

## Three Bedroom Duplex Apartment Gurkoy, Dalaman, Mugla, 48 770



Welcome to Dalaman | Set in the picturesque village of Gürköy, this three-bedroom, two-bathroom duplex offers generous space across two floors and would benefit from modernisation, an ideal opportunity to create a home to your taste.

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## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Receptions

## Description

Built in the 2000s, this modern duplex apartment offers comfortable living with a bright reception room, three bedrooms and two bathrooms. The communal gardens and large shared swimming pool provide great outdoor space to enjoy the Aegean climate.

Located just a 10-minute drive from Dalaman town centre and the airport, the property also offers quick access to the D400 for easy travel. Offered with no chain, it's an ideal choice for a holiday home or permanent base. Contact us today to arrange a viewing.

## Furnishing & Fixtures

Furnishing, fixtures and fittings are included within the sale, personal items will not be included. We urge buyers to confirm what is included at the time of making an offer.

## Essentials

An electric boiler provides hot water, the apartment has air conditioning installed which also provides heating throughout the colder months.

**Council Tax:** 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:

## Maintenance Fee

Like most complexes throughout the world, each owner is responsible for maintenance, which includes gardening, buildings and general maintenance (outside of each apartment). The fee which each owner pays is approx £50 as of Nov 25.

## 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.

## Taxes payable

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.

## Location

Situated 10 mins drive from Dalaman town centre, shops, bars and restaurants, Dalaman Airport 15 mins, Ortaca 15 mins, Gocek is 15 mins, Dalyan 25 mins Fethiye is 40 mins drive away.

## 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.

## 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.

## Social

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# Three Bedroom Duplex Apartment Gurkoy, Dalaman, Mugla, 48 770 Floor Area: sq ft

**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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