



## Three Bedroom Villa Piynar street

Antalya, 07 960

Price £400,000



Welcome to this stunning new-build Three-bedroom DETACHED VILLA in Kalkan | Turkiye. Set over 4 floors with 335 sq. mt. of living space, private pool, jacuzzi, and panoramic sea views. No maintenance charges and no onward chain.





Desrciption

Experience the very best of coastal living with this stunning brand-new Three-bedroom Detached Villa in the sought-after resort of Kalkan, Türkiye. Spread over four floors and offering a generous 335 sq. mt. of living space, this property combines contemporary design, luxury finishes, and breathtaking sea views. Featuring a private swimming pool and jacuzzi, it's the perfect choice for a family holiday retreat or a lucrative investment property. With no maintenance charges and being sold with no onward chain, it's ready for you to enjoy immediately.

Essentials

Buyers Fee

In accordance with Turkish Law, we charge the buyer 2.4% (inclusive Vat/Taxes) of the agreed purchase price (unless agreed differently in writing), this is standardised throughout estate agency in Turkiye.

Local property council tax (Emlak Vergisi)

Local property tax is payable in two equal instalments, the first in May and the second in November. You have to contact your local municipality (Belediye) for further information and payment options. Tax is calculated based on the value of the property and is subject to thresholds set by the tax authorities as follows:

Taxes payable when purchasing/selling a property

Turkish Property Transfer taxes (Emlak Alim/Satim Vergisi) at 2% are payable by both parties (the buyer and the seller) the sale of a property. These fees (i.e. 4% in total) are based on the evaluation report of the property by an expert.

If the property is a building then Natural Disaster Assurance (DASK) is obligatory. From personal experience, the insurance cost is very reasonable.

Area

About Kas & Kalkan - Located along Türkiye's stunning Turquoise Coast, Kalkan is a charming, upmarket harbour town renowned for its crystal-clear waters, whitewashed houses, and breathtaking sea views. Nestled within the wider Kas district, Kalkan offers a perfect blend of traditional charm and modern luxury. The cobbled old town is lined with boutique shops, rooftop restaurants, and vibrant cafés, while the marina provides a gateway to boat trips, diving, and coastal exploration.

With more than 300 days of sunshine each year, Kalkan enjoys a warm Mediterranean climate, making it ideal for year-round living or holidays. The area is also famous for its blue flag beaches, including Kaputas Beach and Patara Beach, both just a short drive away.

Kas, the nearby larger town, is a hub for culture and leisure, offering lively markets, historic sites, and a friendly international community. Together, Kas and Kalkan are celebrated for their laid-back atmosphere, safety, and strong rental demand — making them not only beautiful places to live but also excellent investment locations.

Buying Through Adkins

We are an independent UK family business with 14 years experience in Turkey. We're located in the Cotswolds and own our own 2nd home in Dalaman Mugla. Over many years we have built friendships and business relationships within areas such as; Dalyan, Ortaca, Dalaman, Sarigerme, Gocek, Calis and Fethiye. We are passionate about Turkiye its people, and culture. We are happy to assist you in buying, selling or letting.

Pricing and Currency

With the fluctuation of currency, we ask you to contact us for further information and an up to date guide price.

Viewing Arrangements

We can arrange viewings with an associate member of the Adkins team, either by meeting you at the local airport or the property. Please email or call us to arrange a convenient time to view.

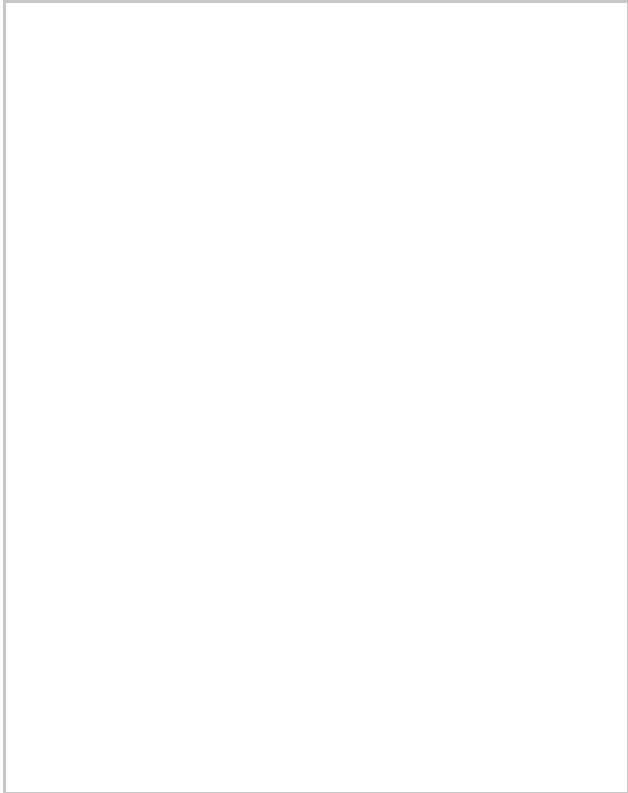
Social

Like and Share our posts and receive notification when new listings become available @aegeancoastproperty

Area Map



Floor Plans



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.