

# ROYAL GRAND EXCLUZIVE CLEOPATRA RESIDENCE 1+1

## DAİRELER

DAMLATAS, ALANYA

31.987362 ,36.5439355



## Royal Grand Exclusive Project – Luxury Living in the Heart of Alanya

We are proud to present our latest development, **Royal Grand Exclusive**, brought to life by the trusted Royal Construction family. Located in the vibrant **Kleopatra district** of Alanya, this prestigious project .combines comfort, elegance, and a prime location — all designed to elevate your lifestyle

### Prime Location

Grand Exclusive is situated in **Saray Neighborhood on Mehmet Akif Ersoy Street**, right in the city :center. Its exceptional location offers easy access to key landmarks

Only **500 meters** from the world-renowned **Kleopatra Beach** •

**2 km** from Alanya Harbor •

**40 km** from Gazipaşa Airport •

**120 km** from Antalya International Airport •

Within walking distance, you'll find hospitals, schools, banks, government institutions, fresh produce .markets, supermarkets, shops, cafes, and restaurants — making everyday life exceptionally convenient

## Project Overview

Built on a **2064 m<sup>2</sup>** land area, Royal Grand Exclusive features a **single residential block** with a total of **88 apartments** and **1 commercial unit**.

:Available apartment types include

units of 1+1 apartments 81 •

units of 2+1 duplexes 3 •

units of 3+1 duplexes 4 •

## Social Facilities

Designed to deliver a five–star lifestyle, the project includes thoughtfully planned social areas that offer :peace, comfort, and enjoyment for you and your loved ones

Outdoor swimming pool •

Indoor swimming pool •

Children's pool •

Pool bar •

Turkish bath •

Sauna •

Fully equipped fitness center •

Lobby & cafeteria •

Management office •

- Children's playground •

- Special guest rooms designed as hotel suites for visitors •

## **Technical Features**

The project includes high-quality building infrastructure and in-apartment features tailored to modern living standards

### **:Building Amenities**

- Satellite TV system •

- Wi-Fi infrastructure •

- backup generators 2 •

- Hydrophore and water tank •

- elevators 2 •

### **:Apartment Features**

- Instant water heater •

- Pre-installed air conditioning infrastructure in all rooms •

- Suspended ceilings •

- Spot lighting •

- Washable wall paints •

- Ceramic flooring •

Custom kitchen and bathroom cabinetry •

Aluminum windows and sliding doors •

Glass balcony railings with aluminum bases •

Premium–grade sanitary ware and fixtures •

## Safety & Environment

:Your security and well–being are our top priority. The project includes

Emergency fire doors and escape stairs •

Fire cabinets on every floor •

CCTV camera system •

Steel entrance doors •

Video intercom system •

Designated emergency assembly area •

**Royal Grand Exclusive** is not just a residence — it's a gateway to an exceptional lifestyle in one of Alanya's most sought–after locations. Whether you're seeking a profitable real estate investment or a new home close to the sea, this project offers the perfect balance of luxury, convenience, and quality.

## ملخص

الأرض: 2	Square: 60m2	غرض: Ready Properties
السعر الأقصى: €210000	الأسعار من: €167000	مجموع الآكلات: 9
من المطار: 40km	من المركز: في المركز	من البحر: حتى 500 م

## المرافق الداخلية

### وسائل الراحة في الهواء الطلق

- |                           |                   |                 |              |
|---------------------------|-------------------|-----------------|--------------|
| بواب ✓                    | الأمان ✓          | حمام سباحة ✓    | مسبح داخلي ✓ |
| حديقة مائية ✓             | اللياقة البدنية ✓ | ساونا ✓         | حمام ✓       |
| مناطق الاستراحة والشواء ✓ | موقف سيارات ✓     | إدارة الإيجار ✓ | شرفة ✓       |
| مصعد ✓                    |                   |                 |              |



Alanya Home Construction & Real Estate



Agent Details

valentina@alanya-home.com – Валентина Султ