

Villa Duo - "whole, not half"

The Villa Duo is a luxury villa with five rooms and three bathrooms, on three floors:

- **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
- **Ground floor** - one bedroom; one bathroom; one living area: kitchen, lounge, second bed

Clever design: each floor can be rented out as a separate apartment with own entrance.

The Villa Duo houses are situated in pairs, like semi-detached houses.

However, unlike semi-detached houses, there is:

- **no common shared wall, and**
- **no shared roof.**

Each is an independent building, each is an independent structure, separated by two outside walls and a layer of insulation.

The villa includes:

- **Private garden** for the exclusive use of the household
- **Roof terrace** with jacuzzi* and panoramic sea view
- **Parking area** for two cars next to the villa
- **Sea-view** from each floor of the Villa.
- **Sea-view** from the garden.

* A selection of jacuzzis are available at extra cost.

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

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

Comparison

The Villa Duo offers features not found in the majority of Villas 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 and a typical terraced villa found in Sunny Beach.

| Villa Duo | Terraced house |
|--|--|
| Roof terrace with 360° panoramic view. | Balcony with limited view. |
| Private garden - belongs to the villa. | Shared garden - belongs to the complex. |
| Staircase in corner - each floor can be rented separately. | Stairs in living room - villa can only be rented as a whole. |
| Outside walls on all four sides. | Outside walls on two sides, inside walls on two sides. |
| Good soundproofing in floors and walls. | Poor soundproofing. |
| Separate building. | Shared building, neighbouring villas either side. |
| Short walk to the beach. | Long walk to the beach. |

Prices

From €199,000. Please contact us for the latest pricelist.

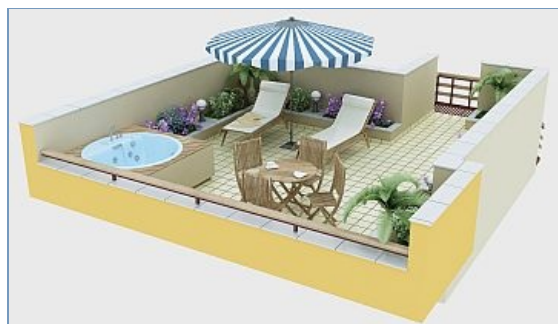
Buy Property



Villa Duo



Villa Duo



Roof terrace



Top floor



Middle floor

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 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.

| Villa Duo | |
|--------------------------|--------------------|
| Bedrooms / living rooms | 5 |
| Bathroom | 3 |
| RZP (building area) | 221 m ² |
| Private garden / parking | 111 m ² |
| Total | 332 m ² |

The price of Meko 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 Meko 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.

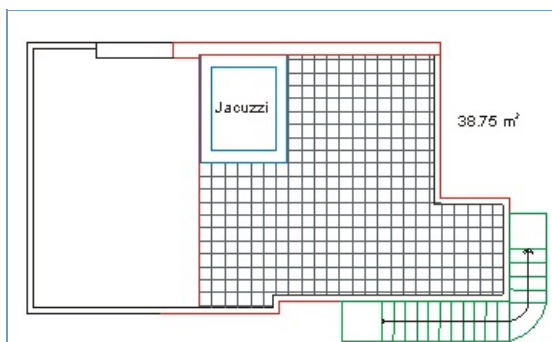
Furniture Package

This is priced separately, Meko 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:

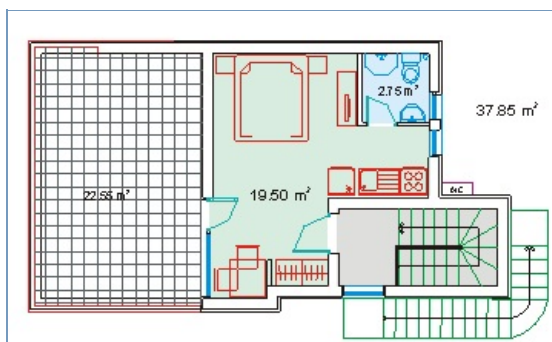
Orpheus Interiors



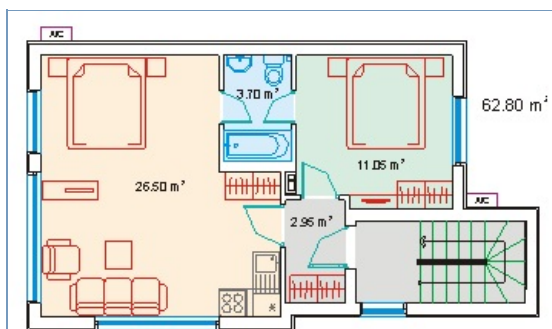
Ground floor



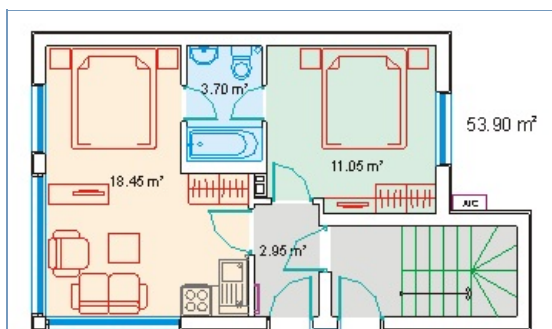
Roof terrace



Top floor 'Studio'



Middle floor



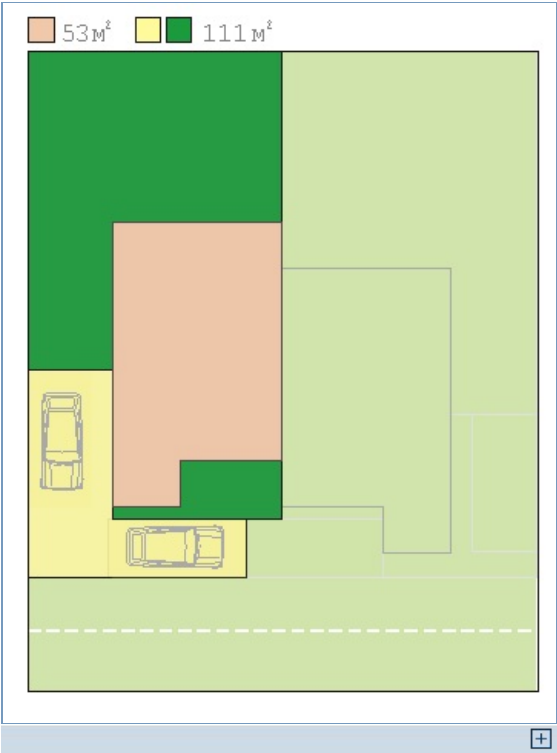
Ground floor



Villa Duo +



Villa Duo +



+

