



## Two Bedroom Apartment

Fethiye, 48 300

Asking Price £125,000



Welcome to this well-presented raised ground floor apartment is situated on a quiet back road leading into the popular resort of Hisaronu, just 450 metres from the town centre and within easy walking distance of all local amenities.



Description

The property forms part of a well-established complex of 24 apartments, arranged in blocks of four across a generous 5,297m<sup>2</sup> garden plot. This particular apartment is an end unit, positioned on the ground floor with a raised entrance above garden level and laid out entirely on one level.

Access is via a secure stainless steel entrance door, opening into a bright open-plan kitchen and lounge area. The kitchen is equipped with a range of wall and base units, and includes an electric hob, stainless steel sink, under-counter fridge with freezer compartment, and a washing machine.

The lounge is light and spacious, with patio doors leading out to a large front terrace – ideal for dining and relaxing. Steps from the terrace lead down to the communal gardens and swimming pool. The terrace and lounge enjoy attractive views across the well-maintained gardens and surrounding mountains.

An archway from the lounge leads to the main bathroom and two bedrooms. The bathroom is fitted with a full-length enclosed shower, low-level WC, and wash basin set in a vanity unit. It is finished in neutral white tiling with contrasting black borders.

Bedroom one is positioned to the rear and is currently arranged with twin beds, with patio doors opening to a private rear balcony overlooking the gardens. The second bedroom is also a spacious twin room, located at the front of the apartment with windows overlooking the gardens and mountains beyond. Both bedrooms are bright, airy, and fitted with air conditioning units for both cooling and heating.

The complex features a large free-form swimming pool with a separate children's pool, landscaped gardens, and a private residents' parking area to the side.

The apartment has been carefully maintained by its current owners and is offered fully furnished and key-ready.

Contact us today for further details or to arrange a viewing.

Buyers Fee

In accordance with Turkish Law, we charge the buyer 3% (inclusive of any Vat/Taxes that may be chargeable) of the agreed purchase price (unless agreed differently in writing), this is standardised throughout estate agency in Turkey.

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) paid by the purchaser.

Earthquake Insurance (Dask)

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

Buying Through Adkins Property

We are an independent UK family business with 15 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, Goccek, Calis and Fethiye. We are passionate about Turkey its people, and culture. We are happy to assist you in buying, selling or letting.

Pricing & 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 Property team, either by meeting you at the local airport or the property. Please email or call us to arrange a convenient time to view.

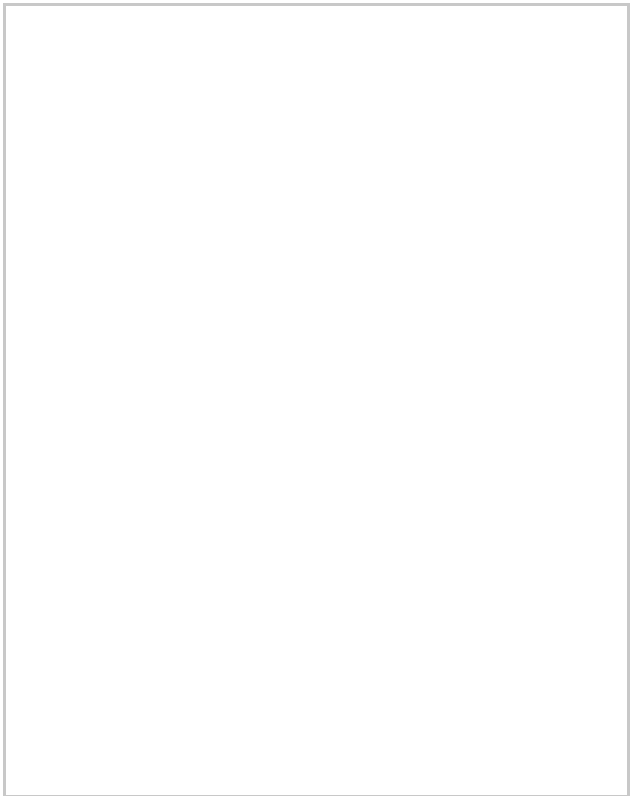
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Area Map



Floor Plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	