

4+1 Duplex for Sale in Güller Pınarı, Alanya

GULLERPINARI, ALANYA



PRICE

€425.000

ESTIMATED EXPERT VALUE

\$405,000

CITIZENSHIP ELIGIBLE

PROPERTY

Overview

CITIZENSHIP ELIGIBLE ✓ Yes	EXPERT VALUE 405000	SQUARE 216m2
FLOOR 4	TOTAL FLOORS 5	PRICES FROM €425000
VIEW Sea	FROM SEA up to 200 m	FROM CENTER In center

ABOUT

Description

This 216 m² gross 4+1 duplex is located in Güller Pınarı, Alanya, just 50 metres from the sea beside Yalı Taksi. Set in a new building, it features underfloor heating throughout, an elevator, a swimming pool, fitness

facilities and a sauna. The title deed and occupancy permit are ready, and the property is stated to meet Turkish citizenship criteria, subject to current official verification.

Spacious 216 m² duplex in a new Güller Pınarı building

- Gross interior area of 216 m²
- 4+1 duplex configuration
- Only 50 metres from the sea
- Location beside Yalı Taksi in Güller Pınarı
- Underfloor heating throughout the property
- Swimming pool, fitness facilities and sauna
- Elevator in the building
- New building with title deed and occupancy permit ready
- Stated to be suitable for Turkish citizenship, subject to verification

With a gross area of 216 m², this 4+1 property offers the scale expected from a spacious duplex. The room configuration provides several areas that may be organised according to the owner's needs, while the two-level duplex format creates a practical distinction between different parts of the home. No assumptions are made about the individual room arrangement, allowing buyers to assess the layout directly during a viewing.

Underfloor heating is installed throughout the property, providing an integrated heating solution without the need for conventional wall-mounted radiators. The residence is situated in a new building equipped with an elevator, an important practical feature for everyday access within the building.

Residents also have access to a focused selection of shared facilities. The swimming pool provides an on-site option for leisure, while the fitness area and sauna add convenient spaces for exercise and relaxation. These amenities complement the generous dimensions of the duplex without changing its central appeal: a large 4+1 home close to the Alanya coastline.

Just 50 metres from the sea in Güller Pınarı

The property is positioned in Güller Pınarı, Alanya, only 50 metres from the sea and directly beside the well-known Yalı Taksi reference point. This clearly defined location makes the listing easy to identify and places the coastline within a very short distance of the building.

The title deed and occupancy permit are reported as ready. These documents are relevant considerations for buyers reviewing a newly built property and should be examined as part of the standard legal due-diligence process before purchase.

The property is also stated to be suitable for an application for Turkish citizenship. As citizenship regulations, investment thresholds and individual eligibility requirements may change, buyers should obtain current confirmation from the relevant official authorities and qualified legal professionals before relying on this status.

Contact Alanya Home for further information, document checks and an appointment to view this 216 m² 4+1 duplex in Güller Pınarı.

DETAILS

Outdoor amenities

✓ Doorman — Yes	✓ Security — Yes	✓ Pool — Yes
✓ Fitness — Yes	✓ Sauna — Yes	✓ Rental Management — Yes
✓ Balcony — Yes	✓ Lift — Yes	

Gallery







