



## Apartments for sale in Kaliakria Resort



### Informazioni sull'Agente

|                   |  |
|-------------------|--|
| Nome:             | ArKadia  |
| Nome della ditta: |  |
| Nazione:          | United Kingdom   |
| Telefono:         |  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Dettagli dell'inserzione

|                |            |
|----------------|------------|
| Proprietà per: | Saldi      |
| Prezzo:        | EUR 98,000 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | Bulgaria   |
| Stato / Regione / Provincia: | Dobrich    |
| Pubblicato:                  | 21/02/2024 |
| Descrizione:                 | .          |

## Apartments for sale in Kaliakria Resort

**IBG Real Estate** is pleased to offer you apartments in the luxurious and prestigious complex next to the Golf playgrounds in Topola Village. For sale are studios, apartments with 1, 2, 3 and 4 bedrooms and penthouses. The complex on the so-called Golf Riviera boasts magnificent sea views and has been luxuriously designed by Spanish and Bulgarian architects. It offers self-catering apartments with air conditioning and satellite TV with fireplace in most units. Most apartments have sea or Golf views.

The complex is located 55 km north of Varna (the Black Sea coast capital) and about 45 min from Varna International Airport. The old fishing town of Balchik and the town of Kavarna are nearby. The well-known international resort Albena is at a 15 min drive away.

The resort is south-facing and is situated in the heart of the so called Bulgarian Golf Riviera and is boasting probably the best views in the area. The apartments overlook the sea, the greens and the fairways of a new **Gary Player** championship 18-hole golf course and the Kavarna bay, which is stretching from cape Kaliakra to Albena and Golden Sands. A second Gary Player golf course, is operating about three kilometers away, while a little bit further away a third golf course designed by Ian Woosnam, is also completed.



## **THE RESORT**

Designed by Gustavo Kloster, a Spanish architect well known for his luxury villas in Costa del Sol and the Bulgarian Architects ADA and STOARCH, the complex combines the proven concept from the Mediterranean Sea coast with the local Bulgarian architectural style. Wooden pergolas, wrought iron fences, painted terracotta and cream colours, buildings set between stone paved paths, verdant gardens and charming water features combine traditional finishes with the contemporary feeling of openness and space. The individual apartments are also very spacious, with generous terraces, overlooking one of the golf courses and the sea beyond.

## **FACILITIES**

Fully air conditioned apartments, high quality double glazed windows, excellent insulation, “antiquated” natural stone floors, under floor heated bathrooms, Jacuzzi (larger apartments), kitchen units, marble fireplaces (except some smaller apartments), satellite TV, DVD, internet, outdoor swimming pools with pool bars, infinity pools, bars and restaurants, Totally Romantic Bar™, convenience shop, landscaped gardens, fitness/sauna/massage/treatment area, conference facilities, kids club, playground area, full property management, customer care facility.

Available in the area: SPA centre (2010), tennis courts (2010), yachting, diving, golf, hunting, etc

## **STANDARD OF FINISHING**

- Foundation, superstructure, walls and roof system

Reinforced concrete foundations and frame with brick external and partition walls – thermo and sound insulated. Partition walls inside individual apartment of gypsum board with thermal and sound insulation. Propriety tiled roof system “BRAMAC” with heat, vapor and hydro isolation.

- Facade

EPS heat insulation, steel mesh and maintenance free mineral render “BAUMIT” in two colors, natural stone plinth

- Windows and Doors

Double glazed windows with PVC profiles by “SALAMANDER”- Germany

“Pear” laminated internal doors.

- Floor

“Antiquated” natural limestone tiles throughout the apartments except bathrooms where quality, non-slip surface ceramic tiles are used.



- Bathrooms

Fully fitted, tiled floor and walls, under-floor heating, marble vanity tops and bath surrounds, quality sanitary ware and fittings, mirror, suspended ceiling, lighting.

- Kitchen

Fully fitted, low and high wall cabinets, built in fridge, absorber, ceramic cooking plates, oven and steel sink. Natural granite work top and bar disk.

- Other

Marble fireplace in living rooms (except studio and some one-bedroom apartments)

- Terraces

“Terracotta” tiles, timber pergola covers, cast iron parapets.

- Installations

Switches, wall plugs and lighting fixtures are included. Cable for telephone, cable TV,

and internet are pre-installed. Hot/cold air-conditioning individually for each apartment. Hot water electrical unit is installed individually for each apartment.

- Common areas, entrances, staircases and landings

Completely finished with painted walls and ceilings and floor and stairs made of natural limestone slabs and tiles.

- Garden

Several swimming pools, pool bars, children and recreational facilities.

Landscaped and architecturally designed garden with more than 90 different types of flowers, plants, bushes, leaf and evergreen trees including mature trees and palms

Maintenance of the building and the common parts:

Studio: 650 EUR

One-bedroom apartment: 920 EUR

Two-bedroom apartment: 1190 EUR



## Comune

Floor Number: 2

## Room details

Total rooms: 3

## Building details

Parking: Sì

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/JPXN-T8428/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JPXN-T8428/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 9711

