



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 498,670.17

#### Posizione

Nazione: Bulgaria  
Stato / Regione / Provincia: Burgas  
Pubblicato: 14/12/2022

Descrizione:  
ID 30709678

A two-storey townhouse in a gated complex in Nessebar on the first line is offered for sale.

Price: 460,000 euros

Locality: village of Nessebar

Rooms: 4

Total area: 186.32 sq.m.

Floor: 1/2

No maintenance fee

Construction Phase: In the process of construction.

2000 euro – deposit

10,000 euros without DDS - when signing a preliminary contract

100% when signing a notarial deed of ownership.

We bring to your attention a gated resort complex consisting of 10 separate namesake residential buildings, isolated into independent houses. The complex is located in Nessebar, Cape Akrotir and is located on the Black Sea coast with 100% stunning sea views, 30 meters from the NSA beach and 200 meters from the South Beach of Nessebar. The buildings in Delux House will be built in a modern architectural style using high-quality modern materials and systems.

Construction:

Reinforced concrete structure-3M-h(height) of the floor.

Walls-ceramic brick Vinerberger Porotherm 25cm./ multi-chamber / for better heat and noise insulation.

Front



- ventilated facade system HPL
- facing with natural stone
- thermal insulation double stone wool 10 cm.

Window frames-aluminum window frames with three-layer double-glazed windows, sliding system with lifting with 50% openability.

Armored burglar-proof entrance door

Roof

- 10cm expanded polystyrene foam
- Reinforced screed
- Double glued waterproofing coating with UV factor

Interior decoration :

Walls-injection plaster

Floor screed with sound insulation substrate

Plumbing systems- rough finish

Electrical systems - meters, switches, sockets, cartridges

Low-current installation-boxes

Wi-Fi contacts

Additional embedded systems and additional services:

Integrated pipe wiring and preparation for the "air/water" heat pump -

Integrated pipe wiring and preparation for the installation of solar panels

Built-in wiring of pipes and gaskets for convectors in each room with thermal sensors

Built-in pipe wiring and preparation for the installation of a 200 l water heater.

Fireplace-gas or firewood

Aspiration - additional hood in the kitchen

Electrical wiring for honeycombs

Wiring-individual video surveillance

Electrical wiring-intercom system

Built-in "smart" system of the "smart house" type with the possibility of remote control :

Conditioner

SOT

Video surveillance

Access control

Yard space:

Separated by a reinforced concrete fence and a metal fence

Parking space for one car

Heated swimming pool-fully finished and equipped

Landscape gardening

Landscape park lighting

Irrigation system

Costruito: 2024

## Comune

Camere da letto: 3

Finito piedi quadrati: 292.5 mq



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Floor Number: 1

## Room details

Total rooms: 4

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/UJUU-T1137/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UJUU-T1137/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 30709678

