



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,318,618.53

#### Location

Pays:	Bulgarie
État/Région/Province:	Varna
Soumis:	05/06/2025

#### Description:

The PANORAMA-BULTRAK Hotel complex is offered for sale - a cozy corner at the foot of the mountains, conveniently located three km from the Black Sea coast in a rural area.

This is an excellent value for money for those who want to buy a ready-made business, such as the Panorama -Bultrak Hotel. The optimal place for a quiet and safe holiday with your family. PANORAMA-BULTRAK is a hotel complex in the resort of Albena, built according to the club type on the territory of 4.4 hectares.

All buildings are built on a monolithic concrete foundation, brick walls, double-glazed windows. The roofs are mostly made of natural terracotta tiles, but some buildings have metal tiles. Materials of interior decoration – marble, ceramic tiles, ceilings – wooden cladding. All bungalows have fireplaces, central water supply and electricity. Paved paths throughout the hotel.

All rooms are suitable for family holidays and are decorated in a luxurious style that will not leave even the most discerning guests indifferent.

The territory of the hotel with an impressive view of the mountains and the Bulgarian countryside is beautifully landscaped, has plenty of space for public areas and will be an ideal place to escape from the outside world.

The hotel is convenient for foreign tourists: up to 2-3 hours flight from Europe, 2 hours from Israel to Varna airport and only 35 minutes drive from the airport to the hotel. There are also many different land routes through Turkey and European countries, for example, through Romania and Greece. It is located 4



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km from Albena Beach and 28 km from Varna. In the historic town of Balchik, which is located just 16 kilometers from Panorama-Bultrak, there are many tourist attractions, including the Castle of Queen Maria of Romania, a beautiful walking route along the seashore, local restaurants offering a morning catch, a botanical garden, nightclubs, casinos, etc

. Main distances:

Varna Airport - 40 km;

Varna - 28 km;

Albena- 4 km;

Golden Sands - 10 km;

Balchik- 16 km;

Dobrich- 35 km;

Istanbul - 400 km;

Sofia - 400 km.

Land plot:

The hotel is located on a plot of 44,000 m<sup>2</sup>, part of which the size of 19800 m<sup>2</sup> is free from construction and can be used for further construction.

Buildings and structures:

8 bungalows with fireplaces and garages. Total area 934 m<sup>2</sup>;

6 semi-detached cottages with apartments. Total area 1120 m<sup>2</sup>;

240 m<sup>2</sup> SPA house consisting of two separate private areas with saunas and relaxation areas. (It is also possible to drill a well to supply mineral water to the SPA);

detached reception building with an area of 161 m<sup>2</sup>;

office building 109 m<sup>2</sup>

Buildings and structures:

900 m<sup>2</sup> restaurant with 700 m<sup>2</sup> dining room for 250 seats, a bar and an additional outdoor barbecue area of 450 m<sup>2</sup>. The restaurant's kitchen is fully equipped with professional appliances and ready to work;

Food storage warehouse with an area of 164 m<sup>2</sup>;

Emergency water supply station with an area of 162 m<sup>2</sup> with a water tank of 6,000 cm<sup>3</sup> and a pumping station;

Transformer substation 50 m<sup>2</sup>, capacity 0.4 MW;

Open-air amphitheater with an area of 580 m<sup>2</sup>;

A block with a passage area of 4 m<sup>2</sup>;

Sports grounds with tennis, volleyball, basketball fields, etc.;

An outdoor pool of 280 m<sup>2</sup>, with a bar, the volume is 330 m<sup>3</sup>.

There is a manager in the complex. The territory is well-groomed, green, constantly maintained

Année:

2020



## Commun

Pied carré fini: 44000 m<sup>2</sup>  
Floor Number: 2

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UJUU-T676/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UJUU-T676/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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