

Almond Hills
FOR SALE
2 bedroom Villa in a Private Development



Almond Hills is an exclusive gated development of just 41 villas sitting on a hillside overlooking the coast of Nessebar and the resort of Sunny Beach.

The village is a child friendly, car free, grassed area with intertwining paths meandering among the villas with quiet areas at strategic locations around the complex.

There is a communal pool and terrace area, a bar/café and shop.



We are selling villa 19 overlooking the pool and fully furnished, ready to move into or rent out. Complete with air conditioned large lounge / dining room and large air conditioned bedrooms both with en-suite bathrooms, terrace and garden area. Villa Rosa has a total legally recorded net floor area of 143 (one hundred and forty three) sq. m

The villa is equipped with high quality contemporary furnishings including TV, DVD player

Almond Hills is **child friendly** as it is **car free** because parking is around the perimeter, which is completely fenced with only one entrance which has a security attendant.

The villas that have not been sold are currently on the market for £98,620 but are at the back of the development. We are marketing our property for the same price but to include all furnishings and inventory (valued at 12,000 euros) and including a new and upgraded kitchen.



Ground floor plan

Dimensions:

<p>Maria</p> <p>lounge 20.3m² 218ft²</p> <p>dining area 10.0m² 107ft²</p> <p>kitchen 7.1m² 76ft²</p>	<p>Rosa</p> <p>lounge 20.3m² 218ft²</p> <p>dining area 9.2m² 99ft²</p> <p>kitchen 7.1m² 76ft²</p>
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First floor plan

Dimensions:

<p>Maria</p> <p>master bedroom 17.9m² 192ft²</p> <p>twin bedroom 17.5m² 188ft²</p>	<p>Rosa</p> <p>master bedroom 18.3m² 197ft²</p> <p>twin bedroom 17.0m² 183ft²</p>
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- balcony, terrace and garden
- private garden, ready landscaped with grass and shrubs
- utility area and ample storage space
- choice of floor and tile finish
- 10-year construction warranty
- high quality traditional materials and fittings throughout
- fitted kitchen units with cooker
- fitted bathroom and cloakroom
- optional fireplace
- optional furnishing package
- on-site caretaker
- rental management company
- car rental available

Features include:

- elevated location with magnificent views over the Black Sea and surrounding countryside
- designated car parking for each villa, on the edge of the site so the villas themselves are car free
- beautifully landscaped grounds with terraces, pools and children's play area
- ingenious villa design, south facing to make the most of the sun and the views
- open plan design for a spacious, light and airy environment
- large windows and doors to expand the living space onto

MARIA
ROSA





For details of rental, see www.bulgarianholidayrentals.co.uk.

This fully functioning website is also available if Villa Rosa is purchased at the full asking price.

Note: Villa Rosa is currently advertised through a number of holiday letting websites and has generated bookings throughout the summer holiday period.

Offers in the region of £95,000 will be considered for the property including all furnishings and inventory.