

3+1 Sea-View Duplex in Mahmutlar | Sfera Residence

MAHMUTLAR, ALANYA 07400



PRICE

€335.000

ESTIMATED EXPERT VALUE

RESIDENCE PERMIT ELIGIBLE

PROPERTY

Overview

RESIDENCE PERMIT ELIGIBILITY ✓ Yes	SQUARE 210m2	FLOOR 12
TOTAL FLOORS 13	PRICES FROM €335000	VIEW Sea/Mountain

ABOUT

Description

This 3+1 duplex apartment in Sfera Residence, Mahmutlar, offers 210 m² across the 12th and 13th floors. The sea-view home is just 100 metres from the sea and includes white goods and two bathrooms/WCs. Complex facilities include indoor and outdoor pools, a gym, sauna, Turkish bath, steam room, children's play area, generator, two lifts and internet.

Spacious 3+1 duplex at Sfera Residence

- **Location:** Mahmutlar, Alanya
- **Residence:** Sfera Residence
- **Property type:** Two-level duplex apartment
- **Layout:** 3+1
- **Size:** 210 m²
- **Floors:** 12th and 13th floors
- **Bathrooms:** Two bathrooms/WCs
- **Included:** White goods
- **View:** Sea view
- **Distance from the sea:** 100 metres

With 210 m² arranged over two floors, this Mahmutlar duplex provides considerably more interior space than a conventional single-level apartment. Its position on the 12th and 13th floors combines an elevated setting with a confirmed sea view. The 3+1 configuration and two bathrooms/WCs make the property a practical option for buyers seeking a larger home in Alanya, including families or those who need additional rooms for guests, work or everyday living.

White goods are included with the apartment, providing a useful starting point for the new owner. The source does not specify additional furniture, so the listing is presented specifically as a home with white goods rather than as a fully furnished property.

Indoor and outdoor facilities at Sfera Residence

Sfera Residence offers both outdoor and indoor swimming pools, giving owners access to two distinct pool areas within the complex. Its wellness facilities include a sauna, Turkish bath and steam room, while the on-site gym provides a dedicated area for exercise. A children's play area is also available for younger residents.

The complex is further equipped with a generator and two lifts. Internet is also listed among the residence facilities. Together, these features create a broad range of practical, fitness, wellness and leisure options without making unsupported claims about services that are not included in the supplied property information.

Sea-view living 100 metres from the coast in Mahmutlar

The apartment is located in Mahmutlar, one of Alanya's established residential districts, and is only 100 metres from the sea. This short stated distance is particularly relevant for buyers who want convenient access to the coastline while living in a residential complex with extensive shared amenities. The combination of a high-floor position, sea view and proximity to the water forms the property's strongest location advantage.

The generous 210 m² size may suit buyers prioritising space, while the duplex arrangement offers the floor area across two separate levels. Access to indoor and outdoor pools, wellness areas, a gym and a children's play area also makes the residence relevant for buyers who value on-site facilities alongside proximity to the sea.

Contact **Alanya Home** for current availability, viewing arrangements and further verified information about this 3+1 duplex apartment at Sfera Residence in Mahmutlar.

DETAILS

Outdoor amenities

✓ Doorman — Yes	✓ Security — Yes	✓ Pool — Yes
✓ Indoor pool — Yes	✓ Aquapark — Yes	✓ Fitness — Yes
✓ SPA — Yes	✓ Sauna — Yes	✓ Steam Room — Yes
✓ Rest & BBQ areas — Yes	✓ Tennis Court — Yes	✓ Parking — Yes
✓ Rental Management — Yes	✓ Balcony — Yes	✓ Lift — Yes

Gallery









