

SALE OFFER



SIRENA
HOLIDAY PARK

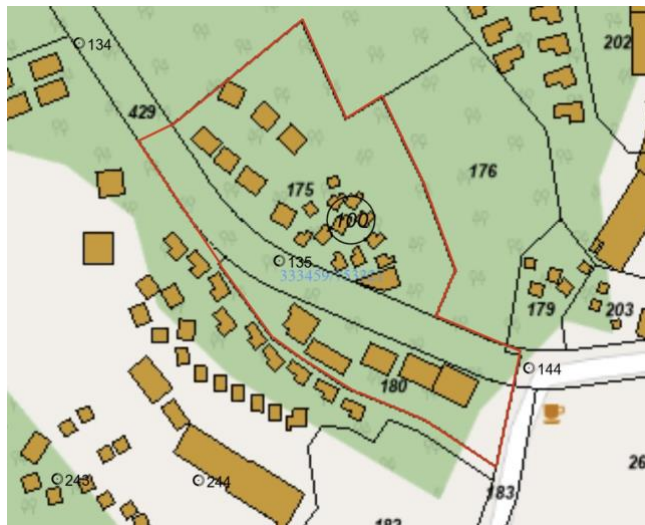
💰 Price: 1 200 000 EUR

SIRENA HOLIDAY PARK A Well-Established Tourist Business with Sustainable Growth

Complex Description:

SIRENA HOLIDAY PARK is a well-developed and successful tourist complex, located in the picturesque natural surroundings of Kamchia resort, just 30 km south of Varna – the largest city on the Bulgarian Black Sea coast. The area is known for its pristine nature, free from overdevelopment, offering the perfect combination of **forest, river, and sea**. Kamchia's beach is the **longest and widest in Bulgaria**, with crystal-clear sand and vast relaxation space, attracting tourists who appreciate tranquility and closeness to nature.

The complex has been operational for **over 20 years**, and in the past **4-5 years** it has undergone **significant renovations**, including the construction of new buildings (2021-2022) and **complete refurbishment** of the existing ones (2022-2023). The business is fully functional and ready for **seamless takeover** by a new owner.



Key Features:

- ✓ **Location:** Kamchia Resort, Varna District
- ✓ **Properties identifier:** (044226.100.180 – 1284 sq.m.; 044226.100.175 – 3060 sq.m.)
- ✓ **Total area:** 4,344 sq.m.
- ✓ **Capacity:** 50 guests
- ✓ **Buildings:** 7 villas, 9 bungalows, a restaurant, reception, service rooms
- ✓ **Infrastructure:** Parking for 30 cars, 2 children's playgrounds, outdoor gym, landscaping, video surveillance, internet, three-phase electricity, water supply, and sewerage
- ✓ **Fenced and well-lit territory**

Business Advantages:

- ✔ **Established and profitable** – revenue growth of **15-20% annually**
- ✔ **Loyal customer base** – 50% of guests return every year
- ✔ **Exclusive location** – nature reserve, wide beaches, no overdevelopment
- ✔ **Fully renovated and equipped** – sold with all furnishings and appliances
- ✔ **Ready for operation** – ideal for **summer tourism, events, and year-round bookings**
- ✔ **Expansion opportunities** – construction of **new buildings**, increasing **capacity**, and **additional services** such as **eco-tourism, sports camps, and specialized events**

The Property is sold as a Fully Operational Business, Including:

- ✔ Land, buildings, furniture, and equipment
- ✔ All necessary licenses and permits
- ✔ Ready for **immediate takeover and management**

☎ **For more information and viewings, contact us!**

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