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€ 295 000

Luxury Duplex Penthouse for Sale in Sveti Vlas with Panoramic Sea View

160 sq.m. · 1844 €/sq.m. · Apartments · 2-bedroom · Multi-room · For Sale · Floor 4 · Bathrooms 2 · Property Code: 4221

Royal Homes real estate agency presents a **luxury duplex penthouse for sale in Sveti Vlas, Bulgaria**, set within a small residential building just 250 metres from the beach. Arranged across the fourth and fifth floors, the property combines a newly finished contemporary interior with generous outdoor space and wide panoramic views over the Black Sea and the surrounding mountains.

The penthouse has a total area of 140 sq.m, complemented by a separate **20 sq.m panoramic roof terrace**. Its maisonette layout creates a clear distinction between the main living level and the more private upper floor, giving the property the feel of a substantial coastal residence rather than a conventional holiday apartment.

The first level comprises a bright open-plan living and dining area with an integrated kitchen, two bedrooms, two bathrooms, a dedicated utility room with a washing machine and dryer, and two terraces. The interior has been completely renovated and comes fully furnished, with a carefully considered contemporary design.

Warm timber finishes are paired with matte graphite cabinetry, clean architectural lines and modern track lighting. Marble-effect surfaces introduce a refined contrast, while strong colour accents and contemporary artwork give the living space an individual character. The fitted kitchen is seamlessly incorporated into the room and equipped with modern built-in appliances.

The upper level includes an additional room and opens onto the **large 20 sq.m terrace with panoramic sea and mountain views**. Covered in part and spacious enough for both dining and relaxation areas, this terrace is one of the defining features of the penthouse — a private outdoor setting with an open perspective across Sveti Vlas and the coastline.

The property is located in a boutique-scale residential building rather than a large holiday resort. Its architecture combines generous balconies with stone detailing and a more private residential atmosphere. The building is of high-quality construction, has been commissioned and holds **Act 16**.

Another notable advantage is the **low annual maintenance fee of €400**, particularly attractive for a property of this scale and positioning.

Sveti Vlas occupies a distinctive location between the Black Sea and the foothills of the Balkan Mountains. The property is approximately **250 metres from the beach**, offering easy access to the coast while remaining within a quieter residential environment suitable for both extended stays and year-round use.

This **high-end penthouse in Sveti Vlas** is particularly well suited to buyers looking for more than a standard seaside apartment: a two-level home with contemporary interiors, a substantial private terrace, panoramic views and the privacy of a small residential building.
Contact Royal Homes for further information or to arrange a private viewing of this distinctive property in Sveti Vlas.

Scan the QR code for the full property offer:

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