



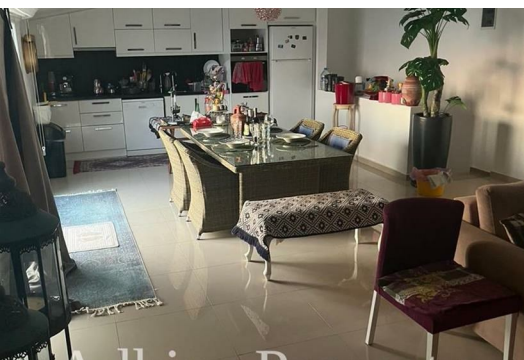
Three Bedroom Apartment

Akbuk, 09 270

Asking Price £200,000



Welcome to this spacious 3-bedroom, 2-bathroom duplex apartment for sale in Didim | Akbuk | Türkiye. Set over two floors with a balcony on each level, this bright and airy home offers comfortable living with sea breezes and scenic views. Ideal as a holiday home, permanent residence, or investment on the beautiful Aegean coast.



Description

Presenting this beautifully laid-out 3-bedroom duplex apartment, ideally located in the peaceful and scenic coastal town of Akbuk, just outside Didim in the Aydın province of Türkiye.

Set within a well-maintained complex, this bright and spacious property offers an excellent blend of indoor and outdoor living. Spread over two floors, the apartment features:

Three generously sized bedrooms

One family shower room and one en-suite bathroom

A balcony on each level, perfect for relaxing or entertaining while enjoying the sea breeze and surrounding views

An open-plan living and kitchen area that connects seamlessly to the outdoor space

The property benefits from its duplex layout, giving a greater sense of space and separation for families or guests. Its elevated position and thoughtfully designed balconies make it an ideal spot to soak in the local sunshine and views.

Whether you're looking for a holiday retreat, permanent residence, or a buy-to-let investment, this apartment in Akbuk offers incredible value in a sought-after location on Türkiye's beautiful Aegean coast.

We have a full video tour available – contact us to view it and see all the details for yourself.

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 Türkiye. 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 Türkiye 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.

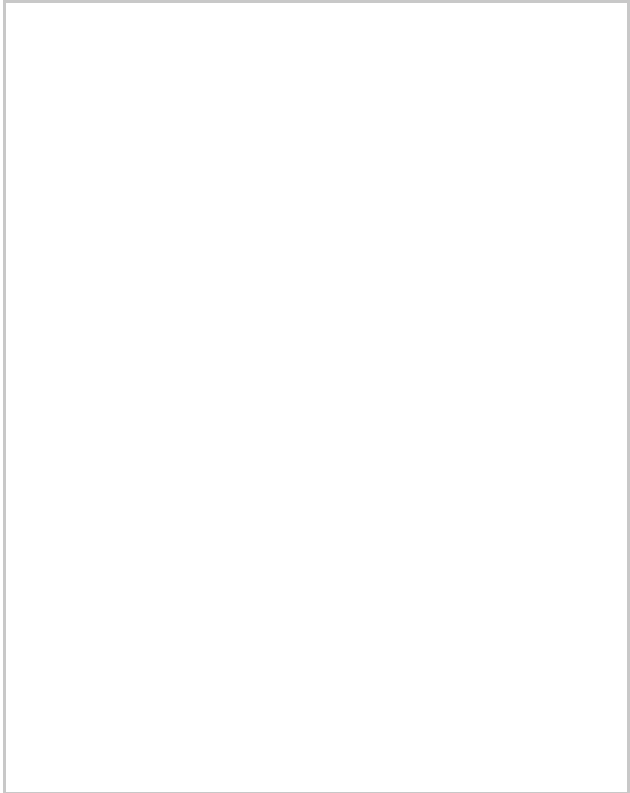
Instagram/Facebook

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

Area Map



Floor Plans



| 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 |

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