

## Velmar Estate

### Houses/Villas

For sale plot with Project First line villa with sea view.



#### Project:

Off-plan house (*Total floor area of 193 sq. m.*), luxury development to be built using high quality materials only and to occupy *an absolute front line beach position revealing a spectacular 180-degree panoramic view* from all premises/terraces;

#### Location:

Topola Settlement, front beach line; between the 3 golf courses – „Thracian Cliffs”, “Light House” and “Black Sea Rama”;

#### Distances:

Albena and Golden Sands – 20 minutes by car;

Varna and the International Airport therein can be reached in 40 and 45 minutes respectively;

Kavarna -3 km away;

Balchik - 7 km away;

#### Amenities:

Electricity, water, telephone, Internet, asphalt-paved road to the property;

#### The House:

##### *1-st floor:*

- Entrance hall (8 sq.m.)
- Living room (52 sq.m.) with panoramic windows (East-South-West) to keep the sea view, glazed fireplace, a kitchen;
- Toilet to the living room;
- Bedroom No. 1 (17 sq.m.) with en-suite toilet and bath;

##### *2-nd floor:*

- Spacious panoramic terrace (23 sq. m.) offering a spectacular sea view (East-South-West). It is accessed through bedroom No. 2, as well as through a staircase from the garden / the swimming pool area;
- Bedroom No. 2 (32 sq.m.) – providing both a *sleeping area* as well as a *seating area* with en-suite toilet and bath and direct access to the panoramic terrace;
- Bedroom No. 3 (16 sq.m.) with en-suite toilet and bath and a terrace (6 sq.m.) revealing a sea view overlooking „Thracian Cliffs” and the Cape of Kaliakra.
- Closet (4.3 sq.m.)

#### Garden:

- Swimming pool (natural stone pool coping), designed in such a way that the water level visually blends with the sea panorama;
- Garden barbeque;
- 5 parking spaces;
- Green garden;
- Fence - hedge (*Pyracantha coccinea*), fixed by integrated fine reinforced concrete pillars.

- **Price:** 94 000.00 EUR
- **ID** 817
- **Location** Kavarna / Topola
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Floors:** 2
- **Plot size:** 816
- **Living area:** 193
- **In regulation** yes
- **Views** Sea view, Pool view
- **Extras** Private swimming pool, Car park:
- **Includes** Fitted kitchen, Fitted bathroom, Electricity, Water, Septic Tank, Laminated floorings, Tiles
- **Distances** Sea view, Pool view
- **Varna airport:** 67km
- **Beach:** 3km
- **Shop:** 300Pj
- **Marina:** 3km
- **Hospital:** 3km
- **Golf:** 2PePj
- **Bus stop:** 300m
- **Balchik:** 7PePj
- **Kavarna:** 3PePj
- **Albena:** 15PePj
- **Varna:** 67km

## Payment terms

2 000 Euro reservation deposit.

20% of the preliminary contract.

80% of the final agreement and transfer of ownership.



