

# GOLD BAU VILLA

MAHMUTLAR, ALANYA



שווי מומחה משוער

מחיר

**€325.000**

נכס

סקירה

|                                |                             |                                  |
|--------------------------------|-----------------------------|----------------------------------|
| TOTAL FLOORS<br><b>1</b>       | קומה<br><b>1</b>            | SQUARE<br><b>280m2</b>           |
| FROM SEA<br><b>up to 800 m</b> | נוף<br><b>ים</b>            | מחירים מ<br><b>€325000</b>       |
|                                | FROM AIRPORT<br><b>20km</b> | FROM CENTER<br><b>up to 1 km</b> |

על הנכס

תיאור

## 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

פרטים

## שירותים חיצוניים

Rest & BBQ areas ✓ — כן

פול ✓ — כן

Doorman ✓ — כן

מרפסת ✓ — כן

חניה ✓ — כן









