

FOR SALE BY OWNER — NO AGENT COMMISSION

Eligible for Turkish citizenship
€980,000 — above the USD 400,000 threshold. Conditions apply; the authorities decide.

ALTINKALE · DÖŞEMEALTI · ANTALYA

Villa Bella Vita Nar

A finished, fully furnished residence of 465 m² on its own 500 m² plot — with a private pool, a wellness level and views across pomegranate orchards to the mountains.

€980,000

Rate of 16/10/2026, Türkiye Cumhuriyet Merkez Bankası (selling rate)

OFFERED FULLY FURNISHED

465 m²	440 m²	500 m²
Gross living area	Net living area	Plot
5+1	4	4
Rooms plus living room	Bathrooms, plus 2 guest WCs	Dressing rooms

Every floor with its own purpose

Lower ground floor

- Cinema room
- Fitness room
- Traditional hamam
- Sauna
- Rest area
- Guest WC
- Storage

Entrance floor

- Living room
- Kitchen
- Guest bedroom with en-suite bathroom
- Pantry
- Shoe room
- Guest WC

First floor

- Master bedroom with custom-built dressing room and bathroom
- Bedroom with dressing room and bathroom
- Bedroom with dressing room and bathroom
- Laundry room

Quietly intelligent

İnehome smart-home system
Top-tier full configuration, controlling the house from one place.

7 Mitsubishi Electric air-conditioning units
Integrated with the smart-home control.

Underfloor heating throughout
With a heat pump and hot-water cylinder.

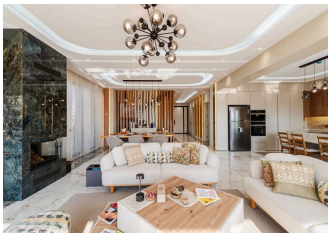
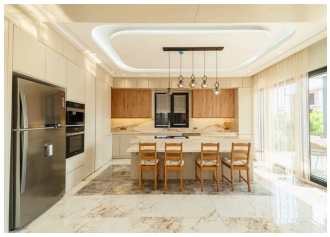
24/7 camera security and alarm
Plus a video intercom at the entrance.

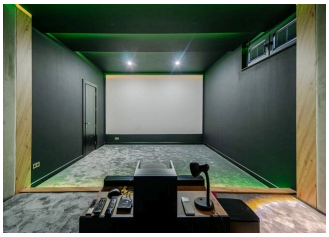
EV charger and smart parking
Schneider Electric charging unit; sensor-equipped parking for one car.

Central water purification
And a central vacuum system.

Schüco window and door frames
Grohe fittings and concealed mixers; Schneider switches and sockets.

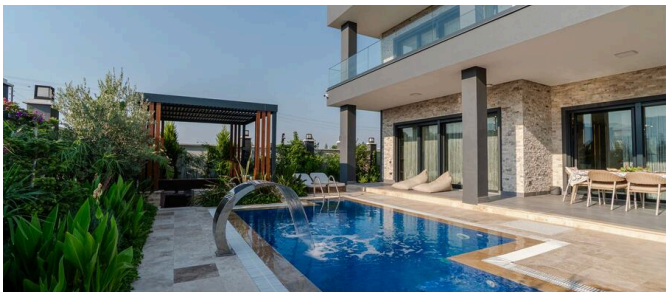
Smart garden irrigation
The garden is watered by the smart-home system.



Döşemealtı, Antalya — Altınkale, Döşemealtı, Antalya, Türkiye

Speak with the owner's representative: Erkan Tanrikulu (Authorised representative of the owner) · +90 541 421 21 15 · WhatsApp · Private viewings and the full dossier: info@luxuryhomesturkiye.com · luxuryhomesturkiye.com





Title and running costs

Title deed	Condominium ownership (Kat Mülkiyeti)
Occupancy permit	İskân issued
Monthly site fees	None — a freestanding villa, not part of any complex
Property tax	0.2 % a year (residential use, Antalya metropolitan municipality)
Running costs	Usage-dependent; energy-saving smart-home technology, underfloor heating and a heat pump keep them economical
Citizenship	Price above the USD 400,000 threshold; the route requires a three-year no-sale annotation on the title deed and an SPK-licensed valuation — the authorities decide

House and garden

Pool and garden	approx. 250 m² · pool unheated
Parking	Enclosed parking
Setting	Freestanding, open on all four sides — sun all day

Distances from the villa

Antalya Airport	32–34.4 km, depending on the route
Antalya city centre	approx. 20 km
Konyaaltı Beach	approx. 23 km by road · 30–35 min depending on traffic

Everything already in place

Split air conditioning in every room	Home cinema room	Fitness room
Turkish hamam	Sauna	Water purification system
Enclosed winter garden	Laundry room	3-tonne water tank
Full roof insulation	Underfloor heating with heat pump	Smart-home system
Enclosed garage	Pool and garden, approx. 250 m² (pool unheated)	Fully furnished
Title deed: condominium ownership (Kat Mülkiyeti)	Occupancy permit (İskân) issued	Freestanding — no monthly site fees (aidat)
Property tax 0.2 % a year		

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