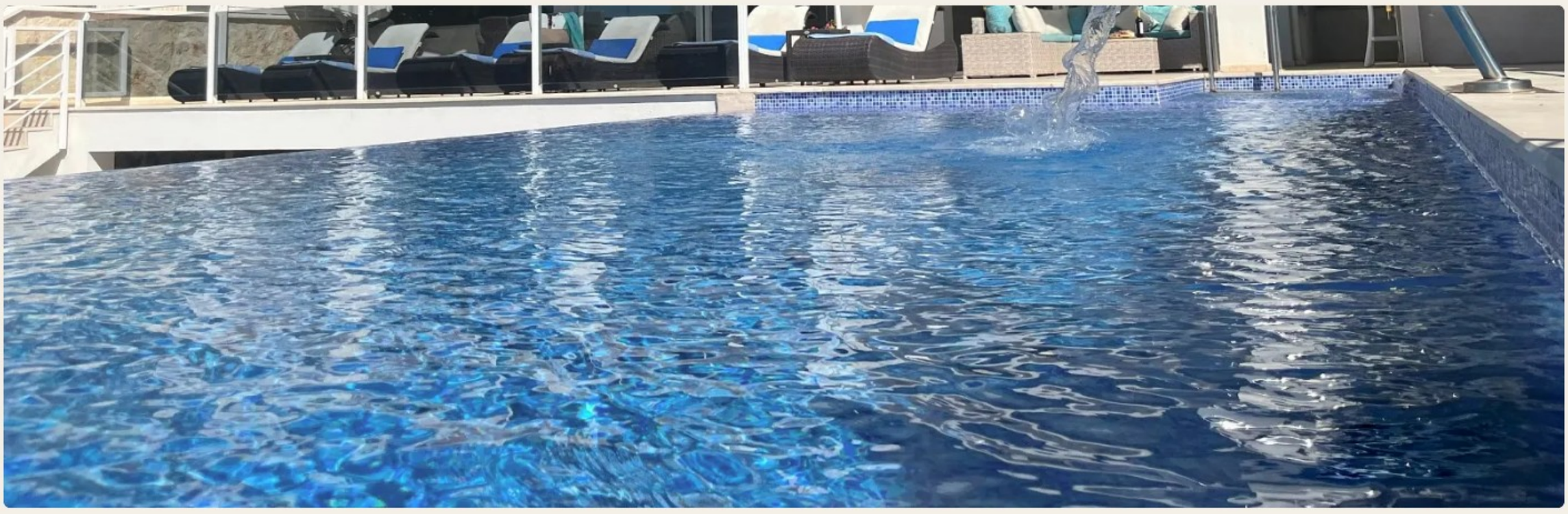
BUY KALKAN

PROPERTY FOR SALE

A MATT & CO PROPERTY BRAND



VILLA JAYSEA

KIZILTAŞ

VILLA JAYSEA – EXCEPTIONAL FOUR-BEDROOM VILLA WITH HEATED INFINITY POOL, JACUZZI AND PANORAMIC KALKAN BAY VIEWS

£560,000

4 Bedrooms | 4 Bathrooms | 500 m² plot | 220 m² built

PROPERTY DETAILS

REFERENCE	MC-JSEA	TYPE	Luxury villa
STATUS	For sale	LOCATION	Kızıltaş
BEDROOMS	4	BATHROOMS	4
PLOT AREA	500 m²	BUILT AREA	220 m²

PRICE	£560,000
COLLECTIONS	VILLAS, LUXURY VILLAS, ALL PROPERTIES

FEATURES & AMENITIES

ACCESS

- Gated compound

INTERIOR

- Fully furnished
- En-suite bathrooms
- Open-plan living
- Air conditioning

OUTDOOR

- Garden
- Outdoor dining area
- Balcony
- BBQ

POOL

- Heated pool
- Jacuzzi
- Private infinity pool

RENTAL

- Current rental licence

TECH

- WiFi

VIEW

- Sea view
- Mountain view
- Panoramic view

WELLNESS

- Games area

ABOUT THIS PROPERTY

Set in the elevated Kızıltaş district of Kalkan, Villa JaySea is an impressive four-bedroom detached residence enjoying exceptional panoramic views across Kalkan Bay towards Mouse and Snake Islands. Beautifully presented and maintained to a notably high standard, the property combines generous accommodation, sophisticated contemporary interiors and extensive outdoor entertaining areas within a plot of approximately 500m².

Providing approximately 220m² of internal accommodation over three levels, the villa is offered fully furnished and has been carefully maintained as both a luxury private home and established holiday property.

The principal living level is arranged around a spacious open-plan lounge, dining area and contemporary kitchen, finished with elegant white marble flooring and extensive glazing. The elevated position becomes immediately apparent here, with superb views across the bay enjoyed directly from the living room and continuing uninterrupted onto the adjoining pool terrace.

The lounge provides generous seating around a Smart TV, while wide sliding doors open directly to the outside. A substantial dining table seats eight, complemented by a well-equipped kitchen incorporating extensive cabinetry, breakfast-bar seating, integrated oven and microwave, dishwasher and large fridge-freezer. A separate guest WC completes this level.

The lower-ground floor provides two exceptionally generous bedroom suites. One is arranged as a double, while the second is a twin king-bedded room offering particularly flexible and spacious sleeping accommodation. Both have their own en-suite shower rooms, fitted storage and direct access onto the lower garden terrace.

A dedicated utility room with washing machine and tumble dryer provides valuable practical space away from the main living areas.

Two further double bedroom suites occupy the first floor. Both are exceptionally generous by Kalkan standards and benefit from their own en-suite shower rooms, fitted wardrobes and private sea-view balconies. Each also incorporates additional seating and dressing areas, while large glazed doors frame particularly impressive panoramic views across Kalkan Bay towards Mouse and Snake Islands.

All four bedrooms benefit from their own en-suite shower rooms, providing excellent privacy for family and guests.

Outside, Villa JaySea is equally impressive. The main terrace centres around a heated infinity swimming pool with integrated Jacuzzi, positioned directly against the panoramic sea view. Full-width mosaic-tiled steps provide an elegant entrance into the pool, while a decorative water spout feature adds further character to the poolside setting. Its south-facing orientation creates an exceptional environment for sunbathing and relaxation, while the adjoining lounge and dining areas allow the principal indoor and outdoor spaces to function seamlessly together.

A substantial covered entertaining area incorporates the first of two outdoor bars, together with kitchenette facilities, drinks refrigeration, a sink and large gas barbecue. Steps lead down to the landscaped lower garden terrace where a second bar, additional dining and lounge seating create another distinct entertaining area.

This lower level also incorporates a covered games zone with pool table, table tennis and air-hockey, providing a dedicated recreational space away from the principal pool terrace. Further garden seating, hanging chairs and sunbathing areas create quieter spaces throughout the grounds.

Villa JaySea is situated in Kızıltaş, one of Kalkan's most established elevated residential areas. Its hillside position provides commanding sea and mountain views while keeping the restaurants, rooftop terraces, harbour, beach clubs and winding streets of Kalkan Old Town within easy reach.

The town centre is approximately 15–20 minutes away on foot, with taxis readily available for the return journey. Kalkan itself is one of the most desirable destinations on Turkey's Turquoise Coast, renowned for its historic Old Town, sophisticated dining scene, picturesque harbour and clear Mediterranean waters.

The villa also benefits from air conditioning, WiFi and a current Turkish tourism rental licence. It is actively accepting bookings, allowing a purchaser to continue its established rental use subject to the relevant ongoing licensing requirements.

Villa JaySea has also received notable recognition, having been featured by The Times in its selection of the 27 best luxury villas in Kalkan.

Combining exceptional views from the living spaces, pool terrace and upper bedroom balconies with four exceptionally generous en-suite bedrooms, beautifully maintained interiors, a heated infinity pool and Jacuzzi, extensive entertaining areas and established rental credentials, Villa JaySea represents a particularly complete offering within the Kalkan luxury property market.

Equally suited to use as a prestigious private residence, a high-quality Mediterranean second home or an established luxury rental investment, Villa JaySea stands out for its condition, outlook and exceptional outdoor living.

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