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€ 161 000

Office for Sale in Lazur, Burgas – 350 m from the Sea Garden, Suitable for Residential Use

75 sq.m. · Commercial establishments · For Sale · Floor 1 · Bathrooms 1 · Property Code: 4284

Royal Homes presents an **office for sale in Lazur, Burgas**, located just **350 metres from the Sea Garden** and within easy walking distance of the beach and Black Sea coast. The property occupies the ground floor of a brick-built residential building completed in 2016, with **Act 16 (official occupancy permit)**. Its **official registered designation is office space**.

With a total area of **75 sq.m**, the property features a practical layout comprising two main rooms. The space can be organised to accommodate a private office and a separate client reception or meeting area, depending on the requirements of the business.

An additional advantage is its **flexibility for both business and residential-style use**. The property is currently fully equipped and arranged as a **one-bedroom apartment**, with a separate bedroom and living area. This makes it an interesting option for buyers who would like to combine a professional workspace with the comforts of a home or explore its use as living accommodation. Its legal designation remains office space, and any residential use is subject to applicable requirements.

For commercial purposes, the premises could accommodate a **consultancy office, accounting practice, administrative workspace, small company headquarters**, or another professional activity that does not require specialised facilities.

Lazur is one of Burgas's most established and sought-after neighbourhoods, known for its proximity to the Sea Garden, the beach and the city centre. The area offers a well-developed infrastructure, including supermarkets, local shops, cafés, schools, kindergartens and public transport connections.

The nearby Sea Garden adds a distinctive quality to the location, offering green spaces, walking paths and access to the seafront. For businesses that value a comfortable working environment and individual client appointments, this setting provides an attractive alternative to the busier commercial districts.

Whether you are looking for **commercial property in Burgas** for your own business or considering an office property with rental potential, this opportunity combines an established location, a functional layout and the added flexibility of its existing residential-style fit-out.

If you are considering **buying an office in Burgas**, contact Royal Homes for further information or to arrange a viewing. We will be happy to discuss the property's features and help you determine whether it meets your business or personal needs.

Scan the QR code for the full property offer:

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