



Villa for sale that can be lived
in both summer and winter

Manzara Assos

A residential compound consisting of 58 villas and social facilities, available both in summer and winter, located in Balabanlı Village, Ayvacık District, Çanakkale.

www.designers-a.com

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2025





- İstanbul 400 km
- Çanakkale 110 km
- Kücükkuşu 38 km
- Assos Antik Kenti 12 km



Balabanlı Village is situated just above Sivrice and Sokakağzı Bays, commanding views of Lesbos Island and the Müsellem Strait.

Our settlement, which commands the most prominent view among the settlements in the region, is designed to take advantage of the terrain's slope and consists of villas with open gardens, ranging from 500 to 800 square meters. None of the villas obstruct the views of the others.

Manzara Assos is one of two ecotourism sites in the region with a "residence permit." Each villa has its own "building occupancy certificate." It also appears as a land title deed on the e-government website.



Magnificent View

MIDILLI - LESVOS ISLAND

The photos were taken from our villa.

There are three types of villas on our site.

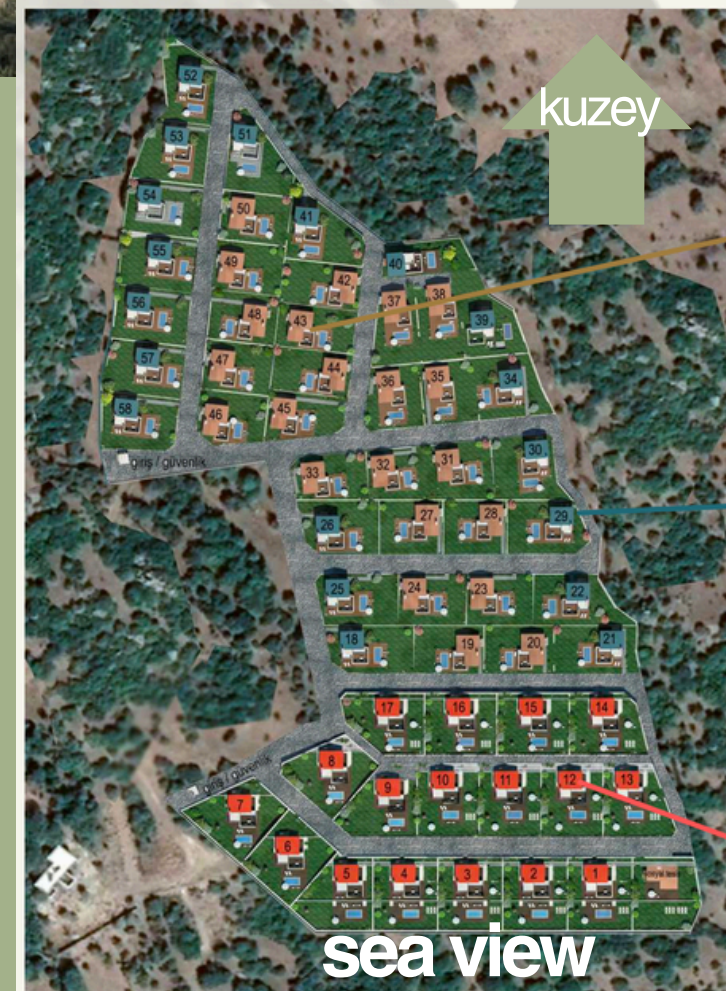
Type 1 villas are single-story, Type 2 villas are duplex, and Type 3 villas are VIP duplex.

Our site is oriented north-south, and our Type 3 villas are located only at the far end of the site, with the remainder of the site located behind the villas.

The net garden area of the Type 3 villas is 800 m², and the land share listed on the title deed corresponds to a larger area than the other villas.

The garden consists of two levels and is suitable for the addition of an infinity pool, pergolas, and other pergolas.

High Value



Tip 1



Tip 2



Tip 3



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**The photos were taken
from our villa's 1st
floor terrace.**



Our villa, number 4, is a type 3 VIP villa.



project drawing

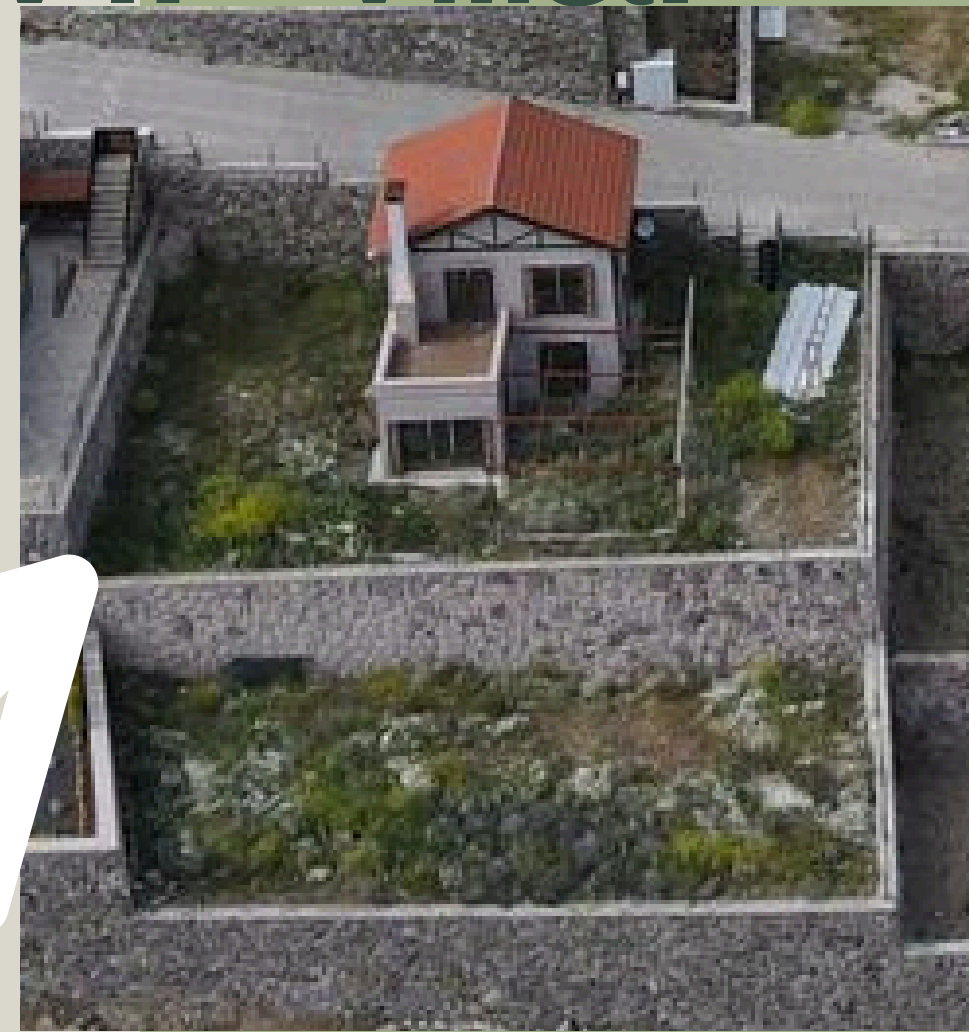


real photo

sea view

social facility

Our villa,
number 4,
is a type 3
VIP villa.



real photo

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This is our villa.
30.09.2025

Peaceful and Quiet Luxury in Nature



tip3 VIP

**TWO-STOREY VILLA
WITH FIREPLACE
AND BBQ**

**CLOSED AREA: 106.40 M2
PERGOLA AREA: 47.00 M2
OPEN TERRACE: 18.00 M2
TOTAL USABLE AREA: 171.40 M2
TOTAL LAND AREA: 838.00 M2**



**GROUND FLOOR PLAN
(ENTRY IS FROM THIS FLOOR)**

**CLOSED AREA: 106.40 M2
PERGOLA AREA: 47.00 M2
OPEN TERRACE: 18.00 M2
TOTAL USABLE AREA: 171.40 M2
TOTAL LAND AREA: 838.00 M2**



**BASEMENT PLAN
(ENTRY IS FROM THE UPPER FLOOR)**

**TOTAL CLOSED AREA: 106.40 M2
PERGOLA AREA: 47.00 M2
OPEN TERRACE (1ST FLOOR): 18.00 M2
TOTAL USABLE AREA: 171.40 M2
TOTAL LAND AREA: 838.00 M2**





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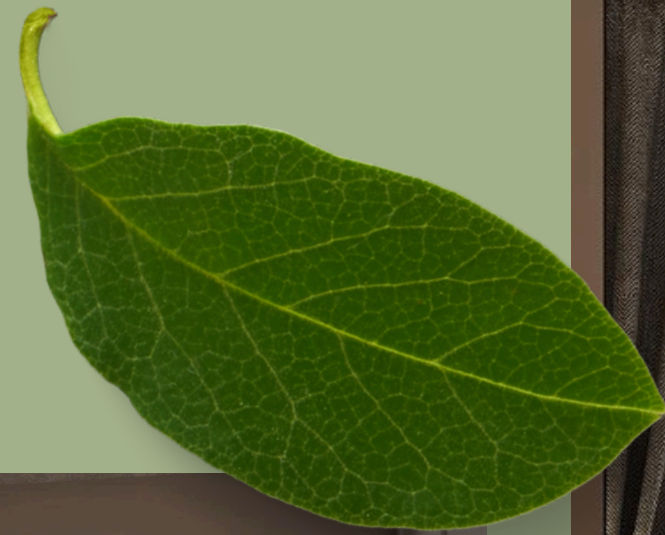


- The winter garden in our villa is complete with a pergola frame. It can be added later.
- There is a fireplace in the lower-floor living room.
- Natural Assos pink andesite stone was used as the exterior cladding and interior cladding in the living rooms.
- Except for the open terraces, the entire villa has underfloor heating.
- The upper-floor open terrace features an open kitchen and kitchenette. It can be added later.
- The upper-floor open terrace features a barbecue.
- The two-level garden, approximately 700 m² in size, offers the possibility of adding a swimming pool.





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kitchen

photo from our villa



1st floor

photo from our villa



photo from another villa in same site



photo from another villa in same siter

