2+1 Duplex Apartment for Sale in Mahmutlar, Alanya

MAHMUTLAR, ALANYA 07400



PRICE
€140.000

ESTIMATED EXPERT VALUE
$175,000

CITIZENSHIP ELIGIBLE

PROPERTY

Overview

CITIZENSHIP ELIGIBLE ✓ **Yes**	EXPERT VALUE **175000**	SQUARE **120m2**
FLOOR **4**	TOTAL FLOORS **5**	PRICES FROM **€140000**
VIEW **Sea**	FROM SEA **up to 200 m**	FROM CENTER **In center**

ABOUT

Description

This 120 m² 2+1 duplex apartment in Mahmutlar, Alanya, features a separate kitchen, a west-facing aspect and a location 200 metres from the sea. Presented as suitable for Turkish citizenship and short-term rentals,

the property also offers access to a sauna, steam room, fitness centre, indoor and outdoor pools, and covered parking.

120 m² duplex with a separate kitchen in Mahmutlar

- 2+1 duplex apartment
- 120 m² total stated area
- Separate kitchen
- West-facing aspect
- 200 metres from the sea
- Presented as suitable for short-term rentals
- Presented as suitable for Turkish citizenship
- Sauna and steam room
- Fitness centre
- Indoor and outdoor swimming pools
- Covered parking

The duplex configuration provides living space across two levels, while the 2+1 room plan offers two bedrooms in addition to the main living area. A separate kitchen distinguishes the home from open-plan alternatives and may appeal to buyers who prefer cooking and living areas to remain clearly divided. The stated 120 m² area provides a useful basis for comparing the property with other duplex apartments in Mahmutlar.

Its west-facing position is another clearly identified feature and may be relevant to buyers who value afternoon and evening light. The property is also only 200 metres from the sea, making the coastal setting a practical part of everyday use rather than a distant amenity.

Residents have access to a selection of leisure and wellness facilities within the complex. These include both outdoor and indoor swimming pools, allowing for different seasonal preferences, as well as a sauna, steam room and fitness centre. Covered parking is also included among the listed facilities and provides a designated sheltered option for vehicle owners.

Coastal Mahmutlar location and buyer considerations

Located in Mahmutlar, one of Alanya’s established coastal districts, the apartment combines a near-sea position with on-site recreational facilities. Its 2+1 duplex arrangement and separate kitchen may suit buyers seeking a primary residence, a holiday property or a home intended for permitted short-term rental use.

The listing presents the property as suitable for short-term rentals. Buyers planning this type of use should confirm the current licensing requirements, building rules and applicable regulations before purchase, as short-term accommodation is subject to legal and administrative conditions.

The apartment is also presented as suitable for Turkish citizenship. Citizenship eligibility depends on current official criteria and transaction-specific checks, so buyers should obtain up-to-date guidance from qualified legal professionals and the relevant authorities before relying on this status.

Contact Alanya Home for further information about this 2+1 duplex apartment in Mahmutlar and to arrange a viewing.

DETAILS

Outdoor amenities

✓ Doorman — Yes	✓ Security — Yes	✓ Pool — Yes
✓ Indoor pool — Yes	✓ Fitness — Yes	✓ Sauna — Yes
✓ Parking — Yes	✓ Parking Garage — Yes	✓ Balcony — Yes
✓ Lift — Yes		

PROPERTY PHOTOS

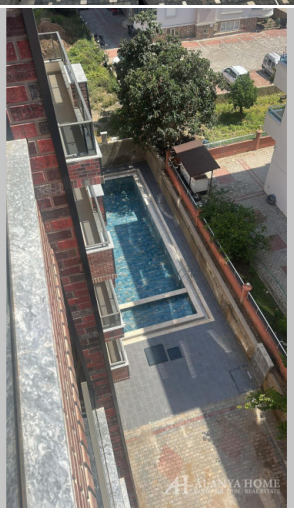
Gallery







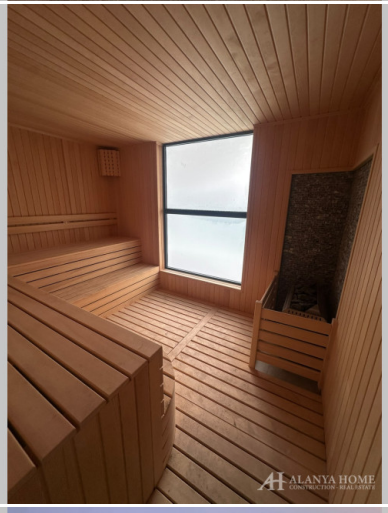




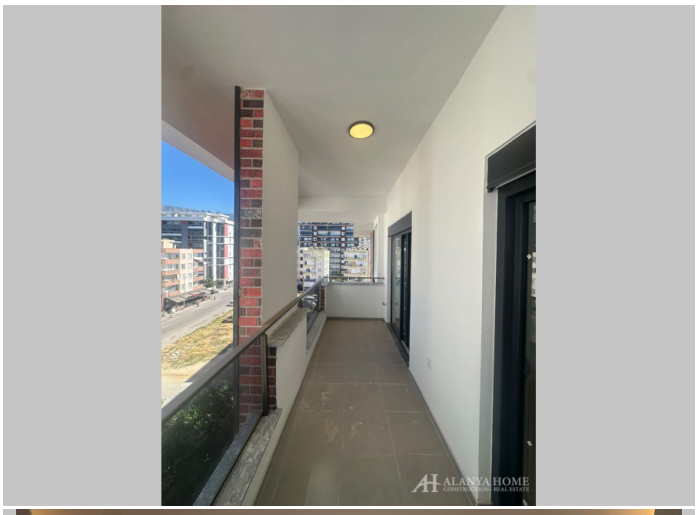




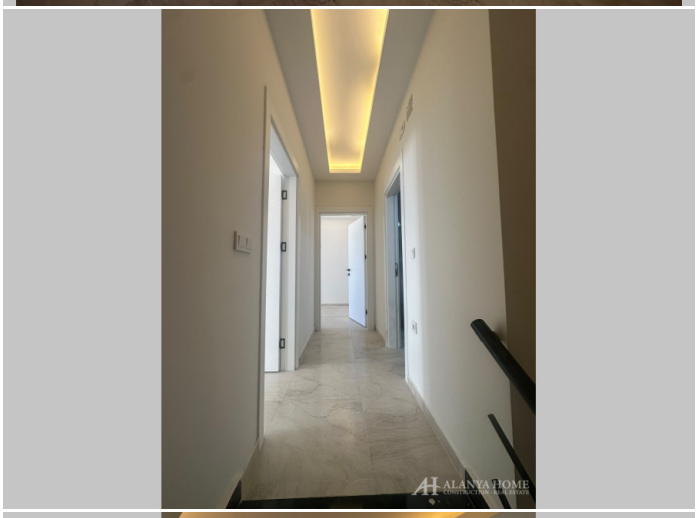

FITNESS GYM
LIVE LOVE LIFT
I GYM
FITNESS







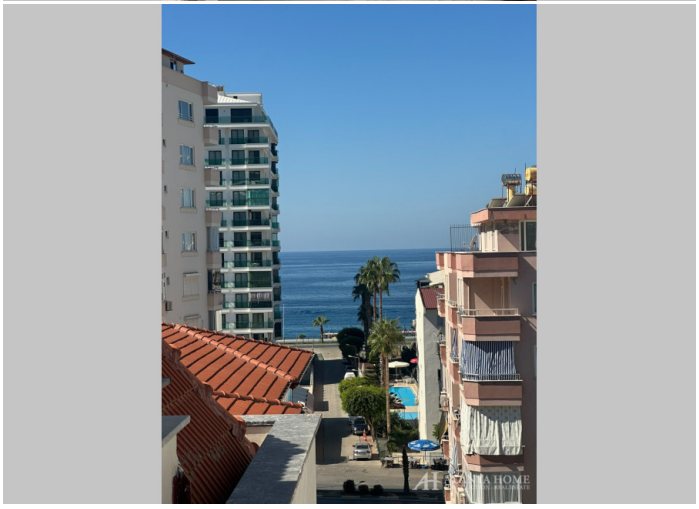













Alanya Home Construction & Real Estate
alanya-home.com
https://alanya-home.com/property/1767/en/21_duplex_apartment_for_sale_in_mahmutlar_alanya