



## 3 Bed Bulgarian Villa To Renovate for Sale In Dabovik Dobrich Province Bulgaria



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 22,475.69

#### Location

Pays:	Bulgarie
État/Région/Province:	Dobrich
Indicatif régional:	9551
Soumis:	30/06/2026

#### Description:

3 Bed Bulgarian Villa To Renovate for Sale In Dabovik Dobrich Province Bulgaria

Esales Property ID: es5555107

5th Street  
House 39: Dabovik  
Dobrich Province  
9551  
Bulgaria

Google Maps Location: <https://maps.app.goo.gl/Rgo4gRSL73FNBAK17>

Exceptional Opportunity: 2,950 m2 Development Site in the Heart of Dobrich Province

Nestled in the peaceful, clean, and secure village of Dabovik, this property offers a rare chance to acquire a substantial 2,950 m2 plot—nearly 0.75 of an acre—in a region prized for its rich, fertile soil and



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tranquil lifestyle. Located just 6 km from the municipal center of General Toshevo and roughly one hour from the stunning sandy beaches of the North Eastern Bulgarian coast, this site serves as a perfect canvas for your vision. Whether you are an investor looking for a high-potential project or an individual seeking a bespoke escape, the possibilities here are as vast as the land itself.

## The Foundation: Existing Villa and Regulated Land

The property currently features a traditional, derelict villa. While this structure is in poor condition—with a collapsed roof and structural cracks—its presence is a key asset. In Bulgaria, the fact that a structure already exists on the plot typically designates the land as 'regulated' (an Ureguliran pozemelen imot or UPI). This status is highly advantageous, as it confirms that the land is already zoned for development, significantly streamlining the process for future building or renovation projects.

## Unlocking the Potential: A Landscape of Possibilities

Because the land is already categorized for development, you are not limited by the footprint of the existing villa. Prospective owners are invited to envision grand projects that make full use of the generous 2,950 m<sup>2</sup> terrain. Whether you choose to renovate the original villa into a rustic farmhouse or clear the site for a modern, expansive country estate, the scale of your future living accommodation can be tailored to your precise desires, subject to standard municipal architectural and planning approvals.

## A Developer's Vision: From Single Estate to Gated Community

For the visionary investor, the layout of this plot—which benefits from road access on three sides—presents a unique opportunity for creative subdivision. One compelling strategy is to partition the 2,950 m<sup>2</sup> into four substantial, equal plots of approximately 737 m<sup>2</sup> each.

Imagine a phased development: by renovating or rebuilding on one portion of the land, a developer could create momentum for subsequent phases. This could ultimately result in a private, cohesive community of four premium villas. Such a configuration allows for the addition of a shared, central swimming pool or beautifully landscaped communal orchards, blending the privacy of individual ownership with the lifestyle benefits of a luxury retreat. This approach offers strong potential for either individual sales or the creation of an exclusive, gated holiday destination within the village.

## Your Lifestyle, Your Vision

Whether you dream of a quiet, off-grid life, a small-holding business, or a vibrant holiday resort, this property provides the space to make it happen. With mains water and electricity available nearby, the infrastructure is in place to support your ambitions.

Dabovik is a village where community remains at the heart of daily life. With friendly neighbors and a location opposite the Village Mayor's office, this is a place of stability and security. As Bulgaria continues to be recognized as one of the most cost-effective and welcoming countries in Europe for both holidaymakers and those seeking a permanent home, this property represents not just a purchase, but an investment in a future of your own design.



We invite you to view this land not as it stands, but as it could be. Bring your architect, your ambition, and your vision—the canvas is ready.

## ABOUT THE AREA

Dabovik is a quiet village located in the General Toshevo Municipality of Dobrich Province, northeastern Bulgaria. Situated on the rolling plains of the Dobruja plateau, the village has a long history and was formerly known as Harmanlak, a Turkish name meaning 'granary.' It was renamed Dabovik in 1942, a Bulgarian term derived from the word for 'oak,' reflecting the oak forest that once flourished in the area. Today, the village is home to a small, aging population, with residents primarily engaged in agriculture, benefiting from the region's exceptionally fertile chernozem soil.

The village is culturally significant as the birthplace of the renowned Bulgarian modernist poet Dora Gabe (1888–1983). The local community center houses a memorial exhibition dedicated to her, featuring photographs and personal belongings, and a monument in her honor stands in the village park. To keep local traditions alive, the community center also hosts a folklore group and a knitting circle, and the village occasionally organizes cultural events, such as competitions for young poets and folk singers.

Infrastructure in the village is well-maintained, providing essential services including a post office, a doctor's office, a grocery shop, and a local church that was renovated in 2009. The village is strategically located about 6 kilometers from the municipal center of General Toshevo and 18 kilometers from the city of Dobrich. Its tranquil atmosphere and natural beauty have recently attracted interest from foreign families, including English and Russian citizens, who have purchased homes there seeking a peaceful lifestyle.

For those traveling to the region, the nearest major gateway is Varna Airport (VAR), located approximately 60 kilometers away, which serves as the most convenient primary entry point. While Varna is the closest international airport, travelers may also consider Burgas Airport (BOJ) or Bucharest Otopeni Airport (OTP) in Romania as secondary options, depending on their travel route and connection preferences.

## MAIN FEATURES:

- \* 200m<sup>2</sup> of living space after redevelopment
- \* 2950m<sup>2</sup> plot
- \* 3 Bedrooms after redevelopment
- \* 2 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Bulgaria
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com



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Condition: Must be reformed

## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 300 m<sup>2</sup>  
Dimesions du lot: 2950 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.654.802

