



AN EXCLUSIVE PRIVATE ESTATE
Part of VICTORIA RESIDENCES

Victoria

L A K E S

Pomorie, Bulgaria

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Victoria
LAKES

*W*ELCOME

Bulgaria

Washed by the blue waves of the Black Sea, this fertile land is the epitome of wild beauty: splendid beaches, mountain peaks and picturesque towns nestled in valleys of roses.

Bulgaria is a country with a rich cultural history, the memory of its ancient civilisations continues to this day. The hospitable and kind-hearted Bulgarians will be pleased to share with you the secrets of the local traditions and customs, happily offering you a glass of wonderful local wine and a loaf of home baked bread.

Discover the marvellous world of this country for yourself and your heart and soul will stay here forever!





Victoria
L A K E S

*L*OCATION

Pomorie

Founded in the 2nd c. BC, this renowned spa resort is an excellent combination of the culture and traditions of the past with the infrastructure and amenities of today

Apart from the traditional 'sun, sea and sand', Pomorie will fascinate you with the best therapeutic mud in the world. These amazing procedures will refresh and revitalise your body and mind.

Taste the best wines from the local region, where the winemaking traditions date back more than 2000 years.





Victoria RESIDENCES

The fabulous housing complexes of Victoria Residences are located in one of the most charming regions along Bulgaria's southern Black Sea coasts, not far from Pomorie.

The vast gardens, the excellent infrastructure and the location (the complexes are located not 1 km away from the sea and hardly 10 km away from Burgas) make these complexes perfect for both vacation and year-round residence.



AN EXCLUSIVE PRIVATE ESTATE



Victoria Lakes is the last project of the exclusive Victoria Residences complexes. The lavish territory, the scenic lake, the romantic pavilions and pathways all impart a feeling of peace and calm. Outside your windows extends the breath-taking view towards the blue sea and the vineyards.

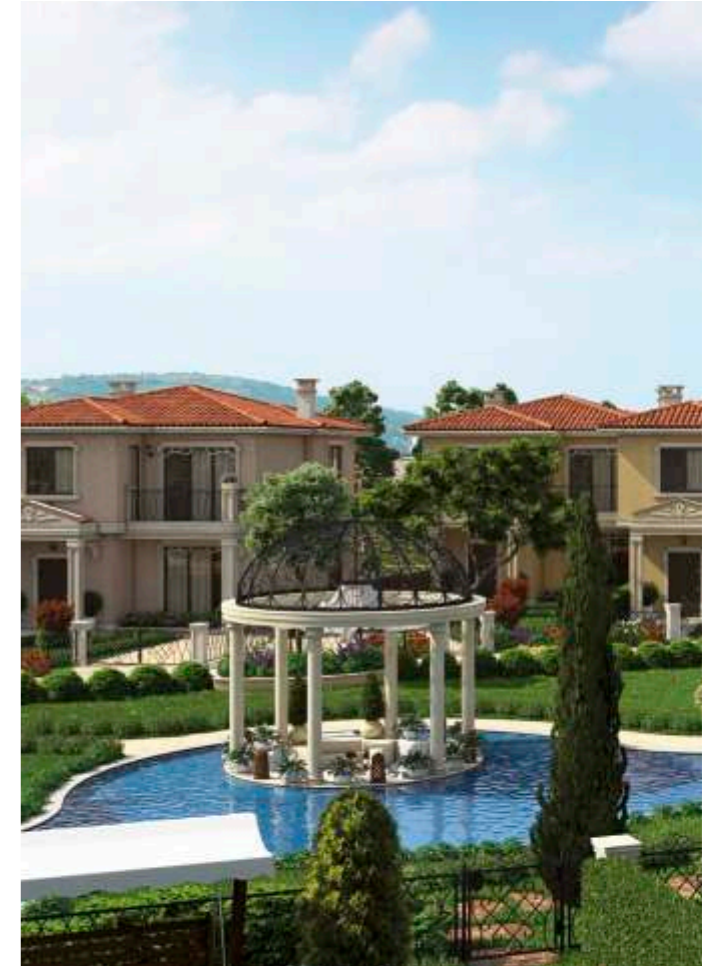
Victoria Lakes offers a great variety of building layouts, each employing world leading technologies and individual decisions are tailor-made for each customer.

Their elegance, style and luxury will satisfy even the most discerning of buyers!

Victoria LAKES



situations plan





Victoria
LAKES

TYPE

A

HOUSES

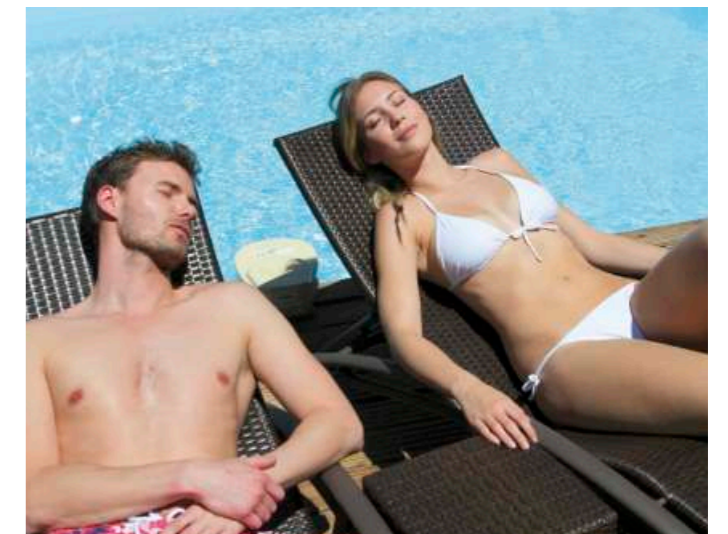
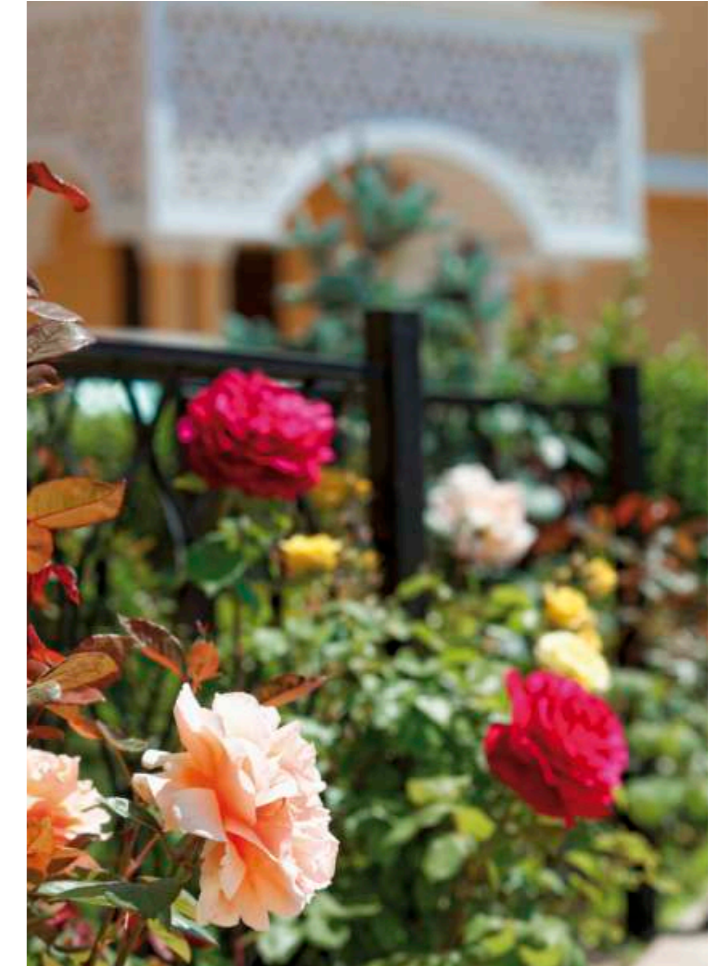
Total area:
275.18 – 284.10 m²

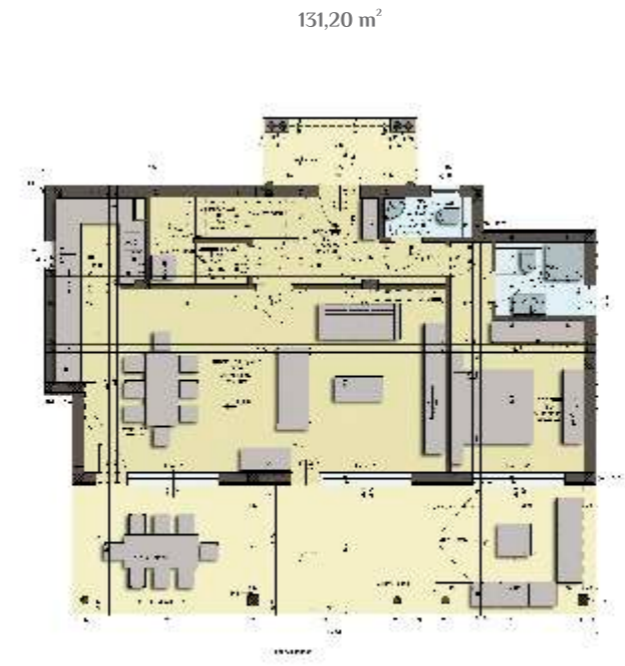
Garden space:
From 423 m² to 530 m²

The magnificent and spacious **Type A Houses** were specially designed to satisfy the requirements of our most demanding customers. The airy living rooms will welcome you and your guests with open arms and the gorgeous veranda and pavilion will make your summer evenings unforgettable. Your French windows will offer you an amazing view of the whole complex and the splendour of the blue sea beyond. On the second floor, you have a choice between a second guest room (nursery) or large terraces and a water mirror. Your entire outdoor property will be landscaped – green grass, fragrant roses and decorative shrubs. An irrigation system is already in place.

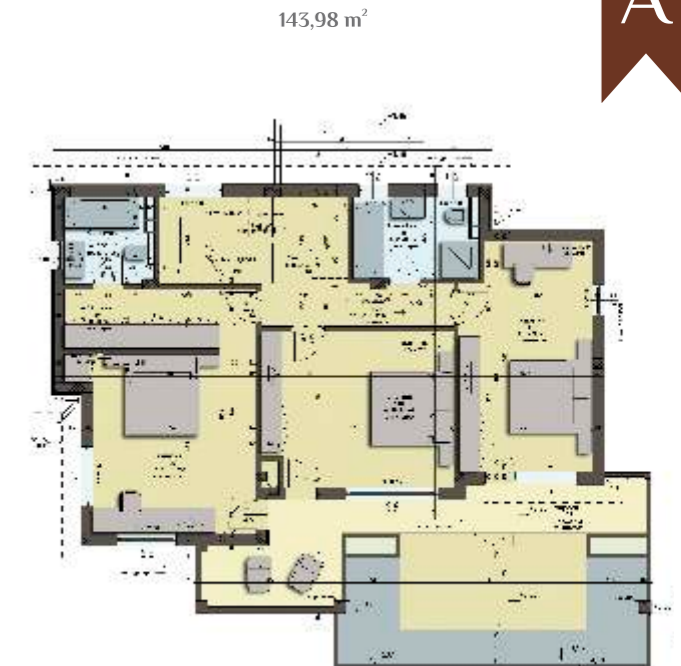
The price of each house includes your own personal swimming pool!

All houses are sold as turnkey projects. If you happen to buy a house at the construction stage, all your personal preferences will be taken into account!





FLOOR I



FLOOR II



Type A2 & A4

275,18 m²

4 bedrooms

Floor I

consists of a spacious living room, flowing into the dining room and a functional kitchenette, a bedroom with an en suite bathroom, a corridor, a toilet and a storage room.

Floor II

consists of 3 bedrooms - one with an en suite bathroom containing a shower, toilet and a closet, and another separate bathroom with a toilet - a corridor and a veranda with a decorative artificial lake (mirror).





FLOOR I



FLOOR II



Type A1 & A3

284,10 m²

4 bedrooms

Floor I
consists of a spacious living room, flowing into the dining room and a functional kitchenette, a bedroom, a corridor, a toilet and a foyer.

Floor II
consists of a relaxation area, 3 bedrooms, each with its own closet, one bedroom with an en suite bathroom containing a shower and toilet, plus another bathroom with a shower and toilet, a corridor and two terraces.





Victoria LAKES

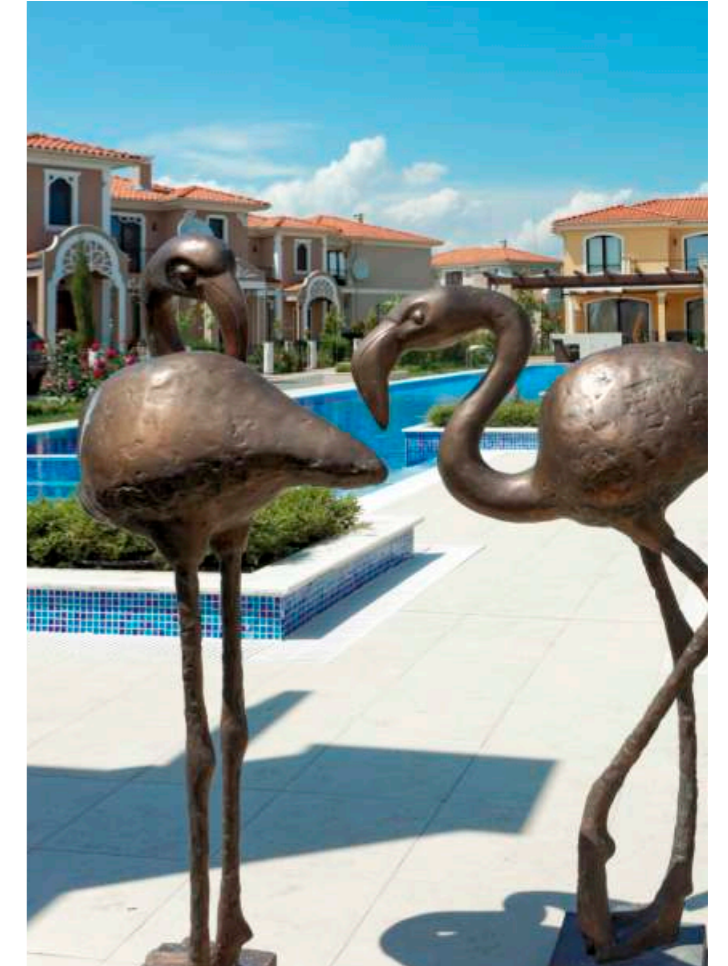
TYPE B HOUSES

Total area:
157.15 - 178.97 m²

Garden space:
from 322 m² to 408 m²

The spacious and comfortable **Type B** houses are an excellent choice for a summer vacation or a year-round residence. The houses offer a few different layouts, with the possibility of either 3 or 4 bedrooms, with cosy living rooms leading out to terraces offering beautiful views, French windows, spacious bedrooms, walk-in closets and service rooms – everything required for maximum luxury and comfort in your new home. All outdoor areas are landscaped and there is an irrigation system in place. There is also the option to build your personal swimming pool in the land around your property.

All houses are sold as turnkey projects. If you happen to buy a house at the construction stage, all your personal preferences will be taken into account!



B



FLOOR I



FLOOR II



FLOOR I



FLOOR II



Type
B2, B3, B9, B11

178,97 m²

4 bedrooms

Floor I
consists of a spacious living room, flowing into a dining room and a fully fitted kitchen, 1 bedroom with an en suite bathroom containing a shower and a toilet, a corridor and a common wet room.

Floor II
consists of 3 bedrooms, one with an en suite bathroom containing a shower and a toilet, a second bathroom with a shower and a toilet, and two terraces



Type
B7, B8, B10, B12

157,15 m²

3 bedrooms

Floor I
consists of a spacious living room, a dining room with a fully fitted kitchen, a corridor and a separate wet room.

Floor II
consists of 3 bedrooms, one with an en suite bathroom containing a shower and a toilet, a second bathroom with a shower and a toilet, and two terraces



FLOOR I



FLOOR II



Type
B1, B4, B5, B6,
B13, B14

168,75 m²

3 bedrooms

Floor I

consists of a spacious living room, flowing into a dining room with a functional kitchenette, a corridor, a toilet and a storage room.

Floor II

consists of a spacious 3 bedrooms, one with an en suite bathroom containing a shower and a toilet, a second bathroom with a shower and a toilet, a storage room, a corridor and a terrace





Victoria LAKES

TYPE

C

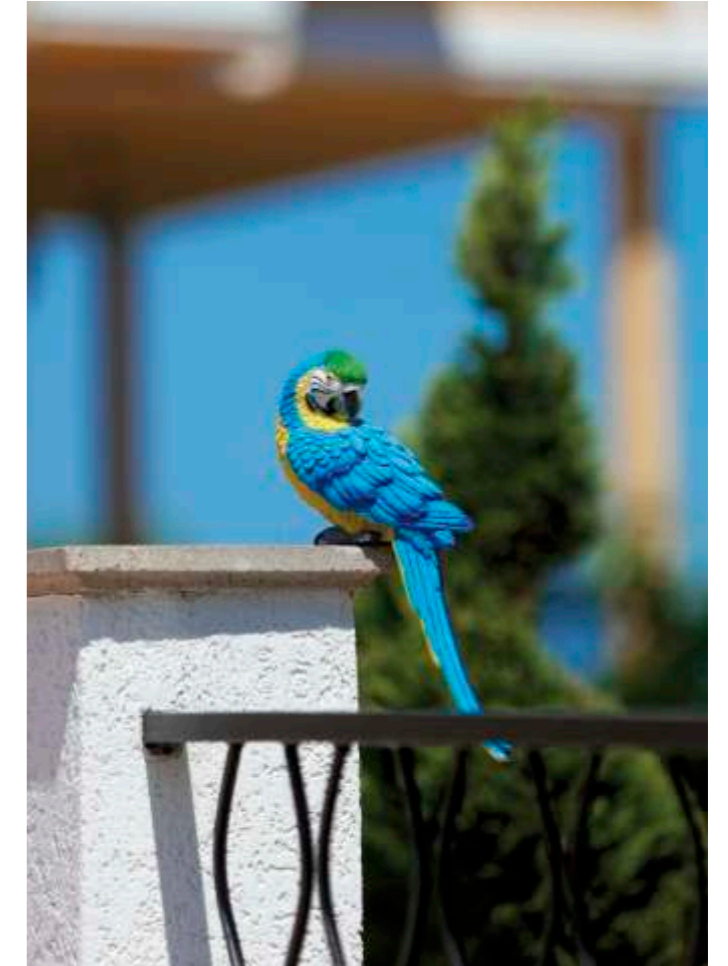
HOUSES

Total area:
139.36 m²

Garden space:
from 238 m² to 303 m²

The comfortable and practical **Type C Houses** are perfect for spending quality time with your family. The houses are either detached or semi-detached with the latter option sold at a very reasonable price. The houses have a cosy living room with an open plan kitchen, panoramic windows offering a view to the swimming pool, an artificial lake and a view towards the blue sea beyond – this will inevitably become a favourite spot for your whole family. On the second floor you will find 3 bedrooms, each with terraces and a bathroom. You can add a barbecue and a pavilion to your outdoor space. All outdoor areas are landscaped and there is an irrigation system in place.

All houses are sold as turnkey projects. If you happen to buy a house at the construction stage, all your personal preferences will be taken into account!



67,64 m²

C1, C2, C3, C4, C5, C6, C9



FLOOR I

71,72 m²

FLOOR II

67,07 m²

C7, C8



FLOOR I

67,25 m²71,15 m²71,18 m²

FLOOR II



Type C1, C2, C3, C4

139,36 m²

4 bedrooms

Floor I

consists of a spacious living room flowing into a dining room with a functional kitchenette, a corridor, a toilet and a veranda.

Floor II

consists of 3 bedrooms, a bathroom with a shower and a toilet, a corridor and 2 separate terraces.



Type C5, C6, C7, C8, C9

139,36 m²

3 bedrooms

Floor I

consists of a living room flowing into a dining room with a functional kitchenette, a corridor, a toilet and a veranda.

Floor II

consists of 3 bedroom, a bathroom with a shower and a toilet, a corridor and 2 separate terraces.



Victoria LAKES

TYPE

E

HOUSES

Total area:
126.95 m²

Garden space:
from 248 m² to 268 m²

The cosy and compact urban houses **Type E** (semi-detached) are the best choice for smaller families. This is a chance to get your own piece of land by the warm southern sea – an old dream of many. The simplicity and ease of the house's upkeep makes it perfect both for summer vacations and as a year-round home. Comfortable living rooms with open plan kitchens, panoramic windows and comfortable verandas – the whole house has been designed for your optimal comfort and even the smallest of details have been considered.

All houses are sold as turnkey projects. If you happen to buy a house at the construction stage, all your personal preferences will be taken into account!



E



FLOOR I



FLOOR II



Service and maintenance

The professional maintenance company of **Victoria Residences** offers a vast choice of services and quality maintenance, amongst which are:

- maintenance and cleaning of your house and the adjacent areas
- repair and design
- utility services, legal assistance, and concierge
- restaurant and home delivery service



Type E

126,95 m²

2 bedrooms

Floor I
consists of a living room flowing into a dining room with a functional kitchenette, a corridor and a separate wet room.

Floor II
consists of 2 bedrooms, a bathroom with a shower and a toilet, a closet and a spacious terrace.





Beach and entertainment

The gentle sea, the warm sand,
My child and I are sitting on the shore
Building a castle.

The region of Pomorie
and the southern Black Sea coast
will give you a wide choice of
tourist attractions
and unforgettable
memories.



Sports and rest

“In a healthy body is found a healthy mind,”
as the wise man once said.

Play football, take long walks,
Breathe and enjoy the outdoors.

We will take care of your active rest.
There are 2 sports fields in the area,
and a gym. Our first-class restaurant
will offer you a rich variety
of healthy foods.

