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from € 156 860

Two-Bedroom Duplex Maisonette in Magnolia Residence 13, Sunny Beach

78.43 sq.m. · from 2000 €/sq.m. · Apartments · 2-bedroom · For Sale · Floor 1 · Bathrooms 2 · Property Code: 42403

Two-bedroom duplex maisonettes directly from the developer, with areas starting from 78.43 sq.m, are available at Magnolia Residence 13, a new residential development in the Cacao Beach area of Sunny Beach, Bulgaria. Located approximately 600 metres from the sea, these properties offer an attractive alternative to traditional single-level apartments.
The defining feature of each maisonette is its **two-level layout**, providing a natural separation between the main living area and the private sleeping quarters.

The lower level, situated on the first floor, includes a living room with an open-plan kitchen and dining area, together with a separate bathroom facility. This welcoming space can be arranged for everyday family life, relaxation and entertaining guests.

The upper level, on the second floor, accommodates two separate bedrooms and an additional bathroom facility. Keeping the bedrooms away from the main living area offers greater privacy and makes the layout particularly practical for families with children or owners who regularly welcome

guests.

The maisonettes are offered **with turnkey finishing**, allowing buyers to personalise their new homes with furniture and interior details without undertaking major finishing work.
Magnolia Residence 13 is a modern gated residential development featuring contemporary architecture and planned landscaped communal areas. The project includes an outdoor swimming pool with a relaxation area, green spaces and underground parking, creating a comfortable setting for holidays and longer stays.

The development enjoys a convenient location in the Cacao Beach area of Sunny Beach. The sandy coastline is approximately 600 metres away, while shops, cafés, restaurants, public transport and everyday amenities are nearby. The historic town of Nessebar, with its charming streets and cultural landmarks, is also within easy reach.

For buyers looking for **new-build duplex property in Bulgaria**, these maisonettes combine the advantages of a two-storey living arrangement with the convenience of a modern residential complex. Two bedrooms, separate living and sleeping levels, and bathroom facilities on both floors make them appealing for family holidays, seasonal living or potential rental use.

Contact Royal Homes Real Estate Agency for further information about the duplex maisonettes at Magnolia Residence 13, available layouts and purchase terms directly from the developer.

Scan the QR code for the full property offer:

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