

## VILLA 5 SUN Village



### **3 bedroom luxury villa. Large roof south directed terrace and a panoramic sea view**

Brand new 3 level luxury villa never used by owners in a well organized Scandinavian holiday resort.

SUN Village is a unique architectural concept of luxury villas in a full-service resort with management done by the owners themselves.

Villa 5 SUN Village. 181 m2, incl. roof terrace with a panorama view to the sea. The villa has a living room merged with an open kitchen fireplace area. 3 bedrooms. 3 bathrooms, one with double sinks made in natural stones. The primary roof terrace is very large and have a summer kitchen. The villa is not furnished and is without air-condition. The kitchen is equipped with cupboards and all the necessary luxury white goods and is ready for exploitation. Bathrooms are fitted with basic elements. Everything is prepared for cable TV / Internet and air-condition. Floors are covered with coloured tiles in warm light colours. Quality floor heating system in the floors of the bathrooms.

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A short 250-meter stroll will bring you to a beautiful sandy beach with the clearest and cleanest seawater.

SUN Village is situated in Byala – Biala means “white” in Bulgarian and this name is appropriate for a seaside village, sunlit most of the days of the year.

Town of Byala is located on the sea coast of Bulgaria, right between Varna and Bourgas international airports with a drive of only 50 minutes.

The small charming town of Obzor is located only a few kilometers away from Byala. A short car trip south and you can discover “sun and fun” in Sunny Beach.

SUN Village has several common facilities, among them a beautiful designed swimming pool with a Jacuzzi, bar and restaurant.

Strong product for the rental market. The resort is becoming increasingly popular after only two start-up seasons.

The villa is ready for furnishing and can be taken over immediately.

**Price: EUR 235,000**

Notary fee and charges: Approximately 6 %.

Price includes 1/18 part of 4300 land plot, restaurant, pool, childrens pool, fence, electricity converter, water backup reservoir, internal road and etc.

Annual fee for non-profit ownership organized property management around 10 EUR per m2.

Potential rent-out income of 6,000 euro per season for the active rent-out-period.



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