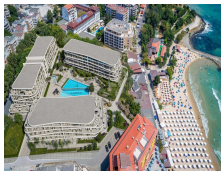
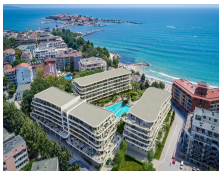
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from € 221 200

Commercial units for sale in Nessebar on the first line – shops and a restaurant at “Amira / Amira Sea Residence”

73.73 sq.m. · from 3000.14 €/sq.m. · Apartments · Commercial establishments · For Sale · Property Code: 4180

“Amira Sea Residence” offers a rare opportunity to purchase **commercial property for sale in Nessebar** in a high-end setting—**in the very heart of the town, directly on the beach, on a true first-line beachfront location**. This is an address that benefits from natural foot traffic: tourists during the active season, owners and guests of the complex, and local residents who pass through the coastal zone every day. The combination of a prestigious beachfront position and a resident audience makes these commercial premises a strong asset with long-term value.

The commercial units are an integral part of the concept of a luxury seaside complex where everyday convenience is built in. The spaces are planned to be visible and easily accessible, with shopfront potential and a representative environment that reinforces the premium character of the project. High beach activity and the central position in Nessebar enhance the attractiveness of a **seaside commercial investment**—especially for businesses that benefit from seasonality and

constant movement along the waterfront.

The offer includes **shops and a restaurant**, allowing for different business models—from retail and services to a venue shaped around the seaside atmosphere. In projects of this class, the details matter: a premium environment, a resort-like customer experience, and immediate proximity to the beach create a natural reason for people to stop, browse, and return. This makes the commercial units suitable both for an owner-operated business and as an investment with rental potential.
Sales are offered **directly from the developer**, ensuring clear terms and a straightforward purchase process. The annual maintenance fee is **€10 per sq.m**, making ongoing costs easy to plan according to the size of the unit. Construction is scheduled to start in **December 2025**, with a planned duration until **May 2028**—a key timing reference for investors positioning themselves in a premium beachfront location.

If you are looking for **commercial property in Nessebar** on the **first line**, in a luxury environment and in the strongest possible spot—**right on the beach**—**“Amira Sea Residence”**brings together prestige, footfall and long-term potential.

Price:
Commercial units (shops and restaurant) — **from €221,200**

Scan the QR code for the full property offer:

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