

**SPACIOUS 3-BEDROOM APARTMENT WITH SEA VIEW, WINTER GARDEN, AND PRIVATE GARDEN — SVETI VLAS**



|                       |                        |                   |                 |
|-----------------------|------------------------|-------------------|-----------------|
| <b>Price:</b>         | 265 000 €              | <b>Bathrooms:</b> | 3               |
| <b>ID:</b>            | 6428                   | <b>Terraces:</b>  | 2               |
| <b>Section:</b>       | Sale                   | <b>Floor:</b>     | 2               |
| <b>Property type:</b> | Flat/apartment         | <b>Floors:</b>    | 5               |
| <b>Location:</b>      | Property in St Vlas    | <b>To sea:</b>    | 0.4 km          |
| <b>Rooms:</b>         | 4+                     | <b>Status:</b>    | Resale property |
| <b>Area:</b>          | 165-165 m <sup>2</sup> | <b>Readiness:</b> | АКТ 16          |

**Features:**

- |                 |                         |               |
|-----------------|-------------------------|---------------|
| ✓ Gated complex | ✓ Building without pool | ✓ Investments |
| ✓ Furniture     | ✓ Parking               |               |

**Description:**

A spacious four-room apartment with a total area of 146 m<sup>2</sup> is offered for sale in one of the most prestigious neighborhoods of Sveti Vlas. The property is located just 400 meters from the beach and the “Marina Dinevi” yacht marina.

A rare find in Sveti Vlas: 3 bedrooms, 3 bathrooms, a sunroom, access to a private garden, and ocean views—all without an annual maintenance fee.

**Layout and Features of the Apartment**

The apartment is located on the 2nd floor of a four-story residential building, with only one apartment per floor.

The layout includes:

- 3 spacious bedrooms;
- 3 bathrooms;
- a bright and spacious living area;
- a sunroom;
- a private garden;
- sea views.

The apartment is well-suited not only for summer vacations but also for comfortable year-round living. Each room is equipped with air conditioning, and a wood-burning stove/fireplace is provided for cozy and energy-efficient heating during the winter.

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### **Excellent Location**

The property is situated in a peaceful and quiet area with minimal car and pedestrian traffic. At the same time, all the necessary amenities of Sveti Vlas are located nearby.

The distance to the beach is about 400 meters, roughly the same as to the prestigious "Marina Dinevi" yacht marina. Restaurants and other urban and resort amenities are within walking distance.

Convenient street parking is available in front of the building.

### **Key Features**

- Total area: 146 m<sup>2</sup>
- 3 bedrooms
- 3 bathrooms
- Winter garden
- Private garden
- Ocean view
- 2nd floor
- 4-story building
- Only one apartment per floor
- Air conditioning in every room
- Wood-burning stove/fireplace
- About 400 m to the beach
- Approximately 400 m to "Marina Dinevi"
- Quiet and peaceful location
- Convenient street parking
- No annual maintenance fee

One of the property's main advantages is the absence of a maintenance fee, which significantly reduces the owner's annual expenses compared to most resort complexes in Sveti Vlas.

Thanks to its spacious layout, three bedrooms, three bathrooms, private garden, ocean view, and proximity to the beach and marina, the apartment is ideal for permanent residence for a large family, a seaside vacation, or rental investment.

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**Photos:**



