

How to buy a property

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Mekoa works together with real-estate agents and representatives throughout Europe.

In addition, Mekoa has a customer services team ready to answer your questions both before, during and after the sale.

Before the sale, Mekoa can answer specific questions about the property on offer, and also general questions about investing in property in Bulgaria,

During the sale, Mekoa can provide support and assistance regarding the administrative requirements. After the sale, Mekoa supports the owners of the property, helping them to maximise rental income, and help to solve any problems which might occur.

Prices and availability

For some of the properties available for sale, the construction is complete. The purchaser simply has to choose the colours and styles for the final decoration.

Some of the properties are available off-plan. The purchaser has more choice with these properties. The interior walls may be changed to give a different layout of the rooms.

Financing may be available, please ask for more information.

Please contact your agent for information about prices and availability.

Jacuzzi

A selection of jacuzzi are available from a specialist supplier. The roof terraces on all the Villas and apartments have plumbing installed, ready for your choice of jacuzzi.

Private Pool

Seagarden Villas has a large swimming pool available for all the owners. In addition, there is an option for a private swimming pool in the garden.

Furniture Package

This is priced separately, Mekoa offers a range of furniture options and electrical goods. A typical furniture package costs around 5% of the cost of the property.

Payment

There are no advance payments, even though the properties are sold off-plan. Payment is made in arrears, as each stage is completed. This is designed to give peace of mind; unlike other schemes, the purchaser owns the building and the land while it is under construction.

There is a tax advantage in doing it this way. Land and labour is zero rated for VAT in Bulgaria. So you only need to pay VAT on the materials. If however you buy a new house or apartment which is already built, you have to pay 20% VAT on the full sale price (including land and labour).

Shared ownership is possible. For example a single house may be purchased by two people, with one person owning the ground floor apartment, and the other owning the first floor apartment.

The payment stages are as in the table:

Stage	Milestone	What you get	Amount payable
0.	Specify property	Reservation fee for a house or apartment.	€ 2,000
1.	Land transfer, sign contract	Exclusive land-rights, entered in the Land Registry by the court. For apartments, the land-rights are shared with one neighbour.	30%
2.	Roof completed	Building structure with roof. (Ceiling for ground floor apartment).	30%
3.	Raw construction	Building completed with internal walls, electricity & plumbing.	20%
4.	Finishing	Decorating (tiling, painting, flooring) according to personal choice.	10%
5.	External	Façade. Landscaped garden, paths, connection to estate of electricity / TV internet / water /waste.	10%
6.	Furnishing	Fitted kitchen, appliances, wood stove, electrical goods, jacuzzi.	Optional

Dimensions

In Bulgaria, the square meter price can be confusing, because it is based on the gross area purchased. Read about the [Bulgarian square meter ...»](#)

The "Total Area" in the table is the area which is 100% owned, and does not include any shared ownership.

The RZP building area is the size of the building as specified in the notary documents (the deeds).

Villa Una	
Bedrooms / living rooms	8
Bathroom	5
RZP (building area)	264 m ²
RZP + 15%	303 m ²
Private garden / parking	172 m ²
Total	436 m ²

Villa Duo	
Bedrooms / living rooms	5
Bathroom	3
RZP (building area)	221 m ²
RZP + 15%	254 m ²
Private garden / parking	111 m ²
Total	332 m ²

Apartment Duo 'a'	
Bedrooms / living rooms	2
Bathroom	1
RZP (building area)	45 m ²
RZP + 30%	60 m ²
Private garden / parking	96 m ²
Total	141 m ²

The advertised square meter size of apartments in other complexes is often 15% to 30% more than the real building area. Therefore for size comparison with other apartments, the RZP area should be increased between 15% and 30%.

The most accurate way to make comparisons between developments is to look at the number of rooms, and the size of the rooms.