



Four Bedroom Villa

Göcek, 48 300

Guide Price £850,000



Welcome to UZAY VILLA in Göcek - This FOUR bedroom detached villa is FOR SALE and finished to an incredibly high standard. With private enclosed gardens, swimming pool and driveway, this villa is walking distance to town and the marina.



Description

This four bedroom (4+1) detached villa is available and includes a swimming pool.

Essentials

Underfloor heating - balcony - 4 bathrooms - Alarm system - CCTV System - Electric Shutter - Large Terrace - Open Kitchen.

Buyers Fee

In accordance with Turkish Law, we charge the buyer 2.4% (inclusive Vat/Taxes) 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) at 2% are payable by both parties (the buyer and the seller) the sale of a property. These fees (i.e. 4% in total) are based on the evaluation report of the property by an expert.

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

Area

Situated within walking distance to town and the prestigious marina. Dalaman Airport is approx. 30 mins drive away.

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.

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.

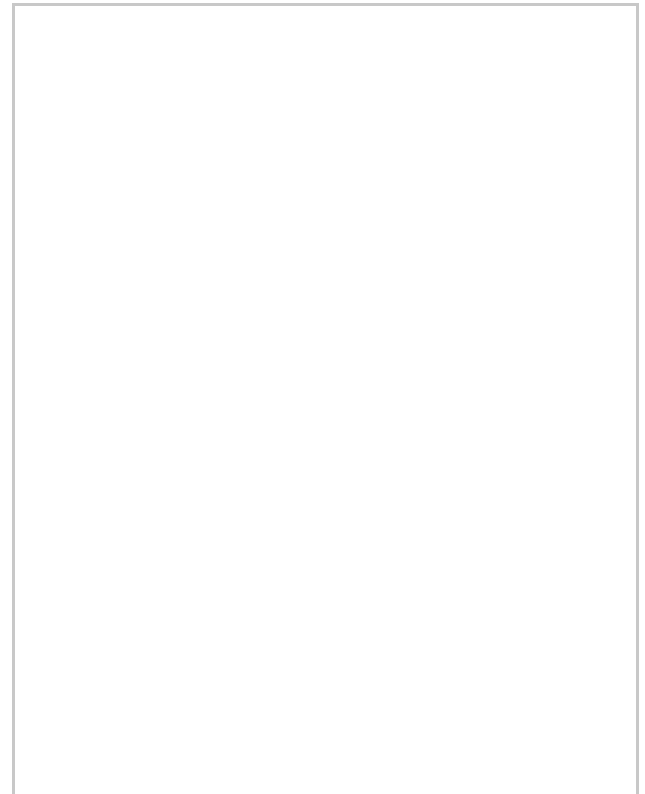
Instagram/Facebook

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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		
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