

# 23 SQUARE

<b>Location</b>	: Oba / Alanya <a href="https://bit.ly/3lrGS1L">https://bit.ly/3lrGS1L</a>
<b>The Project Area</b>	: 21.500 m2
<b>How many Blokcs</b>	: 11 Blocks
<b>How Many Flats</b>	: 202 Flats
<b>1+1</b>	: Garden Floor – Regular Floor
<b>2+1</b>	: Garden Duplex – Regular Floor – Roof Duplex
<b>3+1</b>	: Garden Floor - Regular Floor – Roof Duplex
<b>4+1</b>	: Garden Duplex – Regular Floor
<b>Car Park</b>	: 9.200 m2 / Indoor Parking For 278 Cars
<b>Social Facility ( Club 23 )</b>	: 975 m2 Indoor Area
<b>Commercial ( Shops 23 )</b>	: 1.600 m2
<b>Delivery Date</b>	: September 2025
<b>Website</b>	: <a href="http://www.23projects.net">www.23projects.net</a>

## Project Features

- Eligible For Citizenship
- Residence Permit is issued
- Four Sides Road Island
- %95 Open View Apartments, The Distance to the nearest counter block is 55 m
- 15.500 m2 Open Area
- 235 m2 Lobby and Waiting Area
- Garden Duplex + 2 Regular Flats + Roof Duplex
- Large and Multifunctional Landscape Area
- 975 m2 Indoor Social Facility ( Club 23 ) and 490 m2 Adult and Children Swimming Pool
- 1.600 m2 Shopping Area ( Shops 23 )
- 7 /24 Security and Site Management Services ( Services 23 )
- 7/24 Uninterrupted Energy ( Generator )

## Location

- 500 meters to the 3M Migros Market
- 600 meters Başkent University Oba Hospital
- 650 meters Public Hospital of Alanya
- 650 meters TED Alanya College
- 750 meters to the Beach

- 950 meters Metro Grossmarket
- 1.2 km Bahçeşehir College
- 1.6 km Doğa College
- 1.6 km Alanyum Shopping Center
- 2 km Klassikka Russian School
- 2,5 km Alaaddin Keykubat University
- 5.5 km Alanya Castle
- 35 km Gazipaşa/Alanya Airpoot

### Social Area

Pool	İndoor Pool	Kids Pool	Fitness	Plates Room
Hamam	Sauna	Steam Room	Massage Room	Rest Area
Shower	Cafe	Children's Play Room		

### Apartments Features

- Smart Home Systems
- Underfloor Heating
- Video İntercom
- Oven,Electric cooker,paddle box
- Kitchen Cabinet ,Bathroom Cabinet, Coat Check
- For each rooms air conditioning İnfrastructure
- Wifi, Tv Satellite İnfrastructure
- For 1+1 and 2+1 flats 1 Car Park Area ,for 3+1 and 4+1 flats 2 car Park Area in İndoor Parking

### Payment Advantages

- %35 Advance – Rest 24 Monthly installments

### Communication

**Sales Office Address:** Oba Mah. Çevreyolu Cad.Gemicioğlu İş Merkezi 13/8 Alanya

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