

## CONTACT



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## BASIC DATA

object number:

**3056/906**

object type:

**Special object**

state:

**Sofia**

address:

**1000 Sofia**

price:

**€ 8,900,000.-**

Effective area:

## DESCRIPTION

### THE MOST BEAUTIFUL AQUA PARK IN BULGARIA

The aqua park for sale is located in Bulgaria, 25 kilometers away from Sofia.

The complex offers five restaurants, seven pools, hotel accommodation, a lake for sport fishing, a small zoo and many attractions for adults and children.

The complex occupies an area of 89 559 sq.m.:

34 684 sq.m. being owned;

27 962 sq.m., realized right to build;

26 913 sq.m. being concession area.

#### Opportunities for Further Development

The aqua park has at its disposal an area of 40 decares, on which potential investors may proceed with the construction of further facilities.

Opportunities for further investments include: a larger hotel providing spa services, indoor swimming pool, additional water slides and pools, football pitches, camping site and many others.

Besides public buildings, it may also be built areas intended for resale or rental – residential buildings, houses and cottages.

The aqua park may be provided with mineral water, which is located underground at a depth of 300 m under the complex. This also offers the opportunity for all-year-round use of water attractions.

Besides areas available to the complex that are still not built upon, investors may also purchase a lot of plots of land outside the borders of the aqua park at very affordable prices.

The already built infrastructure shall make future projects more accessible and easier to implement.

The aqua park is the most popular complex offering water attractions in the city of Sofia and Sofia region. The unique combination between water attractions, theme design and beautiful scenery makes it the absolute leader in attendance, despite the higher price range. The complex has also placed itself at the forefront of this industry in respect of positive feedback on the quality of service and overall condition of the base.

The aqua park offers facilities and attractions that make it a place to visit in all seasons. We will be happy to send you further information.

price:  
**€ 8,900,000.-**

Revenue:  
**€ 890,000.-**  
Buyer's comm.:  
**3% plus 20% VAT**  
Plot area:  
**approx. 89,559.00 m²**  
year of construction:  
**approx. 2010**  
condition:  
**very good**  
floor levels:  
**2**  
noise:  
**absolute quiet location**  
Building permit:  
**building permit**

**Air conditioning:** central; **Garden:** Private, Fully accessible; **Bedroom:** 18; **Swimming pool:** private swimming pool, communal, heated; **Location:** Green location, Panoramic location, Countryside, sunny location, edge of the village; **Features:** bath room, kitchen, sauna, fireplace, elevator, winter garden, number of residential units 18, Fully accessible, floor, dishwasher, glass-ceramic stove, sun protection, safe, dryer, wash-machine, rooms modifiable, New building; **Security:** security, alarm; **Public transport:** Railway, Rapid transit, Bus

## PHOTO



















































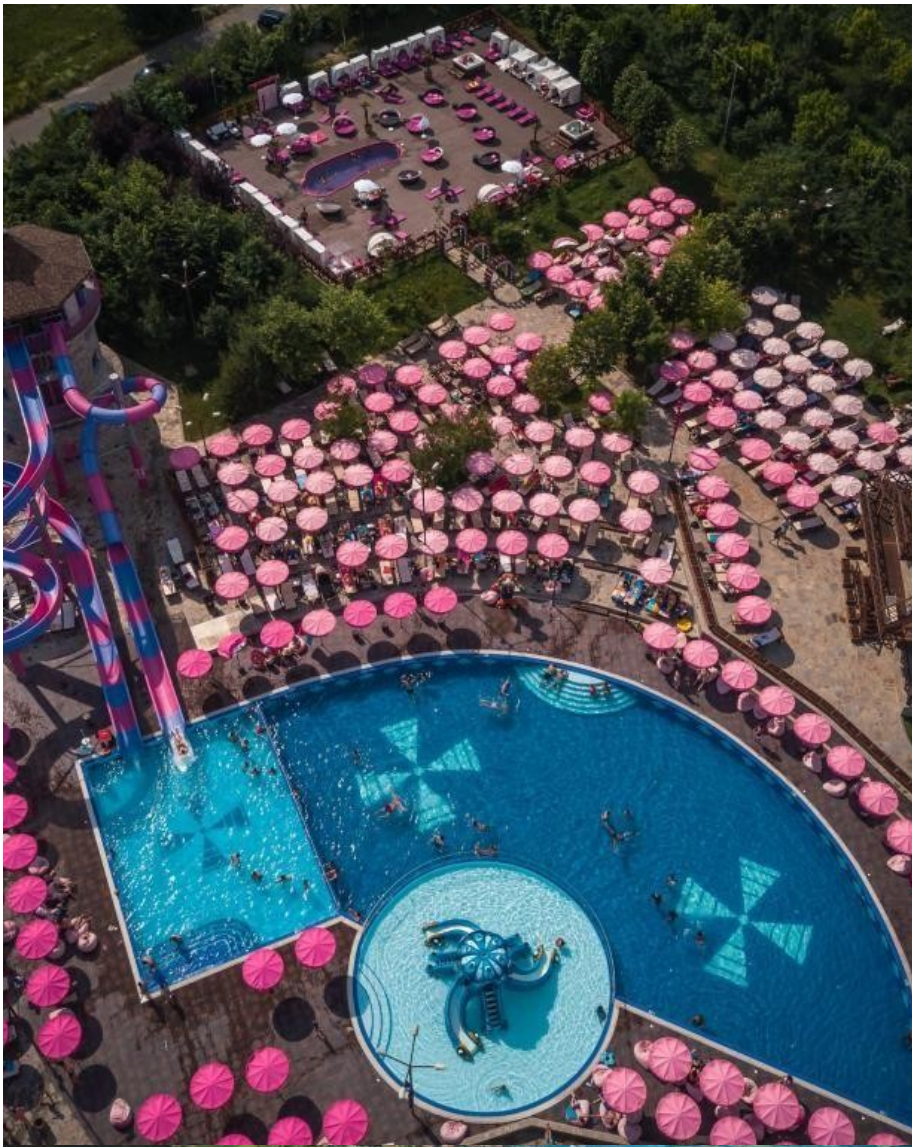












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