

3+1 Sea-View Duplex in Central Mahmutlar, Alanya

MAHMUTLAR, ALANYA



PRICE

€495.000

ESTIMATED EXPERT VALUE

PROPERTY

Overview

SQUARE 174m2	FLOOR 8	TOTAL FLOORS 9
PRICES FROM €495000	VIEW Sea	FROM SEA up to 500 m

ABOUT

Description

This spacious 3+1 duplex in central Mahmutlar, Alanya offers 174 m² of space, a full sea view and a bright south-east orientation. Located 600 metres from the sea, the complex includes indoor and outdoor pools, wellness and leisure facilities, covered parking, 24/7 security and a generator. It is stated as suitable for residence applications, subject to current official verification.

174 m² Duplex with a Full Sea View in Mahmutlar

- Spacious 3+1 duplex layout
- Total area of 174 m²
- Full sea view
- South-east-facing position
- 600 metres from the sea
- Central Mahmutlar location in Alanya
- Indoor and outdoor swimming pools
- Sauna, Turkish bath and steam room
- Fitness centre, cinema room and children's playroom
- Covered parking, 24/7 security and generator

The property combines a generous duplex format with the practicality of a central Mahmutlar address. Its 3+1 configuration provides several separate rooms within a substantial 174 m² area, making it suitable for buyers who value more space than a standard apartment can offer. As the detailed room distribution has not been specified, prospective buyers can review the floor plan and interior arrangement during a viewing.

A key feature is the property's **full sea view**. The south-east-facing position is also stated to keep the home bright and airy throughout the day. This orientation can make the interior feel more open while allowing residents to enjoy the outlook as part of everyday life.

The complex offers facilities for swimming, exercise, relaxation and family leisure. Residents can use both outdoor and indoor swimming pools, providing options for different seasons and weather conditions. The wellness area includes a sauna, traditional Turkish bath and steam room, while the fitness centre supports an active routine without leaving the complex.

Additional shared facilities include a cinema room and a children's playroom. Covered parking provides a designated sheltered option for vehicles, while 24/7 security supports controlled residential use. A generator is also available as part of the complex infrastructure.

Central Mahmutlar Living, 600 Metres from the Sea

The duplex is located in central Mahmutlar, one of Alanya's established residential districts, and is 600 metres from the sea. This clearly stated distance offers practical access to the coastline while retaining the benefits of a central district setting. No specific distances to shops, public transport or other services have been provided, so these can be confirmed during the property visit.

The listing is described as **suitable for residence applications**. As immigration rules, neighbourhood eligibility and applicant requirements may change, buyers should obtain current confirmation from the relevant official authorities and an appropriately qualified professional before relying on this status.

For further information about this 3+1 sea-view duplex in Mahmutlar, its current availability or to arrange a viewing, contact Alanya Home.

DETAILS

Outdoor amenities

✓ Doorman — Yes

✓ Security — Yes

✓ Pool — Yes

✓ Indoor pool — Yes	✓ Fitness — Yes	✓ Sauna — Yes
✓ Steam Room — Yes	✓ Rest & BBQ areas — Yes	✓ Parking — Yes
✓ Rental Management — Yes	✓ Balcony — Yes	✓ Lift — Yes

Gallery











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