

### **3 BEDROOM VILLAS ONLY MINUTES FROM THE SEA IN ALSANCAK**

Modern designed villas conveniently located within easy access to the main road and within close proximity to the Merit Hotels in Alsancak. The villas each comprise of a semi open plan lounge with feature fireplace, a kitchen and diner, a guest wc, the first floor comprises of three bedrooms, (master bedroom with en-suite and walk in wardrobe), and a family bathroom. The bedrooms each have fitted wardrobes and laminated parquet flooring. There is a 60m<sup>2</sup> roof top terrace with pergola to enjoy the views. Other features include: Infrastructure for CCTV, air conditioning and central heating, LED lighting to lounge, kitchen & staircase, modern high gloss kitchen cabinets with granite or cim stone work surfaces, pergola and BBQ area, optional pool. Villa sizes ranging from: 271m<sup>2</sup>; Total area, 168m<sup>2</sup>; closed area, terrace area 43m<sup>2</sup>;; roof terrace area 60m<sup>2</sup>; + pergola 34m<sup>2</sup>; 267m<sup>2</sup>; Total area, 185m<sup>2</sup>; closed area, terrace area 22m<sup>2</sup>;; roof terrace area 60m<sup>2</sup>; + pergola 14m<sup>2</sup>; **ONLY ONE 3 BEDROOM VILLA&nbsp; AVAILABLE**











