

Three Bedroom Villa Akkaya, Dalaman, Mugla, 48 400



Welcome to Akkaya | Dalaman - Nestled in the serene Akkaya Valley, known as the Hidden Paradise, this 3-bedroom twin triplex villa offers breathtaking panoramic views of nature. ** Viewing is Highly recommended **

Three Bedroom Villa Akkaya, Dalaman, Mugla, 48400

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

Description

Ground Floor:

Open-plan kitchen and spacious living area.
Large balcony with stunning views of the lush landscape.
Communal WC.

First Floor:

Two double-sized bedrooms.
Communal WC.
Another large balcony to enjoy the panoramic natural scenery.

Top Floor:

Ensuite master bedroom with a private terrace balcony, offering the best views in the villa.

Community and Amenities:

Located within the well-maintained "Lakeside Sitesi" development.
Monthly service fee: £40.
Access to two large communal swimming pools (including a children's pool), conveniently located next to the villa.
Scenic, landscaped surroundings.

Additional Details:

Approximately 15 years old and well-maintained.

Essentials

Air conditioning.

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.

Area

Located a short drive from Dalaman Airport - Travel time by Car: Goccek 15 mins - Dalaman 15 mins - Fethiye Harbour 50 mins - Calis 35 mins - Beachs 15 mins .

Market Days: Tuesday Fethiye - Thursday Dalaman - Friday Ortaca - Saturday Dalyan - Sunday Goccek.

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, 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 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 Network

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







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Floor Area: sq ft

Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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