

Victoria
RESIDENCES

BROCHURE · AVAILABLE VILLAS

Living where
others *go on holiday*

Victoria Royal Park · Victoria Casa · Resale villas

AS OF 5 OCTOBER 2026 · RESIDENZ-VICTORIA.CH



Dream destination

Bulgaria, *your new home*

Victoria Residences lies in the Burgas region, around one kilometre from the Black Sea as the crow flies, amid lovingly landscaped gardens and pool areas. Under the Victoria Residences brand, ten gated complexes with more than 200 villas have been built here.

They were built by Proekt 7, a Bulgarian construction company active since 2007 and a member of the Bulgarian Construction Chamber. The communal areas, including roads, pools, playgrounds and green spaces, cover more than 60,000 square metres and are maintained all year round.

This brochure shows all villas available as of 5 October 2026, with prices, site plans and floor plans. We guide you personally and in your language, from the first conversation to the entry in the land register.

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Jens Herbst
Resort Manager / Marketing



Thomas Hippin
Resort Manager

10

gated residential
complexes

over 200

villas in the quarters

1 km

to the sea as the crow
flies

6 min.

to Burgas Airport





LIFE IN THE DEVELOPMENT

Pools, gardens and *room to live*

Every house stands in its own garden. In between lie pools, pavilions and parks that are maintained all year round, as well as areas for sport and play.



Pools and pavilions

Several pool areas with sun loungers, pergolas and pavilions, free for all residents to use.



New: padel court

New in the development: a padel court, in addition to the existing sports grounds.



Sport in the development

Courts and pitches for tennis, football, basketball and volleyball, plus a gym.



Gardens and squares

Well-kept green spaces, squares with benches and lanterns and paths for an evening stroll.



Restaurant

A restaurant in the development, with meals for your home on request.



Living securely

Access control to the development, in several quarters with key cards and video surveillance.

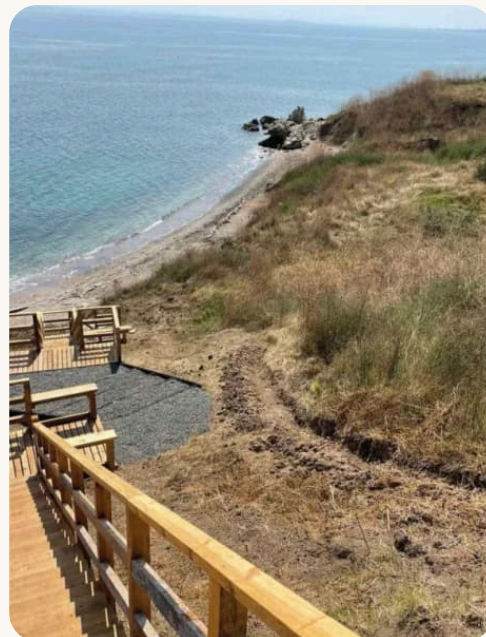


The grandchildren are catered for too: there are playgrounds and children's corners in the quarters.

LOCATION

Between Pomorie and Burgas, *close to the sea*

Victoria Residences lies on the Bulgarian Black Sea coast, around one kilometre from the sea as the crow flies, with short distances to the airport, to Burgas and to Pomorie.



6

min. to the airport

10

min. to the beach

19

min. to Burgas



Sea and beach

Black Sea coast	1 km as the crow flies
Natural beach below the cliffs	9 min., 6.3 km
Sarafovo beach	10 min., 4.7 km
Pomorie beach	20 min., 14.9 km



Getting here

Burgas Airport	6 min., 4.2 km
Zurich to Burgas (as the crow flies)	1,582 km as the crow flies



Towns and excursions

Burgas, city centre	19 min., 15.1 km
Pomorie	20 min., 15.1 km
Sunny Beach	29 min., 29.5 km
Nessebar old town	31 min., 29.7 km
Sozopol	53 min., 47.4 km



Shopping

Supermarket in Sarafovo	6 min., 4 km
Kaufland Burgas	13 min., 11.4 km
Burgas Plaza shopping centre	14 min., 11.8 km
Mall Galleria Burgas	17 min., 13.7 km



Health

Life Hospital private clinic, Burgas	13 min., 11.2 km
UMBAL Burgas university hospital	16 min., 13 km
MBAL Pomorie hospital	19 min., 14.6 km
Pomorie rehabilitation hospital	19 min., 14.7 km



Euro since 1 January 2026

Bulgaria has adopted the euro: the purchase price, running costs and everyday life are in the same currency as in Germany and Austria.



Schengen without border checks

Checks on air and sea travel ended in March 2024, and at land borders on 1 January 2025.



2,412

hours of sunshine a year



29°

daytime high in July and August



7°

daytime high in January

Averages 1991 to 2020 for Burgas.

Measured from the centre of the Victoria quarter, driving time by car without traffic, routes based on OpenStreetMap. As of 24 September 2026.

NEW BUILD NEAR POMORIE ON THE BLACK SEA

Victoria Royal Park

Modern villas, each with its own garden, set around a large communal pool and handed over turnkey.

THE DEVELOPMENT

A home with *space and tranquillity*

Victoria Royal Park is a gated residential complex with 56 two-storey villas, right behind the Victoria Garden complex. Every house is designed for privacy, tranquillity and comfort and has its own garden.

Well-kept green spaces, plenty of open space and a large communal pool make the development a place you will love coming home to. The villas are handed over turnkey, so you can furnish the rooms entirely to your taste.

Construction began in March 2026. It will be completed in 2 phases: Phase 1 in December 2027 and Phase 2 in December 2028.

AT A GLANCE

AVAILABLE	23 of 56 villas
PRICES	EUR 193,900 to EUR 332,000
BEDROOMS	2 to 4
AREA (GROSS)	115.29 m ² to 180.8 m ² built area of both storeys according to the price list
PLOT	135.46 m ² to 306.18 m ²
PARKING SPACES	1 to 2 per villa according to the price list
COMPLETION	December 2027 and December 2028
START OF CONSTRUCTION	March 2026
HANDOVER	Turnkey



All images are visualisations by the developer. Finish, furnishings and planting may differ.

Every house *at a glance*

Highlighted are the 23 villas that are available as of this brochure. The numbers match the price list.

- Available (23)
- Reserved or sold

Type B

8 AVAILABLE

4 bedrooms · 170.8 m² to 180.8 m² gross · from EUR 319,000

- B1
- B2
- B6
- B7
- B10
- B11
- B12
- B13

Floor plan type B on page 8

Type D

5 AVAILABLE

2 to 3 bedrooms · 128.64 m² to 152.46 m² gross · from EUR 222,000

- D5
- D7
- D9
- D11
- D12

Floor plan type D on page 9 · Floor plan type D11 on page 10

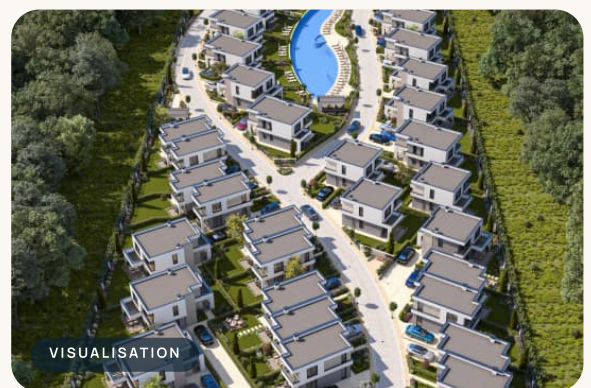
Type E

10 AVAILABLE

2 to 3 bedrooms · 115.29 m² to 139.29 m² gross · from EUR 193,900

- E6
- E7
- E9
- E10
- E11
- E12
- E13
- E14
- E15
- E18

Floor plan type E on page 11



Site plan Victoria Royal Park, plan as of 29/09/2025. Status according to the price list.

All available *villas*

Prices and availability according to the price lists. Victoria Royal Park: as of 18/08/2026 (phase 1) and 05/08/2026 (phase 2). Subject to change and prior sale.

VILLA	HOUSE TYPE	BEDROOMS	AREA (GROSS)	PLOT	PARKING SPACES	COMPLETION	PRICE
B1	B	4	180.8 m ²	294.84 m ²	2	Dec 2027	EUR 329,000
B2	B	4	170.8 m ²	306.18 m ²	2	Dec 2027	EUR 319,000
B6	B	4	180.8 m ²	268.74 m ²	2	Dec 2028	EUR 327,900
B7	B	4	180.8 m ²	268.13 m ²	2	Dec 2028	EUR 327,900
B10	B	4	180.8 m ²	285.93 m ²	2	Dec 2028	EUR 328,500
B11	B	4	180.8 m ²	278.85 m ²	2	Dec 2028	EUR 328,000
B12	B	4	180.8 m ²	286.71 m ²	2	Dec 2027	EUR 332,000
B13	B	4	180.8 m ²	272.63 m ²	2	Dec 2028	EUR 326,300
D5	D	2	128.64 m ²	234.09 m ²	1	Dec 2027	EUR 233,000
D7	D	2	128.64 m ²	264.3 m ²	2	Dec 2028	EUR 226,500
D9	D	3	152.46 m ²	249.39 m ²	1	Dec 2028	EUR 259,000
D11	D	3	152.46 m ²	288.62 m ²	1	Dec 2028	EUR 259,900
D12	D	2	128.64 m ²	232.99 m ²	1	Dec 2028	EUR 222,000
E6	E	2	116.61 m ²	247 m ²	1	Dec 2028	EUR 199,900
E7	E	2	116.61 m ²	202.75 m ²	1	Dec 2027	EUR 226,000
E9	E	3	139.29 m ²	243 m ²	1	Dec 2027	EUR 239,000
E10	E	2	116.61 m ²	198.42 m ²	1	Dec 2028	EUR 199,000
E11	E	2	116.61 m ²	162.31 m ²	1	Dec 2028	EUR 196,500
E12	E	2	116.61 m ²	209.21 m ²	1	Dec 2028	EUR 198,900
E13	E	2	115.29 m ²	135.46 m ²	1	Dec 2028	EUR 193,900
E14	E	2	116.61 m ²	172.88 m ²	1	Dec 2028	EUR 198,000
E15	E	2	116.61 m ²	152.31 m ²	1	Dec 2028	EUR 197,900
E18	E	2	116.61 m ²	141.48 m ²	1	Dec 2027	EUR 206,000

Area (gross): built area of both storeys according to the price list, including walls.

There is no floor plan yet for villas B2, E9 and E13; their areas differ from the type. Feel free to ask us about them.

Type B

Detached villa on two storeys with four bedrooms, one of them on the ground floor.

BEDROOMS

4

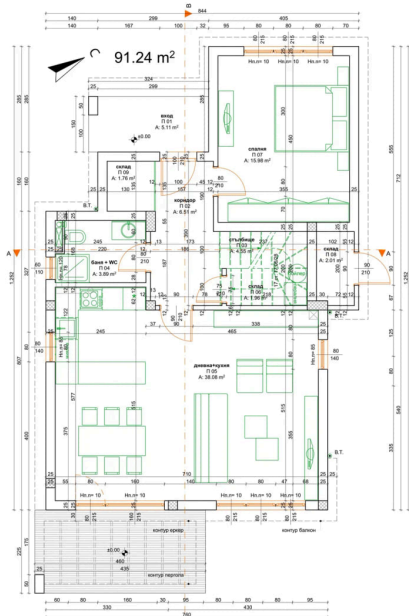
BATHROOMS

3

NET LIVING AREA

140.92 m²

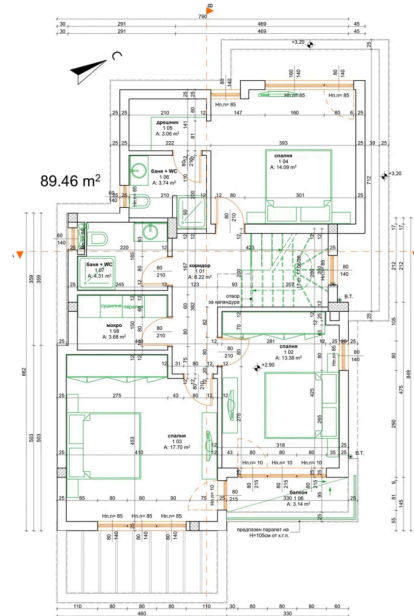
BUILT AREA

180.7 m²

Ground floor

74.74 m² net

Hallway	6.51 m ²
Staircase	4.55 m ²
Bathroom with WC	3.89 m ²
Living room with kitchen	38.08 m ²
Storage room	1.96 m ²
Bedroom	15.98 m ²
Storage room	2.01 m ²
Storage room	1.76 m ²
Interior rooms net	74.74 m²
Entrance (covered porch)	5.11 m ²



Upper floor

66.18 m² net

Hallway	6.22 m ²
Bedroom	13.38 m ²
Bedroom	17.7 m ²
Bedroom	14.09 m ²
Walk-in closet	3.06 m ²
Bathroom with WC	3.74 m ²
Bathroom with WC	4.31 m ²
Utility room	3.68 m ²
Interior rooms net	66.18 m²
Balcony	3.14 m ²

AVAILABLE VILLAS OF THIS TYPE

B1

B6

B7

B10

B11

B12

B13

PRICES OF AVAILABLE VILLAS

from EUR 326,300

Gross and net: the price list states the built area of both storeys, measured including walls. The net living area is the sum of the interior rooms according to the floor plan; balcony, veranda and covered entrance are listed separately.

Type D

Compact detached villa: living on the ground floor, two bedrooms upstairs.

BEDROOMS

2

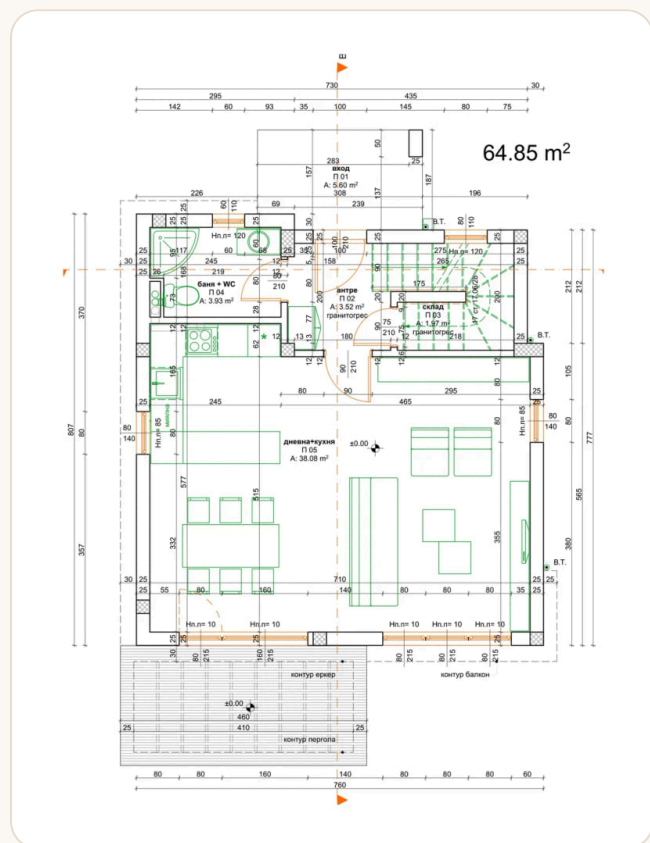
BATHROOMS

2

NET LIVING AREA

92.23 m²

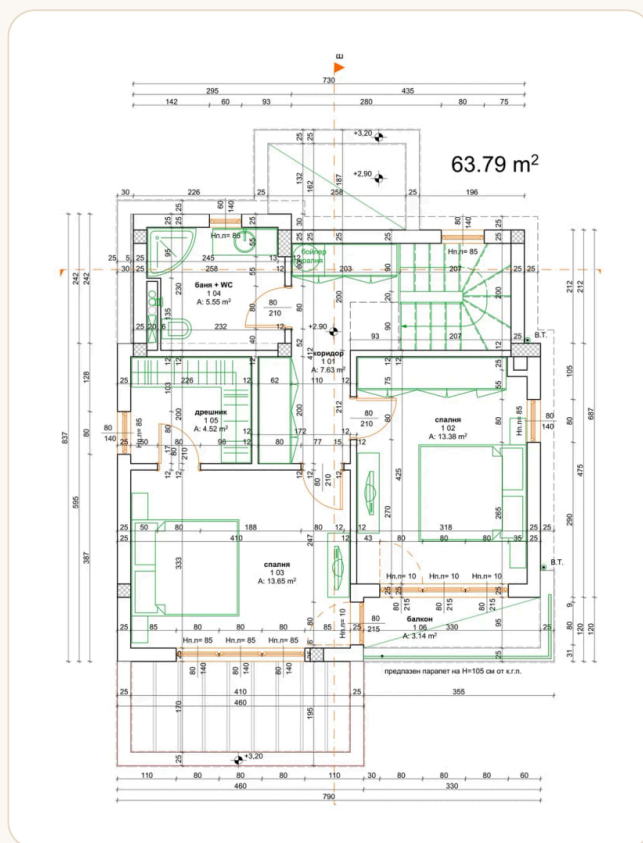
BUILT AREA

128.64 m²

Ground floor

47.5 m² net

Entrance hall	3.52 m ²
Storage room	1.97 m ²
Bathroom with WC	3.93 m ²
Living room with kitchen	38.08 m ²
Interior rooms net	47.5 m²
Entrance (covered porch)	5.6 m ²



Upper floor

44.73 m² net

Hallway	7.63 m ²
Bedroom	13.38 m ²
Bedroom	13.65 m ²
Bathroom with WC	5.55 m ²
Walk-in closet	4.52 m ²
Interior rooms net	44.73 m²
Balcony	3.14 m ²

AVAILABLE VILLAS OF THIS TYPE

D5

D7

D12

PRICES OF AVAILABLE VILLAS

from EUR 222,000

Gross and net: the price list states the built area of both storeys, measured including walls. The net living area is the sum of the interior rooms according to the floor plan; balcony, veranda and covered entrance are listed separately.

Type D11

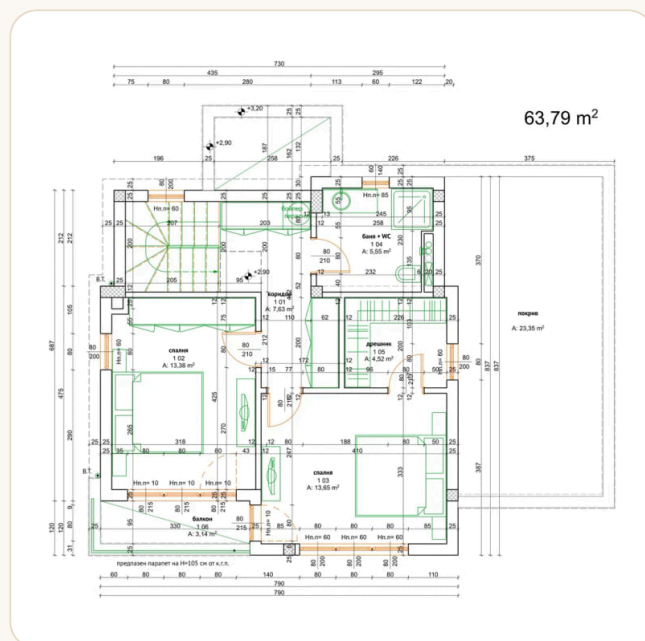
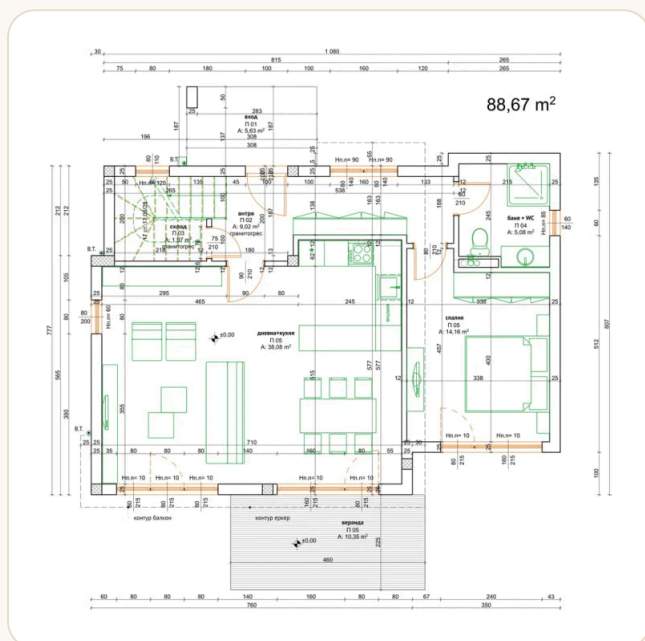
Like type D, with an extension: third bedroom, bathroom and veranda on the ground floor.

BEDROOMS
3

BATHROOMS
2

NET LIVING AREA
113.04 m²

BUILT AREA
152.46 m²



Ground floor	68.31 m ² net
Entrance hall	9.02 m ²
Storage room	1.97 m ²
Bathroom with WC	5.08 m ²
Bedroom	14.16 m ²
Living room with kitchen	38.08 m ²
Interior rooms net	68.31 m²
Entrance (covered porch)	5.63 m ²
Veranda	10.35 m ²

Upper floor	44.73 m ² net
Hallway	7.63 m ²
Bedroom	13.38 m ²
Bedroom	13.65 m ²
Bathroom with WC	5.55 m ²
Walk-in closet	4.52 m ²
Interior rooms net	44.73 m²
Balcony	3.14 m ²
Roof over the extension (not living space)	23.35 m ²

AVAILABLE VILLAS OF THIS TYPE

D9

D11

PRICES OF AVAILABLE VILLAS

from EUR 259,000

Gross and net: the price list states the built area of both storeys, measured including walls. The net living area is the sum of the interior rooms according to the floor plan; balcony, veranda and covered entrance are listed separately. The roof area above the extension is not living space.

Type E

Semi-detached or terraced house with veranda:
living on the ground floor, two bedrooms upstairs.

BEDROOMS

2

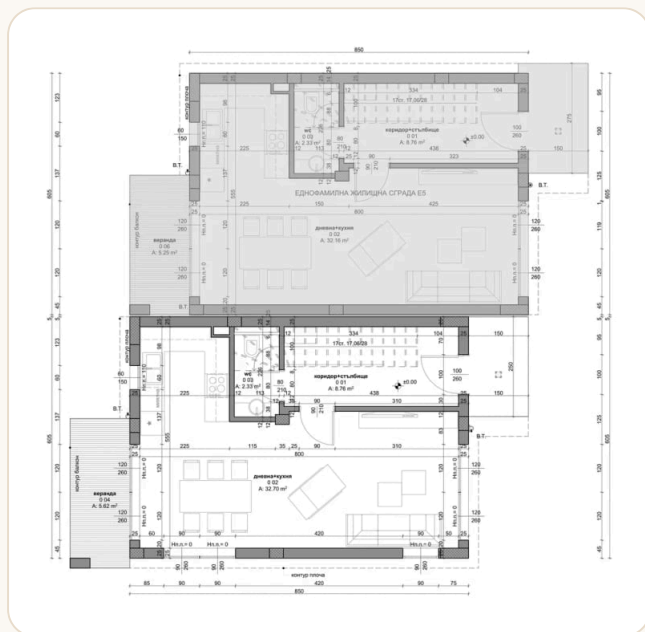
BATHROOMS

1 bathroom
and 1
separate WC

NET LIVING AREA

85.46 m²

BUILT AREA

116.61 m²

Ground floor

43.78 m² net

Hallway with staircase	8.76 m ²
Living room with kitchen	32.69 m ²
WC	2.33 m ²
Interior rooms net	43.78 m²
Veranda	5.62 m ²



Upper floor

41.68 m² net

Hallway	2.13 m ²
Bedroom	14 m ²
Bedroom	14.75 m ²
Walk-in closet	6.25 m ²
Bathroom with WC	4.55 m ²
Interior rooms net	41.68 m²
Balcony	3.25 m ²

AVAILABLE VILLAS OF THIS TYPE

E6

E7

E10

E11

E12

E14

E15

E18

PRICES OF AVAILABLE VILLAS

from EUR 196,500

Gross and net: the price list states the built area of both storeys, measured including walls. The net living area is the sum of the interior rooms according to the floor plan; balcony, veranda and covered entrance are listed separately. The values come from the plan of one house of this type and are type values; individual houses may differ slightly.

NEW BUILD NEAR POMORIE ON THE BLACK SEA

Victoria Casa

A small, quiet development with only 17 villas and a shared pool, handed over turnkey.

THE DEVELOPMENT

Small, private and *entirely your style*

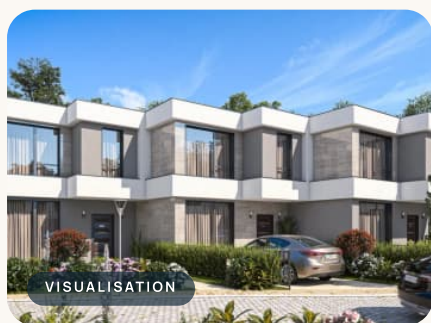
Victoria Casa is a small, gated residential complex with only 17 villas, near the Victoria Paradise complex. It is designed for people who value peace, privacy and the comfort of their own house.

A shared pool invites you to relax and spend happy hours with family and friends. Every villa has its own garden and a parking space included in the purchase price. Where the plot allows, a second parking space and outdoor storage are possible for a surcharge.

The houses are handed over turnkey, deliberately without furniture, air conditioning units or underfloor heating, so you can design the interiors entirely in your own style. Construction has begun, and completion is planned for December 2027.

AT A GLANCE

AVAILABLE	6 of 17 villas
PRICES	EUR 197,000 to EUR 325,000
BEDROOMS	2 to 4
AREA (GROSS)	116 m ² to 176.31 m ² built area according to the price list
PLOT	128.27 m ² to 241.51 m ²
PARKING SPACES	1 parking space per villa according to the price list
COMPLETION	December 2027
HANDOVER	Turnkey



VISUALISATION



VISUALISATION



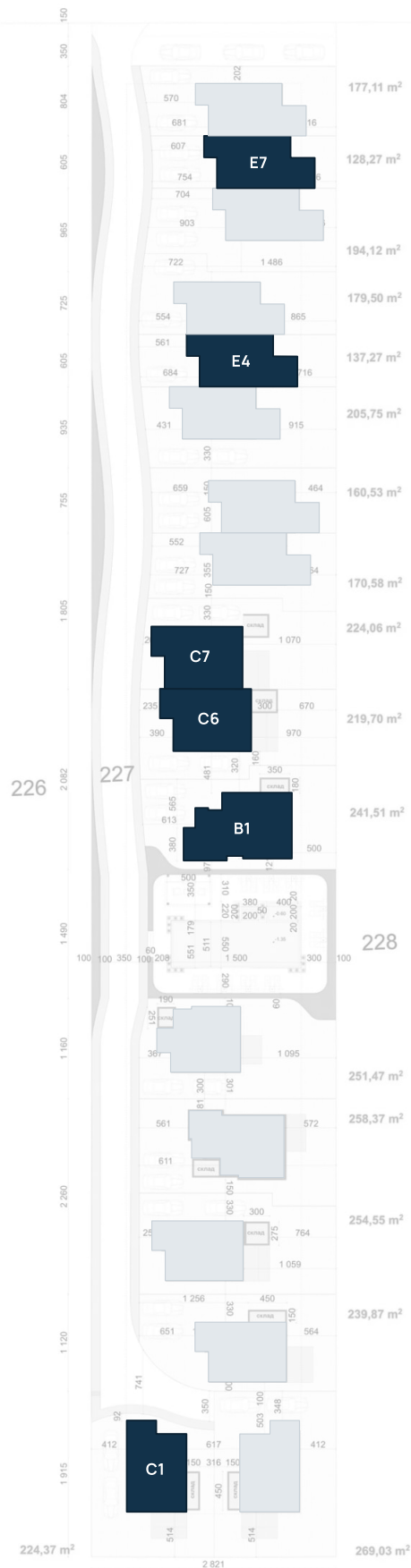
VISUALISATION

There are no dedicated visualisations for Victoria Casa yet. The developer shows these images from Victoria Royal Park instead; house types B, D and E have the same external dimensions in both developments. Finish and planting may differ.

Every house *at a glance*

Highlighted are the 6 villas that are available as of this brochure. The numbers match the price list.

- Available (6)
- Reserved or sold



B1 EUR 325,000

Type B · 4 bedrooms · 176.31 m² gross
Plot 241.51 m² · 1 parking space · Dec 2027

C1 EUR 279,000

Type C · 3 bedrooms · 157.03 m² gross
Plot 224.37 m² · 1 parking space · Dec 2027

C6 EUR 249,000

Type C · 3 bedrooms · 156.76 m² gross
Plot 219.7 m² · 1 parking space · Dec 2027

C7 EUR 249,000

Type C · 3 bedrooms · 156.76 m² gross
Plot 224.06 m² · 1 parking space · Dec 2027

E4 EUR 198,500

Type E · 2 bedrooms · 116 m² gross
Plot 137.27 m² · 1 parking space · Dec 2027

E7 EUR 197,000

Type E · 2 bedrooms · 116 m² gross
Plot 128.27 m² · 1 parking space · Dec 2027

Area (gross): built area according to the price list, including walls. Parking spaces: included in the purchase price; a second one is possible for a surcharge where the plot allows.

We do not yet have floor plans for Victoria Casa. Feel free to ask us about them; we will send them to you as soon as the developer releases them.

Prices and availability according to the price lists. Victoria Casa: as of 24/08/2026. Subject to change and prior sale.

Site plan Victoria Casa, plan as of 15/05/2025. Status according to the price list.

READY TO MOVE INTO

Resale villas

Completed villas in the quarters of the Victoria development between Pomorie and Burgas, well kept and ready to move into.

Move in *without waiting*

Not everyone wants to wait for a new build to be completed. In the quarters of the Victoria development, we offer selected villas that are completed and ready to move into straight away.

We show every villa with real photos and the details from the seller's brochure. Anything that is not clearly stated there, we clarify for you personally before you decide.

VILLAS

4

completed

QUARTERS

Victoria Sunrise, Hill South, Summerset and Victoria Lakes

BEDROOMS

2 to 5

PRICES

from EUR 359,000
according to the seller's brochure, some on request

MOVE-IN

Immediately



Villa in Victoria Sunrise

2 bedrooms · EUR 359,000

PAGE 15



Villa in Hill South

5 bedrooms · EUR 599,000

PAGE 16



Villa in Summerset

3 bedrooms · EUR 619,800

PAGE 17



Villa in Victoria Lakes

5 bedrooms · Price on request

PAGE 18

Details according to the sellers' brochures. Where a price is missing or an area is contradictory, we will tell you personally after consulting the seller.



RESALE VILLA · VICTORIA SUNRISE QUARTER

Villa in Victoria Sunrise

Modern villa from 2023 with a heated conservatory, two bathrooms and a garden with olive trees. It is handed over partly furnished and is ready to move into.

- Heated conservatory with walls and roof of UV-protection glass, underfloor heating and awning
- Two bathrooms, one with a freestanding bathtub, one with a walk-in shower
- Bespoke fitted kitchen with island and Bosch appliances
- Underfloor heating in all rooms, cooling convectors and ventilation system
- Triple glazing, facade insulation and electric external roller blinds
- Covered, glazed carport, automatic garden irrigation and video surveillance
- In the development: communal pool, children's playground, tennis court, restaurant and controlled access

PURCHASE PRICE

EUR 359,000

LIVING AREA	132 m² according to the brochure, including conservatory
PLOT	350 m²
BEDROOMS	2
BATHROOMS	2
TOTAL ROOMS	3
YEAR BUILT	2023
FURNISHING	Partly furnished
MOVE-IN	Immediately

Details according to the seller's brochure, as of 24/09/2026





RESALE VILLA · HILL SOUTH QUARTER

Villa in Hill South

Spacious villa with 241 m² of living space on a 400 m² plot, with five bedrooms, one of them on the ground floor, and a view of the communal pool. Fully furnished and ready to move into.

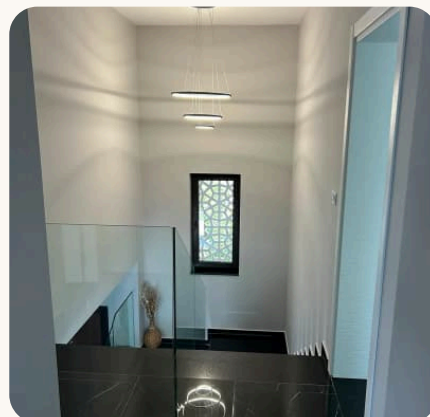
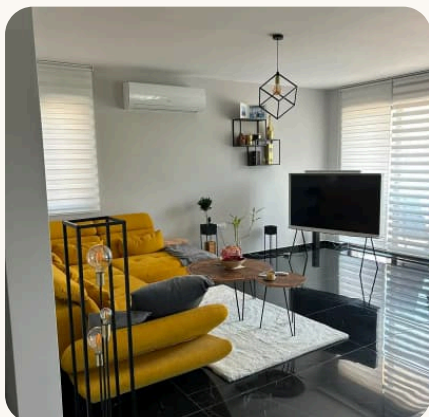
- Five bedrooms, one of them on the ground floor
- Master bedroom with en-suite bathroom with bathtub and walk-in wardrobe
- Three bathrooms and toilets in total
- Kitchen with island and dining area, fully equipped utility room
- Illuminated staircase with glass balustrade to the gallery on the upper floor
- Underfloor heating via heat pump and air conditioning units
- Two parking spaces

PURCHASE PRICE

EUR 599,000

LIVING AREA	241 m² according to the brochure
PLOT	400 m²
BEDROOMS	5
BATHROOMS	3
PARKING SPACES	2 parking spaces
FURNISHING	Fully furnished
MOVE-IN	Immediately

Details according to the seller's brochure, as of 24/09/2026





RESALE VILLA · SUMMERSET QUARTER

Villa in Summerset

Two-storey villa, built of brick in 2024 and fully furnished, in a gated residential complex with a large pool. Two parking spaces are included in the purchase price.

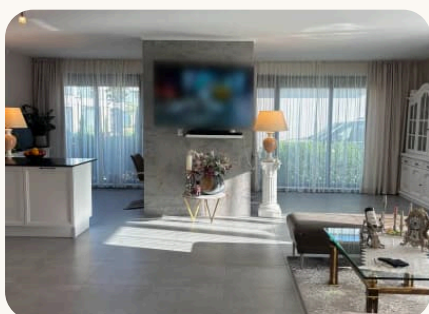
- Ground floor: entrance hall, study with sofa bed, 45 m² living room, kitchen with dining area and bathroom
- Upper floor: two bedrooms, one with a walk-in wardrobe, bathroom with WC and sunny terraces
- Veranda and landscaped garden with barbecue area
- Italian solid wood kitchen with granite worktop and Bosch dishwasher
- Underfloor heating and air conditioning in all rooms
- In the development: key card access, video surveillance, large pool, tennis court, football pitch, restaurant and gym

PURCHASE PRICE

EUR 619,800

AREAS	On request We will provide the living space and plot size after consulting the seller.
BEDROOMS	3 two on the upper floor and a study with sofa bed on the ground floor
BATHROOMS	2
PARKING SPACES	2 parking spaces
STOREYS	2
YEAR BUILT	2024
FURNISHING	Fully furnished
MOVE-IN	Immediately

Details according to the seller's brochure, as of 24/09/2026





RESALE VILLA · VICTORIA LAKES QUARTER

Villa in Victoria Lakes

Detached villa in a guarded residential complex, with around 293 m² of living space including a heatable, habitable basement, five bedrooms and three bathrooms. The villa was lived in by the owner and is handed over fully furnished.

- Nine rooms, five of them bedrooms, plus three bathrooms
- Heatable, habitable basement, included in the living space
- Well-kept garden of around 340 m² and own parking space on the plot
- Underfloor heating and air conditioning
- Glazing-bar windows with metal frames
- Alarm system with surveillance cameras connected to a security service

PURCHASE PRICE

Price on request

LIVING AREA	approx. 293 m² according to the brochure, approx., including basement
BEDROOMS	5
BATHROOMS	3
TOTAL ROOMS	9
PARKING SPACES	1 parking space
FURNISHING	Fully furnished
MOVE-IN	Immediately

Details according to the seller's brochure, as of 24/09/2026



Your path to *your own villa*

From the first conversation to the entry in the land register.

01

Reservation request

You choose your villa and send us the reservation request directly on the villa's page, or you call us. The request costs you nothing.

02

Reservation agreement

We check availability and get back to you promptly. We then send you the reservation agreement separately for review.

03

The reservation

The reservation takes effect once you sign the agreement and pay the reservation fee. Its duration and details are set out in the reservation agreement.

04

Purchase contract

The reservation is followed by the purchase contract. For villas still under construction, this is first a preliminary contract with a payment schedule; ownership passes to you once payment is complete.

05

Notary and land register

The purchase contract is notarised by a notary in Bulgaria. The purchase is then entered in the property register of the Bulgarian Registry Agency, the land register, which records you as the owner.

RESERVATION FEE

EUR 2,000

The fee only becomes payable once the reservation takes effect after the reservation agreement has been delivered.

You receive the payment details exclusively with the reservation agreement. Bank details never appear in this brochure or in our confirmation emails.

Costs on purchase

The municipality of Pomorie, to which the development belongs, levies a tax of 3% on the purchase. On top of this come the notary's fee according to the state tariff, at most EUR 3,067.75 plus 20% VAT, and the fee for registration in the land register of 0.1%.

Example for a villa at EUR 250,000: municipal tax EUR 7,500, notary around EUR 930 including VAT, land register EUR 250. Together around EUR 8,700, or around 3.5% of the purchase price. Depending on the case, certified translations may be added.

Buying from Switzerland, *Germany and Austria*

Citizens of the EU and the EEA, including those from Germany and Austria, may acquire land in Bulgaria, and have been able to do so for a second home since 2012.

For citizens of Switzerland and other countries outside the EU and EEA, the Bulgarian constitution only permits the acquisition of land on the basis of an international treaty. Which form applies to you, for example ownership of the house with a building right or a purchase via a Bulgarian company, we clarify together with the notary before the contract.

You travel to the notary appointment, or you can be represented with a certified power of attorney. We guide you through every step, in your language. Information as of 24/09/2026. Please clarify legal and tax questions in your specific case with the notary or a tax adviser.

We look forward to *hearing from you*

We are happy to answer your questions personally, by phone, on WhatsApp or during a viewing on site. Our advice is free of charge and without obligation.



Jens Herbst

Resort Manager / Marketing



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Resort Manager



CONTACT IN BULGARIA

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CONSULTATION

A conversation, *without any rush*

Choose a day and a time and we will call you or get in touch by video call. Free of charge and without obligation, we confirm the appointment by email.



Book a consultation

residenz-victoria.ch/en/contact#termin



info@residenz-victoria.ch

Reply by email



residenz-victoria.ch

All villas, plans and the video tour online



Viewing

Viewings all year round by telephone appointment, with a transfer from the airport on request.

SERVICE

Looked after, *in your language*

Our Swiss and German management is happy to respond to your wishes. Friendly, helpful staff support you from the move to everyday life.



Moving to Bulgaria

We organise your move. On request, we arrange the transfer from the airport for a fee.



Legal advice

Our team provides legal advice, in your language.



24-hour emergency service

Available around the clock when it matters.



Dealing with the authorities

Accompaniment and support on every visit to the authorities.



Doctor's visits

Accompanied doctor's visits and advice on suitable health insurance.



Fast internet

Internet access via fibre optics.

Victoria

RESIDENCES



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PROVIDER J T Consulting LTD & EOOD, c/o Residenz Victoria, 10 Viktoria Leyks Nort str./blvd., Mestnost Kosharite Distr., Pomorie, 8200 Bulgaria. Represented by Thomas Hippin and Petya Hippin (Resort Managers). E-mail info@residenz-victoria.ch.

PRICES AND AVAILABILITY Prices and availability according to the price lists. Victoria Royal Park: as of 18/08/2026 (phase 1) and 05/08/2026 (phase 2); Victoria Casa: as of 24/08/2026; Resale villas: as of 24/09/2026. This brochure only shows villas available as of 5 October 2026. Subject to change and prior sale.

IMAGES AND PLANS Visualisations show the construction style, not exactly the villa offered; finish, furnishings and planting may differ. Areas according to the price lists and floor plans: the gross area is the built area including walls, for Victoria Royal Park across both storeys; the net living area is the sum of the interior rooms. Photos of the development and the resale villas: Residenz Victoria and the sellers. Visualisations of the new builds: the developer. Cover image: photo of the development, the couple was created with artificial intelligence.

NOTE This brochure is for information only and is not a binding offer. Only the reservation agreement and the purchase contract are authoritative.