



Four Bedroom Villa

Fethiye, 48 300

Asking Price £600,000



Welcome to this Brand new luxury villas located in the Koca Çalış area of Fethiye, just a short walk from the beach and seafront.



Adkins Property



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Description

These brand new luxury villas are located in the emerging Koca Çalış area, where two 5-star hotels are already established and another two are under construction, making them an excellent investment opportunity in Fethiye. Just 250 meters from the beach and seafront, 4 km from Fethiye town, and a 30-minute drive from Dalaman Airport.

A total of 10 villas have been built, each covered by a 5-year builder's guarantee.

Villa Description

Spread over three levels, the entrance hallway includes a ground floor WC and leads into a modern open-plan living area with a fully fitted kitchen open to the lounge. Double sliding patio doors open onto the front terrace overlooking the pool and garden.

On the first floor, the master bedroom features an en-suite bathroom and a large balcony overlooking the front of the property. The second bedroom is a spacious double, also with an en-suite.

The attic level offers two further double bedrooms, each with en-suite facilities, plus a generous roof terrace with stunning views over the town and distant sea.

These villas are built to a high standard, featuring underfloor heating, electric shutters, and pre-installed piping for air-conditioning units. Ideal for investment or as a comfortable home for year-round living.

Outside, each villa has a private swimming pool surrounded by ample sun terraces and a gated driveway providing secure parking.

Priced at USD 750,000 (subject to change). These properties also qualify for the Turkish Citizenship application.

Contact us for more information or to arrange a viewing.

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 Alım/Satım 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 15 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, Goccek, 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.

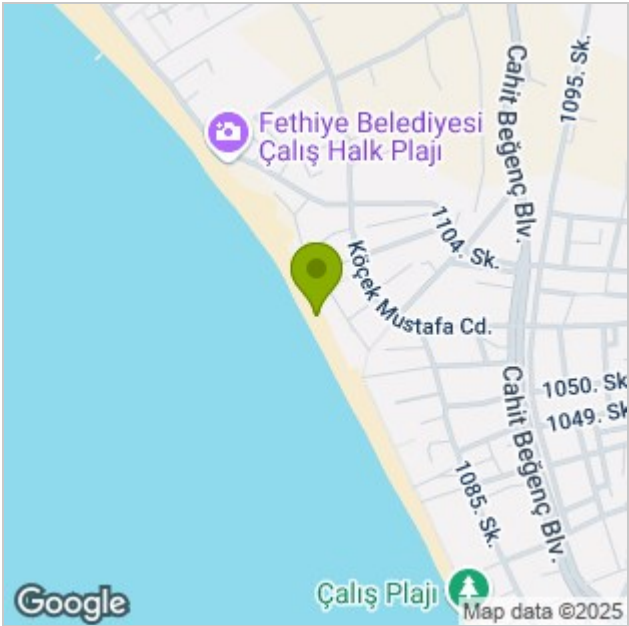
Viewing Arrangements

We can arrange viewings with an associate member of the Adkins Property team, either by meeting you at the local airport or the property. Please email or call us to arrange a convenient time to view.

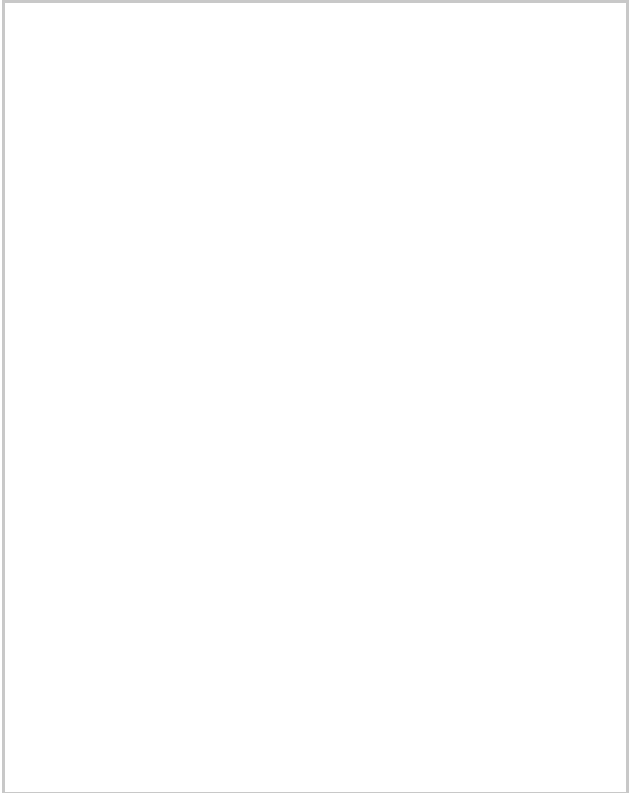
Instagram/Facebook

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

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	