LEYLA YILDIZ

REAL ESTATE ADVISORY

ANTALYA · DÖŞEMEALTI · YEŞİLBAYIR

A new business story in Yeşilbayır

Three upper floors with a separate entrance on Atatürk Caddesi

Three upper floors combining a separate entrance, garden use and street visibility. A flexible property to explore for boutique accommodation, dining or corporate use.

FOR SALE | PROPERTY PRESENTATION

Three floors. An independent start.

On Atatürk Caddesi in Yeşilbayır, Antalya’s Döşemealtı district, this property offers three upper floors, a separate entrance and garden use as a starting point for different business ideas. Access is separate from the ground-floor shop, allowing the upper floors to be considered together.

INCLUDED IN THE SALE

- The building’s three upper floors
- The separate entrance serving the upper floors
- The garden use described with the property

The ground-floor shop is not included in the sale. Its entrance and ownership are separate.

The land share and limits of outdoor use will be clarified through the title records and approved plans.

3rd upper floor

Upper floor included in the sale

2nd upper floor

Upper floor included in the sale

1st upper floor

Upper floor included in the sale

Ground-floor shop

NOT INCLUDED IN THE SALE

Separate entrance + garden use

Areas will be confirmed against title records and plans.

EXISTING FACADE, GARDEN AND INTERIORS

Discover the property as it is

Building and surroundings

Garden and outdoor space

Existing living space

The building has four exposed sides and stands at a four-way junction, with an open social space opposite. Nearby shopping and dining options support everyday access. The spacious floor layout and lift are among the features that could inform a future design.

PROPOSED CONVERSION SCENARIO

An idea for a new guest experience

15 ROOMS + BISTRO BAR + SPA

Not the current condition.

The ground-floor shop shown in the visualisations is excluded from the sale.

01

A 15-room idea

A boutique accommodation scenario, with the final room count subject to layout and technical assessments.

02

Bistro bar

A dining space that could complement the accommodation; business and alcohol-licensing requirements need separate assessment.

03

Spa

A relaxation space to be designed around building services, ventilation and operating requirements.

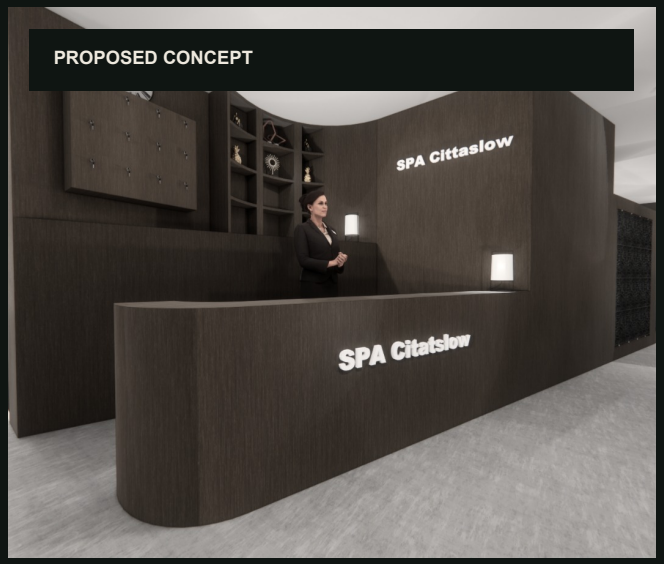
This is a concept proposal. It does not represent an existing operation, approved design or granted licence. Implementation depends on assessment by the relevant authorities and technical professionals.

VISUAL SCENARIOS FOR A BISTRO, SPA AND TERRACE

Imagining the future atmosphere

Bistro bar

A dining space that could complement the accommodation; business and alcohol-licensing requirements need separate assessment.



Spa

A relaxation space to be designed around building services, ventilation and operating requirements.

Terrace idea

Use of the terrace and outdoor spaces will be assessed against the architectural design and use rights.

Not the current condition. The ground-floor shop shown in the visualisations is excluded from the sale.

Connected to life on the street

Junction and neighbourhood

At a four-way junction, with an entrance close to the main street. An open social space lies opposite, with shopping and dining options nearby.

NORTH

Barınaklar Balık

SOUTH

CarrefourSA

NEARBY

Tahtakale AVM, File Market and Migros

Location and neighbourhood details are based on the owner’s information. The exact address will be shared when arranging a viewing.

A setting for your business idea

Property details

Floors offered	Three upper floors, described as three existing apartments in total
Year built	2014
Lift	8-person capacity
Floor height	Approximately 3 metres
Floor layout	Described as having no intermediate columns
Frontage	Four exposed sides; approximately 18 metres of plot frontage
Outdoor space	Entrance and garden use areas; measurements being confirmed
Enclosed area	To be confirmed against approved plans and measurements

The following details are supplied by the owner. Area measurements and technical documents remain to be checked.

Potential uses

01 **Tourism and accommodation**

A boutique hotel, gastro-hotel or accommodation serving health tourism.

02 **Health, aesthetics and wellbeing**

A layout to assess for a clinic, dental practice, physiotherapy or beauty centre.

03 **Corporate offices**

Floors that could be used together for a company headquarters, architecture practice, law firm or regional office.

04 **Education and development**

Separate access and outdoor space to explore for a language school, course provider or study centre.

Planning, activity-specific, fire, accessibility and licensing requirements must be assessed separately for each use.

SALE TERMS AND CONTACT

The next step: explore in person

UP TO

30%

Of the total sale price

A luxury vehicle at an agreed fair value or an apartment in a central area of Antalya may be considered in part exchange, up to a maximum of 30% of the total sale price.

The owner’s sale condition is that the full sale price is declared for the title transfer.

Leyla Yıldız

Contact Leyla Yıldız for the asking price, a viewing and information about the property documents.

Phone / WhatsApp

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View the property online

leylayildiz.com.tr