

11+2 Detached Villa for Sale in Kestel Yaylalı

YAYLALI KESTEL, ALANYA 07400



PRICE

€680.000

ESTIMATED EXPERT VALUE

\$450,000

CITIZENSHIP ELIGIBLE **RESIDENCE PERMIT ELIGIBLE**

PROPERTY

Overview

RESIDENCE PERMIT ELIGIBILITY ✓ Yes	CITIZENSHIP ELIGIBLE ✓ Yes	EXPERT VALUE 450000
SQUARE 500m2	TOTAL FLOORS 3	PRICES FROM €680000
VIEW Sea	FROM SEA up to 3000 m	

ABOUT

Description

This unfurnished 11+2 detached villa for sale in Kestel Yaylalı, Alanya, stands on a 1,070 m² plot and extends across three floors. It offers six bathrooms/WCs, two spacious terraces, a private swimming pool,

parking and a large garden with approximately 30 fruit trees. Separate entrances and generous floor areas support flexible use.

Three-storey 11+2 villa on a 1,070 m² private plot

- 11+2 room configuration
- Three-storey detached reinforced-concrete building
- Ground floor measuring 160 m²
- First floor measuring 160 m²
- Second floor measuring 180 m²
- Six bathrooms/WCs
- Two spacious terraces
- Private swimming pool and parking
- Large garden with approximately 30 fruit trees in 15–20 varieties
- Traditional Şark room
- Separate access from the ground and top floors
- Unfurnished

The villa provides substantial living space across three complete levels. The stated floor areas are 160 m² on the ground floor, 160 m² on the first floor and 180 m² on the second floor. Together with the 11+2 configuration, this scale gives the new owner considerable scope to allocate rooms for family living, guests, work, hobbies or storage according to individual requirements. Six bathrooms/WCs add practical capacity for a large or extended household.

Access is available separately from the ground floor and the top floor, supporting more flexible circulation and organisation between the levels. The property also contains a traditional Şark room, adding a distinctive interior space alongside the main rooms. Two large terraces extend the living areas outdoors and provide suitable settings for open-air seating, family meals or quiet relaxation.

The villa is a detached reinforced-concrete building and is offered without furniture. This allows the buyer to select furnishings and define the purpose of each room without adapting to an existing furniture package. A hydrophore water-pressure system is installed. The infrastructure required for underfloor heating is also complete, although the heat pump itself is not included in the sale.

Private pool, parking and an established fruit garden

Outdoor space is one of the defining features of this property in Kestel Yaylalı. The 1,070 m² plot accommodates a private swimming pool, on-site parking and a substantial garden surrounding the detached building. According to the supplied property details, the grounds contain approximately 30 fruit trees representing around 15 to 20 varieties.

The established planting contributes both practical and visual value while leaving generous space for outdoor use. Combined with the terraces and pool, the garden creates several distinct areas that can be arranged for recreation, dining, gardening and day-to-day family activities. The independent plot also gives occupants more privacy and control over their outdoor environment than a shared residential complex would provide.

Buyer suitability and title-deed considerations

The combination of 11+2 rooms, three spacious floors, multiple bathrooms and separate access points makes this Kestel Yaylalı villa particularly relevant to buyers seeking a large independent property in Alanya. Its layout may also be considered by extended families who need numerous private rooms together with generous shared and outdoor areas.

The source information describes the title deed as a land title with dual zoning status. It also states that the property is suitable for residence-permit and citizenship applications. Such eligibility is always subject to current legislation, official valuation criteria, applicable location restrictions, zoning records and the buyer’s personal circumstances. The title deed, zoning position and application eligibility should therefore be checked with the relevant authorities and qualified legal professionals before proceeding with a purchase.

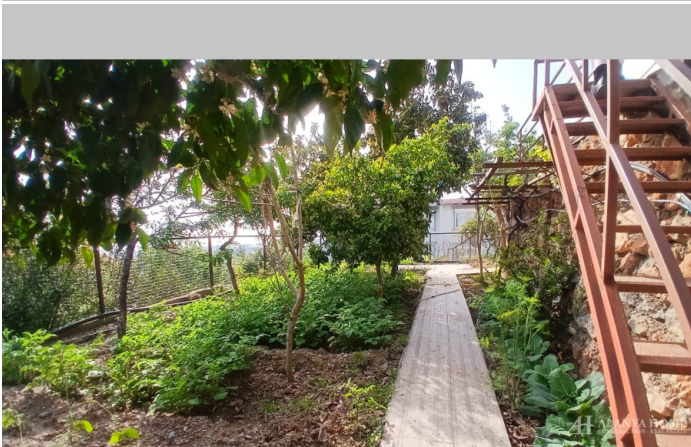
Contact Alanya Home to request current property documents, further details or an appointment to view this 11+2 detached villa in Kestel Yaylalı.

DETAILS

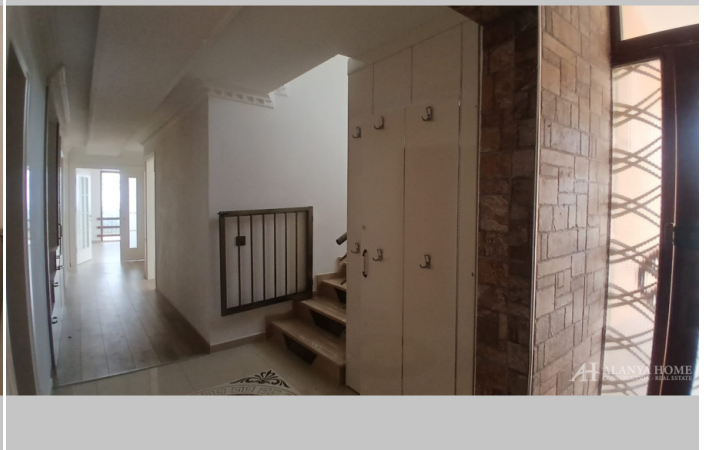
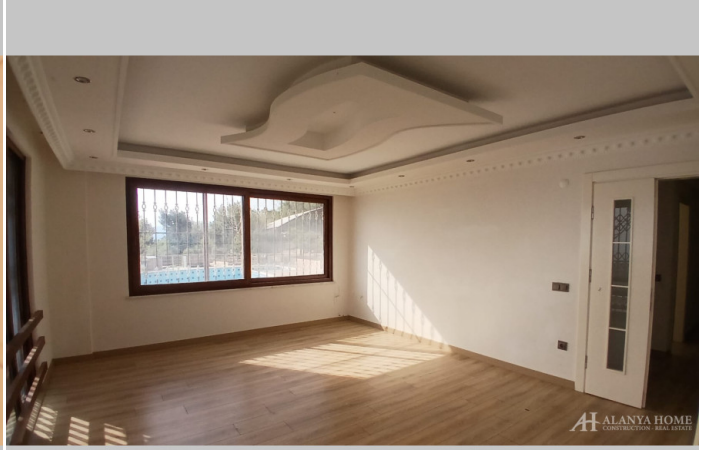
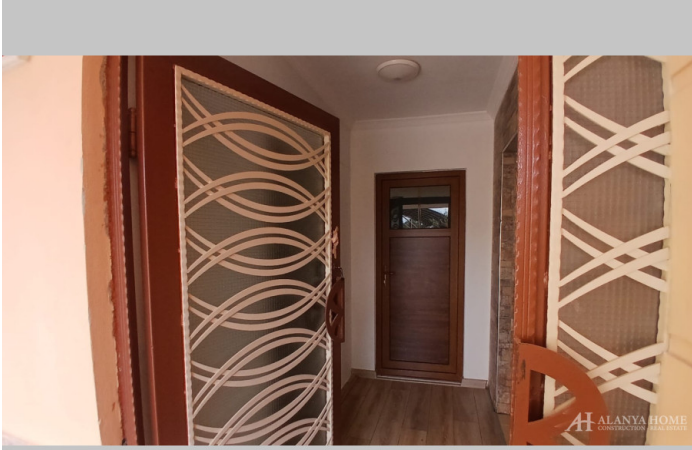
Outdoor amenities

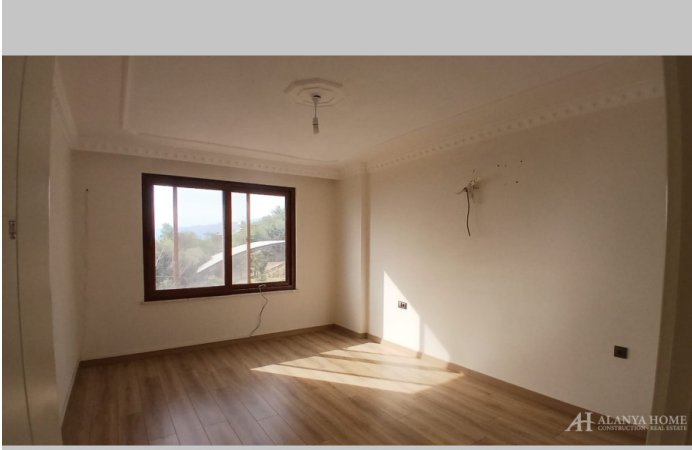
✓ Pool — Yes	✓ Rest & BBQ areas — Yes	✓ Parking — Yes
✓ Parking Garage — Yes	✓ Balcony — Yes	

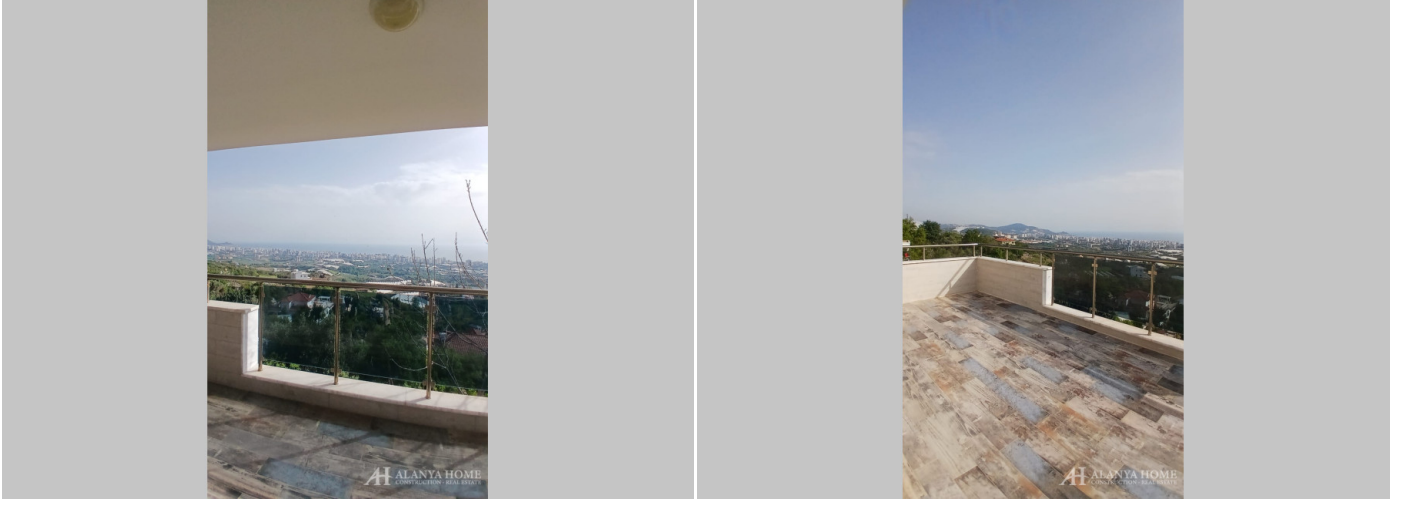
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