



## LİMANREİS VILLA

Fulya sk. #11 35230  
Güzelbahçe İzmir TÜRKİYE

Offered at \$220.000

4 Bedrooms  
3 Bathrooms  
200 m<sup>2</sup>

By GROUP BTB REAL ESTATE

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This magnificent villa nestled in western suburb of İzmir, in Güzelbahçe. The location's rating is far more high than any other location in İzmir due to peaceful life, being on the shore of Aegean Sea, ease of acces to both city centre as well as Çeşme. The villa is located to shore as close as 40 meters. Newly built and designed in every aspect of living. The garden surrounding the property is planted full of green and controlled by automatic irrigation system. Remote controlled shutter system and security system ensures the safety of the property. Villa has a private parking area, oversized living room with open kitchen that is equipped with essential kitchen equipment. The roof is sharing a terrace of 35 squaremeters which is an amenity worth to enjoy. Central heating system is supplied by a heat pump and central air conditioning system All rooms are furnished with an extra division for clothing. 40 sqm attic is presented as an extra room. Any investor with a demand of living or investment should not miss this beautiful property in just the right location.

### INTERIOR FEATURES

- Large living space
- Security system
- Ready kitchen
- Essential furnishing
- Fireplace
- 40 sqm attic
- 35 sqm terrace
- Automatic shutter system

### EXTERIOR FEATURES

- Ready garden
- Private parking area
- Automatic irrigation system
- Sea view
- Nature view

