



Immobilien / Real Estates

Byala – Black Sea



your exclusive apartment



>> German investors

>> German supervision of building construction

>> Quality for our customers

Byala means „white“. Its white cliffs have lead to it being called the „white town on the Black Sea“. The clear crystal-blue sea and the local wine-growing industry have made Byala into a much sought-after holiday destination, situated as it is between two international airports, at Varna (approx. 48 km to the north) and Bourgas (approx. 78 km to the south). Our apartment complex is located very close to the beach (approx. 100m). It is about 15 minutes' walk from the historic old town centre and the nearest restaurant is only about 250 m away. The bay is undoubtedly one of the most beautiful on the Black Sea coast.



All apartments with sea-view

Why choose Byala

- Central location between two international airports at Varna (approx. 48 km) and Bourgas (approx. 78 km)
- Very close (approx. 4 km) to spa resort of Obzor with its discotheques, nightclubs etc.
- Complete range of local amenities (bank, chemist, restaurants, bars, police, information, museum, hotels, shopping etc.)
- Harbour with traditional fish restaurant
- Boat trips and fishing holidays available
- approx. 6 km of beach, ideal for swimming & water sports
- Mountain backdrop (approx. 5 km away) ideal for walking, climbing and hunting
- Historical wine growing area
- Wonderful view of bay and spa resort of Obzor
- An investor from Boston will presumably invest c. 10m euros in a new theme park
- golf course, yachting port, holiday village currently being planned

The "Byala - Black Sea Project" consists of 64 housing units comprising 40 x 1-bedroom and 24 x 2-bedroom apartments. German companies are responsible for the project development and management, as well as for the high building standards, which are far in excess of those for other buildings along the coastline.

All apartments have either a balcony or terrace with a sea-view. Air-conditioning and swimming-pool (community) comes as standard features.



The Byala – Black Sea Project

- All apartments have sea-view and terrace or balcony
- Located on south-facing slope
- approx. 100 m to beach
- approx. 250 m to harbour with traditional fish restaurant
- Wonderful view of bay and spa resort of Obzor
- Historic architecture
- Pool bar with barbecue site
- Swimming pool with children's pool
- Children's playground
- Car-parking spaces placed
- Heating/air-conditioning
- Satellite-TV
- Internet connection
- Telephone
- Wood-burning stove
- Outdoor facilities and fence included
- First-class West - European building standards

64	51	59	54	50	47	44	41	37	33	30	27	24	21	17	13	10	7		
63	60	56	52	49	46	43	40	36	32	29	26	23	20	16	12	9	6	4	2
62	59	55	51	48	45	42	39	35	31	28	25	22	19	15	11	8	5	3	1

Typical - 1 Bedroom Apartment			Typical - 2 Bedrooms Apartment		
Net res. area	TTL area width common parts	Total	Net res. area	TTL area width common parts	Total
63,30 m ²	7,25 m ²	70,55 m ²	85,30 m ²	9,69 m ²	95,24 m ²
Netto	Gemeinschaft	Total	Netto	Gemeinschaft	Total
63,30 m ²	7,25 m ²	70,55 m ²	85,30 m ²	9,69 m ²	95,24 m ²



Payment schemes

- Option 1:** 100% - on completion of building
- Option 2:** 40% - 1.floor (after completion) & upon signing the Contract
 20% - rough construction (after completion, including roof structure)
 20% - electro, water, windows
 15% - paintings (after completion)
 5% - completion of the construction, including the exterior facilities, swimming pool, fence handing over the keys
- Option 3:** 3% - discount !
 95% - upon signing the Contract
 5% - completion of the construction, including the exterior facilities, swimming pool, fence handing over the keys

Over 50% sold !



We can additionally provide on request Full Service

- Complete furnishings
- Administration and management (including reception, 24 hour security service, pool maintenance, cleaning, management and care of outdoor facilities)
- Renting, insurance, financial services



Selling prices, unfurnished, starts at € 1210, per sq. m of total floorspace.

It exists the possibility to acquire for a surcharge a complete furniture package.

Example - unfurnished:
 1-bedroom apartm., 70.55 sq. m starting from € 85.365,33
 2-bedroom-apartm., 95.24 sq. m starting from € 115.240,40

All prices include VAT.

We reserve the right of making any modifications.
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