



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 530,679.84

### Τοποθεσία

Χώρα:	Bulgaria
Νομός/Περιοχή/Επαρχία:	Burgas
Δημοσιεύθηκε:	06/08/2025
Περιγραφή:	ID 33946350

It is offered for sale:

Two-storey house in NESSEBAR HOUSE COMPLEX

The first floor consists of an entrance hall, a technical room, a utility room, a toilet, a living room, a kitchen combined with a dining room and a veranda. The second floor consists of 3 bedrooms, each with its own bathroom with toilet. The land area is 192.32 sq.m, the yard is 297.98 sq.m. Two parking spaces.

NESSEBAR HOUSE COMPLEX

Nessebar Houses — a contemporary home by the sea

Nessebar Houses is a modern gated complex, designed for those who dream of:

Tranquility and comfort

A perfect summer holiday

secure and cozy family environment

A private home near the sea

The concept behind the project aims to achieve the ideal balance between guaranteed personal space, modern comfort, and security.

A location that offers everything:

The complex is situated within a renovated green park, in a quiet area, away from tourist crowds, yet with:

Fast access to Nessebar, Sunny Beach, and Ravda

Walking distance to key beaches:

Only 170 m from the shoreline!

200 m from the Rich Beach



200 m from the NSA Beach

300 m from the Akademika and Silent Bay Beaches

500 m from the Nessebar's South Central Beach

Second sea line

Independent houses with a homely feel

Each house is:

Single-family and fully detached

With a private landscaped yard

With a functional and practical layout

Maximally utilizing natural daylight

Floor height – H=300 cm

Built with high-quality materials

Parking space for 2 vehicles in each yard

High construction standards

Designed and executed with the latest technologies, the houses offer:

Strict investor control

Execution with attention to detail

Excellent energy efficiency

Low heating and cooling costs

Developed infrastructure and access

Fully built infrastructure:

Asphalted roads

Sidewalks and street lighting

Public transport nearby (150 m)

Internal roads with access to each house

Security and independence

The access system includes:

Video surveillance of the common entrance/exit areas for each owner

Internet module for remote control of access via individual access code for each owner

The modern security and access control system allows for complete independence from maintenance fees

•✘ NO MAINTENANCE FEE!

**NESSEBAR HOUSE**

A single-family detached house with modern design and high construction standards.

Yard area: from 180 sq.m. to 400 sq.m.

Building: Single-family detached house with total built-up area (TBA) from 165 sq.m. to 205 sq.m.

Layout:

Ground floor – level 0.00: living room, dining room, kitchen, WC, technical room, veranda

Second floor – level +3.20: 3 bedrooms, 3 bathrooms with WC

**CONSTRUCTION**

Structure: Reinforced concrete, floor height 3.00 m

External and internal walls: Ceramic bricks Wienerberger Porotherm – 25 cm multi-chamber, providing excellent thermal and sound insulation

Facade design:

Exterior decking

Natural stone cladding



○ 10 cm thermal insulation

Windows: High-class thermal profile with triple glazing

Entrance door: Armored, with high burglary resistance

Roofing system:

○ 10 cm expanded polystyrene

○ Reinforced screed

○ Double-layer waterproofing with UV protection

## INTERIOR FINISHES

Walls: Sprayed plaster

Floors: Cement screed with integrated insulation and UNDERFLOOR HEATING

Plumbing: Built up to termination points

Electrical installation: Panel, switches, sockets, light fixtures

Low-current installations: Boxes for additional systems

Wi-Fi outlets: Included in the project

## BUILT-IN SYSTEMS AND EXTRAS

Preparation for air-to-water heat pump – built-in piping

Preparation for installation of a solar system

Piping for fan coils with thermostats in each room

Built-in underfloor heating

Preparation for 200-liter water heater

Wiring for individual video surveillance

Wiring for an intercom system

## YARD SPACE

Spacious veranda of 25 sq.m.

Solid fence: reinforced concrete base with decorative metal structure

Landscape gardening

Park lighting

Irrigation system

Parking spaces for 2 vehicles

Construction start date: 01.10.2025

Κατασκευάστηκε: 2027

## Κοινά

Κρεβατοκάμαρες: 3

Τελειωμένα τετραγωνικά 251.4 τ.μ

πόδια:

Floor Number: 1

## Room details

Total rooms: 4

## Building details

Αριθμός ορόφων: 2

## Lease terms



IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

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Date Available:

### Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/UJUU-T6028/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UJUU-T6028/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID:

33946350

