

# 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** •

**km** from Alanya Harbor **2** •

**km** from Gazipaşa Airport **40** •

**km** from Antalya International Airport **120** •

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.

## بررسی اجمالی

کف: 2	Square: 60m2	هدف: Ready Properties
حداکثر قیمت: 210000€	قیمت ها از: 167000€	کل فروش: 9
از فرودگاه: 40km	از مرکز: در مرکز	از دریا: تا 500 متر

## امکانات داخلی

### امکانات رفاهی در فضای باز

- |                  |                |                 |                           |
|------------------|----------------|-----------------|---------------------------|
| ✓ استخر سرپوشیده | ✓ استخر        | ✓ امنیت         | ✓ دربان                   |
| ✓ حمام           | ✓ سونا         | ✓ تناسب اندام   | ✓ پارک آبی                |
| ✓ بالکن          | ✓ مدیریت اجاره | ✓ توقفگاه خودرو | ✓ مناطق استراحت و باریکیو |
|                  |                |                 | ✓ بلند کردن               |



**Alanya Home Construction & Real Estate**



### Agent Details

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