



RESIDENTIAL HOUSE "SKARABEY EVOLUTION"

We present to you the
SCARAB EVOLUTION
residential complex - your
new home, combining
modern elegance, high-
quality building materials
and incredible sea views.

This gated residential
complex is located in a
secluded and tranquil
location, close to the coast,
offering its future owners a
combination of luxury,
comfort and natural
beauty.



**SARAFOVO QUARTER -
COMFORTABLE LIFE ON THE BLACK
SEA COAST**

AreaSarafovo is one of the most popular and sought-after areas of the Bulgarian city of Burgas, located on the southwestern coast of the Black Sea.



The Sarafovo district has a very convenient and advantageous location. It is located 5 kilometers from the main urban area, thanks to which the silence, coziness and comfort of a resort location have been preserved. At the same time, public transport runs from here, there are shops, restaurants, a school, kindergartens, a kindergarten, doctors' offices, ATMs, a spa center, sports clubs, a tennis court and other necessary infrastructure. A few years ago, a yacht club was built, and the children's playground and observation deck were reconstructed.



Sarafovo is located in an extremely beautiful and picturesque place. From here you have an incredible view of the open sea, the Burgas Bay and the city of Burgas itself. The local beaches are 4 kilometers long, so they are not crowded.

In Sarafovo, swimming in the sea begins in May and ends in October. The dark sand on the coast has healing properties - it is rich in magnesium, manganese, iron, as well as other minerals and trace elements. On the outskirts of Sarafovo you can see excavations of an ancient port.

Basic indicators:

Two residential buildings: The SCARAB EVOLUTION residential complex includes two residential buildings, each with two entrances. This design provides residents of the complex with a unique atmosphere of privacy and a small percentage of common areas in each apartment.



Building 1 is located 50 m from the seashore of the Sarafovo district, you can reach it along Manastirskaya Street. Consists of 5 floors, including 4 residential and 1 basement.



Building 2 is located 100 m from the seashore in the Sarafovo quarter, you can reach it along Angela Dimitrova Street. It consists of 4 floors.

THE CONSTRUCTION PROCESS OF THE BUILDING WILL BEGIN IN MARCH 2024.

Proximity to the sea: Located very close to the seashore, the SCARAB EVOLUTION residential complex provides the opportunity to enjoy the sea breeze, stunning views and a beautiful beach every day.



Green areas: The complex has extensive green areas and well-kept courtyards, providing residents



with the opportunity to rest and relax in the fresh air.

Modern building materials: The buildings will be constructed from the most modern and high-quality building materials, guaranteeing sustainability, durability and energy efficiency.

On the ground floor in both houses there are apartments, each of which has its own courtyard.



Infrastructure and amenities:The SCARAB EVOLUTION residential complex has modern



infrastructure, including an outdoor fitness center, a children's playground, parking spaces, garages and charging stations for cars, which provides complete comfort for living.

The SCARAB EVOLUTION residential complex is the perfect combination of elegant design, beautiful nature and modern comfort.



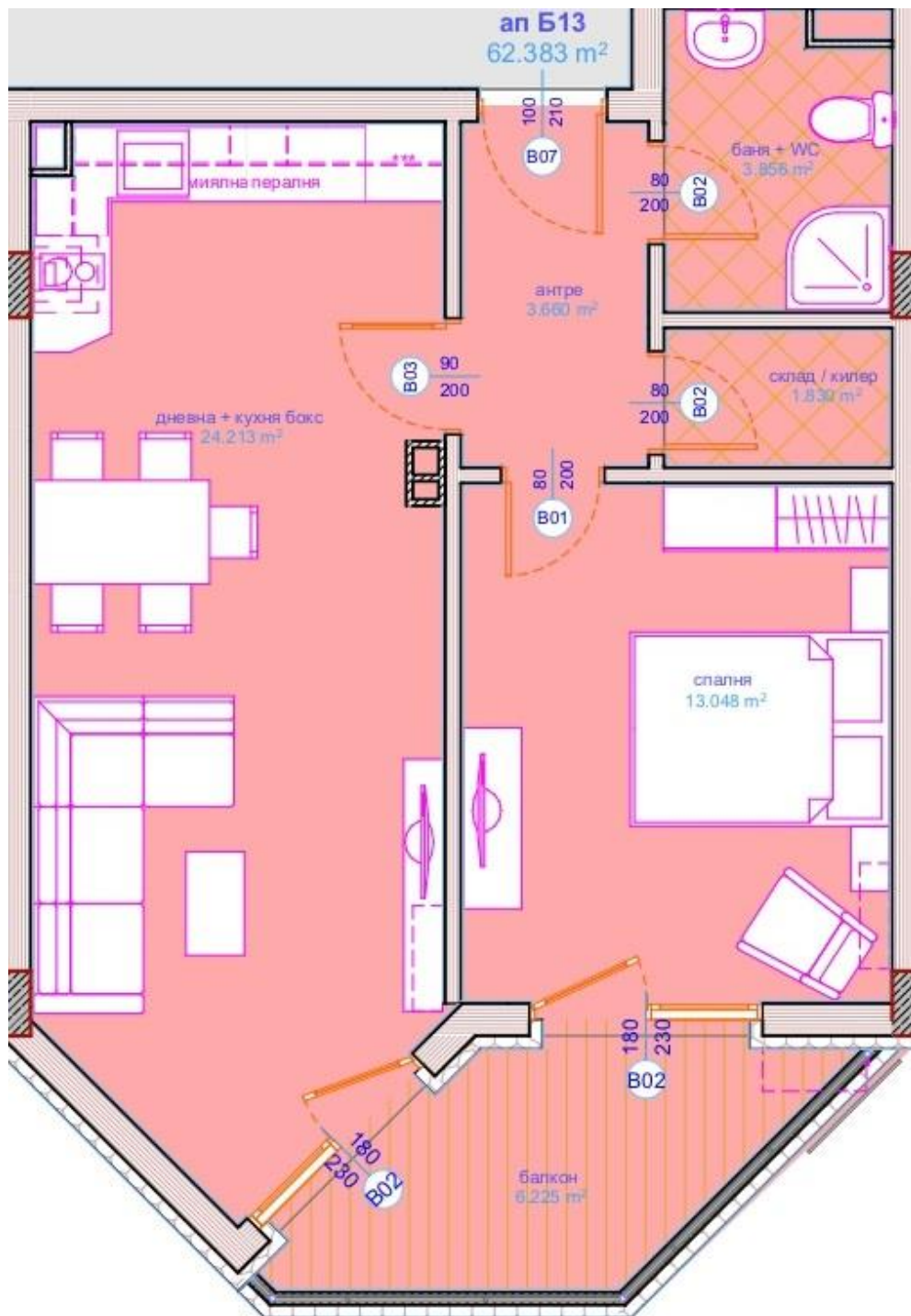






APARTMENT LAYOUTS

B13 - 70.45 m² Two-room apartment



BUYING REAL ESTATE IS AN EXCELLENT INVESTMENT OPPORTUNITY

PRICE

Payment by installments is possible

BUILDING 2

Floor	Apartments	Type	Total area	Price per m2	Total price in
2	B13	Two-room apartment	70,45	1445	101 766 €

INSTALLMENT TERMS

Building 1 - construction will start in January - February 2025. / till 01-02.2027/.

Form of payment: 10% - upon signing the preliminary contract;

30% - at the beginning of construction;

30% - for ACT 14 of the building;

20% - for ACT 15 of the building;

10% - for ACT 16 of the building.

Building 2 - construction has already started in May 2024. and will last 2 years /until May 2026/.

Method of payment:

40% - upon signing the preliminary contract;

30% - for ACT 14 of the building;

20% - for ACT 15 of the building;

10% - for ACT 16 of the building.

