



listing



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 2,951,234.82

Location

Country:	Bulgaria
State/Region/Province:	Burgas
City:	Sunny Beach
Posted:	Jun 23, 2025

Description:

#26622218 We offer a 6-storey hotel in a quiet picturesque location on the Black Sea coast.

Price: 2 530,000 euros

Location: K.K. Sunny Beach

Rooms: 43

Total area: 2800 sq.m.

Floors: 6

There is no service charge.

The building was put into operation in 2006. - Act 16

Payment scheme:

A deposit of 5,000 euros

100% when signing the ownership document.

A 3-star hotel is offered for sale, which is fully furnished with full equipment.

The hotel is located in the western part of Bulgaria's largest and most popular seaside resort, Sunny Beach . The hotel was built in 2006. and renovated in 2015.

The hotel is surrounded by other hotels and has an exceptional location with a beach in close proximity to the sea and at the same time, next to the forest. The Black Sea Complex is one of the few hotels through which the spring passes, which has a therapeutic and restorative effect on the lungs and health in general.

The hotel has a total area of 2,800 m2 and a plot area of 2,641 m2.



Accommodation (43 rooms):

- 29 double rooms, each with at least one extra bed (2 + 1);
- 2 apartments-with two extra beds and a kitchen (4 + 2);
- 12 studios-with an extra bed (3 + 1);

The rooms are equipped with 32-inch TVs, air conditioning/ heating, telephones (central), mini-bar, bathrooms with shower and hairdryer, balconies, beds 100/200 cm or double beds 200/200 cm, folding chairs.

There is a maid's pantry on each floor.

The Black Sea complex consists of a hotel, a plot, a restaurant, a lobby bar, a reception, offices, and a store,

landscaping, large swimming pool, children's pool, playground, sauna, fitness, sunny summer shower, service

Room service, panoramic elevator with cooling system, parking.

The building has:

- panoramic hydraulic elevator with cooling system
- Billiards, table tennis, table football, volleyball and a football field with an area of about 500 m²;
- A restaurant with very good seasonal attendance. Exterior view of the pool (80 seats), indoor pool view(80 seats) outdoor garden view (80 seats). A complete set of equipment (the kitchen is fully equipped with a combined ovens, pizza ovens, deep fryers, grills, electric and gas stoves, ice makers, refrigerators, freezers).

It works on an all-inclusive or free consumption system. There is a restaurant in the garden with a separate summer kitchen and a separate entrance to the main street. He also works with external clients;

- 3 bars: indoor restaurant-bar, lobby bar, outdoor restaurant-bar. Everything is fully equipped;
- Wireless equipment;
- 50 pieces. Solar panels with 4 water heaters for 1000 liters and 1-500 liters.

The complex is landscaped and fenced with a massive fence.

Free parking next to the hotel (30 cars)

Paid parking is located 100 meters from the hotel.

Excellent transport links:

The bus station is 150 m away

Black Sea coast 400 m

Burgas Airport (international) is 25 km away

Varna Airport is 90 km away.

All the attractions of the resort are located in the area-supermarkets, restaurants, pubs, discos.

The largest casino in Sunny Beach resort is 500 meters away

The Black Sea complex has a long and strong position in the tourism sector. The hotel has been operating successfully for 15 years. This is one of the few hotels operating during Covid

There are 19 pandemics and there are 90% of the population's employment by the 2020 season.

There are contracts with tour operators for the 2021 season

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The tax on tourist business in Bulgaria is 9% VAT.

The hotel has a successful business in Sunny Beach with full documentation. This is an excellent investment in the country's largest seaside resort.



The above-mentioned property belongs to a company registered in Burgas, Bulgaria since 2004. The hotel was built by the same company. The company was created solely for the construction and management of the hotel. The company has no other business, no financial or banking obligations.

1) The win-win possibility of transferring ownership of the company (with business, brand, full documentation and licenses) is affordable and recommended.

2) standard purchase of real estate

(The purchase tax is about 4.2% of the purchase price, which will be paid in case of sale exclusively from the seller.)

(Staff rooms available and underground parking)

Built: 2006

Common

Bedrooms: 4
Finished sq. ft.: 2641 sq m
Floor Number: 6

Room details

Total rooms: 5

Building details

Number of Floors: 6

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UJUU-T5827/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 26622218

