WOVEN

BUILDS INVESTMENT BRIDGES





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Quadro is located in Yalikavak, Bodrum, one of the most important holiday and living destinations in Turkey.

The project has located on 20 hectares of land. It consists of four qualified villas, each consisting of an average of 5 hectares, each independent from the other and with a unique view. Each villa has its own guest house.

For **Quadro Yalıkavak**, the creation of a peaceful, serene and healthy living experience in nature for its owners and guests is a source of inspiration.

Quadro Yalıkavak derives its strength from the proximity of the designed area to the downtown and the marina, as well as providing a positive and healing life with the maximum pleasure of the moment.

Quadro Yalıkavak was designed with inspiration from the Mediterranean architecture, which is in harmony with the past and the future, and continues to be masterfully completed. It might be literally for you and your guests.

MANSIONS

EST · 2023

BODRUM

The city was founded on Halicarnassus, one of the oldest settlements of antiquity. With the castle called St. Peter's Castle, the city was named 'Petrium' with its dedication to St. Peter. The name of the city became 'petrum', then 'potrum' and finally '**Bodrum**' over time.

The city on the Bodrum Peninsula, which stretches from Turkey's southwestern coast to the Aegean Sea, has twin bays overlooking Bodrum Castle and is a gateway to nearby seaside towns and resorts.

Bodrum is also the most important holiday paradise opening from Turkey to the world with its unique architectural structures, windmills, white houses, history and bougainvillea-festooned facade.

Area
650 km2

Elevation
30 m

Population
188.000

LOCATION & NEIGHBOURHOOD

BODRUM

Bodrum, one of the most important holiday destinations worldwide, offers its residents and visitors an unforgettable life experience with its magnificent sea, natural beauties, pine forests, natural parks, bays and beaches, luxury resorts, hotels and resorts, restaurants, nightclubs and shopping opportunities.

With 650 kilometers of coastline, the Bodrum peninsula is also one of Turkey's most exclusive and popular holiday destinations with its many settlements and beaches such as Gumbet, Bitez, Ortakent, Bağla, Aspat, Karaincir, Akyarlar, Turgutreis, Gümüşlük, Kadıkalesi, Yalıkavak, Gundoğan, Türkbükü, Gölturkbükü, Torba and many more.

The opportunity to live year-round in **Bodrum**, where the Aegean and Mediterranean climate prevails, creates high value.

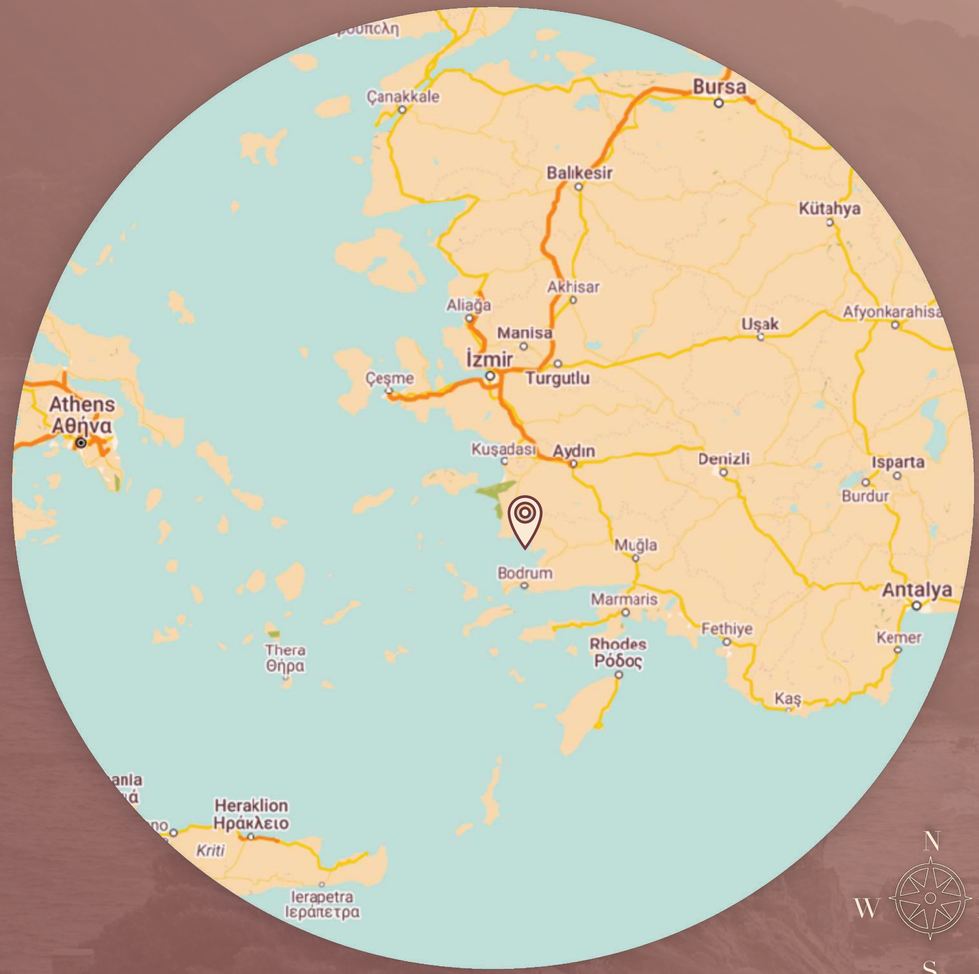
Swimming
178 day / year
25°

Weather
Day: 11°- 36° / yıl
Night: 4° - 20° / yıl

Water Temp.
Apx. 25°

Gastronomy
Location offering many options from world cuisine to Aegean cuisine

Art & Culture
Location with museums and theaters, biennials, music and ballet festivalsorganized throughout the year



The city's air transportation has been provided via Milas-Bodrum Airport, a distance of 32 km.
Bodrum also has three large marinas and a cruise berthing pier.

Connectivity from the Milas Airport

İstanbul 1hr 10 min	**Ankara** 1hr 15 min	**Berlin** 2hr 30 min
Moskova 3hr	**Londra** 4hr 10 min	

Connectivity from Bodrum Downtown

Ayvalık 389 km	**Çeşme** 317 km	**İzmir** 242 km	**Marmaris** 165 km	**Fethiye** 234 km	**Antalya** 422 km

YALIKAVAK

Yalıkavak, inhabited by the Lelegs in 2000 BC, is a town on the Bodrum Peninsula, on the Aegean Sea coast. It used to be known as the main sponge diving port of the Bodrum region.

It is world-famous for its marina and beaches, including Yalikavak Beach, just off Plaj Caddesi in the city center. It is also of interest for the Panormus Rock Caves, which offer views of the coastline on the nearby Küdür Peninsula.

With its old stone windmills on the hills and the coast, beautiful bays, beaches, marina and sunsets, a trip to **Yalıkavak** will first greet you with a row of windmills and then the unique view.



Area	Elevation	Population	Youth	Middle-Aged	Elderly
4750 ha.	26 m	6.532	**%26**	%52	**%22**

LOCATION & NEIGHBOURHOOD

YALIKAVAK

Yalıkavak is located on the northern side of the Bodrum peninsula, 18 km. from Bodrum and 120 km. from Muğla.

The fact that it is surrounded by hills overlooking the town and the surrounding Aegean coastline and its integration with many beaches, coves, hotels, and businesses makes its location much more valuable.

Famous for its windmills, honey, sponge and citrus fruits, **Yalıkavak** has a lively center with weekly markets and a large number of shops and restaurants.

Although it is one of the most important addresses for meeting with sea, sun, nature, history and entertainment, it has a total of 9 blue flag beaches, making the region highly preferred for both permanent residents and seasonal visitors.



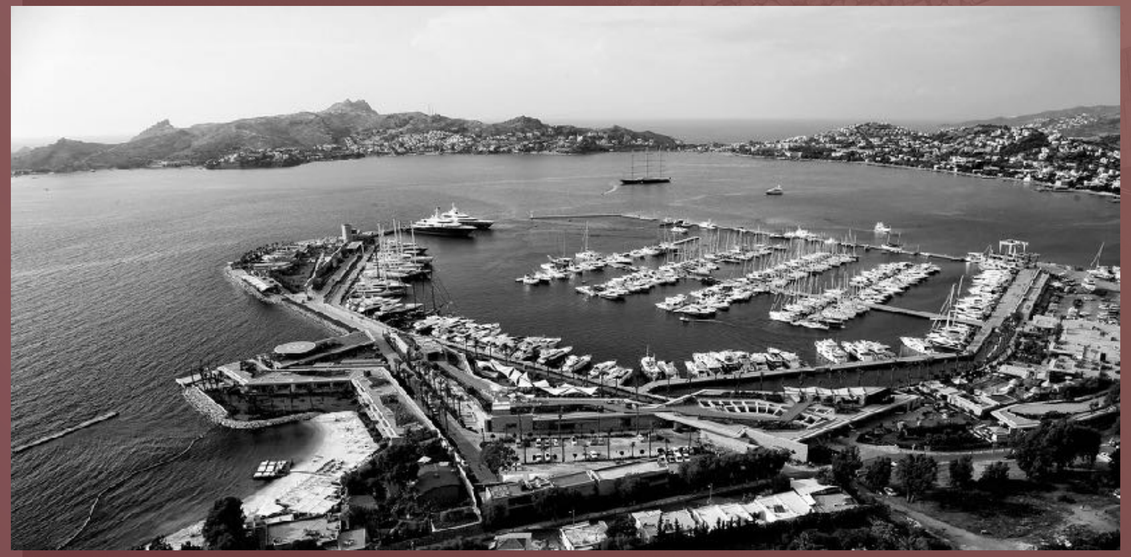
Connectivity from Yalıkavak Marina

Çeşme 100 sea mile	**Kuşadası** 56 sea mile	**Symi Samos** 52 sea mile 46 sea mile	**Kos** 12 sea mile

LOCATION & NEIGHBOURHOOD

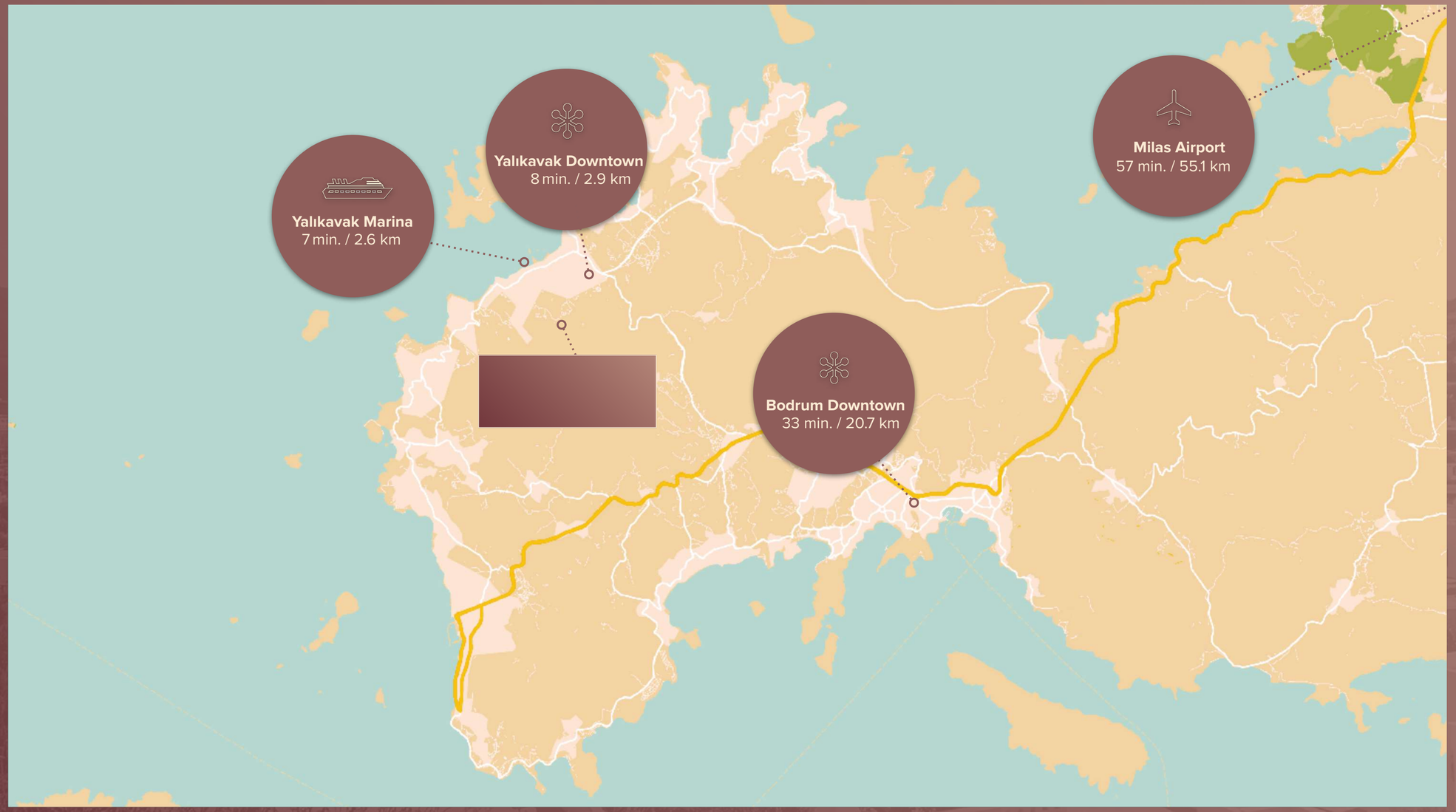
YALIKAVAK MARINA®

Yalıkavak Marina is Turkey's first high-capacity superyacht marina, which has been awarded the "2022 World's Best Superyacht Marina", "2020-2021 Best International Marina" and "2018-2019 World's Best Superyacht Marina" by The British Yacht Harbour Association (TYHA) and has also been awarded 5 Gold Anchors by TYHA. As of 2021, Yalıkavak Marina has become the first and only marina in Turkey to be awarded "5 Gold Anchors Platinum" by TYHA and has become one of the top 10 marinas in the world. Accommodating 620 yachts at the same time, Yalıkavak Marina offers a dynamic lifestyle and unique privileges to both yacht owners and visitors, and stands out with its Yalıkavak Marina Shopping Center, where world-famous brands and restaurants come together.





KEY DISTANCES





LAYOUT PLAN

The which has its independent areas, draws its strength from many details.

The project is on **20 hectares** of land, there are four quality villas, each on an average of **5 hectares**, independent of each other and with their unique landscape, and each villa has its own guest house.

Four separate living spaces are located holistically, protecting their privacy and not obstructing each other's views due to the elevation differences.

Each living area has a **710 m²** usage area.

This detached living area includes a **532 m²** main house, a **178 m²** guest house and a **100 m²** swimming pool. The remaining areas have been utilized to enjoy nature with a pleasant valley and sea view, integrated with specially designed landscaping works.

AMENITIES

- Proximity to beaches and sea
- Proximity to needs
- 7/24 CCTV
- Secure enterance and exit




Q1
Q2
Q3
Q4



DESIGN



ARCHITECTURE

The architectural design combines the classical architectural elements of the Mediterranean and Aegean regions with modern and simple lines.

The buildings were placed gradually with terracing within 20 decares by the natural slope of the land so as not to obstruct each other's view.

The use of natural stone walls, tiled roofs and wooden elements made the buildings more in harmony with nature. With the white plastered masses in the bodrum architecture, the mass movements in the building are made apparent.

The interior and exterior spaces are handled holistically and built intricately, thus creating positive spaces. The infinity pool planned on a lower level in front of the main structure provides a magnificent panoramic view of the sea and the marina.

The guest house structure, which is designed in the same language as the main house structure, offers an alternative and private living space for both users and guests.

INTERIOR

The architectural approach of the building, which has Mediterranean breezes in the Aegean, is also reflected in the interior design.

The feeling of the facade materials in the interior space has enabled both the integrity of the structure and the natural texture to spread to the interior space.

As simple as possible, the design line is supported by the usage of calm color tones.

The masses, which appear independent from each other in the architecture of the main building, are connected by transparent transitions in the interior.

The spacious entrance area on the garden level divides the building into living spaces and private areas. The ground floor consists of a kitchen and a living room followed by a saloon and two separate bedrooms.

On the lower floor, there are bedrooms and a study room integrated with the interior gardens. In addition, spaces that allow different usage areas have been created on this floor.

The guest house, located at the continuation of the main mass in the large garden area, offers different usage alternatives with three independent entrance areas. The upper floor consists of two bedrooms, a living room and a kitchen.

On the lower floor, two separate bedrooms are designed to receive natural light.

LANDSCAPE

Integrating with the nature of the region where it is located, preserving the existing endemic plant species, bringing together different details such as pools, walls, green areas and seasonal flowers suitable for your style and lifestyle of Mediterranean architecture, it is aimed to make the living spaces at the highest visual level.

The region's natural walking paths offer a great opportunity for pleasant and healthy moments at the beginning of the day or sunset. Minimal, modern ambient and pool lighting will allow you to spend a calm and quality time.

Olive Oak Cypress Pirnal

Embracing serenity in the glorious sunrise.

Standing in the water, you will feel the coolness of the water and its tiny waves on your skin. The sound of the water hitting your body and the distant sounds of the world around you will soothe and calm you.

As you watch the sky slowly change from dark to light, you will feel peace and tranquility because when the first rays of the sun appear on the horizon, you will be filled with a sense of wonder and awe.

The sky will start shining with pink, orange and yellow hues, the clouds will take on new shapes and colors. The water around you will seem to come alive with the changing light, and the whole landscape will take on a breathtaking beauty. In this moment, you will be fully experiencing the beauty and wonder of nature.

Finally, the sunrise will end and the sky will take its usual daytime appearance. However, the memory of that moment will stay with you. You will remember the importance of taking time to appreciate the beauty and wonder of the natural world.

This is a moment of peace, tranquility and gratitude that is hard to describe but impossible to forget.

It will be an indispensable experience.

EXTRAS

In Nature

Silent Ambiance

Low Moisture

Windswept Location

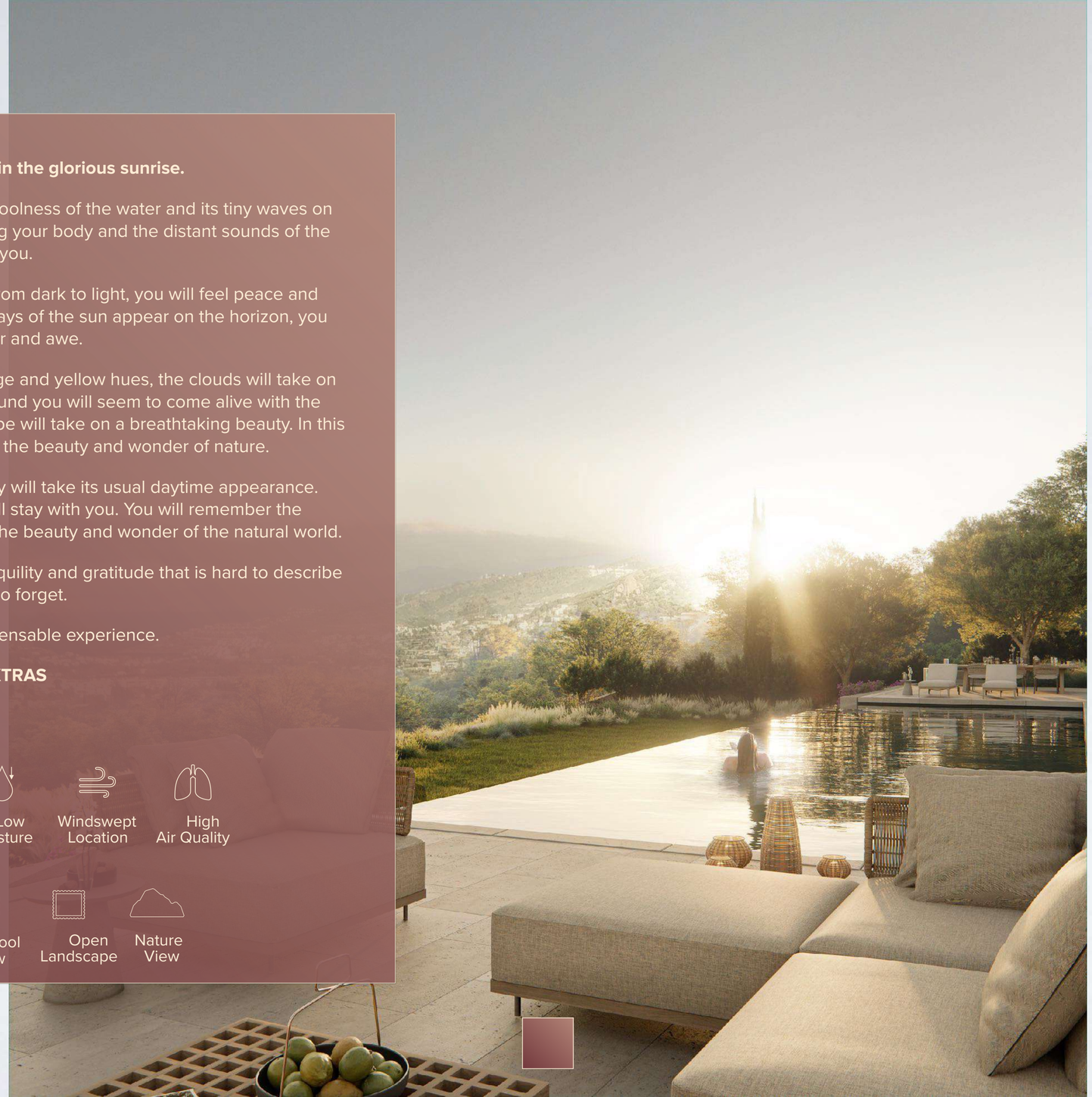
High Air Quality

Panoramic View

Sea and Pool View

Open Landscape

Nature View





























MAIN HOUSE

LAYOUT



MAIN HOUSE: 727 m2 GUEST HOUSE: 251 m2 OUTDOOR, POOL & MEC: 344 m2 GARAGE: 86 m2

TOTAL AREA: 1.408

PLOT AREA: 5.200

MAIN HOUSE

GROUND FLOOR PLAN



GROUND FLOOR

1. ENTRANCE HALL	19.6 m²
2. CORRIDOR	7.84 m²
3. KITCHEN	31.36 m²
4. DINING ROOM	30.13 m²
5. CORRIDOR	4.17 m²
6. LIVING ROOM	57.8 m²
7. CORRIDOR	5.37 m²
8. GUEST WC	4.78 m²
9. GUEST BATHROOM	4.7 m²
10. BEDROOM	17.42 m²
11. BEDROOM	14.07 m²
12. DRESSING ROOM	12.45 m²
13. BATHROOM	9.87 m²

TOTAL AREA: 220 m²

MAIN HOUSE

BASEMENT FLOOR PLAN

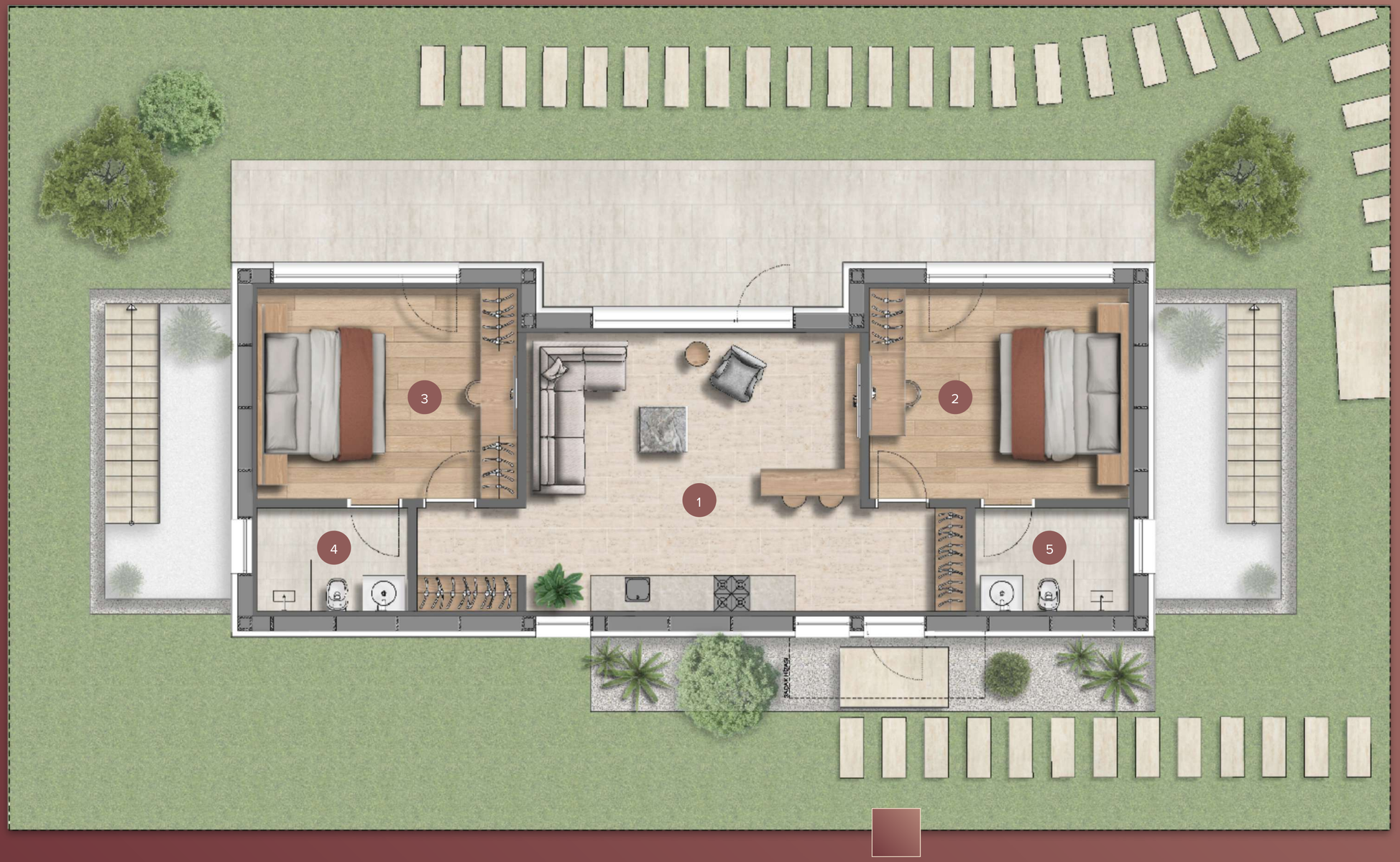


BASEMENT FLOOR

1. VESTIBULE	20.12 m2
2. CORRIDOR	5.37 m2
3. CORRIDOR	14.80 m2
4. ELECTRICAL ROOM	9.76 m2
5. BEDROOM	17.09 m2
6. BATHROOM	4.44 m2
7. BEDROOM 8. DRESSING	19.50 m2
ROOM 9. BATHROOM	3.79 m2
10. GARDEN	4.97 m2
11. GARDEN	20.47 m2
12. WC	29.79 m2
13. MECHANICAL ROOM	3.34 m2
14. GYM	6.27 m2
15. WINE CELLAR 16. STOREROOM	32.31 m2
17. LAUNDRY ROOM	3.43 m2
18. HOBBY ROOM	8.65 m2
19. STORAGE	9.31 m2
20. BEDROOM	11.30 m2
21. BATHROOM	11.40 m2
22. GARDEN	25.00 m2
	5.30 m2
	6.05 m2

GUEST HOUSE

GROUND FLOOR PLAN

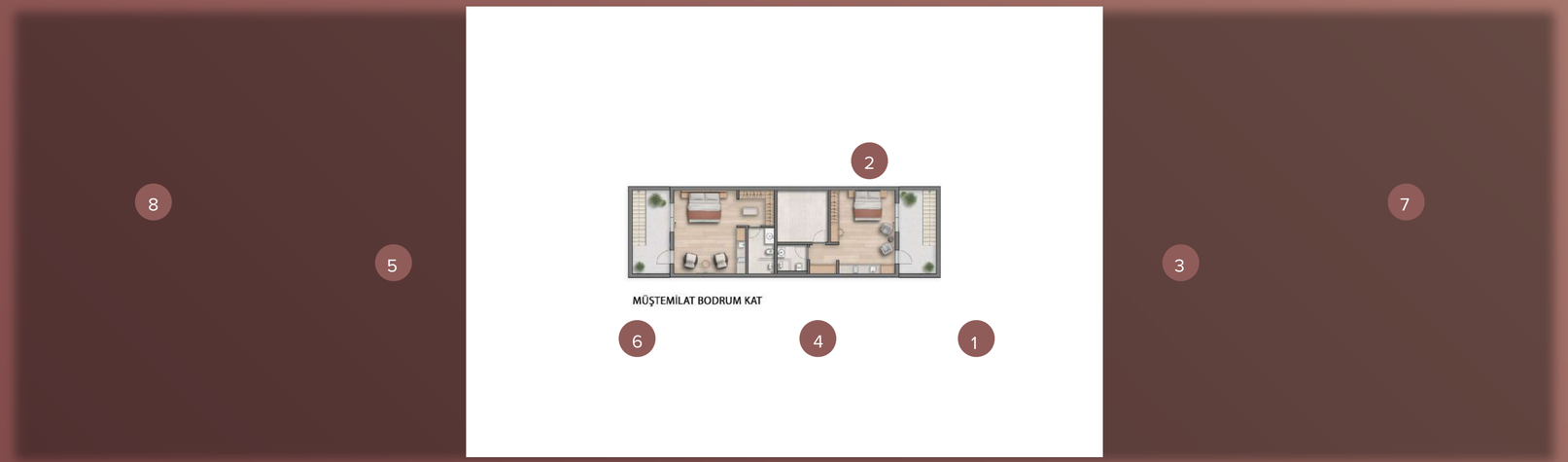


GROUND FLOOR

1. LIVING ROOM / KITCHEN	30.04 m2
2. BEDROOM 3. BEDROOM	16.17 m2
4. BATHROOM 5. BATHROOM	16 m2
	4.68 m2
	4.68 m2

GUEST HOUSE

BASEMENT FLOOR PLAN



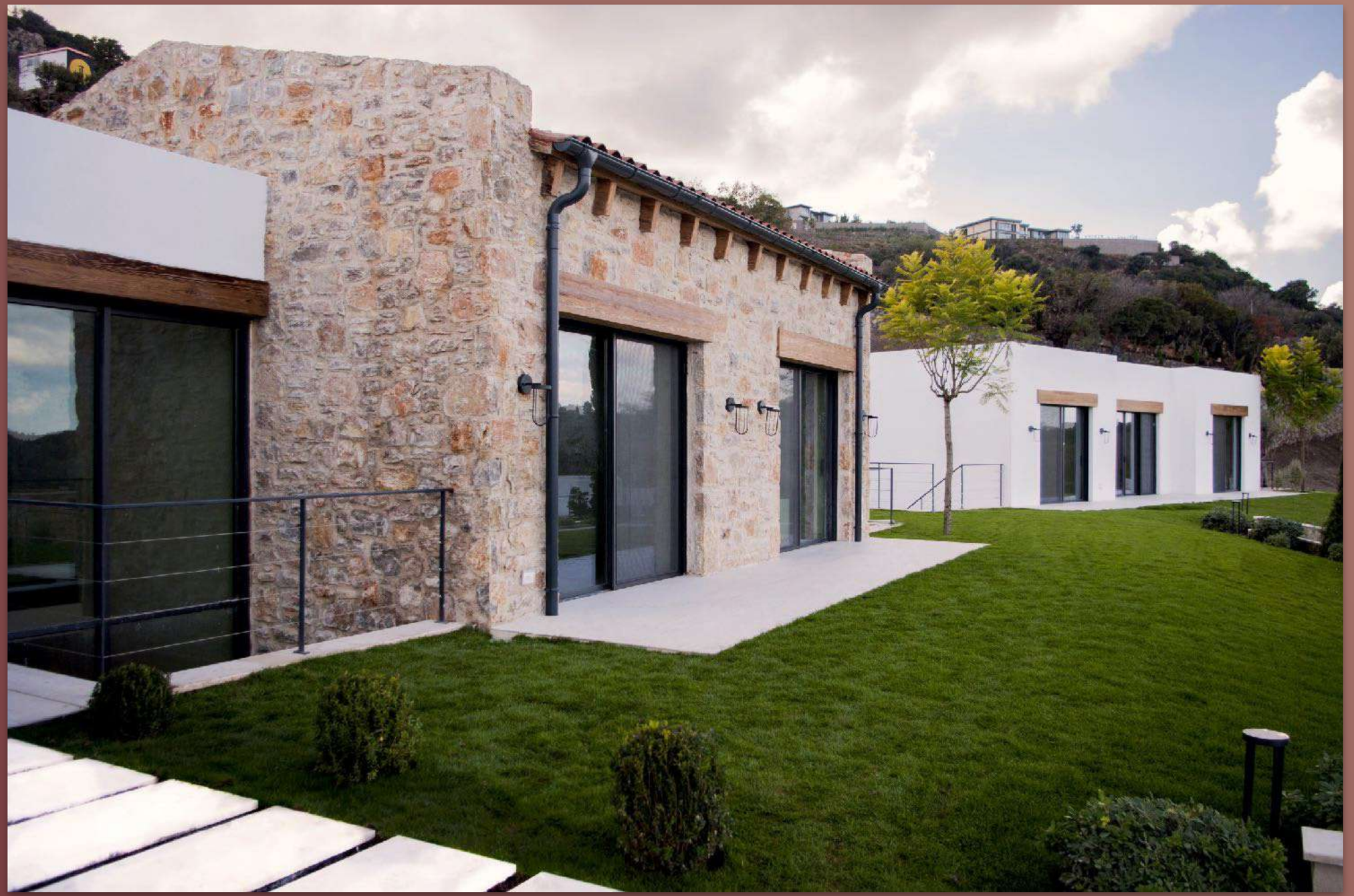
1. CORRIDOR 2. STOREROOM	3.41 m^2 11.52 m^2	5. ANNEX 02 6. BATHROOM	24.68 m^2 5.24 m^2
3. ANNEX 01 4. BATHROOM	22.31 m^2 3.46 m^2	7. GARDEN 8. GARDEN	10.78 m^2 10.78 m^2



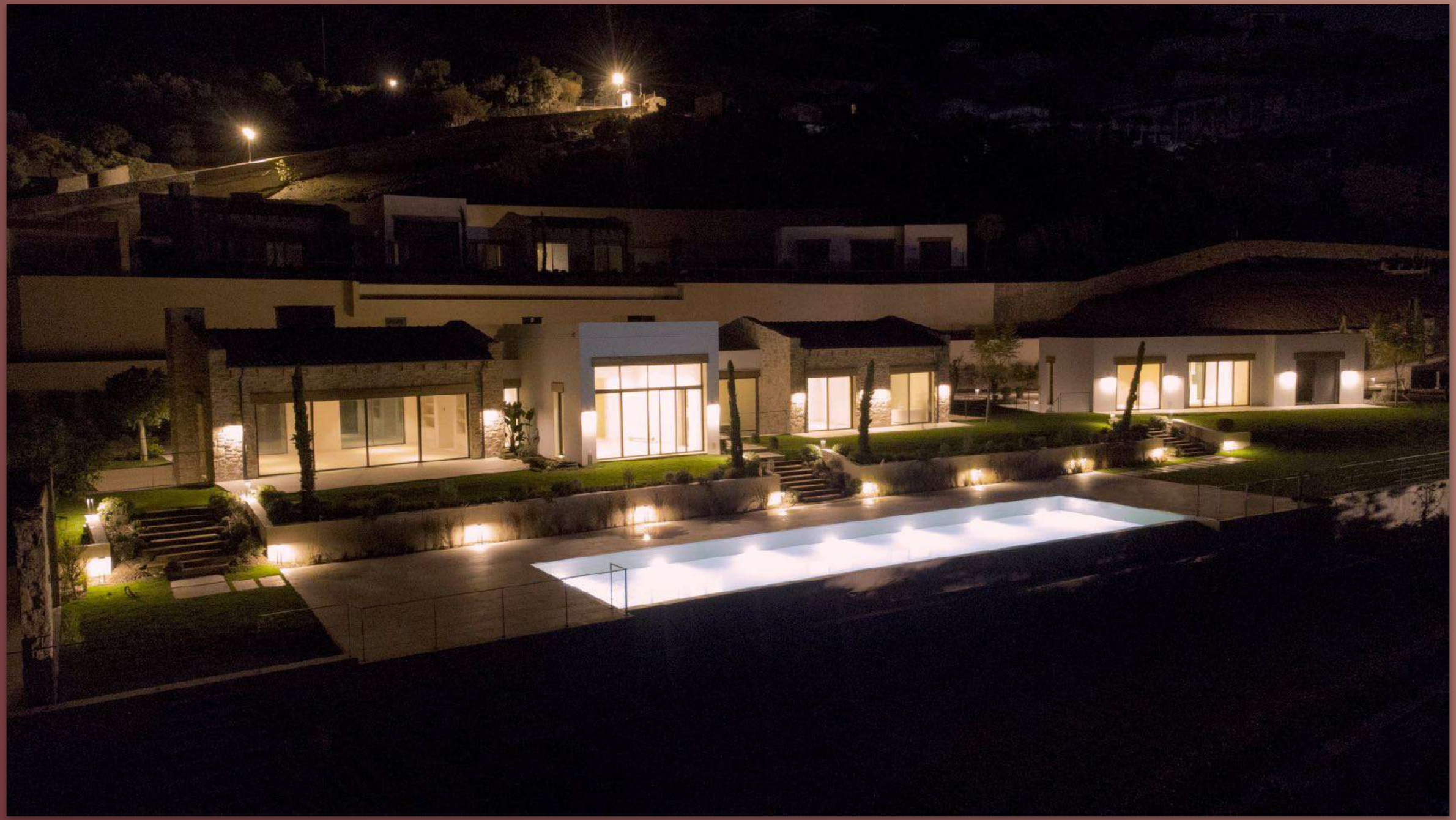





























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