



IN YALIKAVAK
NEXT TO SEA SHORE
INSIDE COMPOUND
FULL SEA VIEW

LS LUXURY
SIGNATURE

7+2 VILLA

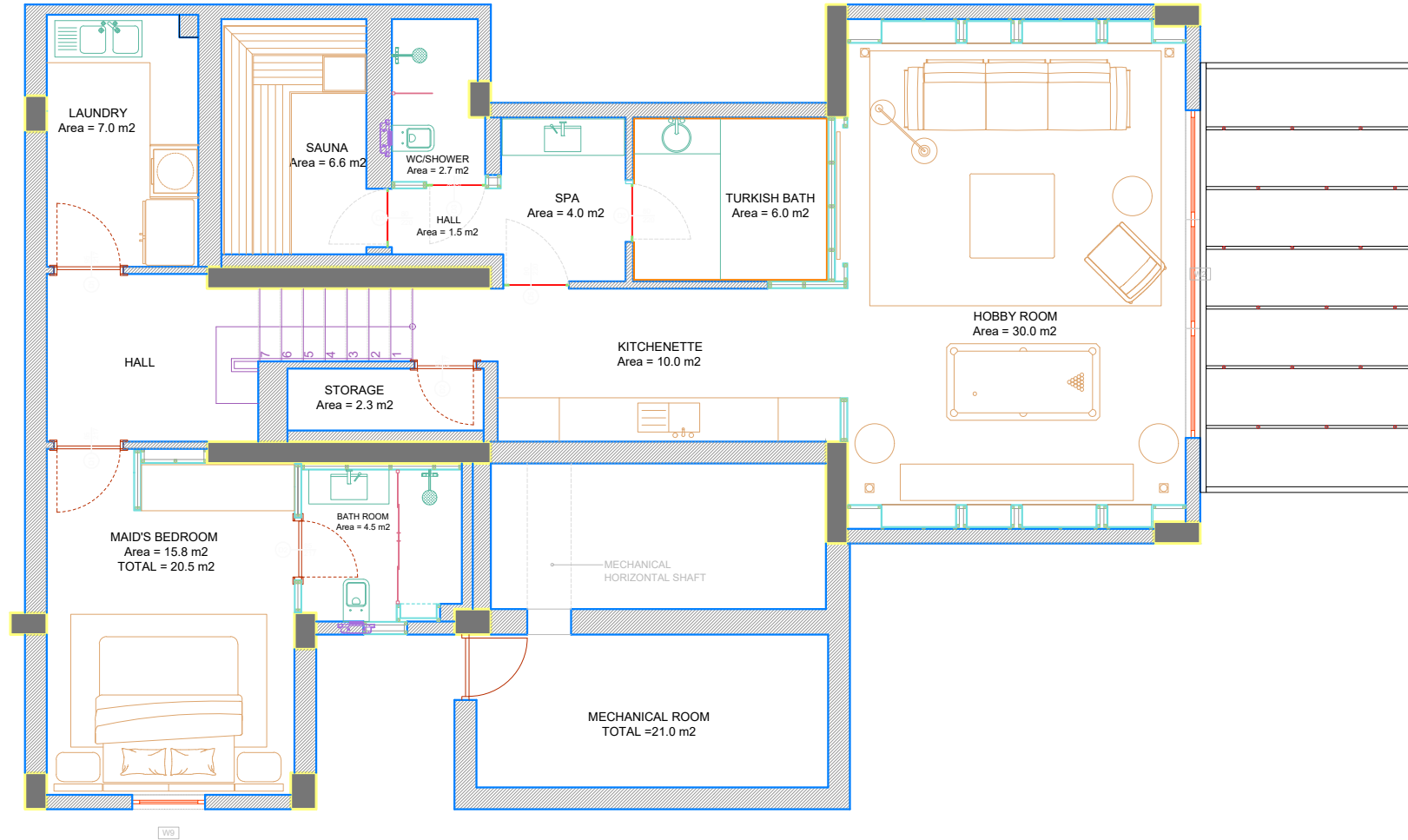
GENERAL FEATURES

- It is 5 minutes away from Yalikavak Marina, 10 minutes away from Bodrum center, and 35 minutes away from the airport
- Luxury Private Villa with Pool in Yalikavak region of Bodrum
- Inside the compound with an access to private beach
- Panoramic Sea and Sunset View Villa
- Furnished and ready to move in
- 1300 m2 detached land share
- 7 rooms, 7 bathrooms, 2 living rooms, 2 kitchens.
- A net usage area of 450 m2
- Private swimming Pool, Garden and Parking
- Bedrooms have access to garden areas due to elevation differences
- Turkish bath, sauna, laundry room, maid's room, advanced technical room

TECHNICAL SPECIFICATIONS

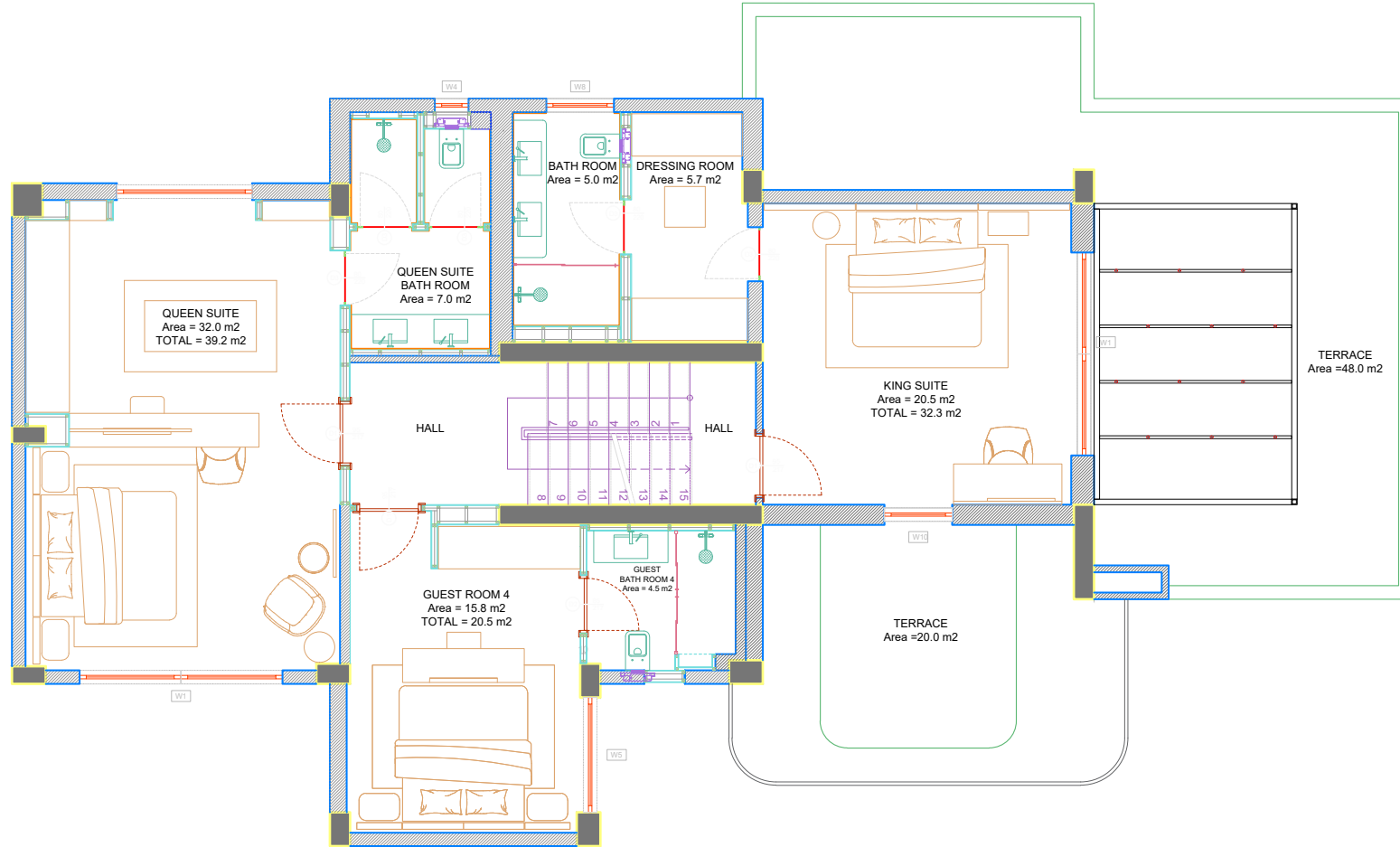
- Suitable for living in summer and winter with its underfloor heating and central heating and cooling system.
- Smart home system
- Home entry system using a special password or fingerprint
- Independent parking space for 3 cars
- 1+0 utility room

Luxury Living



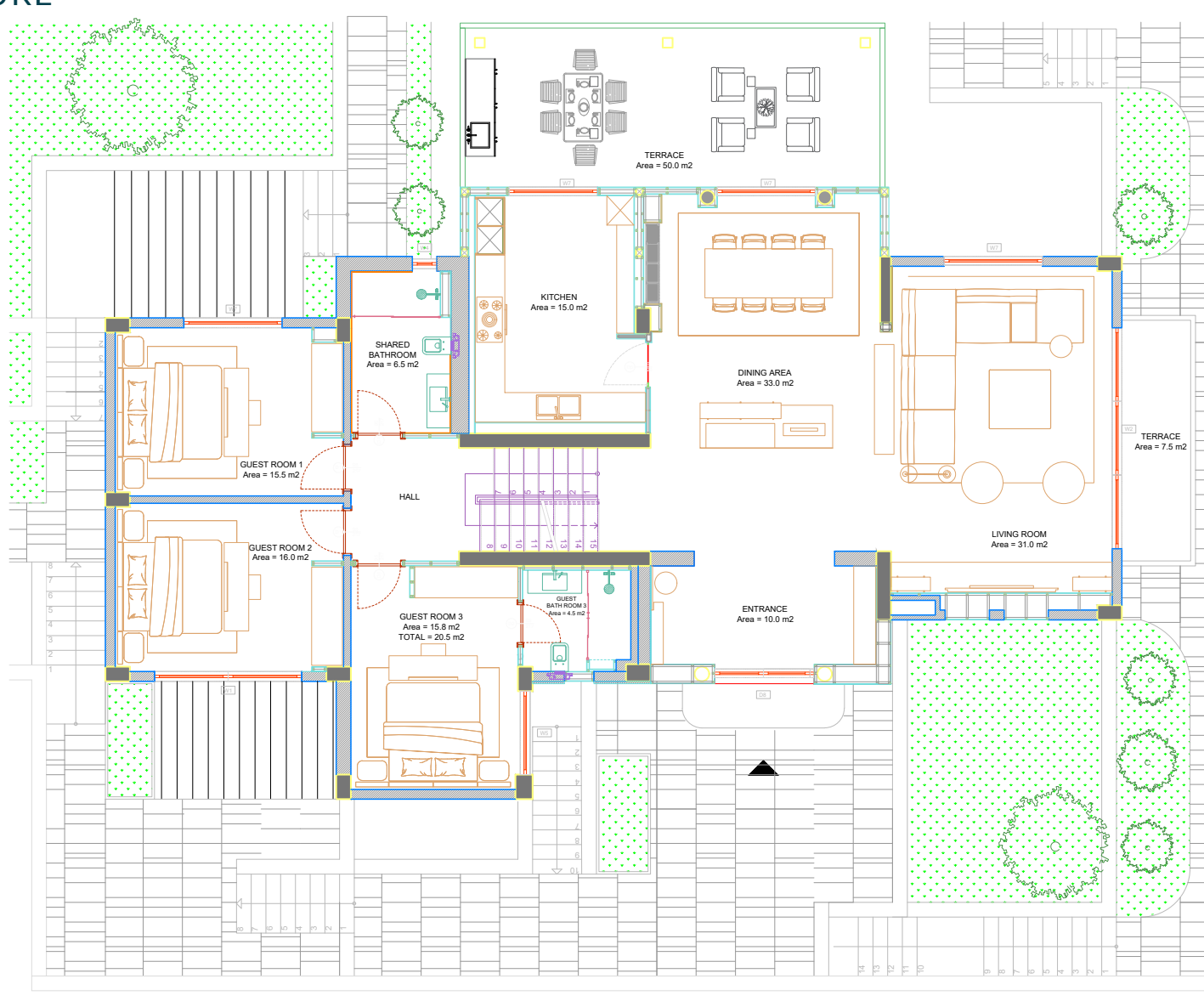
	SPACE NAME	AREA
1	HOBBY ROOM	30.0 M2
2	KITCHENETTE	10.0 M2
3	TURKISH BATH	6.0 M2
4	SPA	4.0 M2
5	WC / SHOWER	2.7 M2
6	SAUNA	6.6 M2
7	LAUNDRY	7.0 M2
8	STORAGE	2.3 M2
9	MAID'S BEDROOM	20.5 M2
10	MECHANICAL ROOM	21.0 M2
11	HALL	11.5 M2

FLOOR AREA	150.0 M2
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	SPACE NAME	AREA
1	KING SUITE	32.3 M2
2	TERRACE	68.0 M2
3	GUEST ROOM 4	20.5 M2
4	QUEEN SUITE	39.2 M2
5	HALL	13.0 M2

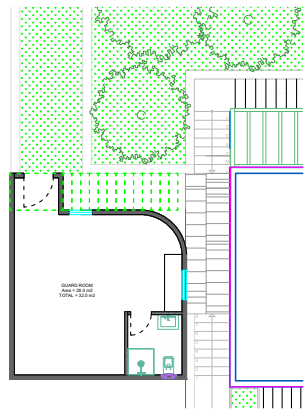
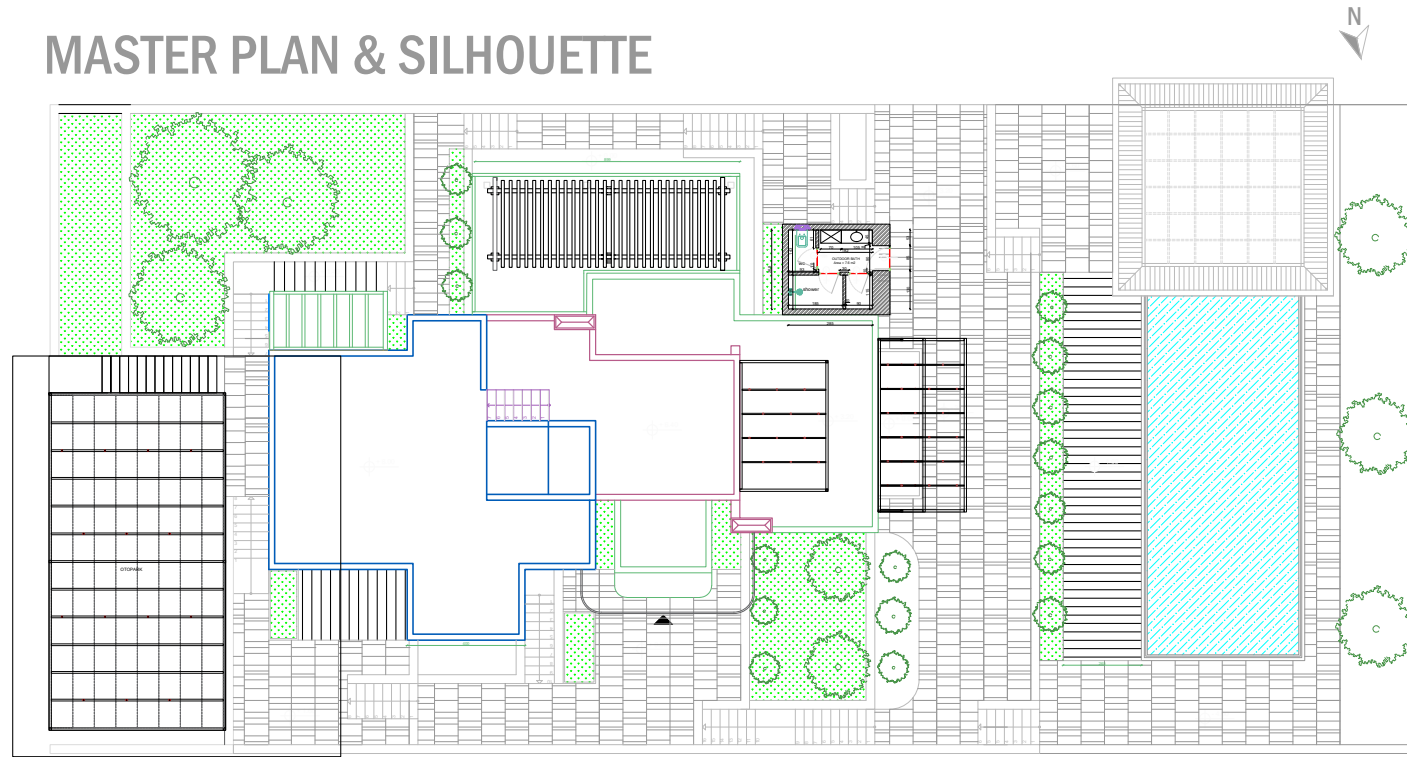
FLOOR AREA	194 M2
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	SPACE NAME	AREA
1	ENTRANCE	10.0 M2
2	DINING AREA	33.0 M2
3	LIVING ROOM	31.0 M2
4	KITCHEN	15.0 M2
5	SHARED BATHROOM	6.5 M2
6	GUEST ROOM 1	15.5 M2
7	GUEST ROOM 2	16.0 M2
8	GUEST ROOM 3	20.5 M2
9	TERRACE	57.5 M2
10	HALL	13.5 M2

FLOOR AREA	248.7 M2
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MASTER PLAN & SILHOUETTE



GUARDROOM PLAN

	SPACE NAME	AREA
1	OUTDOOR BATH	7.6 M2
2	GUARD ROOM	32.0 M2

VILLA TOTAL	635.7 M2
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A secure compound with security system, surveillance cameras and smart home indoor video system.

Luxury Signature



A villa with a full sea view offers unobstructed panoramic vistas of the sea from all angles, creating a serene and luxurious living environment.

Luxury Signature



The garden provides a tranquil outdoor setting conducive for the outdoor session, offering a natural environment that promotes relaxation and inspiration.

Signature



The entrance to the villa is spacious, allowing for unobstructed views of the surroundings.

Luxury Signature



The swimming pool is elegantly enclosed by a wooden and grass structure, adorned with stylish night lights, enhancing the overall beauty of the area.



The rooms offering high privacy, peaceful and luxury vibes, in addition to the serene garden on the property.

Luxury Signature



The villa situated overlooking the point where the sea meets the horizon offers a breathtaking view and a tranquil atmosphere.

Luxury Signature





The villa was meticulously designed to foster a harmonious connection with nature, situated amidst lush greenery and offering a captivating waterfront view.







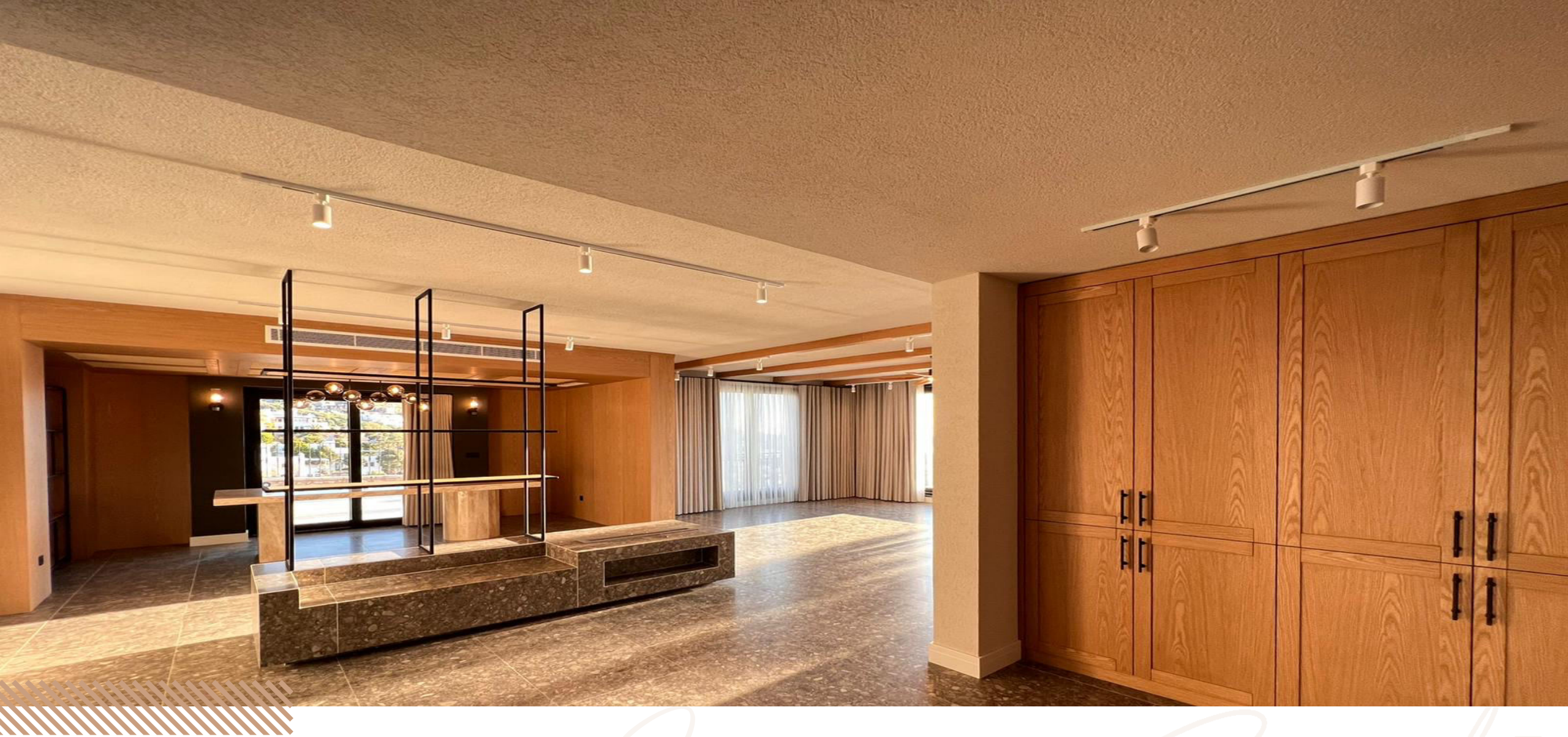


The expansive wooden door of the villa exudes elegance and grandeur, welcoming guests with its impressive craftsmanship and stately presence.

Luxury Signature



Just behind the door, awaits the expansive entrance hall boasting unique wooden touches and refined tile work, further complemented by the villa's prestigious smart system.



The main hall of the villa stands out with its spacious layout, opulent upholstery, and contemporary lighting fixtures that harmonize effortlessly with the abundant natural light filtering in.



Along the hall area, there are elegant glass facades designed to maintain the stunning view in sight consistently.

Luxury Signature



The dining room is enhanced by marble table in colors that complement the
ambiance, creating an ideal setting to savor the finest international cuisine.

Signature



The addition of wooden decorations to the walls, ceilings, and main screen wall in the lounge not only imparts warmth but also creates a sense of comfort for those who enjoy the space.



The kitchen is thoughtfully designed to serve as a premier culinary space for the family, equipped with essential electrical appliances such as an oven, gas Maker Wave, and strategically placed electrical outlets for versatile functionality.



The wooden materials used in the kitchen are of exceptional quality, known for their excellent durability and resistance to heat and humidity.

Signature



Spacious bed rooms with full sea view to enjoy the charming sunrise and the sunset of Bodrum everyday

Luxury Signature



The master room's bathroom offers an exquisite feature of a picturesque sea view.

Luxury Signature



The master bedroom features a larger size and is connected to a spacious dressing room enhanced by distinctive modern lighting.

Luxury Signature





The selection of materials for the villa was meticulously made to align with the design style and ensure utmost quality.

Luxury Signature



All rooms within the villa boast the luxurious designation of master rooms, offering ample space and scenic views of the private garden.

Signature











The villa's expansive terrace, positioned towards the sea, provides a spacious vantage point overlooking the entirety of Yalikavak's picturesque coastline.

Signature





The terrace boasts exclusive amenities such as a bathroom, kitchen, and indoor living room for added convenience and comfort.

Luxury Signature









The laundry room in the villa is thoughtfully equipped with a washing machine, dryer, and wooden storage to cater to all your needs.

Signature



The villa boasts an array of exclusive amenities, including a Turkish bath, sauna, private swimming pool, and a designated parking garage.

Signature

