

Close to the ski gondola with the added bonus of easy striking
distance of the city of Banska Bystrica
Prices start at €91,524



- Only 4km from Banská Bystrica centre
- Sliač airport 14 km away
- Fantastic location within the town itself
- The apartment complex is complimented by a hotel with fantastic facilities
- On-site management company
- Mortgages available
- No stamp duty payable
- An all year round destination

The apartment house Medvedica will be situated in a fantastic location between the parking area and the ski slope in the ski resort of Medvedica, very close to the ski lift base. Its placement in a gentle slope enables the integration of the basement into a section not visible from the front ski slope view. The vicinity of the centre of Banská Bystrica also ensures that the apartments are very interesting also for regular housing throughout the whole year.

The ground floor (above the basement) encompasses reception, lobby and a restaurant with a bar with the estimated capacity of 120 people and a ski slope view. The wellness world including swimming pool, jacuzzi, saunas, fitness studio and related services is at your disposal in the hotel section with 10 double bedded rooms.

The first and second floors (total area of 840 m²) contain one-room and two-rooms apartments.

Third floor (area of 170m²) can be used for a large two-room and one-room apartments. The state of design allows to modify the area as well as the interior layout (e.g. penthouse), and equipment standard of every single apartment just to match your requirements.

Basement:

- Ski service, ski rental
- Billiard/table tennis
- Ski pass office
- Bar
- Parking lots
- Storage area
- Ski lift and wellness world technological room

1st floor:

- 2 room apartment type a 76 m²
- 2 room apartment type a 76 m²
- 1 room apartment type b 66 m²
- 1 room apartment type c 53 m²

3rd floor:

- 3 room apartment type g 92 m²
- 2 room apartment type h 91 m²

Ground floor:

- Reception
- Lobby
- Restaurant, bar
- Wellness world
- Saunas
- Swimming pool
- Fitness studio
- Beauty salon
- Kids zone

2nd floor:

- 2 room apartment type d 76 m²
- 2 room apartment type d 76 m²
- 1 room apartment type e 66 m²
- 1 room apartment type f 53 m²



The price comprises standard apartment equipment (sanitary ware, facing and tiles, floor decking), proportion of shared areas and equipment of the house, proportion of the ground under the building. Each apartment has a separate measuring of cold and hot water, heating and electricity.

Apartment House Medvedica also provide apartment administration for interested clients (letting, cleaning, protection).

Construction is scheduled to be finalized in November 2007.

Surrounding attractions:

- Ski resort Medvedica - immediate vicinity
- Ski resorts (all within 5 km from the city centre of Banská Bystrica)
 - *Tajov*: 3 blue slopes, 2 km all together.
 - *Sachticky*: 2 black, 4 red, 3 blue slopes, 10 km all together, plus 40 km of cross-country tracks.
 - *Kraliky*: 3 blue slopes, 1.5 km, 10km of cross-country.
 - *Kordiky*: 1 blue, 1 red, 1 km together, 18km of cross-country.
 - *Selce*: 3 red, 1 blue, 2 km together, 30 km of cross-country.
- Further ski resorts
 - *Turecka*: 15 km from the city center of Banská Bystrica, 1 black, 3 red and 1 blue slope, all together 9 km.
 - *Donovaly*: 26 km from Banská Bystrica, snowboard park 3 red and 14 blue slopes, all together 11 km, over 50 km of cross- country tracks.
 - *Tále*: 30 km away with 1 black, 3 red, 1 blue, all together 3 km, 6 km of cross-country and a snowboard park.
- Hiking, bicycle, cross country skiing tracks in the picturesque environs of Kremnica mountain chain
- *Town of Banská Bystrica* – 4 km
 - third biggest town in Slovak republic.
 - cultural, trade and industrial centre of central Slovakia.
 - historical centre with attractive pedestrian zone.
 - museums, galleries, state opera.
 - shops and Europe shopping mall.
- *Kováčová, Sliac* – 15 km
 - swimming baths (currently enlarged to an aquapark).
 - spas – thermal water.
 - 4 hole golf course.
 - airport with daily flights to Prague.
- *Tále* – 30 km
 - 18 holes professional golf course.
- *Očová* – 10 km

Ski resort Medvedica

The ski slope with the length of 1km spreads on the north hillside what provides long-term favourable snow coverage conditions. Substantial investments into ski lifts, artificial snowing technology, ski slope and cross-country ski tracks maintenance technologies as well as ski slope xenon lighting for the whole ski slope length.

Also the immediate surroundings of the ski resort have been reconstructed e.g. large-capacity parking place right next to the main ski lift base. The ski resort can be reached by two independent access roads from Banská Bystrica, the airport with international flights is only 14 km away.

Facilities at the ski resort:

- ski slope length: 1 km
- artificial snowing technology
- xenon ski slope lighting
- 4 ski lifts with total capacity of 1200 persons/hour
- parking place with capacity of 200 cars
- funpark for snowboarders
- ski school
- ski service, ski rental
- operation: 7 days a week (9.00-21.00)

Location:

Banská Bystrica – 4 km
Sliač – airport – 14 km
Bratislava – 210 km
Budapest – 170 km

About Slovakia

Slovakia (long form: Slovak Republic) is a beautiful landlocked country in Central Europe with a population of over five million. The Slovak Republic borders the Czech Republic and Austria to the west, Poland to the north, Ukraine to the east and Hungary to the south. The largest city is its capital, Bratislava. Slovakia is a member state of the European Union.





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Additional Fees

The following additional one-off fees apply when purchasing property for sale in Slovakia:

- Title due diligence: £100 including stamps and fees
- Standard legal transactions and advice: £180
- Official translation: £50
- Notary fees: £100
- Stamp Duty: 0%
- Land Registry: £40 (regular), £160 (fast-track)
- Mortgage Broker: £250
- Mortgage Arrangement fee: Individual, according to bank and development project.

Payment Terms

The Right Move Abroad 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 The Right Move Abroad 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 nonrefundable.

FIRST INSTALMENT: 45% (incl. VAT) upon signing the Preliminary Contract of Sale

SECOND INSTALMENT: 30% (incl. VAT) upon completion of the roof of the apartment building

THIRD INSTALMENT: 20% (incl. VAT) upon completion of electrical and water installations, interior plasters and installation of windows and doors

FINAL INSTALMENT: 5% (incl. VAT) upon hand-over.

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