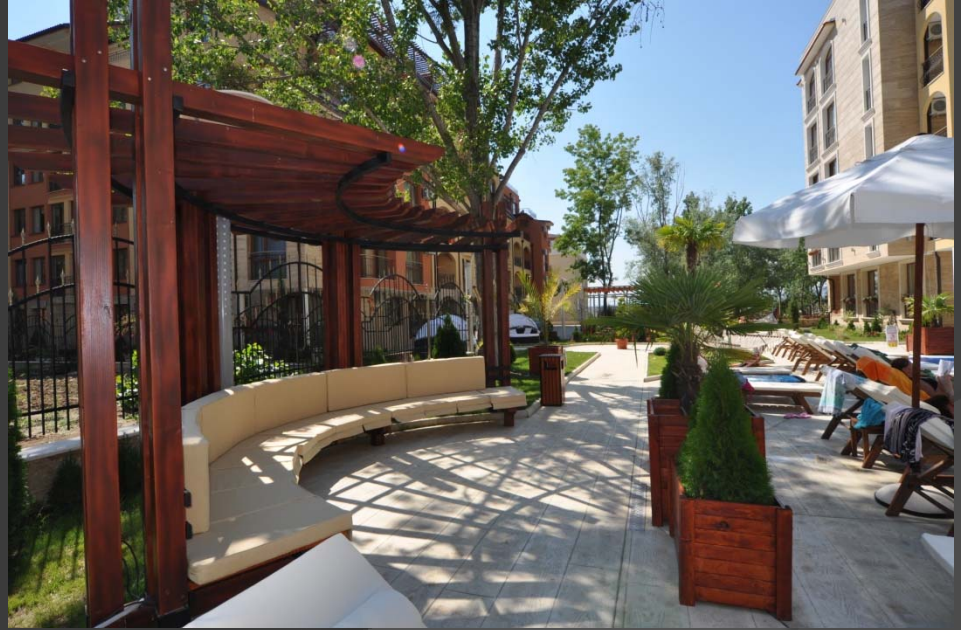


## *Diveni Marina*

- Sunny beach is located in South East of Bulgaria. 400 kilometers from Sofia, 29 kilometers from Burgas airport and 90 kilometers from Varna Airport.
- The city is a touristic place and offer hotels, shopping, discotheque bank karting and all services tourists need.
- Sunny beach offer numerous touristic complexes, restaurants and hotels, casino.
- The center of the city offer all shopping , medical center, and a long beach on black sea.
- From this aerea possible to join NESEBAR old city by boat, bus and taxi.
- Saint Vlas - marina Dinevi is near to Sunny Beach also

# *Featured*

- Luxury 5 stars complexes.
- Apartment from 27 sqm up to...
- Each complexes provide security 24h swimming pool, sauna, jacuzzi, spa, kids area, tennis, bar restaurant...
- Some complexes are on first sea line and second line
- Independant villa are also provided with sea view
- Contact your real estate agent partner of this program.





# *Luxury 5 stars complex*



- ⦿ Offer apartments in First and second sea line completely furnished
- ⦿ Restaurant
- ⦿ Sauna spa jacuzzi massage, fitness
- ⦿ Security 24 hours
- ⦿ Swimming pool indoor outdoor, kids area
- ⦿ Reception
- ⦿ PRICE : 28 sqm from 40 000€ up to 144 sqm 249 900 €

# *External Complex*





# *Internal Complex*



# *Kitchen*





# *Living room*





# *Bedroom*



# Conditions and Support

- While signing the preliminary contract, the client must pay a deposit for booking the apartment. Usually it is 10% of the property value. The client must pay that value via bank transfer and after that the apartment will be booked.
- The municipal tax of 2% of the purchase price of the property is paid to the local council.
- Upon signing this ownership document the buyer is obliged to pay property transfer tax to the amount of 2 % to 4% of the value of the property to be purchased depending on the policy of each municipality (usually the tax rate is 2,5 %).
- Notary fees are around 0.10% to 1.50% of the property value.
- The VAT due is 20 %.
- If you are buying a property with land you must first set up a Bulgarian company which will cost approx. 350 Eur
- After the buyer is already the owner of the property by signing of the Notary deed for the title, every year the owner is obliged to pay annual property tax, including council tax and tax for the rubbish. The size of these annual taxes is determined by the tax experts each year and depends on the size and the location of the property as well as on other factors. All property owners usually pay an annual property tax of 0.15% of the declared value.
- If you decide to rent out your property then you will be charged a fixed rate of 10% of the rental income in taxes.
- The tax base for the sale of property is the difference between the selling price and the purchase price reduced with 10% for costs.
- Of course, the owners will have to pay their water, electricity and heat bills monthly. If they bought a property in a gated development they will also probably have to pay fees for security, maintenance, management, etc. Usually 8%.



# Support and Service

- ◉ Airport transfer
- ◉ Hosting during stay for property purchase
- ◉ Your bank account opening
- ◉ Interpreter
- ◉ Chartered accountant introduction
- ◉ Bulstat registration (fiscal number)
- ◉ Notarius and lawyer accompaniment
- ◉ Management renting agreement help
- ◉ Consultancy
- ◉ Pack service on site on Bulgaria 4000 GBP