

YOUR NEXT CHAPTER, EXPLORED

The Sveti Vlas Starter Guide

A practical companion for a first visit, a longer stay or the beginning of a move.



More sea. More possibility. More life.

Sveti Vlas brings the Black Sea and the Balkan foothills into your everyday routine. Use this guide to explore the places, people and practical details that could make it feel like home.

Inside your guide

Choose a neighbourhood · Plan seven exploratory days · View a home with confidence ·
Shape your monthly budget · Build your next steps

Make it personal: what three things would make life here rewarding for you?

Independent planning guide. Suggested activities are ideas to arrange yourself; check providers and seasonal opening dates. Photo: Lilia Moroz, Wikimedia Commons, CC BY-SA 4.0. Original photograph and licence.

FIND YOUR HOME BASE

Choose the setting that fits your day.

Walk the streets you would use for groceries, a café, a class and the beach. Try them at different times of day.

Central / old Sveti Vlas

Start here if everyday services and a residential rhythm are your priority. Explore local shops, cafés and the routes you would walk most often.

Marina / Dinevi

A good area to explore for waterfront walks, restaurants, beach access and summer cultural evenings. Ask which facilities operate in the months you plan to stay.

Intsaraki

Look here for hillside surroundings and sea-view possibilities. Check the slope, road access and how comfortably you would manage your routine with a car.

Sunny Beach edge

Explore the varied apartment choice and flatter coastal areas. A visit outside summer helps you understand the local rhythm and available services.

Your neighbourhood test

- ☐ Walk to groceries and a pharmacy; note distance, steps and hills.
- ☐ Try the route home after dinner and check lighting and transport.
- ☐ Ask a neighbour what a normal January week looks like.
- ☐ Choose two favourite areas and revisit both before deciding.

[Open the local map](#) · [Read the neighbourhood guide](#)

A WEEK TO TRY LIFE HERE

Seven days. Plenty to discover.

An illustrative itinerary to adapt to your energy, interests and season. Book classes and check programmes in advance.

Day 1 · Settle in

Walk your neighbourhood, find groceries and enjoy a marina coffee. Keep the first day unhurried.

Day 2 · Move and meet

Arrange tennis at OK Tennis or a class at Soul Zen. A recurring activity is a useful first step towards familiar faces.

Day 3 · Explore Nessebar

Make time for historic streets, a museum or exhibition and a relaxed lunch. Check the municipal events calendar.

Day 4 · Find your favourite view

Choose a foothill walk that suits your fitness and conditions. Bring water, suitable shoes and a route you can follow.

Day 5 · Try the practical routine

Visit homes, ask a healthcare provider about appointments and check transport. Record costs and questions while they are fresh.

Day 6 · Enjoy the wider region

Choose Pomorie and the Salt Museum, or a longer Burgas outing for the Sea Garden, shopping and culture.

Day 7 · Return to what you liked

Revisit a café or class. Compare your two favourite neighbourhoods and decide what to explore on a longer stay.

Useful starting points: [OK Tennis](#) · [Soul Zen](#) · [Nessebar events](#) · [Burgas events](#). Allow extra time for travel and summer traffic.

TAKE THIS TO A VIEWING

A home that works all year.

Enjoy the view, then look closely at the details that will shape your everyday comfort.

- ☐ Heating, cooling and insulation: ask to see how they work and recent utility bills.
- ☐ Daylight, ventilation and moisture: look inside corners, cupboards and bathrooms.
- ☐ Access: walk from the road and parking; try the lift and check steps and thresholds.
- ☐ Building costs: ask for the annual maintenance fee, what it includes and any reserve fund.
- ☐ Year-round services: confirm water, electricity, internet and access during quieter months.
- ☐ Neighbours and sound: visit at more than one time; ask about summer activity nearby.
- ☐ Ownership and documents: have an independent lawyer check title, legal status and permissions.
- ☐ True usable space: compare the apartment layout with the deeded area and shared-area allocation.

Ask before you commit

Who manages the building? How are repairs approved and funded? What happens if the lift fails? What costs fall outside the maintenance fee? Which services are within a comfortable walk?

Property / address: _____

Annual fees / utilities: _____

What I love: _____

What I want checked: _____

A trial rental gives you time to explore the area and building in practice. Obtain independent legal and technical advice before signing or paying a deposit.

MAKE IT YOUR PLAN

A budget with room for living.

Use your own quotes and priorities. Separate monthly spending, annual costs and one-off moving or purchase expenses.

Monthly category	Your estimate (€)
Rent / mortgage / housing costs	
Utilities, internet and mobile	
Food and household shopping	
Dining, activities and interests	
Healthcare and insurance	
Local transport / car	
Visits home and travel savings	
Building fees and property costs / 12	
Comfortable contingency	
YOUR MONTHLY TOTAL	

Before a longer stay

Confirm your residence route, healthcare cover and transport connections. Bring pension details and tax-residence questions to an adviser familiar with your home-country treaty. Ask your provider how any existing healthcare or pension arrangements would work after a move.

Your next three actions

- ☐ Get current housing and annual-fee quotes.
- ☐ Book the activities and appointments you want to try.
- ☐ Choose dates for a longer stay, including time outside summer.

[Use the editable website budget](#) · [Read the sourced tax overview](#)

General planning information, not individual tax, legal, medical or investment advice. Contact: Matthias Zeitler, me@matthias.net.