



listing



Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 440,007.02

Elhelyezkedés

Ország:	Bulgaria
Állam/Régió/Tartomány:	Burgas
Feladta:	2025. 11. 21.

Leírás:

ID 34099300

We offer for sale a two-storey house with a courtyard and Parking spaces close to the sea and the center of Nessebar .

Cost: 380000 euros without VAT

Locality: Nessebar ,Nessebar Houses complex

Rooms: 4

Total area: 173 sq.m.house + 180 sq.m. yard+2 parking spaces

Floor: 2 of 2

Service fee: no

Distribution of the house: ground floor-entrance hall, technical room, toilet, living room, kitchen combined with dining room and terrace, second floor - 3 bedrooms, each with its own bathroom with toilet.

Construction starts in November 2025. There is a possibility of installments.

Nessebar Houses is a modern gated residential complex of premium class, located in a picturesque and peaceful area of the coast of Nessebar. This project is designed for those who value personal space, safety and comfort, as well as those who want to live near the sea, away from the hustle and bustle of tourists.

Location:

- The complex is located just 200 m from the coastline, which provides quick access to the beach
- Popular beaches are within walking distance: Rich beach of the National Sports Academy, beaches, as well as the South Central beach of Nessebar
- The complex is located among a renovated green park, in a quiet area, but with convenient transport



links — public transport is only 150 meters away

Architecture and layout:

- It consists of detached houses, each is a separate cottage with its own landscaped courtyard
- The area of houses varies from about 165 m² to 205 m²
- Yard areas range from 180 m² to 400 m², which gives a sense of privacy and spaciousness.

Layout:

Ground floor: spacious living room, dining room, kitchen, utility room, bathroom, terrace — the terrace allows you to enjoy the view and natural light.

Second floor (at a level of +3.20 m): three bedrooms, each with its own bathroom + toilet.

The ceiling height is about 3 m, which creates a feeling of spaciousness and airiness.

Construction and materials :

The structure is reinforced concrete, which ensures strength and durability.

Walls: ceramic multi—chamber bricks with a thickness of 25 cm - excellent heat and sound insulation.

Facade: natural stone + thermal insulation (10 cm), which gives the house aesthetics and energy efficiency.

Windows: high-end thermal profiles with triple glazing, which further increases energy efficiency.

The entrance door is armored, with a high degree of burglar resistance.

Roof: reinforced waterproofing, insulated system — reliable protection from weather influences.

Infrastructure and security :

The entrance to the territory is controlled by a video surveillance system and access control with an individual code for each house.

The entrances and internal roads are paved, there are sidewalks and street lighting.

Each family gets two parking spaces right on their property.

There are no regular maintenance fees for the complex — this can be a big plus for the owners.

Comfort and energy efficiency :

Underfloor heating on the ground floor provides warmth and comfort in the house.

The internal networks are prepared for the installation of thermal pumps or solar panels, which reduces heating/cooling costs.

Nessebar Houses is a combination of a "house by the sea" and high—quality housing with a high degree of comfort and privacy. The complex is ideal for those who are looking for a safe and comfortable place for permanent residence or a profitable investment in real estate on the Black Sea coast of Bulgaria.

Built: 2027

Gyakori

Hálósobák:	3
Kész négyzetméter:	180 nm
Floor Number:	2

Room details

Total rooms:	4
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Building details

Emeletek száma:	2
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Contact information

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