



## 4 Bedrooms House in Aheloy



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 451,482

### Locatie

Aanbevolen Auto Onderdelen:	Bulgaria
Staat/Regio/Pronvincie:	Burgas
Plaats:	Burgas
Geplaatst:	05-02-2026

### Omschrijving:

#### Description of object:

We are pleased to present premium houses in the first sea line, near the village of Aheloy, in the luxurious SALT, SUN, SAND complex. A total of 9 houses are for sale, each with 100% sea view. There are still 2 identical houses available, B2 and B3, priced at EUR320,000 and EUR330,000. Complete finishing would cost approximately an additional EUR20,000 to EUR30,000 without extra requests. The houses range in size from: 232, 226, and 414 m<sup>2</sup>, with plots of 202, 134, 139 m<sup>2</sup> and more.

Each house consists of 3 floors.

Prices range from EUR320,000 to EUR420,000, depending on the house.

Fenced grounds with a reinforced concrete border and metal fence.

Private parking.

Completed and fully equipped pool.

Landscaped greenery.

Decorative park lighting.

Automatic irrigation system.

Hurry! This unique offer is limited. Take the chance to own your dream home just a few steps away from the sandy beaches of Bulgaria.

Fixture and fittings:

Completion date: September 30, 2025

Construction method:

Reinforced concrete structure.

Walls: Wienerberger Porotherm ceramic bricks (25 cm, multi-chamber) for better thermal and sound insulation.



**Facade:**

Ventilated facade system with HPL.

Cladding with ETALBOND.

Thermal insulation: EPS 10 cm.

**Windows:**

Aluminum frames with thermal profiles and triple glazing, lift-slide system with 50% opening capability.

**Entrance door:**

Armored, burglary-resistant door.

**Roof:**

10 cm expanded polystyrene.

Reinforced screed.

Triple waterproofing with UV protection and mosaic tiles.

**Interior finishing:**

Walls: Spray plaster.

Floors: Screed with sound-insulating underlay.

Plumbing installation: Prepared.

Electrical: Distribution boxes, switches, sockets, lights.

Low-voltage installation: Boxes prepared.

Wiring for alarm systems.

Wiring for individual video surveillance.

Air conditioning.

Alarm system.

Video surveillance.

Access control.

Wi-Fi connections.

**Outdoor area:**

Defined by reinforced concrete curb and metal fence.

Parking lot.

Fully completed and equipped pool.

Landscaping.

Park lighting.

Irrigation system.

**Location:**

Aheloy is a peaceful coastal gem on the Bulgarian Black Sea coast, where the gentle whisper of the waves meets unspoiled natural beauty. Just 7 km from the bustling Sunny Beach and 20 km from Burgas Airport, it combines accessibility and tranquility in perfect harmony. The village enchants with its picturesque harbor, golden beaches, and a history that resonates in every corner. Famous for its lush vineyards and rich wine tradition, Aheloy is near the timeless beauty of Nessebar, a UNESCO World Heritage site. Here, life flows gently, offering a retreat for relaxation, a paradise for water lovers, and the gateway to Bulgaria's vibrant coastal spirit.

**Miscellaneous:**

Do you have questions about this property, or would you like to schedule a viewing? If so, please feel free to get in touch using the provided contact details.

## **Algemeen**



Slaapkamers: 4  
Badkamers: 2  
Afgewerkte vierkante meter: 232 m<sup>2</sup>

## Room details

Total rooms: 5

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/YHKN-T2473/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YHKN-T2473/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: nog-sss

