



Passionate about selling property



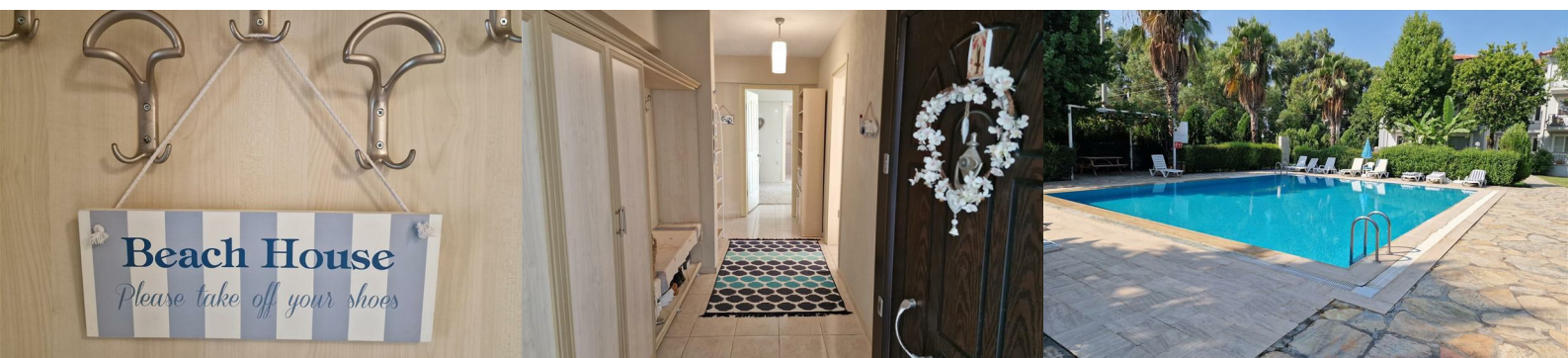
Dalaman Apartment

Dalaman, 48 770

Guide Price £125,000



Welcome to Apartment 4 - This beautifully presented **THREE-BEDROOM** former Show Home is located on the first floor of block A. Situated on the outskirts of the town as a much sought after area (Hurriyet). With 18 apartments within three blocks. Shared swimming pool, stunning gardens and off-road parking ** USED AS A HOLIDAY HOME CURRENTLY **



Beach House
Please take off your shoes

Description

Designed and built with gardens and privacy in mind, the complex is unique in the fact that the three blocks of 18 apartments are positioned thoughtfully.

Larger than average hallway with built in bespoke storage units throughout and washing machine installed. Open plan lounge diner and kitchen with ample base, wall units and worktop. Dual aspect with three windows overlooking the gardens and swimming pool, a french door provides access to the balcony.

The principal bedroom has a door to a balcony which also overlooks the gardens and pool. There's an en-suite which includes a shower, basin and w/c. Bedroom two is dual aspect with a door to a balcony overlooking the side gardens and driveway parking. There's a further bedroom with a window overlooking the front.

The family bathroom includes the electric boiler, shower, basin and w/c. It's situated between bedroom 1 and bedroom 2. The washing machine is located outside both bedrooms and has space above which would be ideal for built in cupboards.

Exterior

There are 2 entrances, the main into the car parking area which is secured via personal fob device access. Pathways to each block are compliments by many mature trees, shrubs and hedges. The trees planted in front of the apartment provide an excellent degree of privacy. The swimming pool and terrace is in excellent condition and offers plenty of room for sunbathing, relaxation and entertaining.

Garages & Parking

There is a gated driveway and covered parking for the use on a first come first served basis.

Essentials

Air conditioning throughout - Maintenance fee approx. 7223 T/L per annum (currently £200) - Fully Furnished excluding personal items

Area

Located a short drive from Dalaman Airport - Travel time by Car: Gocek 15 mins - Dalaman 5 mins - Fethiye Harbour 50 mins - Calis 35 mins - Beach's 10 mins .

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

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

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 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.

Viewings

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.

Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc. Personally items are not included in the sale, please ask if there are any items that may be of importance.

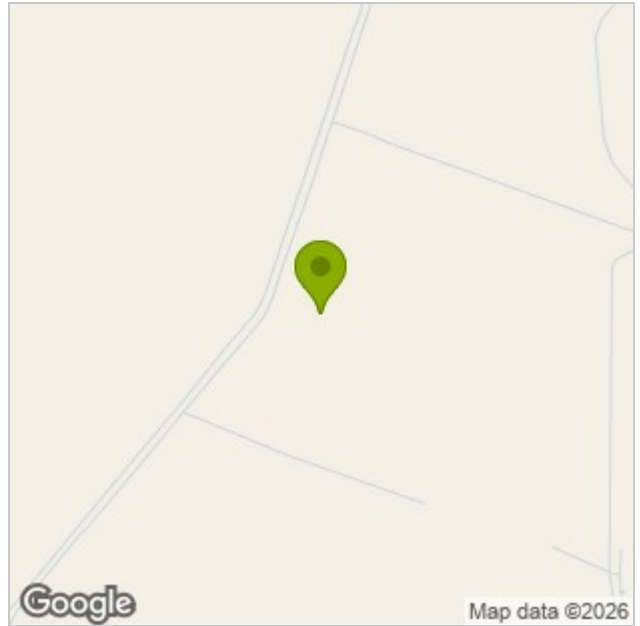
Social Media

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

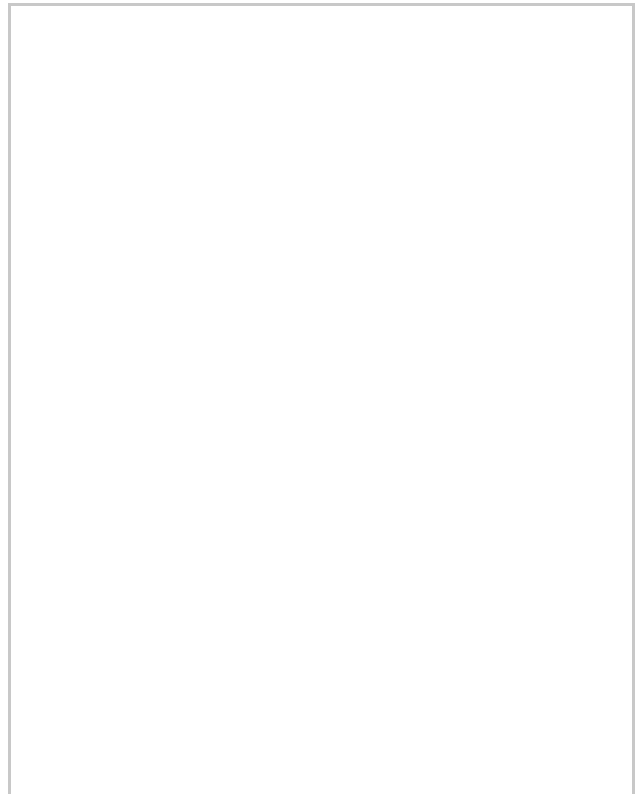
Market Appraisals

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		