

# Sea-View 3+1 Duplex in Kestel Montana Premium Residence

KESTEL, ALANYA



PRICE

€350.000

ESTIMATED EXPERT VALUE

\$290,000

CITIZENSHIP ELIGIBLE RESIDENCE PERMIT ELIGIBLE

PROPERTY

## Overview

|                                       |                               |                         |
|---------------------------------------|-------------------------------|-------------------------|
| RESIDENCE PERMIT ELIGIBILITY<br>✓ Yes | CITIZENSHIP ELIGIBLE<br>✓ Yes | EXPERT VALUE<br>290000  |
| SQUARE<br>137m2                       | FLOOR<br>4                    | TOTAL FLOORS<br>5       |
| PRICES FROM<br>€350000                | VIEW<br>Sea                   | FROM SEA<br>up to 500 m |

ABOUT

## Description

This 137 m<sup>2</sup> sea-view 3+1 duplex is located in Montana Premium Residence in Kestel, Alanya, 500 m from the sea. Residents have access to outdoor and indoor pools, fitness and sauna facilities, social areas and underground parking. The property is marketed as suitable for Turkish citizenship, subject to current official

and professional eligibility checks.

## 137 m<sup>2</sup> 3+1 duplex in Montana Premium Residence

The property combines a 3+1 duplex layout with a stated total area of 137 m<sup>2</sup> and a sea view. Its two-level format provides a practical distinction between different parts of the home, while the room configuration offers space for everyday living, family use or a dedicated work and guest room. The source presents the residence as a modern residential option in Kestel.

- 3+1 duplex apartment
- 137 m<sup>2</sup> stated property area
- Sea view
- Montana Premium Residence in Kestel, Alanya
- 500 m from the sea
- 137 m<sup>2</sup> outdoor swimming pool
- 36 m<sup>2</sup> indoor swimming pool
- Fitness centre and sauna
- Underground parking and generator
- Social and family-oriented communal facilities

Montana Premium Residence offers facilities designed for recreation, exercise and daily convenience throughout the year. The outdoor swimming pool has a stated area of 137 m<sup>2</sup>, while the 36 m<sup>2</sup> indoor pool provides an additional swimming option. Residents can also use the fitness facilities and sauna, as well as changing cabins and shower areas.

The complex includes a games room, TV lounge and meeting room, providing separate areas for leisure, socialising or organised activities. A children's play area adds a useful facility for families, while the barbecue area creates an outdoor setting for residents. Wi-Fi is listed among the site features. The generator supports the communal infrastructure, and underground parking offers a designated on-site solution for vehicles.

## Kestel location close to the sea and daily services

The residence is situated 500 m from the sea and 6 km from central Alanya. Public transport is 360 m away, making it easier to reach other parts of Kestel and Alanya without relying solely on a private vehicle. Gazipaşa Airport is 33 km from the property, an important practical detail for buyers who travel regularly.

Everyday services and educational facilities are also close to the residence. Migros, BİM and A101 supermarkets, pharmacies, restaurants, a university, a college and schools are stated to be approximately 350 m away. This concentration of services can simplify daily shopping, dining and education-related routines while keeping the home within a residential complex offering a broad range of communal amenities.

The property is advertised as suitable for Turkish citizenship. As citizenship rules, valuation requirements and individual eligibility may change, buyers should obtain current confirmation from qualified legal professionals and the relevant official authorities before making a decision.

Contact Alanya Home for further information about this 3+1 duplex in Montana Premium Residence and to discuss current availability or arrange a viewing.

### DETAILS

# Outdoor amenities

|                           |                  |                        |
|---------------------------|------------------|------------------------|
| ✓ Doorman — Yes           | ✓ Security — Yes | ✓ Pool — Yes           |
| ✓ Indoor pool — Yes       | ✓ Fitness — Yes  | ✓ Sauna — Yes          |
| ✓ Rest & BBQ areas — Yes  | ✓ Parking — Yes  | ✓ Parking Garage — Yes |
| ✓ Rental Management — Yes | ✓ Balcony — Yes  | ✓ Lift — Yes           |

## Gallery











