



Welcome to

Apart-hotel

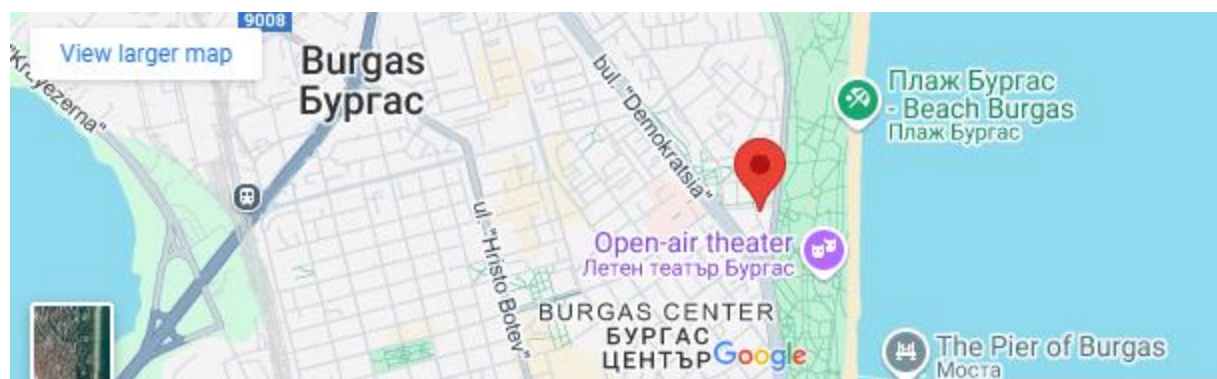
Kandinsky Residence



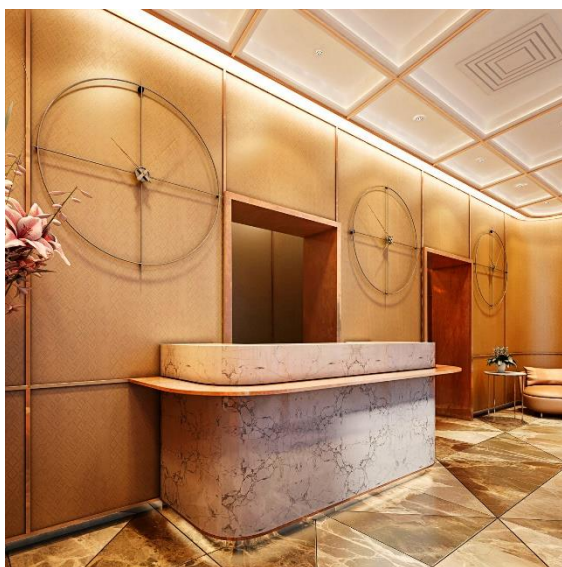
We are pleased to present to your attention a unique and one-of-a-kind in the city of Burgas – Kandinski Residence Aparthotel. This is a very harmoniously located complex on the Black Sea coast, where you can enjoy the sound of the waves or stroll in the shade along the endlessly romantic alleys of the sea park. The convenient location of the Kandinski Residence Aparthotel will also be appreciated by business people, hotel guests will be able to afford to organize business events and spend leisure time in the hotel with a wonderful sea view all year round, using all the amenities of a modern hotel.

From the very first step you will appreciate the bold interior design solutions and well-thought-out organization of space, as well as the prestigious location with

developed infrastructure, proximity to the sea park, the Sea Garden and the beach, high-quality



construction and finishing, the equipment of the facility, the reception and the level of security, which will ensure a comfortable stay in an apart-hotel with a 4-star classification.



Kandinski Residence will surprise you with a breathtaking sea view from the penthouse windows and an endless horizon, and the unique design of the apartments, developed by leading designers, will enchant you with its sophistication even in the smallest details.

Everything you need for a comfortable life is located right on the territory of the Kandinski Residence apart-hotel:

- The inner terrace of the apart-hotel allows you to forget about the bustle of the city and envelops you in its greenery and comfort, where you can retire with friends and cook your favorite dishes on the grill without leaving the city limits

- Also, in the apart-hotel you can relax in the SPA zone or recharge your batteries and energy in the Fitness zone



- In a separate cinema hall, you can enjoy the masterpieces of cinema of the past years and the latest film releases or hold a conference and business negotiations with colleagues



- And, of course, the special pride of the Kandinski Residence apart-hotel is the restaurant, which will surprise with its unique atmosphere and will not leave indifferent even the most demanding gourmets.

The coast of the city of Burgas is popular not only for its beaches, sun and warm sea, but also for its convenient location for business, seaport, direct highway connection with the capital of Bulgaria - Sofia.

Investments in commercial real estate have always been very popular - it is an excellent way to preserve capital and significantly increase it, and real estate by the sea is the most attractive and liquid asset.

APART-HOTEL SECURITY



In addition to the unique architectural solutions and amenities offered by the Kandinsky Residence Aparthotel, guests and owners will enjoy a safe and secure environment. "Sectron" Ltd., one of the leading companies in the field of security and communication solutions in Bulgaria, integrates the security systems in the hotel.

Fire safety of the aparthotel is ensured by means of Hochiki fire alarm sensors in each room and in the common areas of the hotel. Each apartment is also equipped with a security system that notifies the "Reception" when the button in the bathroom is triggered, in order to provide emergency assistance to guests and owners. Signals from fire alarm detectors and panic buttons in the bathroom are combined into a common interface of the Kentec control panel.

Access to common areas, suites, spa and fitness centre is controlled by the hotel's innovative online access control and security systems with SALTO electronic locks, providing wireless and mobile access.

The Bosch evacuation warning system ensures background sound in the common areas of the aparthotel and immediate notification of guests for evacuation in dangerous situations.

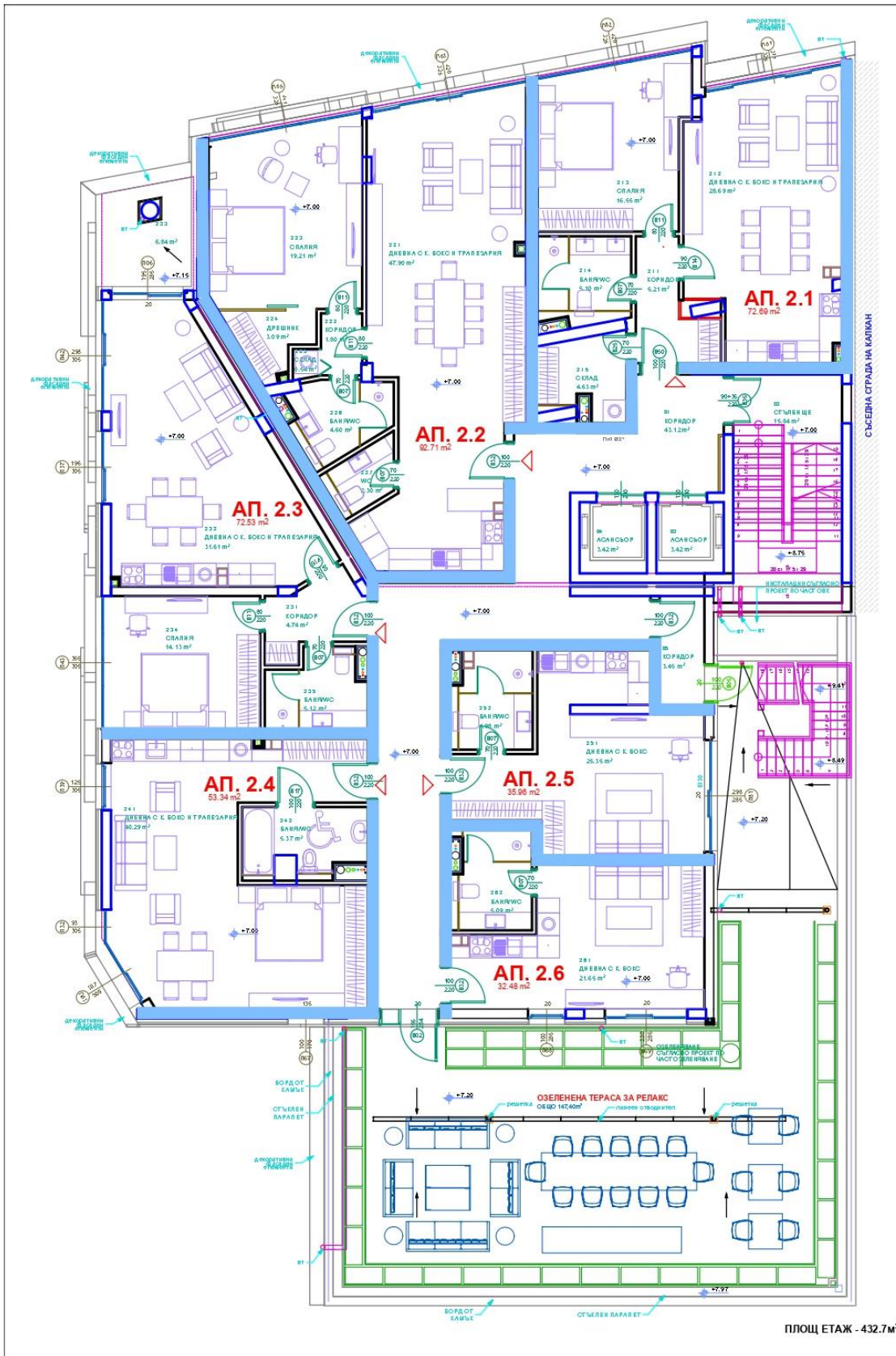
For the convenience and safety of guests and owners, panic systems, internet telephony and individual remote reading of water meters with specialized software are integrated into the hotel bathrooms. Keline structured cabling systems ensure continuous communication and monitoring of systems throughout the building.



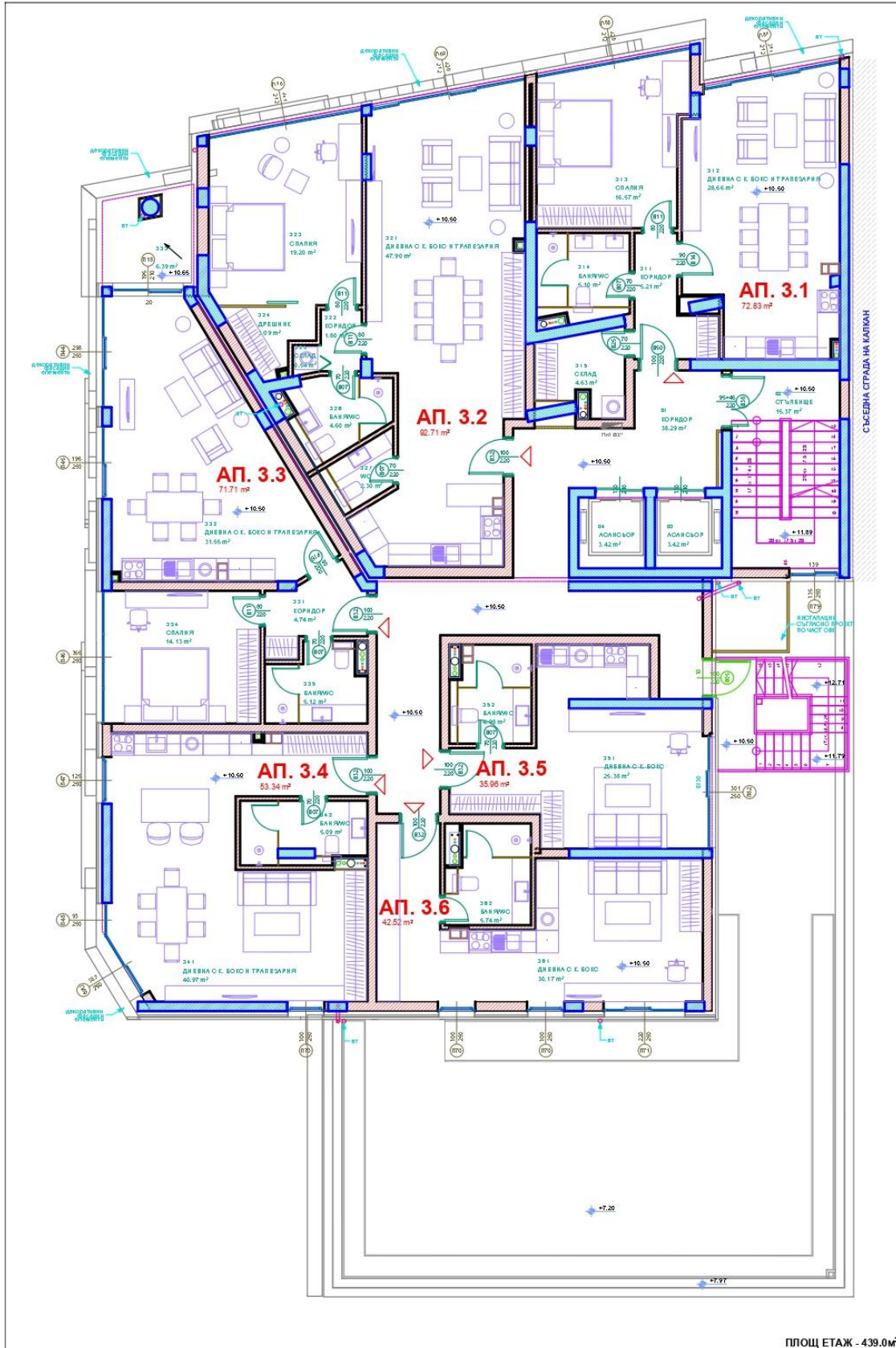
The convenient location of the Kandinski apart-hotel will be appreciated by the hotel guests, who will be able to organize business events and relax in the hotel with a wonderful view of the sea all year round, using all its amenities.



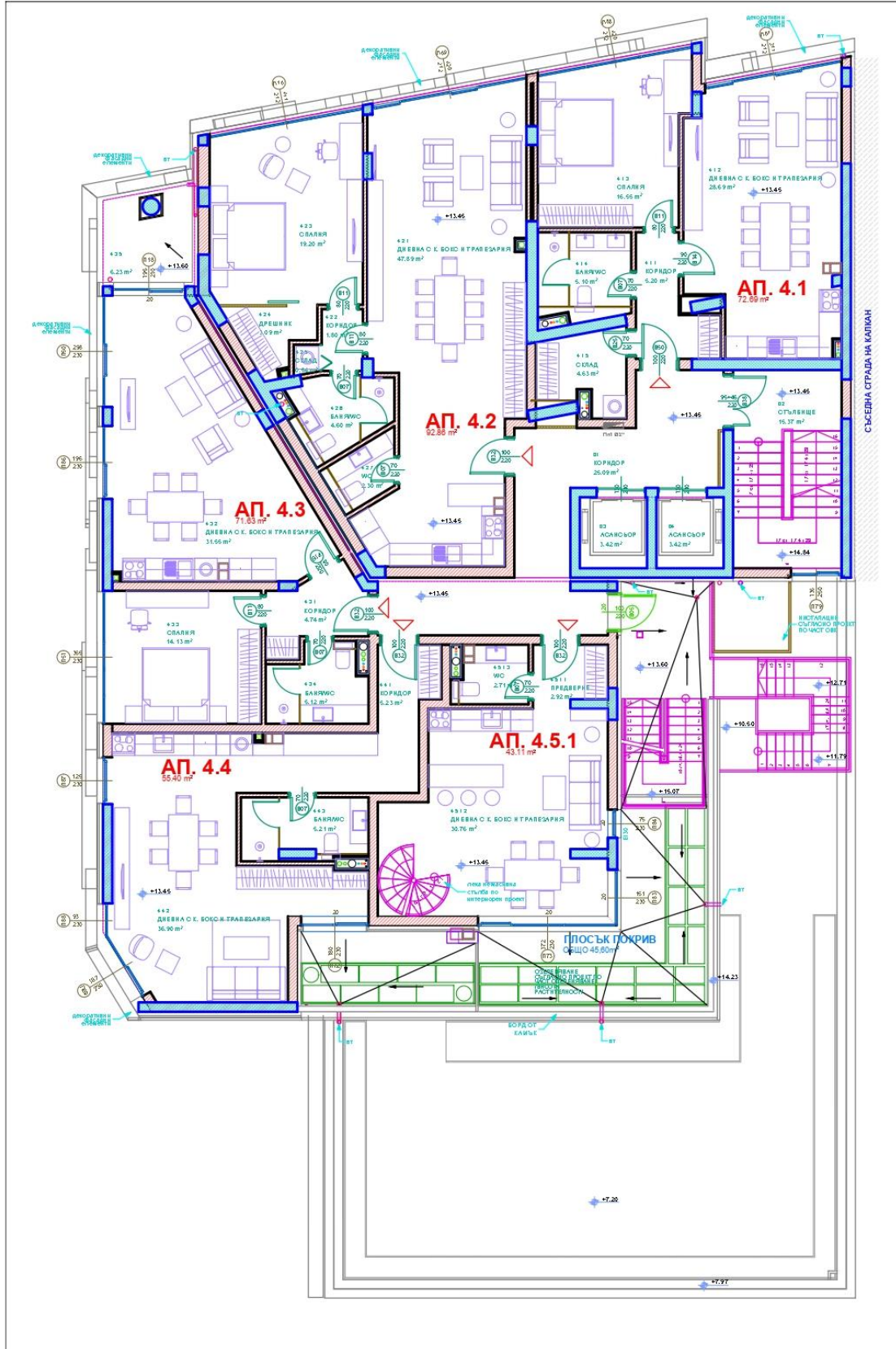
2nd floor plan



3rd floor plan



4th floor plan



Apartments currently available for sale:

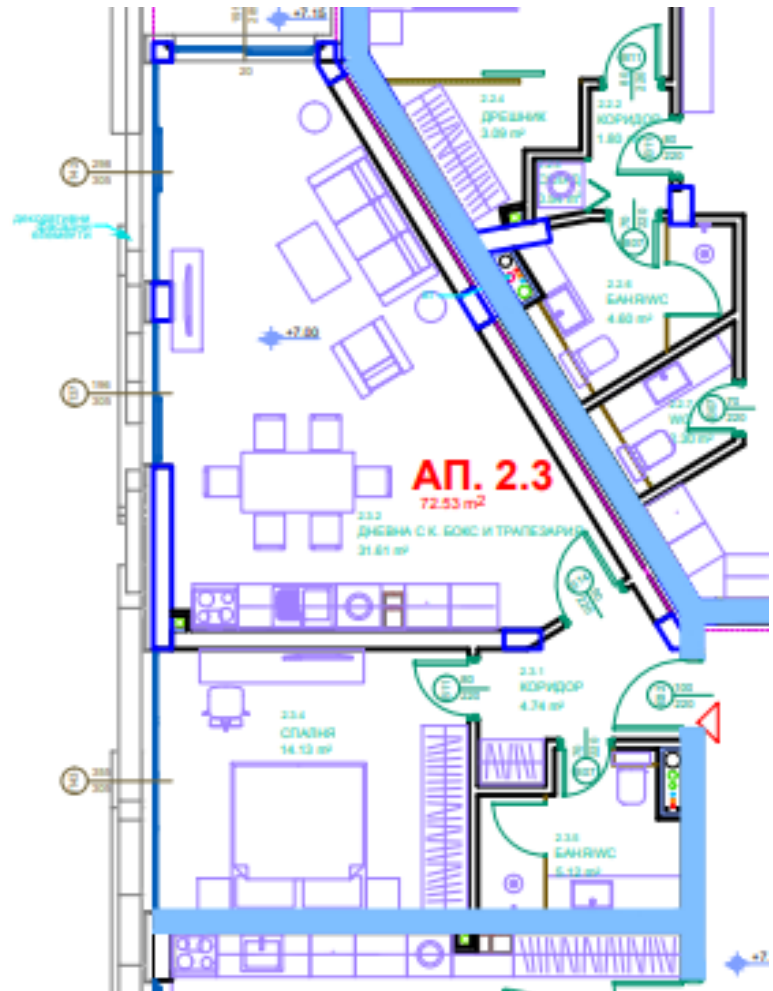
The buyer pays our agency an additional 5% commission on the cost of the apartment for the services provided.

Apartment no	Description	Square footage of net area	Quadrature terraces	Square footage common parts	Total square footage	WITHOUT FURNISHING Total price in euros with VAT	Price 1 sq.m. in euros with VAT	STATUS
2.3	One bedroom apartment	72,53		22,98	95,51	195 000	2 042	free
2.5	Studio	35,96		11,39	47,35	118 500	2 503	free
2.6	Studio	32,48		10,29	42,77	107 000	2 502	free
3.3	One bedroom apartment	71,71		22,72	94,43	195 000	2 065	free
3.5	Studio	35,96		11,39	47,35	118 500	2 503	free
3.6	Studio	42,52		13,47	55,99	140 000	2 500	free
4.3	One bedroom apartment	71,63		22,69	94,32	199 000	2 110	free
warehouse -3.2		6,12		0,58	6,70	10 000	1 493	free
warehouse -3.3		8,59		0,82	9,41	15 000	1 594	free
warehouse -3.4		7,9		0,75	8,65	10 000	1 156	free
warehouse -3.5		5,6		0,53	6,13	10 000	1 631	free
warehouse -3.6		5,6		0,53	6,13	10 000	1 631	free
warehouse -3.7		6,1		0,58	6,68	10 000	1 497	free

One Bedroom Apartments №№№ 2.3, 3.3, 4.3

Apartment layout (identical)

One-bedroom apartments with a total area of 71-72 sq.m. are located on the 2nd, 3rd, and 4th residential floors - high-quality finishing materials, designer furnishings, first-class equipment - this is how your home by the sea can look like.





The building is made of high-quality materials, energy efficient with high-quality insulation, windows - aluminum triple-glazed windows with a heat transfer coefficient below 1.1, an innovative facade with stone cladding, developed according to an interesting architectural solution. It is possible to modernize the "smart home" system in apartments. The building was put into operation with an operating permit in 2019.

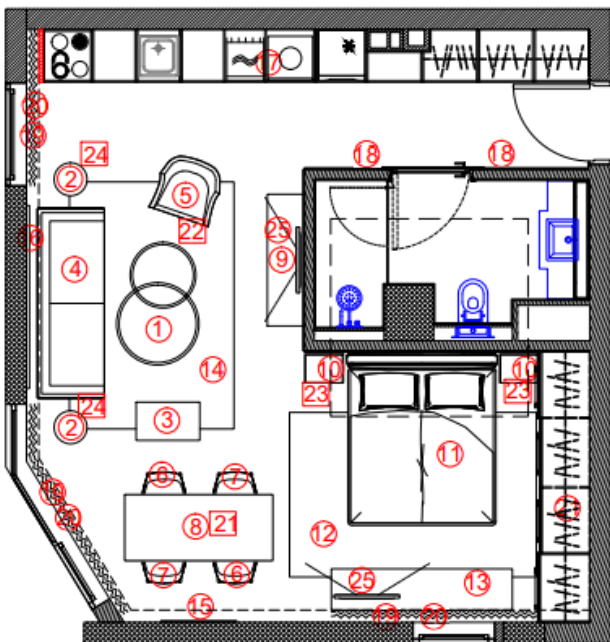
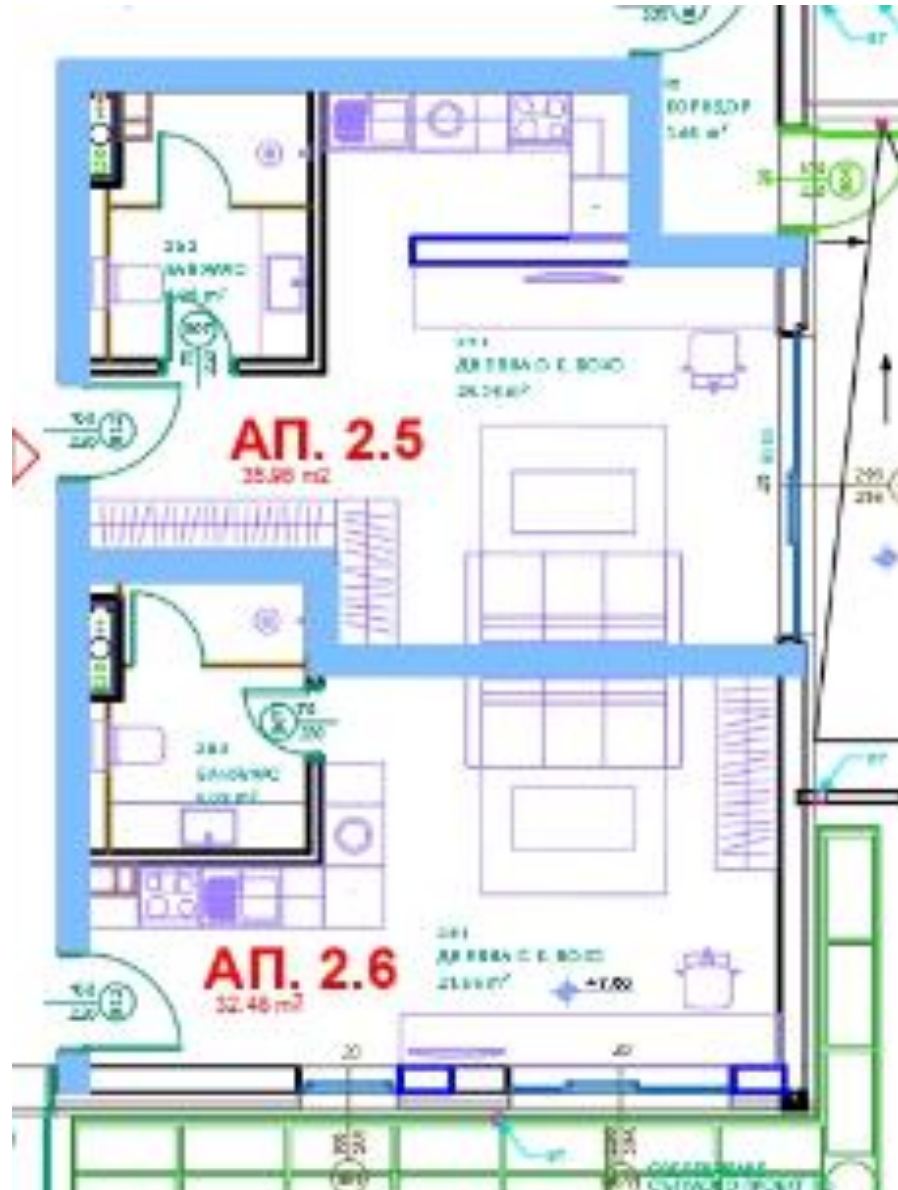


The apartments are sold with the following degree of readiness: walls, floors and ceilings - gypsum plaster, putty, suspended designer ceilings, floor screed; El., Vika, wire - plug; Air conditioners - internal air conditioners are provided, installation included; bathrooms/toilet and wet rooms - plug-in, with a built-in toilet structure.

Studio apartment No. No. 2.5, 2.6.

Apartment layout

Studio apartments with a total area of 32-35 sq.m. are located on the 2nd and 3rd residential floors.

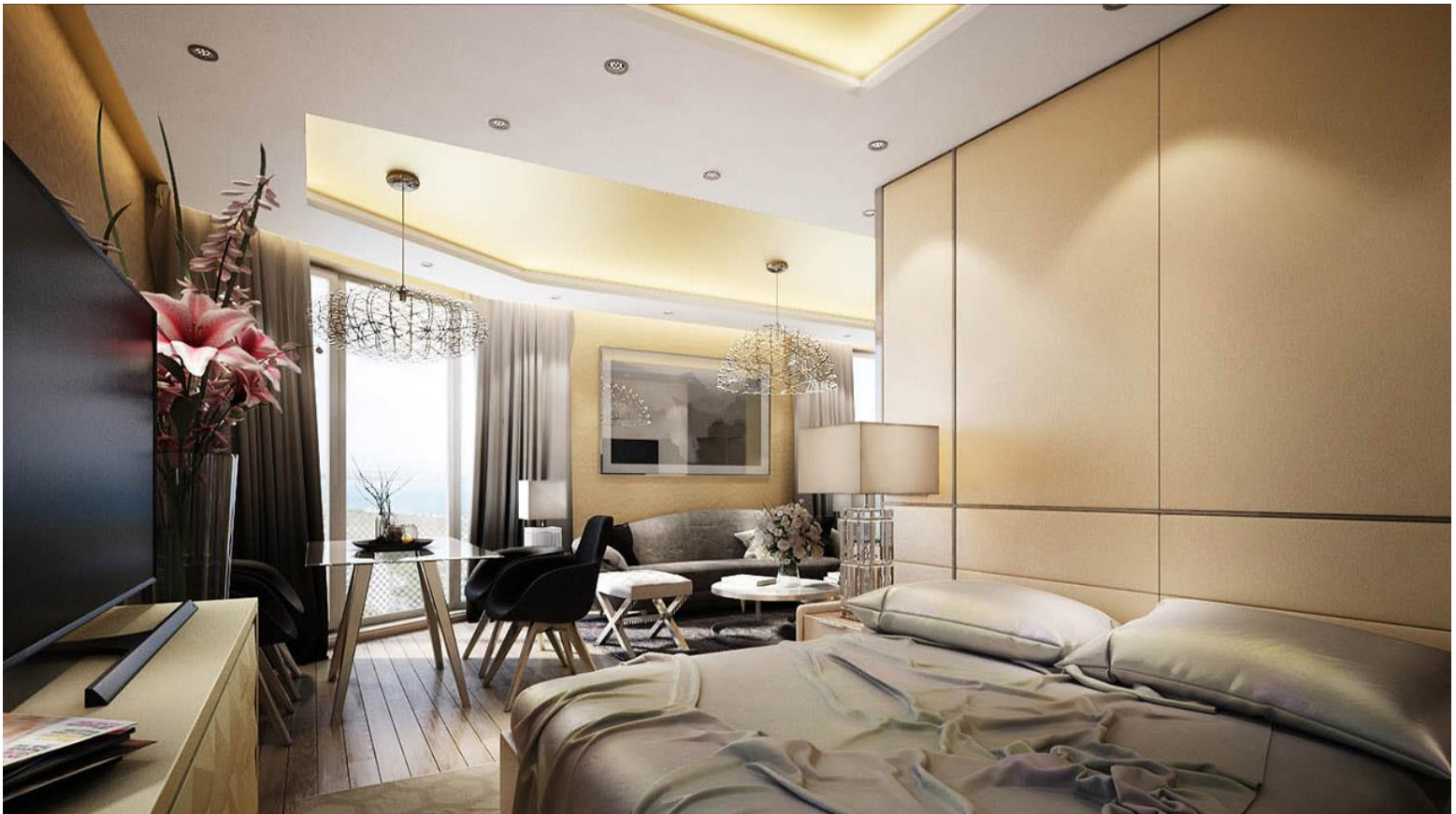


Studio apartment No. No.

3.5, 3.6.

Apartment layout

Studio apartments with a total area of 35-42 sq.m. are located on the 2nd and 3rd residential floors.















We offer a ready-made business project for profitable investment of funds in real estate on the Black Sea coast of Bulgaria.

Hurry - tomorrow may be too late!



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(WhatsApp, Viber, Telegram)

