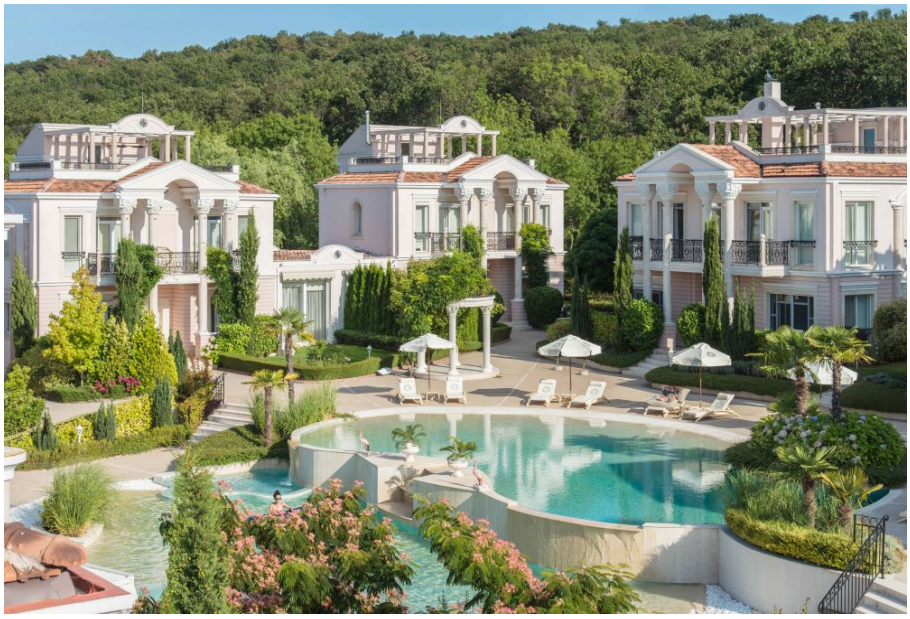
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from € 375 000

Luxury Custom-Built Villas in OLYMPIA, near Kavatsi Beach, Sozopol

150 sq.m. · from 2500 €/sq.m. · Houses and villas · For Sale · Floor 2 · Property Code: 1187

Royal Homes real estate agency offers **luxury villas for sale in OLYMPIA, near Kavatsi Beach, Sozopol**, with the opportunity to create a home tailored to the buyer’s individual requirements. Rather than choosing from a fixed ready-made layout, purchasers can select the preferred house size and adapt the internal configuration to suit their lifestyle, family needs and personal priorities.

The villas are built on **individual plots of land**, with the size of the plot depending on the chosen house. The minimum house size is **150 sq.m**, while sample concepts are available for approximately 150, 250 and 350 sq.m. The final layout can be adjusted to create the number of bedrooms, living areas and additional rooms that best suit the future owner.

A strong part of the architectural concept is the sense of space. The houses are designed with **3.20 m ceiling heights**, creating brighter and more generous interiors. Each property also includes a **roof terrace of approximately 30 sq.m**, provided as additional space and not included in the stated house area. This creates an extra outdoor zone that can be arranged for relaxation, dining or private

use.

The villas are delivered **to Bulgarian Standard finish, with plastered walls and screed flooring**, allowing the interior to be completed according to the buyer's own design concept. Flooring, air-conditioning, bathroom equipment, kitchens and other finishing works can be added separately, with the final specification depending on the materials and level of completion selected by the client.

Construction begins after a **EUR 10,000 deposit**, followed by an initial payment of at least **35–40% of the value of the house** and final approval of the internal layout. The estimated construction and completion period is approximately **18 months from the official opening of the construction site**.

The location is one of the defining features of the property. The villas are positioned close to **Kavatsi Beach, south of Sozopol**, in a green coastal setting next to woodland. The beach is only a few minutes away on foot, while the wider Kavatsi area is known for its sandy shoreline, dunes and natural surroundings. Restaurants, beach venues, hotels and modern holiday developments are also located nearby.

Owners have access to the amenities of **OLYMPIA**, including a cascading outdoor swimming pool, children's pool, jacuzzi, Himalayan salt sauna, steam room, relaxation area, children's playground, barbecue facilities, picnic and social areas, landscaped gardens and outdoor lounge spaces. Underground parking and open parking spaces are also available.

The development provides **24-hour year-round security, video surveillance, property management and year-round maintenance**, offering the convenience of an organised residential environment while preserving the privacy of an individual home.

These villas are particularly suitable for buyers looking for a **luxury house near the beach in Sozopol** but who prefer a property designed around their own requirements rather than a standard off-plan layout. The combination of a private plot, custom planning, generous ceiling height and access to resort-style facilities creates a distinctive coastal residential option.

Contact Royal Homes real estate agency for current information on available plots in **OLYMPIA**, sample house concepts and the possibilities for creating a villa tailored to your preferred size and layout.

Construction price: EUR 2,500/sq.m excluding VAT.

Minimum house size: 150 sq.m.

Annual maintenance fee: EUR 38/sq.m.

Scan the QR code for the full property offer:

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