

GOLD BAU VILLA

MAHMUTLAR, ALANYA

36.4902361, 32.0990063



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!

Überblick

Zweck: Verkauf	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

Innenausstattung

Outdoor-Ausstattung

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



Alanya Home Construction & Real Estate

Agent Details

valentina@alanya-home.com – Валентина Султ

