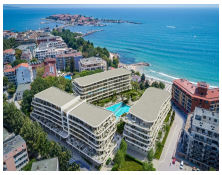
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# € 205 000

## Luxury beachfront penthouses in Bulgaria – apartments for sale in Nessebar on the first line at “Amira Sea Residence” directly from the developer

82.20 sq.m. · 2493.92 €/sq.m. · Apartments · 2-bedroom · Multi-room · For Sale · Property Code: 4179

If you are looking for **luxury real estate by the sea in Bulgaria**, location is the decisive factor—not “close to the beach”, but **right on the sand, in the heart of Nessebar**, where the sea becomes part of everyday life. **“Amira Sea Residence”** is a new high-end project set on a **true first-line beachfront** position, combining a prestigious address, contemporary architecture and a resort-level sense of comfort. It is a strong choice for international buyers seeking quality, status and a clear long-term value proposition on the Black Sea coast.

The complex is conceived with a premium visual identity: modern façades, panoramic glazing and terraces that open the homes directly to the horizon. The layouts are designed around natural light and sea views—living areas are oriented towards the water, while spacious terraces feel like a natural extension of the apartment. These details define the “high-class” experience, where the beachfront panorama is not a случайный bonus, but an intentional part of the concept.

**“Amira Sea Residence”** is planned as a gated, well-organised environment with an emphasis on privacy and comfort. Common areas are arranged to maintain a refined resort atmosphere, with clearly structured spaces for relaxation and an overall sense of a coastal residence. The concept is suitable not only for summer use, but also for **year-round living**, offering the type of setting many foreign owners want when spending longer periods in Bulgaria.
The project offers a range of property formats—from studios to spacious multi-room homes, suitable both as a personal holiday retreat and as a family residence. For buyers who want the strongest panorama, there are **penthouses with sea views**, where height, space and large terraces underline the prestige of a first-line location. The internal planning follows modern lifestyle logic: generous living areas, practical flow and a consistent connection to the terrace—an essential feature for **luxury seaside property**.

A further advantage is the presence of **commercial premises—shops and a restaurant**, adding completeness and everyday convenience within the complex. **Parking spaces and garages** are also available, a valuable practical benefit for a beachfront location and an active summer season.
Sales are offered **directly from the developer**, ensuring clarity of terms and a straightforward process for international buyers. The annual maintenance fee is **€10 per sq.m**, which allows transparent planning of running costs based on the size of the selected property. Construction is scheduled to start in **December 2025**, with a planned duration until **May 2028**—important timing for buyers considering a **new-build beachfront investment**.

If your criteria are clear—**luxury property by the sea in Bulgaria**, **Nessebar**, a **real first-line beachfront address**, a premium environment and purchase **directly from the developer**—then **“Amira Sea Residence”**is a project that deserves your attention.

**Prices:**

Studios — **from €74,000**
One-bedroom apartments — **from €122,000**
Two-bedroom apartments — **from €205,000**
Multi-room apartments — **€390,000**
Commercial units (shops and restaurant) — **from €221,200**
Parking spaces and garages — **from €25,000**

Scan the QR code for the full property offer:

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