

## Villa Duo - "your house by the sea"

### 1. Introduction

### 2. Floorplan and photos

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



**Top floor** - "Studio": one combined bedroom / living area / small kitchen; one bathroom; large balcony. Access to roof terrace and garden via staircase in the corner.



**Middle floor** - one bedroom; one bathroom; one living area with kitchen, lounge and optional second bed. Access to roof terrace and garden via staircase in the corner.



**Ground floor** - one bedroom; one bathroom; one living area with kitchen, lounge and optional second bed; direct access to garden with sliding windows. Access to roof terrace via staircase in the corner.

Clever design: the staircase in the corner allows each floor to be rented out as a separate apartment with its own entrance.

The villa includes:

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

\* A selection of jacuzzis, and choice of swimming pool design, are available at extra cost.

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.

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



- **The Beach** - just 2 minutes walk away
- **Management** - everything looked after
- **Facilities** - spa center, restaurant, bar ...

### Compare property

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 Villa 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.



### Villa Duo

Each villa has a roof terrace and private garden.



### Luxury roof terrace

Each villa has a roof terrace with panoramic **sea view**.



### Garden with pool

Each villa has a private garden with pool (optional).



### Beautiful beaches

The villas are 200m from these **beaches**.



### Beautiful countryside

Just 200m from Sea Villa Resort, in the **woods**.



### Lozenets

An exclusive location, Sea Villa Resort is located in **Lozenets, Bulgaria**.