



Two bedroom Apartment Botanic Gardens

Dalaman, 48 770

Asking Price £122,500



Welcome to this ground-floor apartment in Botanic Gardens, Dalaman. Offering woodland views, modern living, and a peaceful setting within walking distance of the pool, it's an ideal choice for comfort, privacy, and convenience.



Description

Set in a peaceful location within the complex, this ground-floor apartment offers comfort, privacy, and convenient access to the facilities. Built in 2008, it combines modern design with practical living, featuring two bathrooms and a spacious reception room – ideal for both relaxing and entertaining.

The apartment overlooks both front and rear gardens, with the rear aspect opening onto tranquil woodland. For added convenience and security, the rear doors and windows are fitted with electric shutters.

The property forms part of the popular Botanic Gardens development, home to one of Dalaman’s largest swimming pools. Residents also benefit from the on-site restaurant, bar, and social area – perfect for enjoying time with friends and neighbours.

Just 20 minutes from the airport, the apartment offers a quiet retreat with excellent transport links, making it a great choice for those seeking a calm yet well-connected lifestyle.

Inside, the front door opens to an entrance lobby leading into the open-plan sitting and dining area. Sliding doors provide access to the front terrace, while the kitchen offers ample storage and marble worktops.

The master bedroom includes an en-suite bathroom and access to the rear terrace overlooking the woodland. The second bedroom is arranged as a twin, complemented by a family bathroom. A utility lobby with boiler and washing machine space completes the layout.

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 an equal amount to maintain the complex which includes gardening, buildings and general maintenance (outside of each apartment). The fee which each owner pays is currently 1250 TL pcm (approx £50 as of Sept 2025).

Botanic Gardens

Botanic Gardens complex was completed in approx. 2008, and built by the respected house builder 'Hanel Houses'. The grounds of BOTANIC GARDENS apartments and holiday homes are beautifully landscaped with tropical planting, green lawns and stone paving.

Parking/bike storage: This apartment is located close to the internal car parking area, there are many other areas around the perimeter to park rental cars etc. Additionally, there's a covered area for parking and storing bikes, motorbikes and electric scooters.

Security: The complex benefits from 24/7 security and a staff member that can assist with general duties such as; arranging transfers, internet and general apartment maintenance.

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.

Area

Situated 5 mins drive from Dalaman town centre, shops, bars and restaurants, Dalaman Airport 20 mins, Ortaca 15 mins, Gocek is 15 mins, Dalyan 25 mins Fethiye is 40 mins drive away.

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, 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.

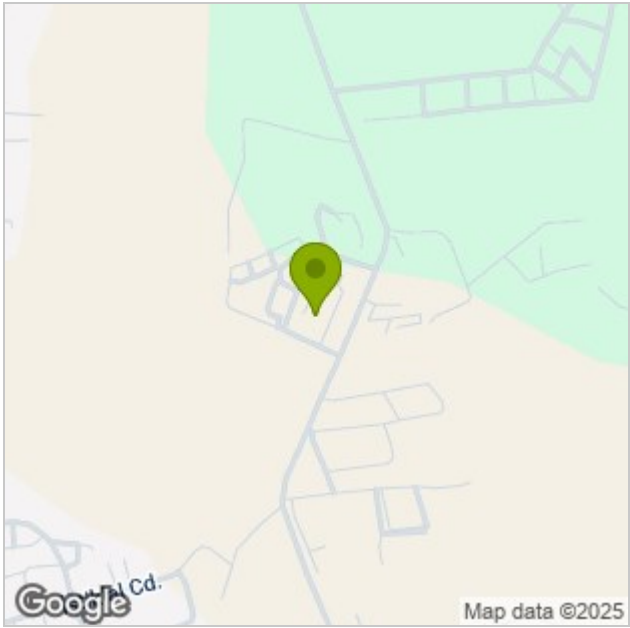
Viewing Arrangements

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.

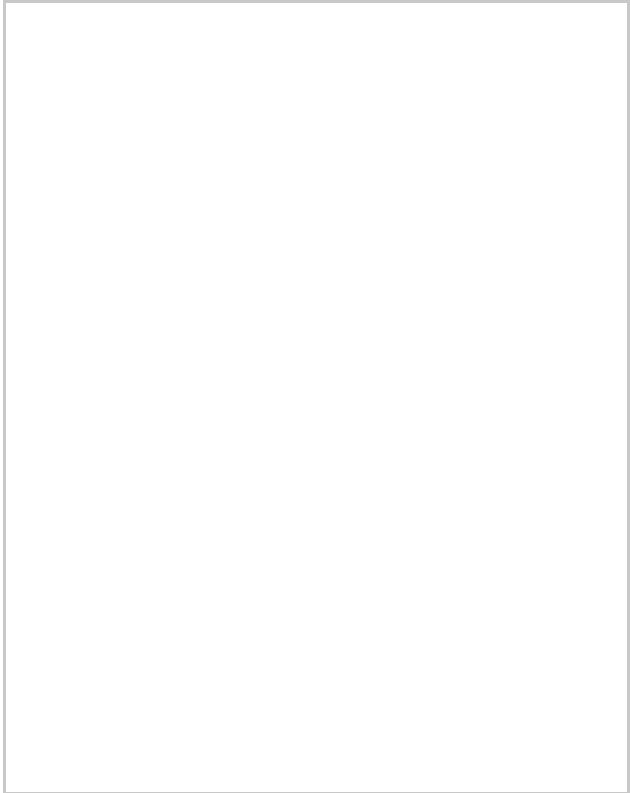
Instagram/Facebook

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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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC