Buying a cheap home in Bulgaria: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/bulgaria

On 21 November 2026, RealHunt lists 7 homes for sale in Bulgaria, each one checked by a person. In Bulgaria, the median asking price of those 7 homes is €66,000 (€740 per m2, from the 7 homes with a known size); the cheapest costs €58,900 and the most expensive €89,000. Taxes and fees add about 3.2–8.5% to the price of a home in Bulgaria (figures as of 2026). With 7 homes this is a small sample, so the median for Bulgaria is a rough guide.

Key facts

Homes on RealHunt	7 (small sample)
Median asking price	€66,000
Median price per m2	€740 (7 homes with a known size)
Median size	87 m2
Cheapest and most expensive	€58,900 · €89,000
Median RealHunt score (70 to 98)	93
Taxes and fees to buy	3.2–8.5% of the price (as of 2026)
Can foreigners buy?	Yes, buildings and apartments, with rights similar to locals; per GPG, foreigners can't own land directly, so a Bulgarian company is the usual route.
Yearly property tax	0.01-0.45% of the property's tax value plus a municipal garbage fee.
Date of these figures	21 November 2026
What the buying costs are made of	Transfer tax 0.1-3% (municipal; Sofia 2.5%) + notary 0.1-1.5% + legal 0.5-1% + agent 2.5-3%.
Tax on rental income	Non-residents: 10% final tax on gross rent, paid quarterly, no deductions.

The steps to buy

1. Check what you can own 2. Hire a lawyer and check the property 3. Sign a preliminary contract 4. Get your documents ready 5. Sign the deed before a notary 6. Declare the property to the municipality

The best-scored homes today

€59,900 · Two-bedroom flat with a panoramic sea view on the first line in Pomorie · score 94 · realhunt.co/deal/bg-pomorie-60k-1630398

€66,000 · Furnished two-bedroom flat with a sea view in a gated complex in Kavarna · score 94 · realhunt.co/deal/bg-kavarna-66k-89698

€69,000 · Two-bedroom flat with two sea-panorama terraces in Kavarna Hills · score 93 · realhunt.co/deal/bg-kavarna-hills-69k-1606144

Sources of the rules and costs

https://www.globalpropertyguide.com/europe/bulgaria/buying-guide
https://assets.airbnb.com/help/Airbnb_TaxGuide2026_Bulgaria_ENGLISH.pdf
https://www.globalpropertyguide.com/europe/bulgaria/rental-yields

Prices are asking prices in euros from the original listings; medians describe the homes RealHunt lists, not the whole market. General information, not legal or tax advice. Free to quote with a link (CC BY 4.0). Questions: carlos@equinoxinvestmentgroup.com