

Nessebar Houses - a modern residential complex of detached houses



Offer No. 1968

Houses in complexes from: **340 000 €**

Deal type: For sale

Type: Houses in complexes

Location: Nessebar

Stage: Under construction

Building storey: 2

Distance to the sea: 150 m

Completed: December 2027

Finished: turnkey

pool: yes

maintenance: without fees

parking: yes

Property description

Nessebar Houses is a modern residential complex of detached family houses, located in a quiet area of the town of Nessebar. It offers a perfect location close to the beach and all urban amenities, with no maintenance fee. Comfort, privacy, and quality in the heart of the Bulgarian Black Sea coast.

The Nessebar Houses complex is set within a renovated green park in a peaceful environment, away from the tourist crowds, while still providing quick and easy access to the central areas of Nessebar, Sunny Beach, and Ravda. The complex offers excellent pedestrian access to some of the best beaches in the area.

Nessebar Houses is located just 150 meters from the seashore. The complex consists of independent single-family houses, designed with a vision for a modern home, each featuring a private landscaped

garden. The houses combine cozy comfort, spacious living areas, functional layouts, and maximum use of natural daylight. Each private yard includes parking space for two cars.

The construction meets the highest building standards and modern technologies, providing excellent energy efficiency and low heating and cooling costs. High-quality materials ensure durability and long-term reliability.

The surrounding infrastructure of Nessebar Houses is fully developed, including asphalted streets, street lighting, sidewalks, and public transport. Internal roads provide direct access to each house and ensure easy parking for two vehicles within each private yard.

Access control and video surveillance are integrated into each house via an internet-based system, allowing individual access management, monitoring of common areas (entrance and exit), and complete independence from maintenance fees.

Construction specifications:

- Reinforced concrete structure - 3 m floor-to-floor height
- Walls: Wienerberger Porothersm ceramic bricks (25 cm) with multi-chamber structure for superior thermal and sound insulation
- Facade:
 - Exterior decking cladding
 - Natural stone cladding
 - 10 cm thermal insulation
- Windows: thermal profile with four-layer glazing
- Entrance door: armored, burglar-resistant
- Roof:
 - 10 cm expanded polystyrene insulation
 - Reinforced screed
 - Double-bonded waterproof membrane with UV protection

Interior finishing:

- Walls: sprayed plaster
- Floors: screed with underfloor heating and insulation
- Plumbing: capped installations
- Electrical system: panels, switches, sockets, fittings
- Low-current installations: junction boxes
- Wi-Fi outlets

Additional built-in systems and extras:

- Pre-installed piping for air-to-water heat pump
- Pre-installed piping for solar panels
- Pre-installed piping for room convectors with thermostats
- Built-in underfloor heating

- Pre-installed piping for 200-liter boiler
- Wiring for individual video surveillance
- Wiring for intercom system

House Types in Nessebar Houses

At Nessebar Houses, you will find a wide variety of detached family homes that combine modern design, functionality, and comfort. Each house type is thoughtfully designed to meet the needs of different households. The project offers six house types: A, Б, В, Г, Д and Е, differing in size, layout, and capacity.

House Type A

House Type A is designed with comfort and practicality in mind, offering a total built-up area of 165 sq.m, distributed over two floors. It is suitable for both year-round living and holiday use.

Key features:

- Total built-up area: 165 sq.m
- Floors: 2
- Bedrooms: 3
- Toilets on ground floor: 1
- Bathrooms on first floor: 3
- Spacious living area
- Separate kitchen and dining area
- Veranda and private yard of 180-400 sq.m
- 2 parking spaces per house

House Type Б

House Type Б is designed for efficiency and everyday comfort. With a total built-up area of 173 sq.m, spread over two floors, it offers a balanced layout suitable for permanent residence or holiday stays.

Key features:

- Total built-up area (GBA): 173 sq.m
- Floors: 2
- Bedrooms: 3
- Toilets on ground floor: 1
- Bathrooms on first floor: 3
- Comfortable living area with designated kitchen and dining space
- Veranda and private yard of 180-400 sq.m
- 2 parking spaces per house
- Option for mirrored layout depending on the plot

House Type В

House Type В stands out with its exceptionally well-organized and spacious interior. With a total built-up area of 195 sq.m, arranged over two floors, it offers comfort, natural light, and freedom of living.

Key features:

- Total built-up area: 195 sq.m
- Floors: 2
- Bedrooms: 3
- Toilets on ground floor: 1
- Bathrooms on first floor: 3
- Terraces: 1
- Spacious living area with direct access to a terrace
- Separate kitchen and dining area
- Large, well-lit bedrooms
- Functional interior layout
- Private yard of 180-400 sq.m and 2 parking spaces per house

House Type Г

House Type Г impresses with its generous and well-structured interior space. With a total built-up area of 204 sq.m, distributed over two floors, this model offers maximum comfort, light, and freedom.

Key features:

- Total built-up area: 204 sq.m
- Floors: 2
- Bedrooms: 3
- Toilets on ground floor: 1
- Bathrooms on first floor: 3
- Terraces: 1
- Spacious living area with direct access to a veranda
- Separate kitchen and dining area
- Large, bright bedrooms
- Functional interior layout
- Private yard of 180-400 sq.m and 2 parking spaces per house

House Type Д

The Largest and Most Impressive House

House Type Д is unique within Nessebar Houses and offers the highest level of comfort, space, and functionality. With a total built-up area of 334 sq.m, this model is designed for those who value spacious living without compromise.

Key features:

- Total built-up area: 334 sq.m
- Floors: 2
- Bedrooms on ground floor: 1
- Bedrooms on first floor: 4
- Toilets on ground floor: 1
- Bathrooms on first floor: 4
- Terraces: 3
- Garage: 1
- Parking spaces: 3
- Spacious open-plan living room

- Separate kitchen and dining area
- Large, bright bedrooms
- Private yard of 500 sq.m

House Type E

Key features:

- Total built-up area: 179 sq.m
- Floors: 2
- Bedrooms: 3
- Toilets on ground floor: 1
- Bathrooms on first floor: 3
- Terraces: 1
- Spacious living area with direct access to a veranda
- Separate kitchen and dining area
- Large, well-lit bedrooms
- Functional interior layout
- Private yard of 272 sq.m and 2 parking spaces per house

All houses are an excellent choice for families seeking space, freedom, comfort, and practicality—ideal for permanent living, holiday use, or investment purposes.

Construction start: 01 October 2025

Construction completion: 30 December 2027



