

## Apartment Duo 'b' - "Two for the price of one."

The Apartment Duo 'b' is a luxury apartment with three rooms and two bathrooms. It is located on the top two floors of house type Duo. It can be used as:

- **one three room apartment, or**
- **two separate apartments:**
  - a two room apartment on the middle floor,
  - and a studio on the top floor.

Apartment Duo 'b' has:

- **Roof terrace** with jacuzzi\* and panoramic sea view
- **Top floor** - one bedroom; one bathroom; small kitchen area; balcony with access to roof terrace
- **Middle floor** - one bedroom; one bathroom; one living area: kitchen, lounge, second bed
- **Private staircase** - own front door to the street. No sharing with the neighbour!
- **Parking** area for one car next to the house
- **Sea-view** from both floors of the apartment.

\* A selection of jacuzzis are available at extra cost.

There is only one neighbour in the building - on the floor below. To the side there is another building, but this is separated by two outside walls and a layer of insulation.

Like all the property in Seagarden Resort, Apartment Duo benefits from:

- **The Beach** - just 2 minutes walk away
- **Management** - everything looked after
- **A top** investment in Bulgarian property

## Comparison

The Apartment Duo 'b' offers features not found in the majority of apartments on the Bulgarian Black Sea coast. It represents very good value at the top end of the market.

The following table shows a comparison between the Duo 'b' and a typical "box" type apartment found in Sunny Beach.

Apartment Duo 'b'	'Box' type apartment
Roof terrace with 360° panoramic view.	Balcony with limited view
Outside walls on all four sides	Outside walls on one side, inside walls on three sides.
Windows on three sides	Windows on one side.
Penthouse design, apartment on two floors	Standard design, apartment on one floor
Good soundproofing in floors and walls	Poor soundproofing
One neighbouring apartment (below)	Four neighbouring apartments (above, below, either side)
Private staircase	Shared staircase
Measured area excludes common areas	Measured area includes common areas - corridors, reception, paths

## Prices

From €149,000. Please contact us for the latest pricelist.

[Buy Property](#)

## Bulgarian square meter

Attention! In Bulgaria, the square meter price can be confusing, because it is based on the gross area purchased. This area includes:

- apartment gross area, including area taken by



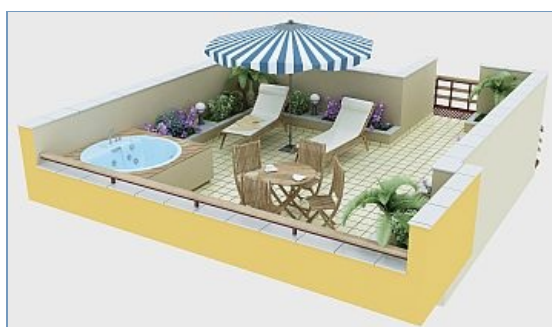
Apartment Duo 'b'



Private staircase



House Duo



Roof terrace



Top floor



- internal/ external walls, balconies and terraces;
- percentage of shared ownership building parts (stairs, corridors, main entrance hall);
- percentage share of common external parts (gardens, private road, parking etc.).

The "Total Area" in the table is the area which is 100% owned, and does not include any shared ownership. The prices appear to be low in comparison with other developments because the upstairs apartments have a very large roof terrace, and the staircase belong 100% to the upstairs apartment. This inflates the gross building area. The downstairs apartments do not have any balconies or stairs, which artificially reduces the gross building area, however they have private gardens which are treated as terraces for the calculation.

A more accurate way to make comparisons between developments is to look at the number of rooms, and the size of the rooms. The following tables provide a summary.

Apartment Duo 'b'	
Bedrooms / living rooms	3
Bathroom	2
RZP (building area)	176 m <sup>2</sup>
Private garden / parking	11 m <sup>2</sup>
Total	187 m <sup>2</sup>

The price of Mekoa property is calculated according to the number of rooms, bathrooms, and size of garden / roof terrace. The price does not relate to the square meter area.

The RZP building area is the size of the building as specified in the notary documents (the deeds).

An alternative measurement is the "living area" which also includes corridors, hallways and the staircase. However it is not common in Bulgaria to use this figure, so any comparisons made using the "living area" will be inaccurate.

For information on payment and costs, [click here ...](#) >

## Specifications

The houses and apartments in Mekoa Seagarden Resort are finished using higher "commercial" grade materials, commonly used in hotels, public buildings and shops. [Read more ...](#) >

### Jacuzzi

A selection of jacuzzi are available from a specialist supplier. The roof terraces on all the Villas and apartments have plumbing installed, ready for your choice of jacuzzi.

### Private Pool

Seagarden Resort has a large swimming pool available for all the owners. In addition, there is an option for a private swimming pool in the garden.

### Furniture Package

This is priced separately, Mekoa will offer a range of furniture options and electrical goods. Alternatively customers may source their own furniture package, for example from one of the following companies:

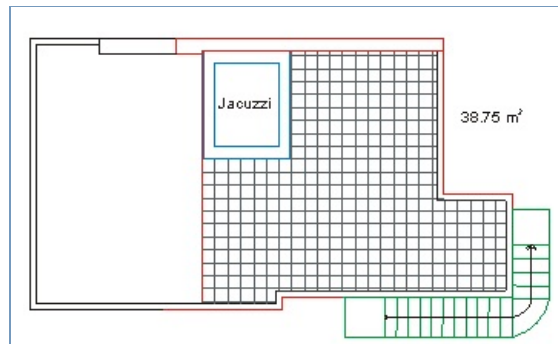
#### Orpheus Interiors

[Bulgaria-Furniture.co.uk](http://Bulgaria-Furniture.co.uk)

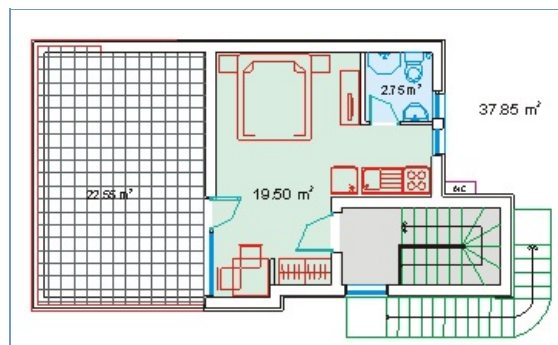
[The Bulgarian Furniture Shop](#)



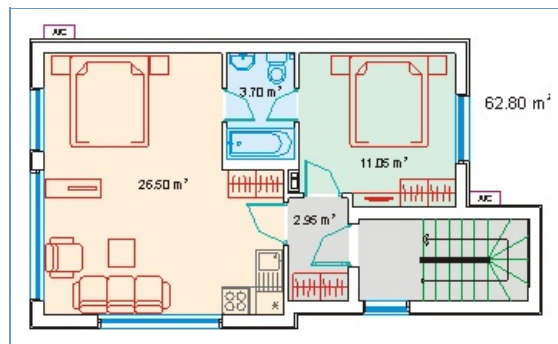
Middle floor



Roof terrace



Top floor 'Studio'



Middle floor



House Duo

