



Passionate about selling property



3 Bedroom Semi-Detached Villa

Dalaman, 48 700

Asking Price £155,000



**** RECENTLY REDUCED **** Welcome to Akkaya | Dalaman - a beautifully positioned extended three-storey villa set within a quiet, scenic community surrounded by mountains, lakes, and natural walking routes. Ready to move into, fully furnished, and offering generous indoor-outdoor living, this home is ideal for peaceful holidays or year-round enjoyment.



Description

Set within a peaceful hillside community overlooking the surrounding mountains, this well-presented three-storey villa offers bright, open-plan living and far-reaching views. Designed with generous windows, patio doors, and multiple terraces, the home feels seamlessly connected to the outdoors. The layout includes an open-plan ground floor, three double bedrooms, and 2.5 bathrooms, culminating in a private top-floor master suite with its own roof terrace. Offered furnished and recently redecorated inside and out, the property is ready to occupy.

Exterior

The villa enjoys its own outdoor areas along with access to two large shared pools, both maintained and kept filled year-round. With only a small number of neighbouring homes sharing these facilities, the pools remain calm and relaxing. A shared outdoor kitchen provides a sociable space for preparing snacks and drinks, while the communal lighting and landscaped surroundings create an attractive setting day and night. The property also benefits from timed irrigation, high-quality sunbeds included in the sale, and well-maintained communal gardens and walkways.

Essentials

Electricity: Connected to municipal supply

Water: Connected to municipal mains

Hot Water: New solar water heating system with thermostat, plus electric backup for cooler days

Sewage: Standard site drainage system

Internet: Improved site connection offering strong and reliable service

Annual Maintenance Fee: Covers communal gardens, pool care, irrigation, shared facilities, and site lighting (details available on request)

Communal Facilities: Two maintained pools, shared outdoor kitchen, timed lighting and irrigation

Furniture & Appliances: Included in the sale

Location

Situated in the sought-after Akkaya valley, the villa sits within a small, well-kept community surrounded by nature. There are walking routes directly from the site, including a scenic path leading to the local restaurant. Everyday amenities and further services are approximately a 10-minute drive away, making the location a peaceful retreat while still convenient for access to nearby towns and facilities.

Area

The Akkaya Valley continues to benefit from carefully planned, high-quality development in the surrounding area, most notably at nearby Sarigerme.

The recently opened Green Nature Hotel has further elevated Sarigerme's profile as a premium destination, attracting a more discerning visitor demographic and reinforcing the area's appeal beyond peak summer months. This type of investment supports long-term confidence in the region and enhances demand for quality private villas within easy reach.

In addition, the Sarigerme Golf Course, scheduled to open in June, is expected to be a significant draw for lifestyle buyers and longer-stay visitors. Golf remains a strong motivator for off-season travel, helping to extend the rental season and broaden the buyer audience beyond traditional holidaymakers.

Akkaya itself remains a key beneficiary of these developments. Set within a protected natural valley yet just a short drive from Sarigerme Beach, Dalaman Airport, and the golf resort, villas here offer a rare combination of tranquillity, accessibility, and future potential. For buyers comparing higher-priced resorts such as Marmaris, Akkaya represents outstanding value while still enjoying the advantages of improving infrastructure and rising international awareness.

This balance of lifestyle, location, and forward momentum continues to underpin Akkaya's reputation as one of the most attractive villa destinations in the Dalaman region.

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.

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.

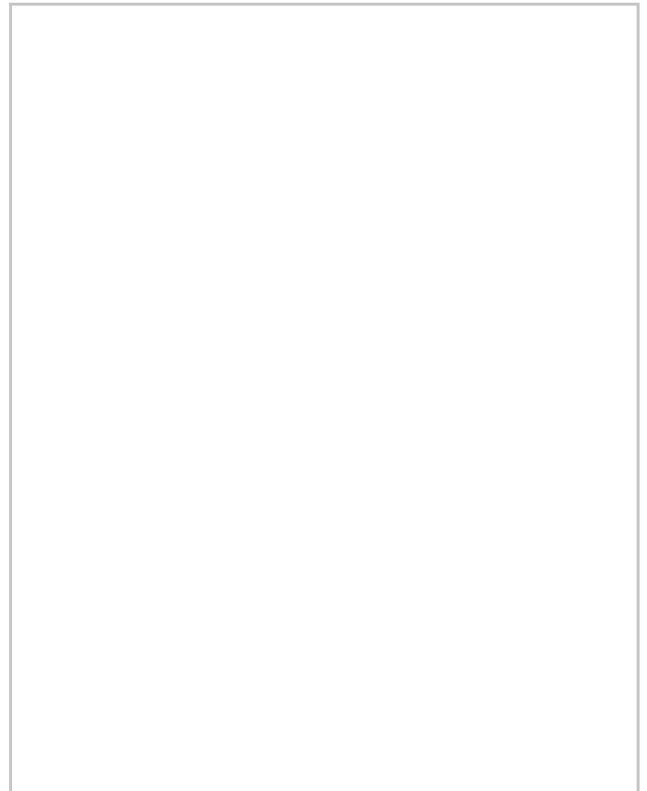
Buying Through Adkins Property

We are an independent UK family business with 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.

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		