



Luxury Aparthotel
Martinez ****

Sozopol, Bulgaria

Luxury Aparthotel MARTINEZ ****

Property, location, built-up area, land plot

Location: The hotel is located only 30 meters from Sozopol's best sandy beach – "Harmanite", only 30 minutes drive south from Burgas international airport.



Total built-up area: 17 534 sq/m.
Land area: 9 429 sq/m.

Property Description: Martinez is a luxury multi-storey aparthotel (ranging from 2 to 5 floors, divided into 6 "blocks"), consisting of:

- 130 fully furnished and decorated "de Lux" apartments, sized from 30 to 230 sq/m.
- Lobby bar
- Administration
- Billiards bar
- Restaurant with 250 seats
- Fitness
- Doctor's office
- Children's club
- Sky bar (currently not operational)
- Laundry and Dry Cleaning
- Massage rooms
- Indoor and Outdoor pool

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Description

✦ Resort and beach area

- ❖ The enclosed territory of the Complex has 2 main entrances – one to the garden and outdoor facilities and one to Reception and Hotel and these entrances are under professional surveillance.



- ❖ There are a number of cafeterias, restaurants and discotheques around the hotel area, but at the same time the Hotel Complex remains a quiet and peaceful place.

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Description



✘ Apartments

- Most of the apartments (about 80%) are one-bedroom apartments sized from 53m² to 118m². The bigger ones have 2 bathrooms.
- There are also two- and three-bedroom apartments, as well as 12 studios. There are also apartments suitable for disabled people.
- Most of the apartments have pool view or sea view, as well as more than one balcony or terrace.

- There is a kitchenette with built-in appliances in each apartment; there are TV Sets in each room of each apartment.
- There is a central air-conditioning system and central hot water supply system in the hotel.
- The hotel has its own laundry facility.



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Description

× Infrastructure

- ✓ Uniqueness of the site: the living space of Martinez does not exceed 60% of the total space of the Complex, while the remaining 40% of the space comprise the hotel infrastructure – technical rooms and public service premises. The common proportion is 80% to 20%. This leads to a greater comfort of the Guests of the Complex.
- ✓ There are two swimming pools (outdoor and indoor), sized 140 и 200 sq.m., both with children sections.
- ✓ The complex also offers the following facilities: 3 lifts, Fitness, 2 Saunas, Minigolf, Massage rooms, Currency Exchange, Doctor's Office, Parking, Laundry and Dry Cleaning, Garden with a stage for children animation.



Homelike environment and cozy apartments in combination with high level of services provided make your stay at the Martinez an enjoyable experience, while proximity of the beach makes experience unforgettable.

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Description

✦ Infrastructure

- ✓ There is a children club sized 73 sq.m. functioning in the hotel. Specially trained personnel with educational background is taking care of the children.
- ✓ Adults can use various additional facilities (some of which require additional payment) including billiard, table tennis, rent-a-car. There is Wi-Fi internet coverage throughout. Professional massage service is also available.



- ✓ There is a restaurant about 1350 sq.m. with 250 seats.
- ✓ There are a number of bars in the hotel – lobby bar, billiard bar and sky bar (currently not operational) allowing visitors to spend their time in comfort.
- ✓ For security reasons hotel guests can use safety deposit boxes in the hotel.

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Description

Object	Area (sq. m.)	Capacity (people)
Lobby bar	193	55
Conference room	199	100
Restaurant	1107	250
Swimming pool	337	
Fitness, massage, sauna	267	
Kinder garden	73	
Safe box		129
Table tennis		
Mini golf		

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Technical Description

Total living area:
9,897m²

Apartments number:
130

Table: Number of apartments and sleeping accommodation

Apartment type	Sq. m.	Sleeping accommodation in apartment	Number of Apartments	Total sleeping accommodation	Extra sleeping accommodation quantity
Studio (standard)	28-40	2	6	12	
Studio (superior)	44-64	2	6	12	
1 Bedroom (standart)	53-80	4	82	328	
1 Bedroom (superior)	80-118	4	24	96	24
2 Bedroom (standart)	73-113	6	6	36	
2 Bedroom (superior)	142-230	6	5	30	5
Maisonette	222	8	1	8	
Total:			130	522	29

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Technical Description

Table: Quantity of apartments based on types and blocks. (in units)

block	1 bedroom	2 bedroom	3 bedroom*	Studio	Total
1	32	3		4	39
2	16	2	1	1	20
3	10	3			13
4	31			6	37
5	6				6
6	11	3		1	15
Total	106	11	1	12	130

Table: Total area of the complex based on blocks and apartment types in sq.m.

block	Total area, sq.m.				
	1 bedroom	2 bedroom	3 bedroom*	Studia	Total
1	2 505	370		149	3 025
2	1 019	294	222	40	1 575
3	887	322			1 209
4	2 079			280	2 359
5	376				376
6	771	534		50	1 354
Total	7 637	1 520	222	519	9 897

* Maisonette

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Technical Description

Table: Apartments quantity based on size in meters

block	Size					Total
	less than 50	from 50 to 100	from 100 to 150	from 150 to 200	over 200	
1		8	1	15	15	39
2	1	2	1	14	2	20
3		3	2	6	2	13
4		4		27	6	37
5		0		6		6
6	2	1		7	5	15
Total	3	18	4	75	30	130

Table: Total size of apartments based on size in meters

block	Size					Total
	less than 50	from 50 to 100	from 100 to 150	from 150 to 200	over 200	
1	149	2 230	453	192		3 025
2	40	1 019	143	152	222	1 575
3		545	322	342		1 209
4	96	2 153	109			2 359
5		376				376
6	50	844			460	1 354
Total	335	7 167	1 026	686	682	9 897

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Technical Description

Table: Quantity of apartments based on floors and blocks

block	1 floor	2 floor	3 floor	4 floor	5 floor	Total
1		13	13	13		39
2		9	9	2		20
3		6	4	3		13
4	4	9	12	9	3	37
5		6				6
6	3	6	5	1		15
Total	7	49	43	28	3	130

Table: Total size of apartments based on floors and blocks in sq.m.

block	1 floor	2 floor	3 floor	4 floor	5 floor	Total
1		977	1 034	1 014		3 025
2		564	716	294		1 575
3		478	411	320		1 209
4	211	625	693	645	184	2 359
5		376				376
6	201	419	505	230		1 354
Total	412	3 439	3 359	2 502	184	9 897

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