

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!

Overview

Purpose: Sale	Square: 280m2	Floor: 1
Total Floors: 1	Prices from: €325000	View: Sea
From Sea: up to 800 m	From Center: up to 1 km	From Airport: 20km

Indoor amenities

Outdoor amenities

- ✓ Doorman
- ✓ Pool
- ✓ Rest & BBQ areas
- ✓ Parking
- ✓ Balcony



Agent Details

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