



## Three Bedroom Apartment

Akbuk, 09 270

Asking Price £200,000



Wake up to panoramic sea views every day in this spacious 3-bedroom duplex, where each bedroom comes with its own balcony. Imagine sipping your morning coffee overlooking the Aegean, or dining al fresco as the sun sets over Akbuk bay.





Description  
Sea View Holiday Duplex for Sale – Akbük, Didim.

Wake up to panoramic sea views every day in this spacious 3-bedroom duplex, where each bedroom comes with its own balcony. Imagine sipping your morning coffee overlooking the Aegean, or dining al fresco as the sun sets over Akbük bay.

- Property Highlights
- 3 generous bedrooms, each with private balcony
  - Large open-plan kitchen, dining, and living area – perfect for entertaining
  - En-suite master bedroom for added comfort
  - Situated in a quiet, owner-managed complex (Belgian & UK community) – no faceless property management, just neighbors who care
  - Bright, airy, and designed for easy coastal living

Why this property?  
Unlike many developments in the region, this complex is peaceful, well-run, and community-driven – ideal if you're looking for tranquility and a reliable holiday retreat.

Flexible Purchase Option  
This property could be purchased with negotiated payment terms over 2–3 years, making ownership more accessible.

Location  
Nestled in serene Akbük, just minutes from Didim's beaches, restaurants, and markets, yet far enough to enjoy peace and privacy.

Must be viewed to truly appreciate the sense of space, calm, and stunning views.

We have a full video tour available – contact us to view it and see all the details for yourself.

Sellers Comments  
"Great Air B&B Potential. Historically 20k plus per year"

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 15 years experience in Turkiye. 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 Turkiye 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.

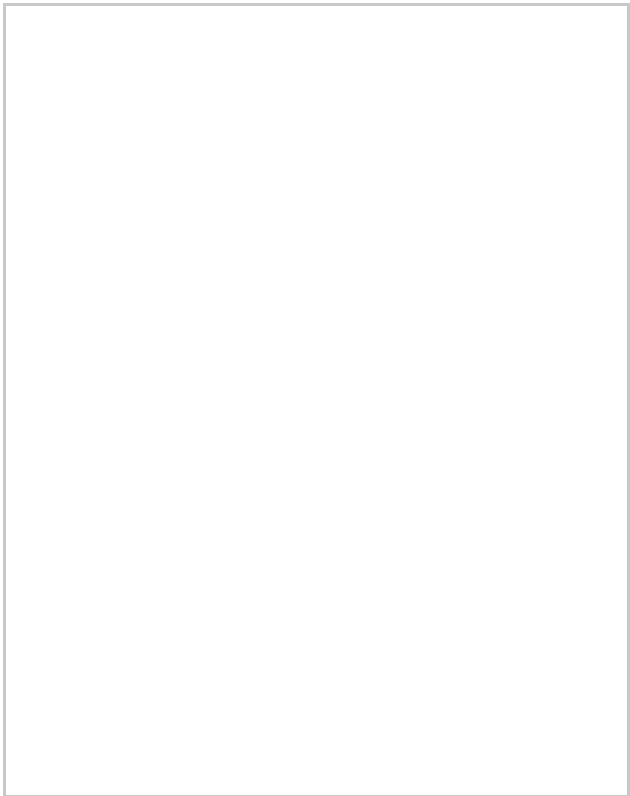
Viewing Arrangements  
We can arrange viewings with an associate member of the Adkins Property team, either by meeting you at the local airport or the property. Please email or call us to arrange a convenient time to view.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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