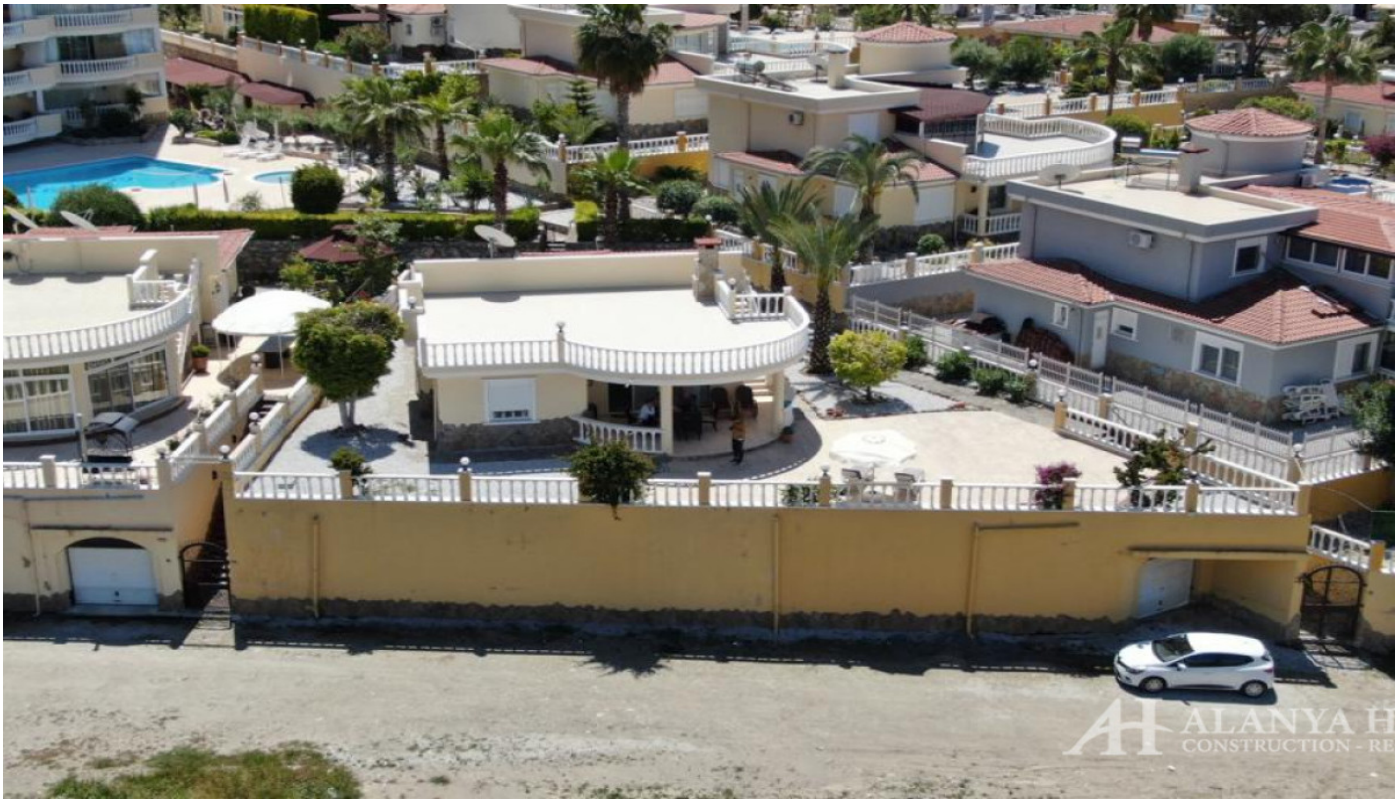
GOLD BAU VILLA

MAHMUTLAR, ALANYA



PREIS
€325.000

GESCHÄTZTER GUTACHTERWERT

IMMOBILIE

Übersicht

SQUARE **280m2**	UMHAUEN **1**	GESAMTE ETAGEN **1**
PREISE AB **€325000**	AUSSICHT **Meer**	VOM MEER **bis 800 m**
VON DER MITTE **bis 1 km**	VOM FLUGHAFEN **20km**	

ÜBER DIE IMMOBILIE

Beschreibung

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 m² net and 280 m² gross living space, on a total plot of 532 m² 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:

- **3+1 Layout – 179 m² net / 280 m² gross**
- **Total 532 m² 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!

DETAILS

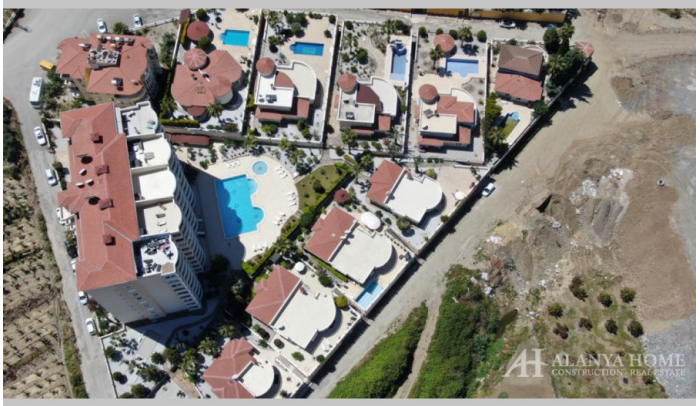
Outdoor-Ausstattung

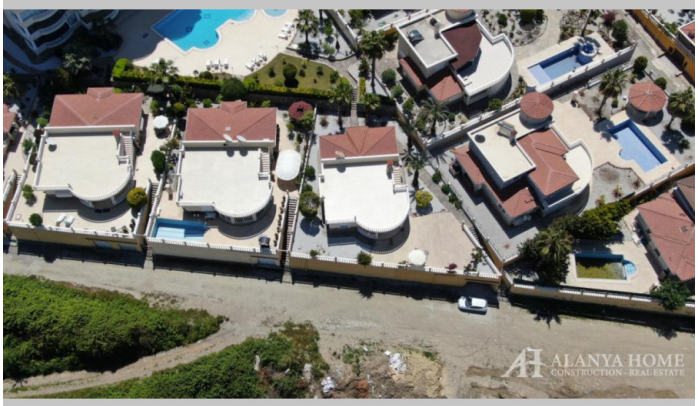
✓ Türsteher — Ja	✓ Schwimmbad — Ja	✓ Ruhe- & Grillplätze — Ja
✓ Parken — Ja	✓ Balkon — Ja	

IMMOBILIENFOTOS

Galerie





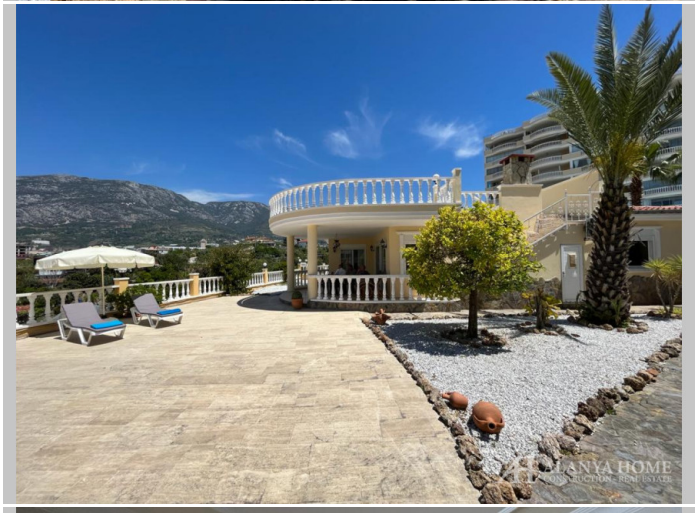



























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