

## **FURNISHED THREE BEDROOM VILLA, DETACHED, VAT PAID, TITLE DEED READY**

FURNISHED THREE BEDROOM VILLA, DETACHED, VAT PAID, TITLE DEED READY We're pleased to present these resale detached villas in the Cittaslow of Yenibogazici -- a peaceful location, away from the hustle and busy of cities; yet, close to supermarkets, weekend festivals, amphitheatre, Near East hospital, Salamis Ancient Ruins, and Kocareis Beach. One of upsides of these resale villas is that VAT has been paid, water and electricity connection fees have been paid, Title Deeds have been issued and ready to transfer to new owner. Another upside is that it comes fully furnished with furniture, white goods, TV, and AC in all rooms. On the ground floor, you have a 25 m<sup>2</sup> lounge, connected to a 22 m<sup>2</sup> kitchen, creating a good-sized space together. There is a WC on the ground floor that can be used as a guest WC. Upstairs on the first floor there are three bedrooms in total, two of which share a bathroom, and the third one is master bedroom with its own bathroom and walk-in wardrobe. The stairs lead up to a 42 m<sup>2</sup>; rooftop terrace, where a kitchen and jacuzzi COULD BE installed.&nbsp; As part of a private site with less than 35 properties, the site features a shared pool, children's playground, communal garden, gym, supermarket, pharmacy and beauty saloon. Total living area is 150 m<sup>2</sup>;, Exchange Title Deeds have been issued and ready to be transferred to the new owner. Technical specifications: ? Ceramic flooring ? Fitted wardrobes in all bedrooms ? Double-glazed windows ? Hydrophore system ? Solar panels for heating water ? Central Sattelite system ? Central internet system Site facilities: ? Outdoor swimming pool ? Children's playground ? Communal garden ? Supermarket













