



## Four Bedroom Apartment

Fethiye, 48 300

Asking Price £142,500



Welcome to this generously sized Four-Bedroom, Two-bathroom duplex apartment located in a peaceful yet central area of Hisarönü, just 300 metres from the lively main street with its array of shops, restaurants, and supermarkets.



Description

Property Overview

Set within a beautifully maintained complex of just 16 apartments, arranged across three blocks, the home offers direct access from the dining terrace to the large shared swimming pool, with walk-in steps and a separate children's pool – ideal for families. The complex is surrounded by landscaped gardens measuring 4,759m<sup>2</sup>, fully walled and gated for privacy, and includes a private, gated residents' parking area.

The apartment is arranged over two floors, offering spacious indoor living and a seamless connection to the outdoor communal areas.

Apartment Features

Ground Floor Entry

Accessed from the rear via a secure stainless steel entrance door, you're welcomed into a small hallway with stairs leading down to the lower level. Directly ahead is a modern fully fitted kitchen, featuring ample wall and base units in cream and black, complemented by grey granite-style worktops. Appliances include an electric oven, gas hob with extractor, dishwasher, and a full-size fridge freezer.

The kitchen flows into the open-plan dining area, which is light and airy with front-facing windows and a patio door leading onto the private dining terrace – ideal for al fresco meals. A safety gate and a few steps lead down to the poolside.

Bedrooms & Bathroom on Entry Level

To the right of the kitchen, an archway leads to:

Family Bathroom – spacious, featuring a double-sized glass shower, WC, wash basin, and built-in storage. Tiled in neutral tones.

Bedroom 1 – a bright and spacious double room with windows facing the poolside.

Bedroom 2 / Second Lounge or Study – versatile in use, currently used as a second lounge/study, with a door opening onto the rear balcony terrace.

Lower Ground Floor

Stairs from the entrance hallway lead to a lower hallway where you'll find:

Bedroom 3 – twin room with a through-light window.

Bedroom 4 – a spacious double bedroom with window overlooking the poolside terrace.

Second Bathroom – includes a glass-enclosed double shower, WC, wash basin, and plenty of storage.

Second Lounge Area – an additional relaxing space, naturally lit through a window into the utility room.

Utility Room – houses the washing machine and other white goods, with a window providing additional light and ventilation.

There are also two useful lockable storage rooms, one under the stairs, ideal for securing personal items if letting the property.

Additional Information

Air conditioning units installed in all bedrooms and lounges

Sold fully furnished and key-ready

Ideal for use as a family holiday home or a ready-to-go rental investment

Set in a quiet location with stunning mountain and forest views, yet within walking distance to all amenities

?? Get in touch today for more information or to arrange a private viewing.

Essentials

Air conditioning throughout - Connected to mains water and drainage.

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.

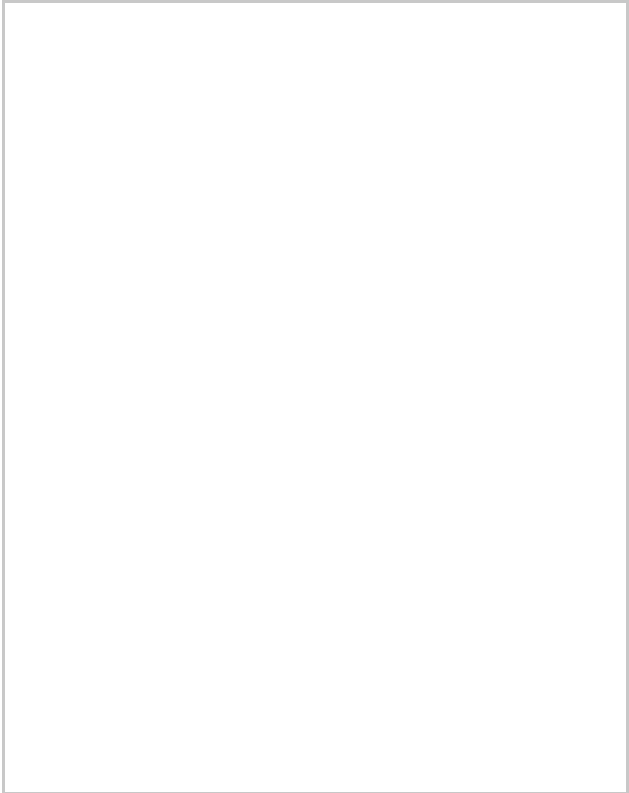
Buying Through Adkins Property

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.

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<br>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>  |                            |           |
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