



VILLA FLORA



<b>Price:</b> -----	On request	<b>Area:</b> -----	31-51 m <sup>2</sup>
<b>ID:</b> -----	394	<b>Floors:</b> -----	6
<b>Section:</b> -----	Sale	<b>To sea:</b> -----	0.6 km
<b>Property type:</b> -----	Residential complexes	<b>Status:</b> -----	From developer
<b>Location:</b> -----	Ravda	<b>Readiness:</b> -----	30.08.2012 r.

**Features:**

- ✓ Кирпичный
- ✓ Swimming pool

**Description:**

The residential complex "**Villa Flora**" is located in the village of Ravda, Nessebar municipality. The size of the plot is 788 m<sup>2</sup> and it is located in the central part of Ravda. The distance to the south beach of the resort is less than 250m and the distance to the seafront is only about 200m.

The design of the building will be implemented at the necessary distance from the territorial boundaries of adjacent buildings, according to regulatory requirements. The building is designed for seasonal use but can be used all year round. The residential area is mainly segregated into one-bedroom apartments of STUDIO type as well as small apartments of one and two-bedroom.

The project is realized in a compact volume and is located in the central part of the plot with a long north-east-south-west axis direction. The real sea view opens up in the last level of the building. The layout is popular and extremely economical with a corridor of double sided apartments, an isolated staircase and a lift.

There is no ground floor in the complex. The building consists of three standardised residential floors and a fourth floor deployed in the underfloor space, as well as a mezzanine floor on the top level. All apartments and studios have their own terraces. Spacious double glazed windows allow all apartments, whatever their type, to be bright and welcoming.

The structure of the building is monolithic - reinforced concrete, skeleton-beam structural system. The pitched roof is monolithic with wooden structural elements made on reinforced concrete slabs. Walls are



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AND RESALE PROPERTY**

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made of ceramic bricks, protected from the outside with necessary thermal insulation - according to the standard. Internal walls will be finished with smooth machine putty. Mineral wet stucco, stone cladding, metal, etc. will be used for the facade depending on the architectural detail. Window frames will be of PVC with thermal bridge which will contribute to the comfort of the building. There will be communication and security installations; installations for cable TV and Internet and also air-conditioning installation.

The residences will be accessed from a secured entrance with an access control room. The access will be realized from the north-east from the main entrance of the building in Ribarska Street where the staircase and lift located directly in the small hall will be accessible. There is an outdoor swimming pool on the rear side of the building with children's section and connections with the building will be made by the entrances at two edges of the centrally located ground floor corridor. The yard will be maximally landscaped. In the space around the pool there will be a separate recreational area with sun beds and umbrellas at the service of the holidaymakers of the complex. There will be an open parking for 8 cars outside the complex, but outside the fenced area of the complex.

The flats are sold key-ready with air-conditioning.

The annual maintenance is 10€ per sq.m.

Payment scheme: 1000 euro reservation  
. 30% after signing preliminary contract  
70% on an individual basis

Due date: 30.08.2012



**Photos:**



