

3+2 Panoramic Sea-View Duplex in Mahmutlar, Alanya

MAHMUTLAR, ALANYA 07400



PRICE

€235.000

ESTIMATED EXPERT VALUE

RESIDENCE PERMIT ELIGIBLE

PROPERTY

Overview

RESIDENCE PERMIT ELIGIBILITY ✓ Yes	SQUARE 310m2	FLOOR 12
TOTAL FLOORS 13	PRICES FROM €235000	VIEW Sea
FROM SEA up to 300 m		

ABOUT

Description

This fully furnished 3+2 duplex in central Mahmutlar, Alanya, offers 310 m² of living space on the 12th floor. Its generous layout includes two living rooms, two kitchen areas, two bathrooms, a Jacuzzi, a private sauna and a shower room. Two balconies and a spacious panoramic terrace provide impressive sea and mountain

views, just 350 metres from the coast.

Spacious 310 m² duplex with panoramic views

- 3+2 duplex configuration with 310 m² of living space
- Located on the 12th floor
- Fully furnished, including white goods
- Two living rooms and two kitchen areas
- Two bathrooms and a Jacuzzi
- Private sauna and separate shower room
- Two balconies and a large panoramic terrace
- Panoramic sea and mountain views
- Five air-conditioning units
- Private garage

The 3+2 configuration provides a particularly generous arrangement for buyers who value separate living and entertaining areas. Two living rooms and two kitchen areas make the interior suitable for a household seeking flexibility across both levels of the duplex. With 310 m² of space, the home offers substantial room for everyday living without relying on compact or combined-use areas.

The property is offered fully furnished and comes with white goods, reducing the need to source essential household items separately. Five air-conditioning units are also included. The two bathrooms are complemented by a Jacuzzi, while a private sauna and dedicated shower room add a personal wellness area within the residence.

Outdoor space is another defining feature. In addition to two balconies, the duplex has a broad panoramic terrace overlooking the sea and surrounding mountains. Its position on the 12th floor supports open views, while the terrace provides a spacious setting for enjoying Mahmutlar's coastal surroundings. A private garage is also included with the property.

Complex facilities and a central Mahmutlar location

Residents have access to a selection of shared facilities within the complex. These include a swimming pool, children's pool and water slide, as well as a fitness area and communal sauna. A barbecue and social area provide additional shared space, while table tennis is available for recreation. The building also has a lift and a caretaker.

The duplex is centrally located in Mahmutlar and is only 350 metres from the sea. A shopping centre is 200 metres away, and the nearest stated bus connection is 100 metres from the property. These short distances make everyday shopping, public transport and the coastline conveniently accessible.

Alanya centre is 9 kilometres away, placing the property within practical reach of the city while retaining a central Mahmutlar address. Gazipaşa Airport is 30 kilometres from the residence, an additional advantage for owners and visitors travelling through the region.

With its substantial floor area, two separate living rooms, private wellness facilities, panoramic terrace and on-site amenities, this furnished duplex offers a distinctive option for buyers seeking a spacious home close to the Mahmutlar coast. Contact Alanya Home for further property details or to arrange a viewing.

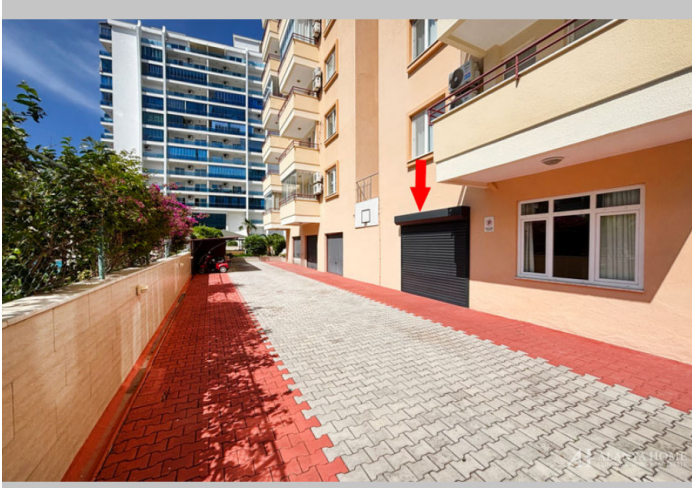
DETAILS

Outdoor amenities

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

Gallery







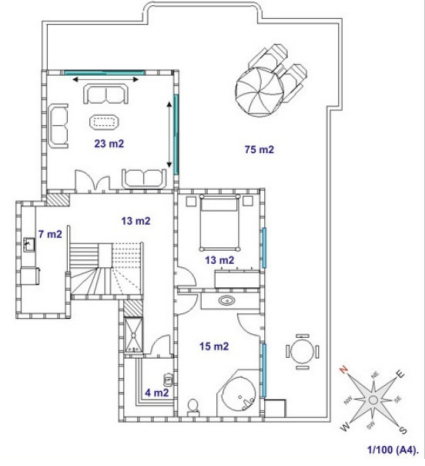




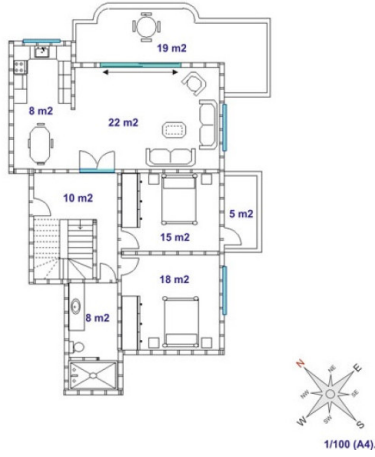




Top floor



First floor



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https://alanya-home.com/property/1654/en/32_panoramic_sea_view_duplex_in_mahmutlar_alanya