

# 3+1 Apartment in Güllerpinarı, 350 m from the Sea

GULLERPINAR, ALANYA



PRICE

€148.000

ESTIMATED EXPERT VALUE

\$220,000

CITIZENSHIP ELIGIBLE RESIDENCE PERMIT ELIGIBLE

PROPERTY

## Overview

|                                       |                               |                          |
|---------------------------------------|-------------------------------|--------------------------|
| RESIDENCE PERMIT ELIGIBILITY<br>✓ Yes | CITIZENSHIP ELIGIBLE<br>✓ Yes | EXPERT VALUE<br>220000   |
| SQUARE<br>140m2                       | FLOOR<br>3                    | TOTAL FLOORS<br>4        |
| PRICES FROM<br>€148000                | FROM SEA<br>up to 300 m       | FROM CENTER<br>In center |

ABOUT

## Description

This 140 m<sup>2</sup> 3+1 apartment in Güllerpinarı, Alanya, is located 350 m from the sea near the Forestry Directorate. Set on the third floor of a 12-year-old building, it has a separate kitchen, south-, east- and west-

facing aspects, two balconies, two WCs and an en-suite bathroom. The property is presented as suitable for residence and citizenship applications, subject to current official verification.

## **140 m<sup>2</sup> 3+1 layout with a separate kitchen**

- Güllerpinarı neighbourhood of Alanya
- Approximately 350 m from the sea
- Close to the Forestry Directorate
- 140 m<sup>2</sup> total stated area
- 3+1 room configuration
- Separate kitchen
- Third floor of a 12-year-old building
- South-, east- and west-facing aspects
- Two balconies
- Two WCs and an en-suite bathroom

The apartment combines a 3+1 configuration with a separate kitchen, offering clear separation between cooking and main living areas. Its stated area of 140 m<sup>2</sup> provides a substantial layout for buyers who need several rooms and defined functional spaces rather than an open-plan kitchen arrangement.

South-, east- and west-facing elevations give the property exposure on three sides. This orientation can support daylight at different times of the day and offers more than a single-direction aspect. The two balconies extend the usable living environment, while the en-suite bathroom provides additional privacy within the home. Two WCs are also a practical feature for a multi-room apartment.

The residence is situated on the third floor of a building that is stated to be 12 years old. No information has been supplied regarding an elevator, furnishings, communal facilities, parking or heating, so these points should be confirmed during a property viewing.

## **Güllerpinarı location close to the Alanya coastline**

The property is located in Güllerpinarı, near the Forestry Directorate, with the distance to the sea stated as 350 m. This places the coastline close to the apartment while retaining a neighbourhood setting within Alanya. Buyers can assess the exact route, surrounding services and transport options during an on-site visit.

The apartment is also presented in the source information as suitable for residence and citizenship applications. Such eligibility is not automatic and may depend on current legislation, official valuation, property records and the buyer's individual circumstances. Prospective buyers should obtain up-to-date confirmation from the relevant authorities and qualified legal professionals before making a decision.

Contact Alanya Home to request further property details, arrange a viewing and verify the current documentation and application-related status of this 3+1 apartment in Güllerpinarı.

## Gallery









## Alanya Home Construction & Real Estate

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