

# 6+1 Duplex in Oba at Kavi Palas Residence

OBA, ALANYA 07400



**ALANYA HOME**  
CONSTRUCTION - REAL ESTATE

PRICE

**€430.000**

ESTIMATED EXPERT VALUE

**\$410,000**

**CITIZENSHIP ELIGIBLE** RESIDENCE PERMIT ELIGIBLE

PROPERTY

## Overview

|                                              |                                      |                                 |
|----------------------------------------------|--------------------------------------|---------------------------------|
| RESIDENCE PERMIT ELIGIBILITY<br>✓ <b>Yes</b> | CITIZENSHIP ELIGIBLE<br>✓ <b>Yes</b> | EXPERT VALUE<br><b>410000</b>   |
| SQUARE<br><b>300m2</b>                       | FLOOR<br><b>4</b>                    | TOTAL FLOORS<br><b>5</b>        |
| PRICES FROM<br><b>€430000</b>                | VIEW<br><b>Sea</b>                   | FROM SEA<br><b>up to 1000 m</b> |

ABOUT

## Description

This approximately 300 m<sup>2</sup> 6+1 duplex in Kavi Palas Residence, Oba, occupies the fourth and fifth floors and offers a separate kitchen, three bathrooms, three WCs and four balconies. Sea and Alanya Castle views

complement extensive on-site facilities, including indoor and outdoor pools, sports areas and wellness amenities. The sea is 1.2 km away, and the property is presented as potentially suitable for Turkish citizenship.

## Two-Level 6+1 Duplex in Kavi Palas Residence

- Approximately 300 m<sup>2</sup> of interior space
- 6+1 duplex configuration with a separate kitchen
- Located across the fourth and fifth floors
- Three bathrooms and three WCs
- Four balconies
- Sea and Alanya Castle views
- Approximately 1.2 km from the sea
- Advertised as potentially suitable for Turkish citizenship

The duplex extends over two levels, providing a clearly separated and substantial living arrangement within Kavi Palas Residence. Its 6+1 plan is supported by a separate kitchen rather than an open-plan cooking area. Three bathrooms, three WCs and four balconies add practical capacity for a larger household and help distribute everyday functions across both floors.

Views towards the sea and Alanya Castle are among the property's defining features. With four balconies, the residence provides several outdoor areas from which occupants can make use of the surrounding outlook. The fourth- and fifth-floor position also places both levels within the upper part of the building.

## Indoor, Outdoor and Wellness Facilities in Oba

Kavi Palas Residence provides a broad selection of shared facilities. Residents have access to both indoor and outdoor swimming pools, allowing swimming and relaxation options in different seasons. The wellness facilities include a Turkish bath, sauna and massage room, while a fitness area supports regular exercise within the complex.

Further communal amenities include a barbecue area, a gazebo and designated game areas. Football, tennis and basketball areas provide additional options for recreation and sport. These facilities give households a varied range of activities without needing to leave the residence for every leisure requirement.

The complex also includes a lift, generator and camera surveillance. Both outdoor and indoor parking are listed among the facilities, offering alternatives for residents with vehicles. Together, these practical features support comfortable day-to-day use of the residence.

## Oba Location and Turkish Citizenship Consideration

The property is located in Oba, Alanya, with the sea approximately 1.2 km away. This stated distance places the coastline within the wider neighbourhood while retaining access to the residence's own swimming, wellness and sports facilities.

The listing states that Turkish citizenship is possible in connection with this property. Citizenship regulations, minimum investment thresholds, official valuation requirements and title-deed conditions can change. Buyers should therefore treat this as potential eligibility rather than a guarantee and obtain current confirmation from qualified legal professionals and the relevant Turkish authorities before making a decision.

Contact **Alanya Home** for further information about this 6+1 duplex in Kavi Palas Residence and to arrange a property viewing in Oba.

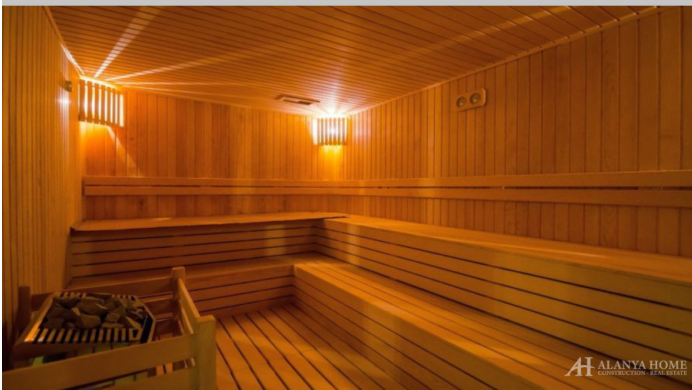
DETAILS

Outdoor amenities

|                      |                          |                           |
|----------------------|--------------------------|---------------------------|
| ✓ Doorman — Yes      | ✓ Security — Yes         | ✓ Pool — Yes              |
| ✓ Indoor pool — Yes  | ✓ Fitness — Yes          | ✓ Sauna — Yes             |
| ✓ Turkish Bath — Yes | ✓ Rest & BBQ areas — Yes | ✓ Tennis Court — Yes      |
| ✓ Game Room — Yes    | ✓ Parking — Yes          | ✓ Rental Management — Yes |
| ✓ Balcony — Yes      | ✓ Lift — Yes             |                           |

## Gallery











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