

# 5+1 Duplex in Mahmutlar at Yenisey 4 Residence

MAHMUTLAR, ALANYA



PRICE

€237.000

ESTIMATED EXPERT VALUE

\$405,000

CITIZENSHIP ELIGIBLE

PROPERTY

## Overview

|                               |                         |                        |
|-------------------------------|-------------------------|------------------------|
| CITIZENSHIP ELIGIBLE<br>✓ Yes | EXPERT VALUE<br>405000  | SQUARE<br>300m2        |
| FLOOR<br>8                    | TOTAL FLOORS<br>9       | PRICES FROM<br>€237000 |
| VIEW<br>Sea/Mountain          | FROM SEA<br>up to 200 m |                        |

ABOUT

## Description

This unfurnished 5+1 duplex in Yenisey 4 Residence, Mahmutlar, Alanya offers 300 m<sup>2</sup> and a southwest-facing position. Located on the eighth floor of a nine-storey building, the property is only 200 metres from

the sea. Residents have access to outdoor and children's pools, a playground, barbecue area, open parking, a generator, caretaker service and 24/7 security.

## Spacious 5+1 duplex in Yenisey 4 Residence

- 5+1 duplex configuration
- 300 m<sup>2</sup>
- Located on the eighth floor
- Nine-storey building
- Southwest-facing position
- Unfurnished
- 200 metres from the sea
- Outdoor swimming pool and children's pool
- Children's playground and barbecue area
- Open parking and generator
- Caretaker service and 24/7 security

With its 300 m<sup>2</sup> area and 5+1 configuration, this duplex provides a substantial amount of space for buyers seeking a larger home in Mahmutlar. The multi-room layout gives owners flexibility when planning bedrooms, guest accommodation, work areas or other everyday uses according to their own requirements. As the property is offered unfurnished, the interior can be equipped and styled from the beginning to suit individual preferences.

The residence occupies the eighth floor of a building with nine storeys. Its southwest-facing orientation is an important consideration for buyers who value this aspect when selecting a home. No specific view is stated for the property, allowing the listing to remain focused on its confirmed advantages: generous size, duplex format, high-floor position and proximity to the coastline.

Yenisey 4 Residence includes facilities designed for both daily convenience and shared leisure. The outdoor swimming pool is complemented by a separate children's pool, while younger residents also have access to a playground. A barbecue area provides an additional communal space. Practical services include open parking, a generator, caretaker support and security operating 24 hours a day, seven days a week.

## Mahmutlar location only 200 metres from the sea

The property is situated in Mahmutlar, one of Alanya's established residential districts, and is just 200 metres from the sea. This short distance is particularly practical for owners who want straightforward access to the coastline without giving up the facilities of a managed residential complex. The combination of a large 5+1 layout, family-oriented amenities and a location close to the sea makes the property relevant to buyers prioritising space and everyday convenience.

For further information about this unfurnished duplex in Yenisey 4 Residence or to arrange a viewing in Mahmutlar, contact Alanya Home. Our team can provide the available property details and guide you through the next steps of the purchase process.

### DETAILS

## Outdoor amenities

✓ Doorman — Yes

✓ Security — Yes

✓ Pool — Yes

✓ Rest & BBQ areas — Yes

✓ Parking — Yes

✓ Rental Management — Yes

✓ Balcony — Yes

✓ Lift — Yes

## Gallery













