

# Avakado Village Villas Kargicak Alanya Antalya Turkey

Kargicak Alanya Antalya

36.455694, 32.1368449



New project Ecoville AVOCADO VILLAGE

3 + 1 villas

Location

Kargicak village – ecological region of Alanya

16 km to the center of Alanya

23 km to Gazipasa airport

4 km to the densely populated area of Mahmutlar

5 minutes drive to the Mediterranean Sea and the main road

Road

towards the mountains on smooth asphalt and without serpentine.

in 2024 a new highway Antalya–Mersin

500 m. from the complex the nearest stop on a new road

10 minutes drive to the center of Alanya on a new road

View

evergreen mountains

orchards

banana plantations

Plot

19,000 sq.m. on the same plot with the residential complex Sunrise Villas, built by our construction company.

Territory

infrastructure

landscape design

lawn with flowers

irrigation system

Characteristics of the villa

all villas are of the same standard construction

42 villas in 21 buildings (each building is for two owners)

350–450 sq.m. plot for a villa

distance between buildings 15 meters

the height of the fences of the villas made of evergreen plants is 200 cm

220 sq.m. total area of the villa

3 floors, 3 bedrooms, 3 showers, 2 balconies, 2 terraces (in the garden and on the roof)

ceiling height 280 cm

wall thickness 20 cm.

1st floor – a salon combined with a kitchen that can be separated, a guest bedroom, a shower room with a toilet, an open balcony.

2nd floor–2 spacious bedrooms and two shower rooms with toilet, balcony

3rd floor–open terrace, with communications under the jacuzzi (at the request of the buyer) and a summer kitchen

130 cm terrace wall height

250 cm height of the stone wall on the terrace between the villas

Triplex Villas is an additional floor on which a car parking space and a storage room will be located, the total area of the villa is 288m<sup>2</sup>.

Each villa will be equipped with a smart home system that can be controlled via a mobile app

There is a charge for turning on and off the air conditioner in the passenger compartment. heating systems (for an additional fee), Opening and closing blinds (for an additional fee), checking from abroad – turning the lights on and off free of charge, turning on and off the water after leaving the house for a fee. Opening and closing the heat pump for radiators (optional)

Condition of the villa upon commissioning

wall–painting

wooden interior doors

steel entrance door

plastic windows

kitchen cabinet furniture

bathrooms are equipped with plumbing fixtures and shower furniture with a mirror

floor tiles, in bedrooms and living room–laminated

staircase–marble

ceiling lighting and illumination of the house and yard

communications for the installation of air conditioners

communications for heating radiators

Villa courtyard

230–400 sq.m. piece of land

parking space for 1 car

orchard–4 avocados, 2 oranges, 2 bananas, 1 lemon, vegetable garden.

evergreen fence 200 cm high

lighting around the inner perimeter of the yard and outside the house

Complex infrastructure

5-storey building of the social area with an elevator

Online Market

fitness salon

sauna

steam

changing cabins

children's play area

games room (billiards, table tennis, playstation)

rest zone

open terrace overlooking nature, relaxation area and barbecue

management office

Wi-Fi

In the open area

tennis court and basketball court

illuminated outdoor swimming pool 250 sq.m.

winter pool 80 sq.m.

2 showers

Wi-Fi

playground

electric current generator

water tank (50 tons)

taxi call button

Additional services

Regardless of the stage of construction

swimming pool on the territory of the yard 21 sq.m. – 15,000 euros

heating radiators + boiler 8000 euro

water-based underfloor heating + boiler EUR 10,000

roof over the balcony of the first floor (made of wood) – 3000 euros

roof and glazing of the first floor balcony – 3500 euros

jacuzzi on the terrace – 4000 euros

personal garage with an automatic door equipped with shelves –10,000 euros

transfer to the sea and to the center at a cost lower than a taxi

Wi-Fi in the building of infrastructure and by the outdoor pool – FREE

Deadline for delivery

Start of construction: December 31, 2020

Construction time: 18 months

## Villa cost

169,000 euros after the start of construction

179,000 euros upon completion of construction

189,000 euro triplex villas

choice of location of the villa – FREE

Down payment 30%

Installments up to 12 months, the possibility of an INTEREST-FREE installments up to 12 months after the start of construction.

With 100% cash payment for the villa, the maximum DISCOUNT is 2%

When buying two villas or combining two villas into one DISCOUNT 5% at 100% payment + TURKISH CITIZENSHIP. Pooling villas – FREE.

Receiving tapu (certificate of ownership) after the start of construction is possible upon payment of 50%

Before receiving Tapu, the buyer should not send money to the account. All payments prior to receipt of Tapu must be made in cash.

## Paperwork

Ownership (tapu) \$ 5,000 (approximate)

Ownership for Citizenship \$ 7,000

A document on permission for the construction of a building and settlement (iskan) 1500 liras

Expert report 1500 TL

Registration of water and electricity meters 1200 liras

Aydat per year

€ 750 excluding private pool

1000

## Overview

Purpose: Sold	Square: 220–350m2	Total Floors: 3
View: Pool/Mountain	From Sea: from 3000 m	From Center: from 10 km
From Airport: 25km	Begin Date: 12/2021m/y	End Date: 6/2022m/y
Installment from, %: 70	Ownership: Builder	

## Indoor amenities

✓ Internet

✓ Jacuzzi

## Outdoor amenities

- ✓ Doorman
- ✓ Security
- ✓ Pool
- ✓ Indoor pool
- ✓ Fitness
- ✓ SPA
- ✓ Sauna
- ✓ Steam Room
- ✓ Communal Garden
- ✓ Playground
- ✓ Rest & BBQ areas
- ✓ Tennis Court
- ✓ Parking
- ✓ Balcony
- ✓ Lift



**Alanya Home Construction & Real Estate**

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CONSTRUCTION - REAL ESTATE