

FACT SHEET – VILLA ARTEMIS (KALKAN)

Integrated Property Report – Villa Artemis

Block 107 / Parcel 10 – Ortaalan, Kalkan, Kaş, Antalya

Block & Parcel Information

- Total Land Area: 3,603.21 m²
- Zoning: Residential (per Kalkan municipal plan), max building height ~7 m
- Structures on Parcel:
 - 5 reinforced-concrete residences (2 floors each)
 - 1 reinforced-concrete residence (3 floors)
 - 7 swimming pools and associated land

Villa Allocation (D Block, No. 1)

- Type: Duplex Residence (D Block, Independent Section No. 1)
- Land Share: 3/20 ≈ 540 m² of the total block
- Ownership: Sole ownership – Amadeus Michael Kubicek (since 17 July 2020)
- Legal Status: Condominium ownership (Kat Mülkiyeti), active record, free of encumbrances (except expired 3-year foreign purchase resale restriction)

Built-Up Areas & Layout

Original Approved Project (2017/2018):

- Ground Floor: ~94 m² (living room, kitchen, bedroom, WC, terraces)
- First Floor: ~117 m² (3 bedrooms, 3 bathrooms, balconies)
- Total Projected Size: ~211 m² (4+1 layout)

As Built (2024 Survey & Valuation):

- Ground Floor enlarged to ~100 m² (additional bathroom/WC)
- First Floor: ~117 m² (per plan)
- Roof Terrace: ~110 m² (access added by external staircase)
- Basement / Gym: ~57 m² (converted from pool machinery area)
- Effective Usable Area:
 - Interior Villa: ~217 m²
 - Roof Terrace: ~110 m²
 - Gym/Storage: ~57 m²
 - Total Usable Space: ≈ 384 m²

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Roof Terrace & Gym

- Roof Terrace (110 m²): Legally approved as open leisure space. Suitable for pergolas, shade systems, jacuzzi/hot tub, outdoor kitchen, solar panels, and lounge areas. Not permitted for permanent enclosed rooms, which would breach zoning regulations (max 2 floors, height ≤ 7 m).
- Gym (57 m²): Officially designated as service/mechanical space, currently fitted as a private gym. Practical potential for guest or staff use.

Valuation Findings (June 2024)

- Condition: Modern, luxury-standard villa with sea views, private pool, terraces, and gym.
- Marketability: Rated “easy to sell” in current market.
- Market Value: 54,250,000 TL = £1,294,768 (at TCMB exchange rate 25 June 2024).

Survey Findings (Feb 2025)

- Sea Views:
 - Terrace level: unobstructed
 - Pool level: unobstructed
 - Basement/gym level: minor partial obstruction possible
- Neighboring Parcels:
 - Max building height 7.5 m (plots 108/5 & 108/6)
 - Lower permissible height (plot 108/4, due to terrain)

Final Summary

Villa Artemis (D Block, No. 1) forms part of a 3,603 m² luxury residential parcel in Ortaalan, Kalkan.

With sole ownership of 540 m² land share and 384 m² total usable villa space, the property combines luxury finishes, panoramic sea views, and strong market value (≈ £1.3 million as of mid-2024).

Survey results confirm that its key sea views will remain protected under current zoning regulations.