



Villa in Alanya with a delightful garden and terrace

Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 260,149.76

Location

Country:	Turkey
State/Region/Province:	Antalya
City:	Alanya
Posted:	Mar 05, 2026

Description:

This villa in Alanya is 160 square meters spread across four floors, and honestly, the layout makes sense in a way most places don't. We're talking 3 bedrooms, 1 living room, and the sea is literally 300 meters away. Not "lean out the window and squint" sea view – but a real sea view, and still just walking distance to the beach. If you're looking for villa for sale in Alanya, this one balances comfort and location perfectly.

The ground floor has this big kitchen that opens to a terrace. Not some tiny balcony where we can barely fit a chair, but proper outdoor space where we can actually cook and eat outside. The entry level gives us a bedroom and bathroom – perfect when parents visit or when we want guests to have their own space without trekking upstairs.

First floor is where we'd spend most of our time: living room plus an enclosed balcony. Second floor has another bedroom facing east, so morning light without the afternoon heat beating down. There's a bathroom up there too, and another balcony. Top floor? Extra bedroom and balcony. Three balconies total, which sounds excessive until we realize each one catches different light throughout the day.

Villa Facilities and Modern Comfort

The building itself has the basics covered: open pool, private parking (huge plus in this area), 24/7 security cameras, and a backup generator for when the power goes out. There's also a gym, sauna, Turkish bath, and tennis court. Let's be honest – most of us will use the pool and parking more than anything else, but the full set of amenities boosts both lifestyle and Alanya villa prices in the long run. The villa comes furnished with white goods included. PVC windows, steel entrance door, ceramic floors, proper shower cabin, decent bathroom fixtures. American-style open kitchen, panel doors throughout. Standard stuff, but done right – exactly what people expect from a villa in Alanya near beach.



This Villa with Sea View in Alanya Offers Spacious Terrace and Garden Life Terraces and Garden

Too often in this region, villas have beautiful interiors but forget that people want to live outside half the year – especially in Alanya, which enjoys more than 300 days of sunshine a year. Here, the terraces and garden are the main act, not an afterthought.

The ground-floor terrace is shaded, large enough for dining and lounging.

The garden is just the right size — green without being overwhelming.

The pool is steps away, part of everyday living.

A couple of citrus trees, some bougainvillea climbing the wall, maybe a small herb patch — and suddenly it feels like a real Alanya home. Imagine evening barbecues, barefoot kids, and that faint salt smell drifting in from the sea.

This Villa's in Kestel, Alanya — What the Area's Really Like

Kestel sits between Mahmutlar and Tosmur, about 15 minutes from Alanya center. Close enough to grab groceries or hit the market, far enough that we're not dealing with tourist crowds every day. Quieter beaches, calmer streets, and a lifestyle that feels more local and less tourist circus make this area highly attractive. Public buses run along the coastal road, taxis wait on every corner — getting around is never an issue.

Life here is simple: swim in the Mediterranean, cycle along the coastal bike path all the way to Alanya center, or take a quick trip to the Dimçay River Valley for some weekend cool-down. Need more shopping? A short ride brings you to Mahmutlar or downtown. Cafés, bakeries, supermarkets, and local restaurants line the streets, while fresh fish restaurants by the beach let you enjoy dinner with an unbeatable sea view. It has everything you need — from your morning bread at the local bakery to your groceries at Migros or Carrefour.

In recent years, Kestel has turned into a true international mix. It's become especially popular among foreigners looking for a quieter lifestyle, without losing access to the city buzz. That balance is exactly why Kestel villa prices keep increasing year after year.

Investment Potential — Why This Villa in Alanya Stands Out?

And investors, listen up: With Alanya Alaaddin Keykubat University right in Kestel, new residents and students keep flowing in. Add to that the international demand, and you've got a hotspot where new buildings keep rising and value keeps growing. In short: this is not just a home, but a smart long-term investment. If you're searching for Alanya sea view villa for sale, you're also securing a profitable opportunity in a market that's still growing.

Buying property abroad isn't just another purchase – it's one of those life-changing decisions. That's why we're here. We're not just about selling you four walls and a roof. We're about being the people you can actually trust when everything feels overwhelming.

Honest Guidance

We don't do complicated sales pitches or hidden agendas. We'll tell you exactly how things work, what to expect, and yes, even when something might not be the best fit for you. Because real trust starts with honest conversations.

Paperwork and Legal Assistance

Title deeds, tax numbers, permits – all that stuff that sounds important but feels impossible? That's our job. We've done this hundreds of times, so while you're dreaming about your new villa in Alanya, we're making sure every "i" is dotted and every "t" is crossed.

Turkish Citizenship & Residence Support

Thinking about Turkish citizenship or residence permit? We've walked so many people through this



process. From the first application to holding your new documents – we’re with you every step of the way.

After-Sale Support

We don’t disappear after you buy. Need help furnishing your place? We know the best local suppliers. Property maintenance? We’ve got trusted people. Thinking about renting it out? We can help with that too.

Tailored to Your Needs

Whether you’re looking for a family villa, a peaceful holiday retreat, or a smart investment, we listen to what you actually want. Every dream is different, and we get that.

Little secret for cash buyers: We can often get you exclusive discounts, and sometimes even arrange property exchanges you won’t find anywhere else.

When you work with us, you’re getting people who genuinely care. We speak your language, we know Turkey inside and out, and we make sure you feel confident about your decision – not stressed and confused.

Want to see this villa in Alanya really close to sea with your own eyes? We’ll arrange an in-person viewing. Can’t make it to Turkey just yet? Let’s set up a detailed online meeting and walk you through everything virtually. And here’s our favorite part – if you’re ever in the area, come by our office! We’ll brew some proper Turkish coffee, sit down like old friends, and talk through all the details.

Have you heard about our inspection trip program? We actually cover your travel expenses! You get to see multiple properties, explore the area, and make your decision with complete confidence. Reach out to us for all the details on what this program includes!

Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	160 sq m

Room details

Indoor Features:	Fitted kitchen
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Building details

Parking:	Yes
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Rental details

Furnished:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/YHKN-T11708/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information



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