

# GOLD BAU VILLA

MAHMUTLAR, ALANYA

32.0990063 ,36.4902361



## Gold Bau Villa – Spacious Furnished 3+1 Villa with Garden in Mahmutlar

Located in the popular Mahmutlar district of Alanya, this exclusive villa offers both a comfortable lifestyle and a great investment opportunity. Situated within the *Gold Bau* complex, the villa features a 3+1 layout .with 179 m<sup>2</sup> net and 280 m<sup>2</sup> gross living space, on a total plot of 532 m<sup>2</sup> including a large private garden

Fully furnished and ready to move in, the villa's garden offers the possibility to build a **private swimming pool**, while a **shared pool** is also available within the complex

### :Key Features

Layout – 179 m<sup>2</sup> net / 280 m<sup>2</sup> gross 3+1 •

(Total 532 m<sup>2</sup> usage area (including garden •

Fully furnished •

Only 750 meters from the beach •

Shared pool in the complex •

Private pool can be built in the garden •

Private parking space •

Generator and on-site caretaker •

Annual maintenance fee: €1,100 •

This villa offers the perfect balance of nature, privacy, and coastal living — an excellent choice for both  
!holiday and permanent residence

### ملخص

الأرض: 1	Square: 280m2	غرض: Sale
من المطار: 20km	الأسعار من: 325000€	مجموع الآكلات: 1

### المرافق الداخلية

### وسائل الراحة في الهواء الطلق

بواب ✓

حمام سباحة ✓

مناطق الاستراحة والشواء ✓

موقف سيارات ✓

شرفة ✓



Alanya Home Construction & Real Estate



### Agent Details

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