



● Other business properties 1900 sq. m., ID 147609

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€850,000



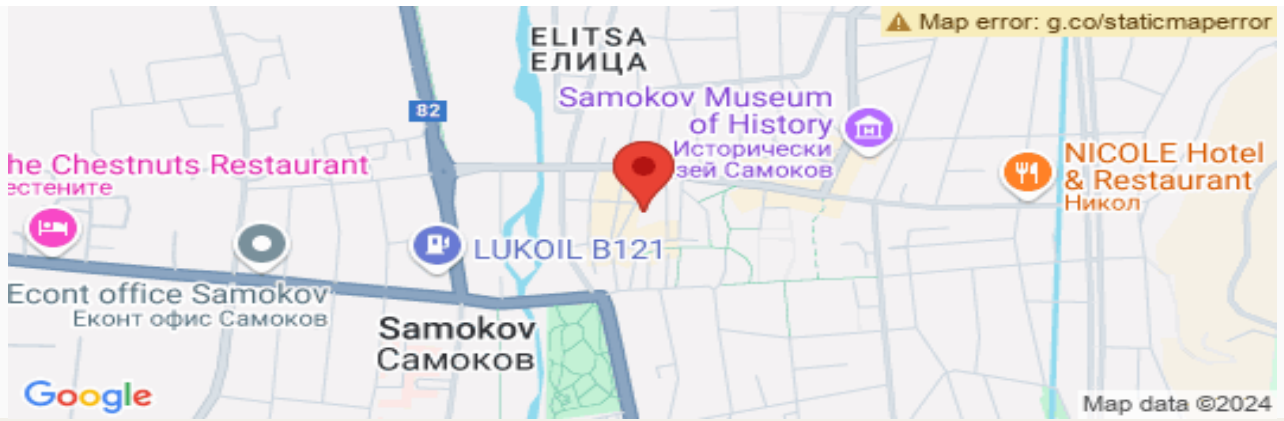
General.HasEquipment

We are offering to your attention for sale a functioning home for elderly care in an ecologically clean area, with impressive surroundings and all-year access. Total floorage 1900 sq.m., built on a 2733 sq.m. yard. Currently there are 45 beds with an option to build a new wing with a capacity of approximately 20 beds.

The building meets the top European standards and requirements - an approach entirely innovative for Bulgaria. The project was finalised and commissioned the first stage on 25 May 2016 and the second stage on 5 July 2017 respectively. The attributable territory is landscaped as a modern garden with decorative plants, an orchard, a walking area with concrete alleys, water space, outdoor fitness, auxiliary solid one-storey house of 150 sq.m., a big shed with kitchenette and furnace and 80 sq.m. platform. The building is fully equipped and furnished to meet the needs of the Elderly home. The existing systems and facilities include:

1. A hydraulic elevator system for 3 floors and 2.2 m length;
2. Heating system of radiators and 147 kW boiler room working with pellets;
3. Power generator;
4. Ventilation system in the kitchen;
5. Kitchen equipped with convection stove, cooking stove, refrigerators and freezers;
6. Monitoring and control system, 32 interior cameras and 18 external ones (with electronic support);
7. Fire alarm system everywhere;
8. Signalling system in the guest aid rooms;
9. Waste water treatment system built in the yard with a capacity for 100 people;
10. Automated irrigation system in the garden, 12 sections;
11. Hydrophore system for potable and well water;
12. 3 (three) underground reservoirs with total capacity 24 000 litres.;
13. Drilling for underground water source, 43 m. deep;
14. Solid fence and automated gate at the entrance of the property;
15. Three boilers with total capacity 2500 litres;
16. Solar hot water system on the roof of the two-storey building;
17. Photovoltaic system, 29 kW on the roof of the three storey building with contract to sell power to Electrohold Sales.

The price with without VAT. + <https://www.yavlena.com/en/147609> more



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