



Three Bedroom Villa

Dalaman, 48 400

Asking Price £250,000



Welcome to Bozoru Villa - This charming three-bedroom detached villa located on the approach to Akkaya, just off the D400 to Dalaman. This delightful property, built approx 2004, boasts two reception rooms and two bathrooms, offering ample space for comfortable living.



Description

Situated on a generous 1000 sq. ft plot, this villa features a driveway with covered parking for two vehicles, ensuring convenience for you and your guests. The property also includes solar hot water, a fantastic eco-friendly feature that adds to the appeal of this home.

One of the highlights of this villa is the inviting swimming pool and terrace, perfect for relaxing and entertaining in the warm Türkiye climate. Whether you're looking for a peaceful retreat or a place to host gatherings, this property offers a wonderful blend of comfort and style.

Don't miss the opportunity to own this lovely villa in a desirable location. Embrace the lifestyle you deserve and make this villa your new home sweet home.

Exterior

The exterior of the villa is one of its bigger assets, The gardens are wrapped around and mainly enclosed by traditional stone walls. Planted with a lovely selection of fruit trees. There's a swimming pool, and an outside covered area which is perfect for dining and entertaining.

Driveway & parking

Enclosed by a wrought iron sliding gate and access gate. There is off street parking and a covered area.

Essentials

Air conditioning - Hot water is provided by electric and roof solar power water tank.

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: Goecek 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 Goecek.

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, Goecek, 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.

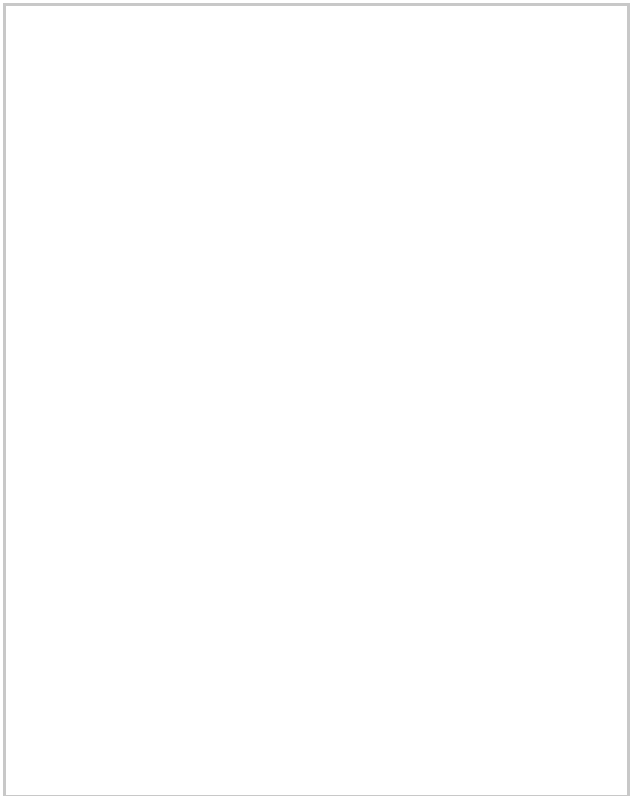
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Area Map



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		
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