

# ROYAL GRAND EXCLUZIVE CLEOPATRA RESIDENCE 1+1

## DAİRELER

DAMLATAS, ALANYA

36.5439355, 31.987362



## 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:

- 81 units of 1+1 apartments
- 3 units of 2+1 duplexes
- 4 units of 3+1 duplexes

## 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
- 2 backup generators
- Hydrophore and water tank
- 2 elevators

### **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.

## Aperçu

But: Propriétés Prêtes	Square: 60m2	Étage: 2
Total d'étages: 9	Prix min: €167000	Prix max: €210000
De la mer: jusqu'à 500 m	Du centre: Au centre	De l'aéroport: 40km

## Aménagements intérieurs

## Aménagements extérieurs

- |                                    |            |                    |                      |
|------------------------------------|------------|--------------------|----------------------|
| ✓ Portier                          | ✓ Sécurité | ✓ Piscine          | ✓ Piscine intérieure |
| ✓ Parc aquatique                   | ✓ Aptitude | ✓ Sauna            | ✓ Bain               |
| ✓ Aires de repos et de<br>barbecue | ✓ Parking  | ✓ Gestion locative | ✓ Balcon             |
| ✓ Ascenseur                        |            |                    |                      |



## Agent Details

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**Alanya Home Construction & Real Estate**

