



RESIDENTIAL HOUSE""SKARABEY PUZZLE"

Modern house in a quiet
seaside location!

We present you our
future project - a
residential building in
one of the most popular
areas of the district.
Sarafovo is a new part,
distinguished by its
silence, spaciousness
and quick access to the
sea.



**NEW RESIDENTIAL BUILDING IN
BURGAS, SARAFOVO DISTRICT,
ANGELA DIMITROVA STREET!**



Sarafovo is an elite, dynamically developing quarter of Burgas. The cozy location along the seashore creates a special atmosphere of a quiet resort town, where life continues both in winter and summer.

Conventionally, the quarter can be divided into the old part, where private houses built in the 20th century have been preserved, and modern apartment buildings. It is calm and quiet here. In summer, the area is surrounded by greenery and flowers. Real estate in the old part of the quarter is in great demand among Bulgarian citizens due to its tranquility, high level of security and comfort. It is perfect for families with children and pensioners.

The second part of Sarafovo is more modern. It is here that residential buildings with elevators, gated complexes with swimming pools, bars, spas,



recreation areas, barbecues, and children's corners are being built. Recently, this area has been actively built up, cafes, restaurants, and shops are opening. Apartments and studios are bought here by foreigners and investors. This part of Sarafovo is perfect for a summer vacation, especially if it is a complex or a house.

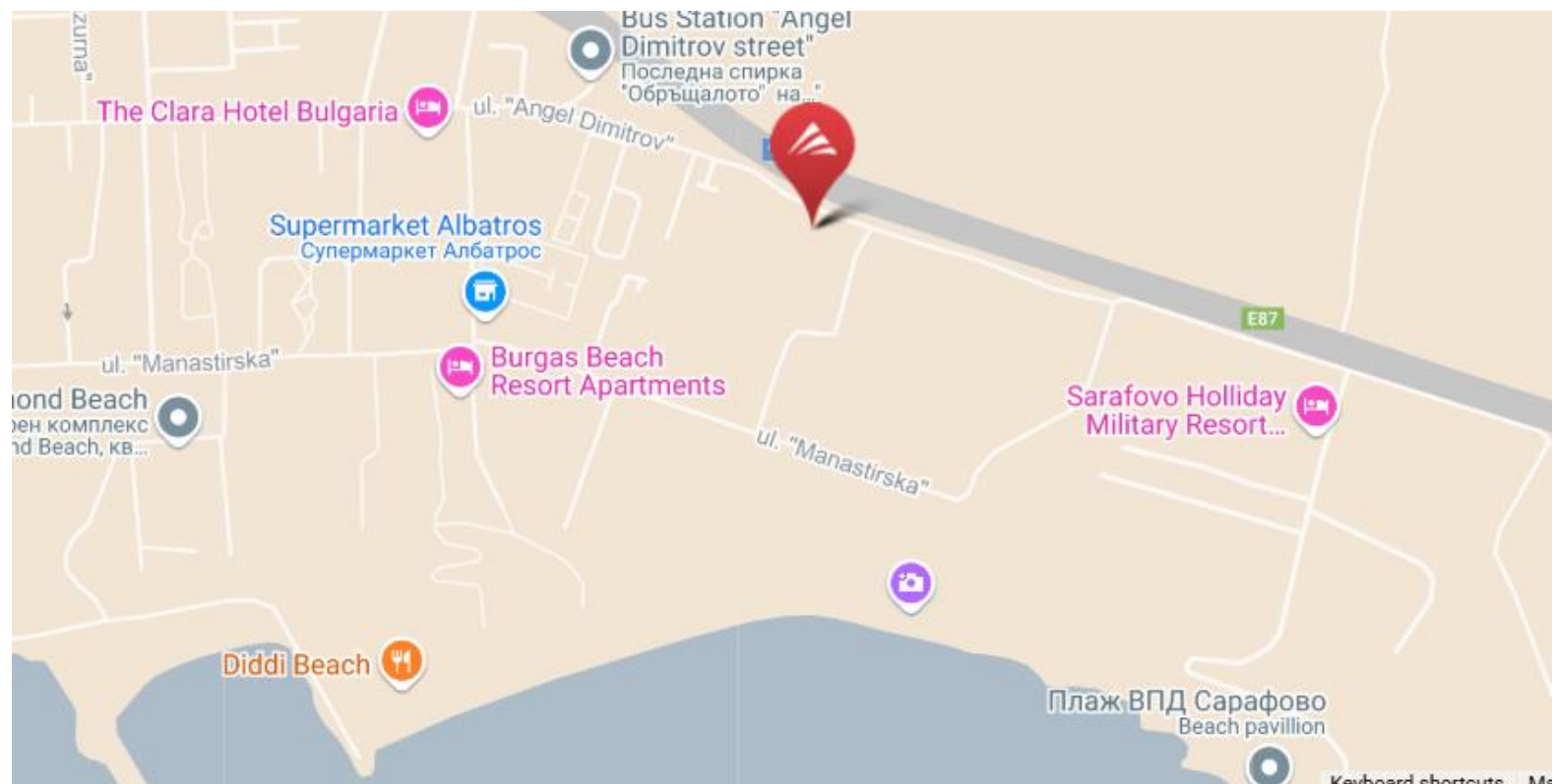
Wherever you want to buy real estate in Sarafovo, you can be sure that you will not walk more than 15 minutes to the sea, and this is one of the main advantages of the quarter.

Another plus is that Sarafovo has all the conditions for permanent residence: year-round supermarkets, vegetable shops, specialized meat and dairy stores.





The building is located in a communicative but quiet area, just a few minutes' walk from the beach.





Main characteristics:

Two separate entrances with controlled access

Elevators in each entrance

Functionally distributed apartments – one-room, two-room and three-room

Apartments with a courtyard on the 1st floor

Open parking spaces and underground garages

Modern construction using
high-quality materials and
energy efficiency

Excellent infrastructure and
convenient access to the
center of Burgas and Burgas
airport.





Proximity to the sea: Situated in close proximity to the seashore, the residential building "SKARABEY PUZZLE" provides the opportunity to enjoy the sea breeze, stunning views and a beautiful beach every day.

THE CONSTRUCTION PROCESS OF THE BUILDING BEGAN IN JUNE 2025.
CONSTRUCTION WILL TAKE 24 MONTHS.

Green areas: The surrounding area of the house 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.

The residential complex "SKARABEY PUZZLE" is an ideal combination of elegant design, beautiful nature and modern comfort.



Infrastructure and amenities: The residential complex " SKARABEY PUZZLE" has a modern infrastructure, including a children's playground, parking spaces, garages and charging stations for cars, which ensures complete comfort for living.





PRICE

Payment by installments is possible

Object	Floor	Area m2	Type	Price	Status	View of
Ap.A2	1st floor	147.13 m2	3-room apartment	149 558 €	Free	South
Ap.B1	1st floor	63.79 m3	2-room apartment	78 489 €	Free	West
Ap.B2	1st floor	163.39 m2	2-room apartment	115 386 €	Free	South
Ap.B3	1st floor	121.26 m2	2-room apartment	106 393 €	Free	South
Atelier B6	1st floor	67.61 m2	2-room apartment	90 428 €	Free	North
Ap.A5	Floor 2	73.13 m2	2-room apartment	93 901 €	Free	North
Ap.A8	Floor 2	39.75 m3	1-room apartment	62 941 €	Free	South
Ap.A9	Floor 2	69.20 m4	2-room apartment	99 959 €	Free	South
Ap.A11	Floor 2	80.29 m2	2-room apartment	98 796 €	Free	East
Atelier A12	Floor 2	42.89 m2	1-room apartment	59 664 €	Free	North
Atelier B7	Floor 2	42.89 m2	1-room apartment	59 664 €	Free	North
Ap.B10	Floor 2	69.41 m2	2-room apartment	102 491 €	Free	South
Ap.A13	Floor 3	73.13 m2	2-room apartment	93 901 €	Free	North
Ap.A16	Floor 3	40.01 m2	1-room apartment	63 357 €	Free	South
Ap.B22	Floor 3	73.13 m2	2-room apartment	93 901 €	Free	North
Ap.A21	Floor 4	73.03 m2	2-room apartment	93 767 €	Free	North
Ap.A27	Floor 4	80,41m2	2-room apartment	97 220 €	Free	East
Atelier A28	Floor 4	42.63 m2	1-room apartment	59 298 €	Free	North
Atelier B23	Floor 4	42.63 m2	1-room apartment	59 298 €	Free	North
Ap.B24	Floor 4	79.95 m2	2-room apartment	100 945 €	Free	West
Ap.B26	Floor 4	69.30 m2	2-room apartment	106 784 €	Free	South
Ap.B30	Floor 4	73.03 m2	2-room apartment	97 674 €	Free	North
Atelier A29	Floor 5	73.63 m2	2-room apartment	98 474 €	Free	North
Ap.A30	Floor 5	121.70 m2	3-room apartment	166 675 €	Free	South
Ap.A31	Floor 5	107.98 m2	2-room apartment	152 514 €	Free	South
Ap.A33	Floor 5	197.85 m2	3-room apartment	201 116 €	Free	Southeast
Ap.B33	Floor 5	108.59 m2	3-room apartment	156 857 €	Free	South
Ap.B34	Floor 5	120.94 m2	3-room apartment	165 640 €	Free	South
Ap.B35	Floor 5	73.63 m3	3-room apartment	98 474 €	Free	North

Object	Floor	Area m2	Type	Price	Status	View of
Garage 1		31.88 m2		24 610 €	Free	North
Garage 2		38.96 m2		26 750 €	Free	North
Garage 4		54.10 m2		27 820 €	Free	North
Garage 7		37.49 m2		24 610 €	Free	North
Garage 8		42.92 m2		25 680 €	Free	North
Garage 10		33.66 m2		24 610 €	Free	South
Garage 12		37.12 m2		24 610 €	Free	South
Garage 13		42.92 m2		26 750 €	Free	South
Garage 18		33.72 m2		24 610 €	Free	South
Garage 19		32.57 m2		24 610 €	Free	South
Garage 20		30.95 m2		24 610 €	Free	South
Parking lot 1		33.45 m2		18 190 €	Free	North
Parking lot 3		33.44 m2		18 190 €	Free	North
Parking lot 5		33.44 m2		19 260 €	Free	South
Parking lot 6		33.44 m2		19 260 €	Free	South
Parking lot 9		33.44 m2		18 190 €	Free	South
Parking lot	1st floor	13.26 m2		12 840 €	Free	street
Parking lot	1st floor	14.79 m2		13 910 €	Free	street
Parking lot	1st floor	17.16 m2		14 980 €	Free	street

INSTALLMENT TERMS

Payment method:

40% - upon signing the preliminary agreement;

30% - for ACT 14 of the building;

20% - for ACT 15 of the building;

10% - according to ACT 16 of the building.



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NOVORUD
INVESTMENTS & PROPERTY



ТЕХНИЧЕСКИ ПОКАЗАТЕЛИ			
Площ на парцела	2 942 m ²	Апартаменти	58 бр.
Застроена площ	883.35 m ²	Ателиета	10 бр.
РЗП	5000.44 m ²		
Плътност застрояване	30 %	Амбулатория за индивидуална мед. практика с 3 кабинета	195.80 m ²
K _{плът}	1,7	Паркоместо	73 бр.
Озеленяване	мин 30 %		



