



VILLA FOR PERMANENT RESIDENCE



<b>Price:</b>	-----	<b>Bathrooms:</b>	-----	3
<b>ID:</b>	875	<b>Balconies:</b>	-----	3
<b>Section:</b>	Sale	<b>Floors:</b>	-----	2
<b>Property type:</b>	Houses/townhouses	<b>To sea:</b>	-----	4 km
<b>Location:</b>	Albena	<b>To airport:</b>	-----	25 km
<b>Rooms:</b>	3	<b>Year:</b>	-----	2010
<b>Area:</b>	168-168 m <sup>2</sup>	<b>Status:</b>	-----	Resale property
<b>Land area:</b>	550 m <sup>2</sup>	<b>Readiness:</b>	-----	АКТ 16

**Features:**

- ✓ Кирпичный
- ✓ Parking

**Description:**

A modern and cost-effective villa built in 2010 with its own plot of 550m.

. Fully furnished. For year-round or seasonal living.

The villa is located on the outskirts of the Golden Sands Nature Reserve in the new residence Albena Hills, 17 km away from Varna and 5 km away from the sandy beaches of Kranevo Albena, in harmony and comfort.

There is a view to the sea and the forest from each window. There is an exit from the plot to the protected oak forest. The plot is south facing.

The plot is levelled with a retaining wall, the house is isolated and fully air-conditioned. The total built-up area is 168 sq.m., the 1st floor area is 87,5 sq.m.

1st floor:

Living room with fully equipped kitchen, fireplace, WC, utility room, entrance to the 18 m2 covered terrace



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Bedroom of 20m2 with separate entrance, sleeps 2 double beds

2nd Floor:

2 Bedrooms: parental bedroom with double bed and en-suite bathroom, shower room. children's room, large bunk bed, access to corridor and large en-suite bathroom with bath.

The kitchen is equipped with: Inverter hob, oven, microwave, large fridge, freezer, kettle

Own parking for 2 cars, lawn

. WI-FI, cable TV, own water supply in village, central sewerage.

**Materials and finishes**

Foundation:

Grade 8 anti -stress strip reinforced concrete foundation

Framing:

Monolithic reinforced concrete construction

Monolithic reinforced concrete slabs on first and second floor

Red brick (1)

Red brick blocks (4)

Roof:

Multi-pitch, wooden construction, asphalt shingles

Exterior Finish:

- 5 cm thermal insulation with concrete sealing

- Mineral terracotta plaster - top coat,

- Decorative linings

wood panelling

- Wooden panelling under the roof

- Stone finish on lower terrace

- Floor tiling - upper terrace

-- railing : safety glass and aluminium

- Chimneypiece - natural stone

- Plot fence - wooden clear

- Window frames - wood, double glazed, Wenge

**Interior finish**

- 3m kitchen worktop, sink, upper and lower cabinets , cooker, oven

- 4 Air conditioners (heating/cooling) 9 and 18

- Electric Water Heater of 80L

- Bathrooms: completely finished as per plans without furniture: sanitary fixtures GROHE and ROCA (Germany)

Bathroom

- Flooring - high quality laminate, or choice of tiles from Sweden-Poland

Staircase - natural stone

Landscaping:

- Retaining walls where required, total plot deviation max. 5%

- Parking area for 2 cars finished with stone

- Landscaping: Lawn, 6-7 ornamental trees, stones

- Ground floor stone terrace: 26m2



**PROPERTY IN BULGARIA FROM THE DEVELOPER  
AND RESALE PROPERTY**

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**Photos:**





