



## Yesiltepe

**Price £475,000**

Situated in the highly sought-after area of Yesiltepe, this beautifully presented Spanish-style 3 bedroom villa enjoys a peaceful position on a quiet no-through road, offering privacy, tranquility, and timeless Mediterranean charm.

Set on a generous 1,200m<sup>2</sup> plot, the property is surrounded by mature landscaped gardens filled with Mediterranean flora, creating a wonderful outdoor setting. A stunning 12 x 6m overflow swimming pool forms the centerpiece of the gardens, complemented by extensive sun terraces, shaded entertaining areas, and a traditional stone barbecue—ideal for outdoor living.

The villa features spacious covered terraces with elegant arched detailing, a private driveway, and a garage. Inside, the welcoming lounge boasts a characterful pine wood

## Lounge & Entrance

24'1" x 16'4" (7.36 x 4.98)

East facing front door entrance & windows, south facing doors leading to covered terrace and pool area.

Travertine marble flooring, feature fireplace, ceiling fans and inverter air-conditioning unit.

## Staircase & Hallway

8'0" x 13'3" (2.45 x 4.05)

Travertine marble staircase with iron/wooden balustrade, under-stair storage room.

## Kitchen & Dining Area

21'1" x 11'0" (6.44 x 3.36)

South & East facing window aspects with doors leading to garden & pool area, fully fitted modern kitchen, composite worktop, washing machine, dishwasher, oven, hob, extractor, microwave and fridge freezer.

## Master Bedroom with En-Suite

24'0" x 11'4" (7.34 x 3.47)

South, East & West facing window & doors leading to large private terrace with stunning mountain views, inverter air-conditioning unit, fitted wardrobe.

En-Suite: Walk-in shower, toilet unit, vanity basin with mirror.

## Bedroom 2 with En-Suite (Downstairs)

12'3" x 17'1" (3.75 x 5.23)

North & West facing window aspects, large fitted wardrobe, inverter air-conditioning unit,

En-Suite: Walk-in shower, toilet unit, vanity basin.

## Bedroom 3 (Downstairs)

13'3" x 12'3" (4.06 x 3.75)

North & East facing window aspects, large fitted wardrobe, air-conditioning unit.

## Guest Bathroom (Downstairs)


7'1" x 8'0" (2.16 x 2.45)

West facing window aspect, walk-in shower, toilet unit, vanity basin & cupboard, wall mounted mirror.

## Garden & Pool Area

Mature terraced gardens with a large 12x6m overflow pool, stone barbecue, lots of covered terraces - perfect for entertaining guests & alfresco dining,

driveway with single car garage, separate storage room for garden supplies & furniture, irrigation system and a variety of Mediterranean trees & shrubs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	