



NEW VILLAS IN SUPERB MINI-RESORT NEAR SUNNY BEACH



SUNSET VILLAS



Sunset Villas is the fourth and ultimate phase of the SUNSET KOSHARITSA mini-resort. The villas are situated on an adjacent plot of land with an area of about 11,000 sq m. They are physically and functionally incorporated in the existing SUNSET KOSHARITSA resort. Moreover, each villa boasts its own unique design and stands on its own separate plot.

Essentially, Sunset Villas is a complex of 18 detached villas, each with its own fenced garden. Situated in the scenic outskirts of the village of Kosharitsa. Just a 10 minute's drive (about 7 km) from Sunny Beach, the place offers an excellent opportunity for a break away from the hustle and bustle of the big resort. With its panoramic view of the seashore and the coolness of the forest, this holiday village combines all that is necessary for complete relaxation or permanent living.

The Sunset Villas project is especially designed to give you all the comfort and space you need, and to introduce harmony, joy and perfection to your holidays. All villas and their gardens are designed with love and inspiration, with particular attention to every detail and an awareness of your needs, aimed at offering you an essentially unique product you will be proud to call your own.

Though the design and architecture of each house is different and unique, they are inspired by the Mediterranean architecture of Italy and Spain. There are three types of houses in different modifications, with or without a veranda. All houses have their own appearance, a modern Mediterranean style with big windows, ready to let in the cool summer breeze and the first rays of sunshine, and on the terraces you can enjoy the dazzling views, the feeling of freedom, the scents of the garden, and experience the unspoilt surrounding nature with all your senses.

The SUNSET KOSHARITSA complex itself provides all the necessary facilities, entertainment and trading areas, including an outdoor restaurant and bar, an indoor restaurant, five swimming pools, a sports centre with gym and cardio machines, a wellness centre with sauna and steam room, a children's playground, tennis court, mini football field, large conference room, small meeting room, well-landscaped areas, a reception area, security guards and video surveillance and, last but not least, quality management and maintenance, guaranteeing the smooth running of the entire complex and the possibility for year-round use by the owners and their guests.





# Villa Nova



**VILLA NOVA – TOTAL BUILT-UP AREA: 106.1 SQ M**  
– a modern interpretation of a Mediterranean-style house with a sloping roof and romantic appearance.

Villa Nova is an interpretation of the Mediterranean spirit on the Bulgarian Black Sea coast. The focus here is placed on the dark wooden beams of the eaves, the narrow rounded windows on the second floor and the black metal railings chosen especially for the project. Two shades of beige complement the exterior design, and the light white elements complete the concept and highlight the upper part of the villa.

The distribution of the rooms is the same as that of Villa Rocca - an open-plan kitchen with dining area and living room on the first floor, and two bedrooms with their own terraces on the second floor - all facing south and east. On the northern side of the house are the service rooms which are comfortable and compact. The dining room and the living room have access to a veranda covered with an open lattice pergola whose wood is similar to the dark wood of the eaves, putting the finishing touches to the overall concept of the villa. There is direct access to the lovely inner courtyard and the kidney-shaped swimming pool. The oval shapes add to the romantic feeling of the overall composition.

Villa Nova is suitable for a plot with an entrance from the left-hand side, completely separated from the yard. The result is a harmonious and relaxing environment, created with attention to comfort and detail, complementing the overall style and affording a feeling of luxury to the senses.



**VILLA NOVA**  
FLOOR PLAN ±0.00  
Unfolded built up area for Level 1 = 47.9m<sup>2</sup>  
Unfolded built up area for Level 2 = 58.2m<sup>2</sup>  
Total unfolded built up area of the house = 106.1m<sup>2</sup>  
The house is suitable for a plot with an entrance, situated on the left side



**VILLA NOVA**  
FLOOR PLAN +2.80  
Unfolded built up area for Level 1 = 47.9m<sup>2</sup>  
Unfolded built up area for Level 2 = 58.2m<sup>2</sup>  
Total unfolded built up area of the house = 106.1m<sup>2</sup>  
The house is suitable for a plot with an entrance, situated on the left side

# Villa Vanilla

**VILLA VANILLA – TOTAL BUILT-UP AREA: 128 SQ M, 144.3 SQ M OR 216.30 SQ M** – a cosy Mediterranean-style house with a sloping roof. The villa has three bedrooms. It is offered in three modifications – without a veranda (total built-up area 128 sq m), with a veranda (total built-up area 144.3 sq m) and with a veranda and basement (total built-up area 216.30 sq m).

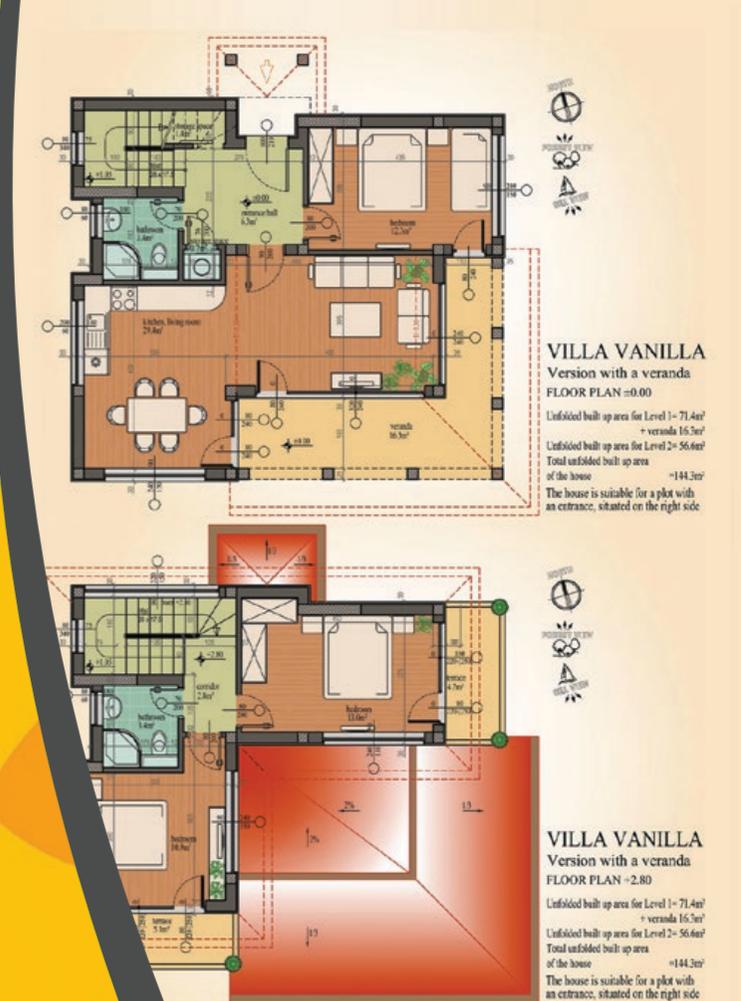
Villa Vanilla is designed in a light Mediterranean style with sloping roofs, ornate metal railings and white eaves, gypsum cornices, frames and various elements.

The oval shapes of some of the windows and the two shades of beige on the facade create a charming ambience in the spirit of the resorts in Southern Europe. The flowerpots on the terraces remind of the aesthetics of the Renaissance where the various elements are part of the whole concept. The outdoor space is designed simply and elegantly, in harmony with the character of the villa and the need for solitude and comfort.

An open-plan kitchen with dining area and living room, and one of the bedrooms occupy the south-eastern part of the first floor, while on the second floor there are two more bedrooms with their own terraces, also with a south-eastern exposure. The service area is in the north-eastern part of the house and is compact yet big enough to meet the needs of the inhabitants. All the rooms on the first floor have access to the garden and swimming pool.

The swimming pool is rectangular in shape and there is enough space left for lounge chairs, a playground and greenery.

This project is suitable for a plot with an entrance from the right-hand side, with a view of the whole garden.



# Villa Toscana

**VILLA TOSCANA – TOTAL BUILT-UP AREA:  
149.2 SQ M**

Villa Toscana is designed in a light Mediterranean style with sloping roofs, ornate metal railings and white eaves, gypsum cornices, pilasters, frames and various elements. The soft beige colour of the facades evokes a feeling of harmony and cosiness typical of the resorts in Southern Europe. The first floor is highlighted with a horizontal arrangement of the plaster, continuing to the second floor on two of the facades. The flowerpots on the terraces remind of the aesthetics of the Renaissance where the various elements are part of the whole concept. The outdoor space is designed simply and elegantly, in harmony with the character of the villa and the need for solitude and comfort. The high standard of the villa is also enhanced by the large rooms.

An open-plan kitchen with dining area and living room, and one of the bedrooms occupy the south-eastern part of the first floor, while on the second floor there are two more bedrooms with their own terraces, also with a south-eastern exposure. The service area is in the north-eastern part of the house and is compact yet big enough to meet the needs of the inhabitants. All the rooms on the first floor have access to the garden and swimming pool. The swimming pool is rectangular in shape and there is enough space left for lounge chairs, a children's playground and greenery. This project is suitable for a plot with an entrance from the right-hand side, with a view of the whole garden.





# Villa Augustina

**VILLA AUGUSTINA – TOTAL BUILT-UP AREA:  
347.6 SQ M**

Villa Augustina is designed in an elegant Mediterranean style with sloping roofs, ornate metal railings, white eaves, gypsum cornices, frames and various elements. The oval shapes and wooden shutters on some of the windows and the two soft beige shades of the facade convey the gentle ambience of the south. The outdoor space is elegant and stylish, in harmony with the character of the villa and the need for solitude and comfort.

The house is designed for people who value luxury, which is reflected in the airiness and spaciousness of the rooms. That is why the ceilings here are higher and the rooms bigger. The south-eastern part of the first floor is occupied by an open-plan kitchen with dining area and living room, an ensuite bedroom and a wine room designed for wine lovers. There is access to the garden and the swimming pool from the first floor. A spa centre with a Jacuzzi, a sauna and bathroom take up the north-western part of the floor. A garage with direct access to the house is designed for additional comfort of the inhabitants. On the second floor there are three more bedrooms with access to the terrace, facing south-east to the garden. Two of the bedrooms are ensuite. The service area is in the north-eastern part of the house and is compact yet big enough to meet the needs of the inhabitants. The swimming pool is rectangular, slightly oval shaped on two sides which adds to the harmony and romantic Mediterranean ambience. There is space for lounge chairs, a playground and green areas around the pool. The high class standard and attention to detail are the architectural hallmark of the house.

Villa Augustina is most suitable for a plot of land with an entrance from the upper side, but it can be built on the other plots as well.



**VILLA AUGUSTINA**  
FLOOR PLAN - 0.00  
Landed hall space for Level 0 - 280.247  
Landed hall space for Level 1 - 112.867  
Total landed hall space of the house - 393.114



**VILLA AUGUSTINA**  
FLOOR PLAN - 1.00  
Landed hall space for Level 1 - 280.247  
Landed hall space for Level 2 - 112.867  
Total landed hall space of the house - 393.114



# Villa Rocca



**VILLA ROCCA – TOTAL BUILT-UP AREA: 111.9 SQ M**  
 – modern architecture and clean lines. The villa has two bedrooms.

Villa Rocca is a fine example of modern architecture with its orthogonal shapes, flat roof and fewer details. The exterior focuses on natural materials: stone facing, light-colour wooden boarding and white plaster. High-quality plasters with a suitable colour and texture which will look as natural as possible will be used - a guarantee of high style and quality. The focus is placed on the white surfaces on the second floor which are in contrast to the bright summer colours and the other materials that are used.

The wooden shutters on some of the windows add to the general appearance and provide a barrier against the scorching sun. The elements on the building and the surrounding area - flowerpots, staircases, railings, lamps and pergolas - complement each other, making the exterior and interior merge into each other, thus creating a feeling of harmony.

The first floor contains an open-plan kitchen with dining area and living room, while there are two bedrooms with their own terraces on the second floor - all of them facing south and east. The service area is in the northern part of the house and is compact and comfortable. The dining area and living room have access to a veranda covered with a wooden pergola providing shade to the main rooms and direct access to the garden.

The swimming pool of this type of house is rectangular and enhances the modern architecture of the building.

This house is suitable for a plot with an entrance from the left-hand side, completely separated from the yard.



**VILLA ROKKA**  
 FLOOR PLAN +0.00  
 Unfolded built up area for Level 1 = 49.0m<sup>2</sup>  
 Unfolded built up area for Level 2 = 62.9m<sup>2</sup>  
 Total unfolded built up area of the house = 111.9m<sup>2</sup>  
 The house is suitable for a plot with an entrance, situated on the left side



**VILLA ROKKA**  
 FLOOR PLAN +2.80  
 Unfolded built up area for Level 1 = 49.0m<sup>2</sup>  
 Unfolded built up area for Level 2 = 62.9m<sup>2</sup>  
 Total unfolded built up area of the house = 111.9m<sup>2</sup>  
 The house is suitable for a plot with an entrance, situated on the left side



### Level of Completion

Sunset Villas are offered for sale fully finished and ready to be furnished. The price includes the plot chosen by the buyer, the chosen villa turn-key ready, basic landscaping and garden, standard fencing. Each house in the complex comes with its own parking space in the periphery, which is also included in the price.

The villas are built with high-quality and modern materials and techniques, mainly of reputable Bulgarian producers. The homes are energy efficient, easy and cheap to maintain.

Future owners can order any type of additional facilities and extras both for the villa and the plot it stands on, such as for example: fireplace, barbecue, swimming pool, awnings, wooden shutters, garden lighting, playground, parking space inside the plot, decorative garden furniture – benches, pergolas, parasols, etc., intercom, telephone, additional landscaping and any custom-made extras against additional payment. Each of the villas and the chosen yard allow for flexibility and an individual approach in designing both the interior and exterior spaces, so as to achieve

perfection and uniqueness of each property. Each standard architectural design can be changed depending on the buyer's wishes to fully meet his requirements and taste.

### Furnishings

Clients who wish to purchase a furnished villa can choose from three standard furnishing packages, designed by the professional company for furnishing and interior design Furnish.BG. The following three packages are offered: "economical", "standard" and "luxurious". Each of them includes the full furnishings and equipment. The packages include everything necessary for comfortable living.

At the request of clients, we can also offer completely individual interior design projects and type of furnishings.

### Management, maintenance and servicing of the villas

To guarantee quality operation of the properties in the long term to our clients, we offer service management and maintenance of the villas by the leading company Property Management BG. A full-time staff is employed in the complex all year round, responsible for the management, maintenance and activities in the whole complex.



### We offer high quality services for:

- administration and management of the villas
- maintenance of the individual yards, gardens, grass areas and pools of the villas
- maintenance and cleaning of the common areas, gardens and swimming pools of the complex
- 24-hour security of the complex
- at the request of owners: renting out to tourists and generating income for the owner
- company-owned vehicles to meet or see off owners or their guests at Burgas Airport
- getting the property ready to welcome the owners: cleaning, laundry, freshening, stocking up the refrigerator, etc.

All these services aim to provide excellent management and comfort in the whole complex, and in Sunset Villas in particular. Our compulsory maintenance service for each property guarantees that the complex will always be in perfect condition, and the value and quality of the individual properties enduring over the years.

### Payment plans and ways of financing

Buying a property in the Sunset Villa complex, you can avail yourself of the following payment plans:

#### Standard payment plan:

- 1st instalment - 50% of the price down payment
- 2nd instalment - 40% at reaching shell stage
- 3rd instalment - 10% upon receipt of Certificate Act 15 for the house

#### Payment plan with a 5% discount:

- 1st instalment - 95% of the price down payment
- 2nd instalment - 5% upon receipt of Certificate Act 15 for the house

#### Payment plan with a 10% increase in the cost:

- 1st instalment - 20% of the price as a deposit. The deposit is non-refundable
- 2nd instalment - 30% at reaching shell stage
- 3rd instalment - 50% upon receipt of Certificate Act 15 for the house

The property is reserved against payment of a small deposit which is deducted from the first instalment. The signing of the preliminary agreement between our property developer and the buyer, as well as the payment of the first instalment is done with in 45 days of the payment of the deposit and before the commencement of the construction works of the house.





SUNSET VILLAS

FOR MORE INFORMATION AND RESERVATION  
OF VILLA, PLEASE CONTACT YOUR CONSULTANT:

