

"A small Apart'hotel in a quiet area of Bansko, yet excellently located for ski, golf and night life".

Apartments available from €60,075 (fully furnished and finished).



- Spacious accommodation designed for the ever increasing rental market.
- Excellent views across three mountain ranges
- Great facilities including a steam room, sauna, gym, Jacuzzi, underground parking, barbecue area, landscaped gardens and mini-market.
- Excellently priced from €1,250 per sqm. Fully Furnished.
- Free shuttle service to the gondola in the International ski resort of Bansko (400 metres).
- Huge infrastructure improvements planned for 2006 and beyond.
- On-site property management service.
- Flexible payment plan.

For more details please contact Power Overseas Property
Email us at info@poweroverseas.com
Sales office Tel: 058 44007

We are pleased to offer you this absolutely stunning complex, with 13 fully furnished freehold luxury apartments, built in traditional Bansko architecture and superbly finished with high quality fixtures and fittings. St. Anastasia is a new Apart'hotel situated in a convenient position only 400m from the ski gondola in Bansko and within easy reach of the town centre and the newly planned golf course.

The Apart'hotel is up for sale as individual units providing the owners with an excellent opportunity to be the owner of a hotel room in a complex built with the intent of being fully occupied all-year-round. St. Anastasia has an ideal location, only 5 min walk from downtown Bansko and 10 min walk from the Gondola, with perfect access to skiing areas in the winter and to the town centre in the summer. The complex offers 13 apartments - 4 studios, 8 one bedroom apartments and 1 three bedroom apartment. The development is designed to suit the different needs of all buyers and budgets.

The project has been developed in the distinctive and unique traditional design of Bansko, the architect has come up with a beautiful combination of the old mountain chalet style and the most up-to-date building techniques. A fantastic traditional looking structure surrounded by magnificent gardens, St. Anastasia is a must-see project.

Building will commence on 30/4/2007 and is due to complete on 30/4/2008.



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Maintenance

To maintain these facilities to the highest quality, the maintenance charge is a reasonable 9.60 euros per square meter per year (VAT inclusive).

Property Management and Lettings

Apartment holders in the St. Anastasia complex also have the opportunity to take advantage of a management and rental service offered by the developer, further details upon request.

BANSKO - ALL SEASON RESORT

The town of Bansko is the newest and the most rapidly developing ski resort. It is a climatic mountain resort with a short hot summer and a long mild winter. Snow falls are abundant providing a constant winter snow cover, up to 2 meter thick. The ski season starts December and ends middle of April.



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Facilities:

- Jacuzzi
- Sauna and Steam Bath
- Gym
- Ski Lockers
- Mini-Market
- Barbeque Area
- Male and Female Changing Facilities
- Free Shuttle Bus to the ski gondola
- Full Property Management
- Landscaped gardens

RICH HISTORY, CULTURE AND TRADITIONS

The town itself offers a wealth of culture and history. There are 120 monuments and many museums as the very interesting sight is The Holy Trinity Church with its 30 m. high bell-tower and tower-clock, splendid murals and woodcarvings. Nowadays, one of the biggest events is The International Jazz Festival. All these features and the unique atmosphere are good premises for the future developing of this paradise.

WINTER ACTIVITIES

Pirin offers over 15 tracks and runs for all types of skiers, from the beginners to the experts and extreme's seekers, the total track length is 55 km. with plans for it to extended to 75 km. by 2008.

A gondola lift provides for convenient access from the town to the ski slopes. Bansko hosts many National and International competitions during the winter:

- slalom and giant slalom
- biathlon
- snowboard
- extreme skiing
- night skiing

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SUMMER ACTIVITIES

For those keen on pure and unspoiled scenery, the Pirin mountains offer:

- 1 National Reserve Park (2.585 sq.km.)
- 23 peaks towering above 2500 m., the highest is Vihren (2914 m.)
- 176 cirque lakes
- historical sights
- landmarks such as alpine landscapes, caves and waterfalls
- hiking and excursions in The Pirin National Park
- mountain biking and river fishing
- cliff climbing
- horse riding
- golf
- tennis courts
- bath (hot mineral water spring nearby)
- picnics in the mountain and horse-cart trips
- sightseeing

Prices:

The prices are in Euros and are fully inclusive of VAT and the full purchase price will be declared on your notary deed. The launch price of €1,250 per sqm fully furnished will be for a limited time only.

PAYMENT PLAN

We have a refundable reservation fee policy which enables you to hold an apartment for up to 30 days without actually committing to the purchase. This enables you to view the development and do further due diligence prior to signing your contract and paying your first instalment. Only 10% of your reservation fee is retained by us as an administration charge. We will accept verbal reservations which are valid for 72 hours. The refundable reservation fee is €3,000 and should accompany a signed reservation form which is available upon request. This reservation fee is deducted from your first instalment. After 30 days of receipt of your reservation form and cheque, the reservation fee becomes non-refundable.

The buyers will be required to pay the price in 3 instalments, however, you may wish to bring payments forward if you wish:

40% when SIGNING THE PRELIMINARY CONTRACT (less your reservation fee)

30% upon completion of the roof phase of the building

30% when ACQUIRING THE OWNERSHIP with clear title (April 2008)

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