

## Villa Una

The Villa Una is a luxury villa with eight rooms and five bathrooms, on three floors. The Villa Una houses are detached and situated on their own plot of land. The villa has three levels:

- **Top floor** - one bedroom; one bathroom; living / kitchen area; balcony with access to roof terrace
- **Middle floor** - two bedrooms; two bathrooms; one living area: kitchen, lounge, third bed
- **Ground floor** - two bedrooms; two bathrooms; one living area: kitchen, lounge, third bed

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

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 Una benefits from:

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

## Comparison

The Villa Una 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 Una and a typical terraced villa found in Sunny Beach.

| Villa Una  | 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 €325,000. Please contact us for the latest pricelist.

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## 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



Villa Una



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Roof terrace



Top floor



Middle floor



- (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 Una                |                    |
|--------------------------|--------------------|
| Bedrooms / living rooms  | 8                  |
| Bathroom                 | 5                  |
| RZP (building area)      | 264 m <sup>2</sup> |
| Private garden / parking | 172 m <sup>2</sup> |
| Total                    | 436 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](#)

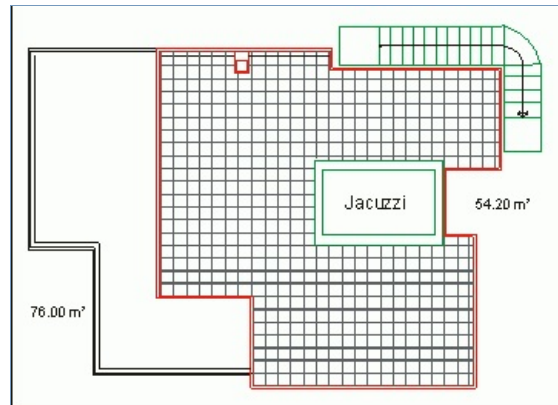
[The Bulgarian Furniture Shop](#)

### Private swimming pool

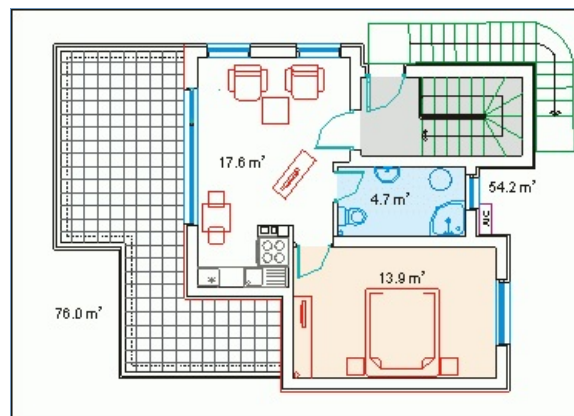
The "Villa Una Plus" is on a larger plot of land and includes a swimming pool.



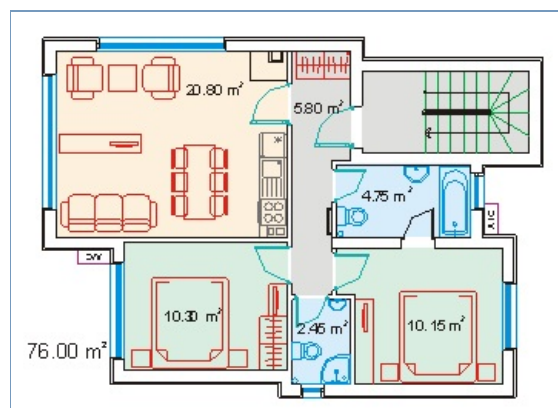
Ground floor



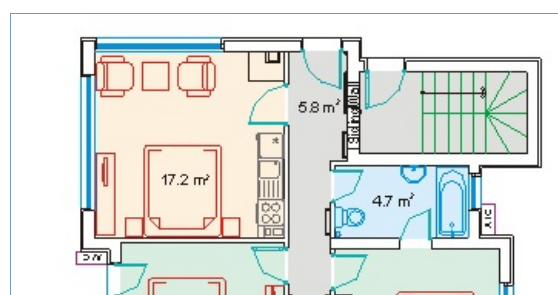
Roof terrace



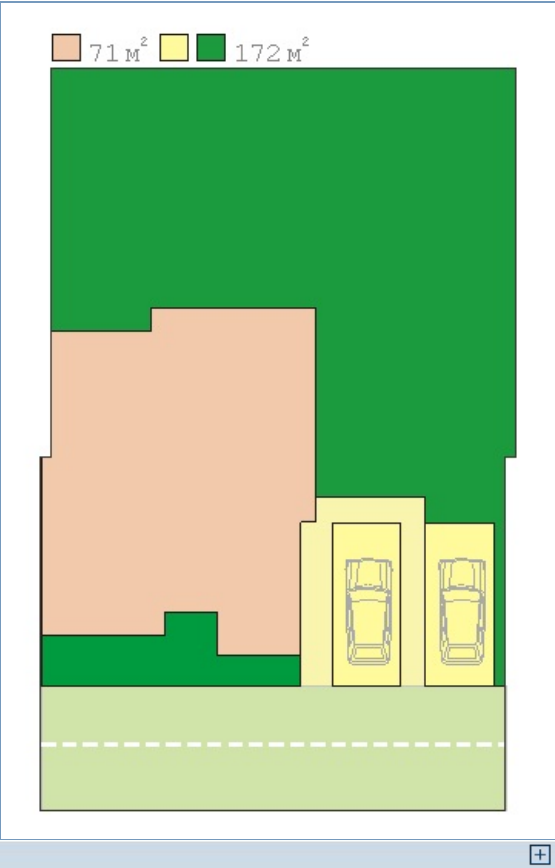
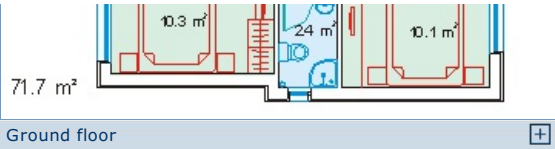
Top floor



Middle floor



[Click here to read more about the Villa Una Plus...](#)





Villa Una



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