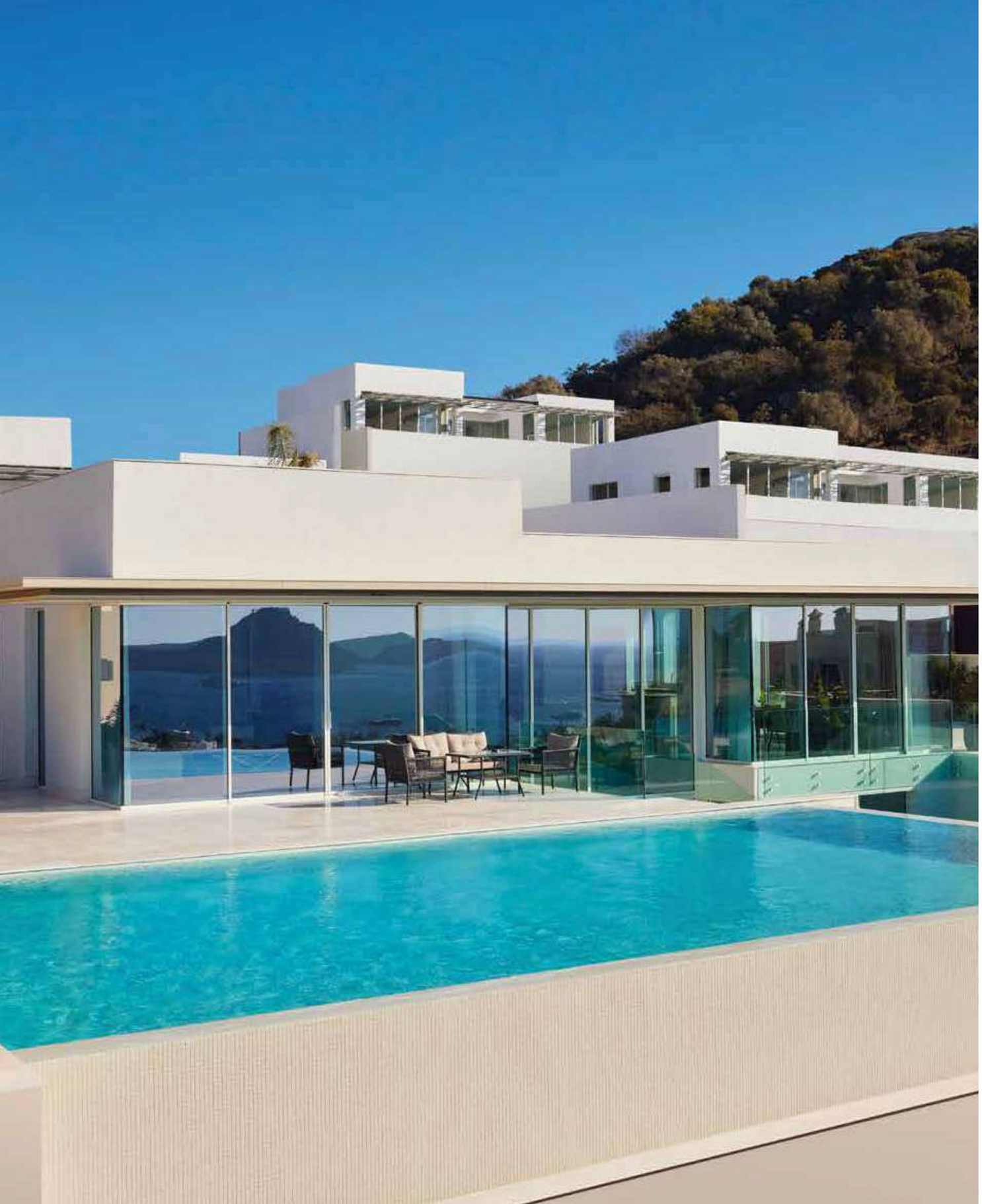


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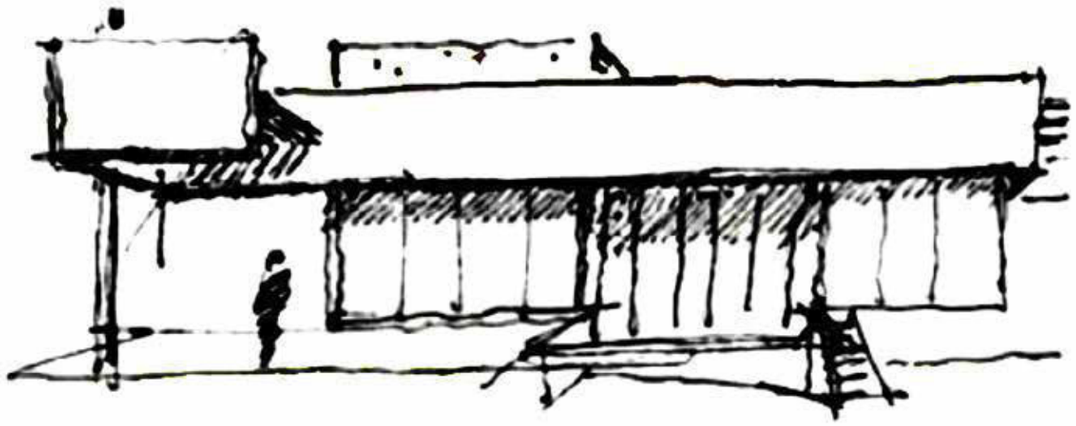
BUILDS INVESTMENT BRIDGES

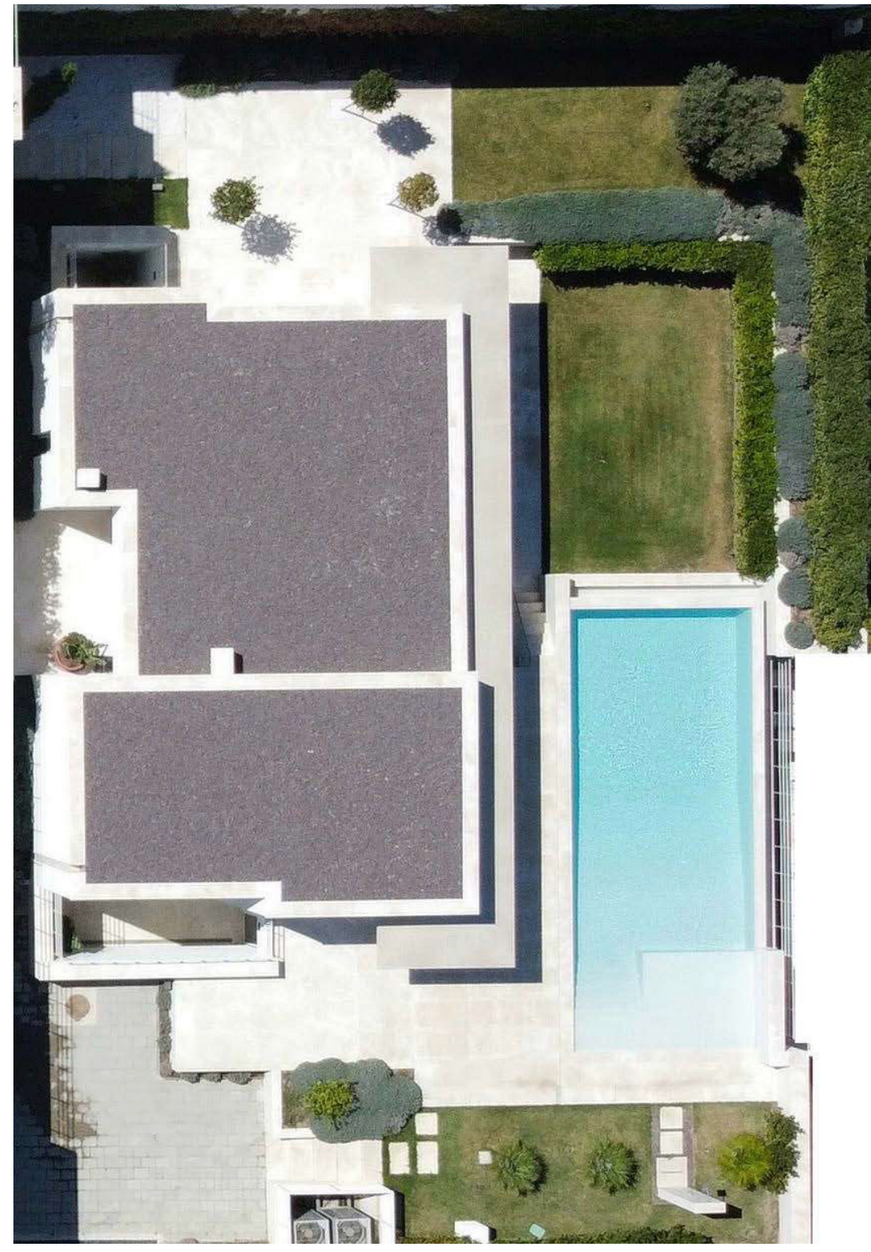
"Experience the Luxury Beyond Your Dreams."

Experience the Luxury Beyond Your Dreams



Our Inspiration





Yalıkavak, has been transformed into a unique example of excellence and luxury, inspired by the fascinating vision of many professionals from different professions.

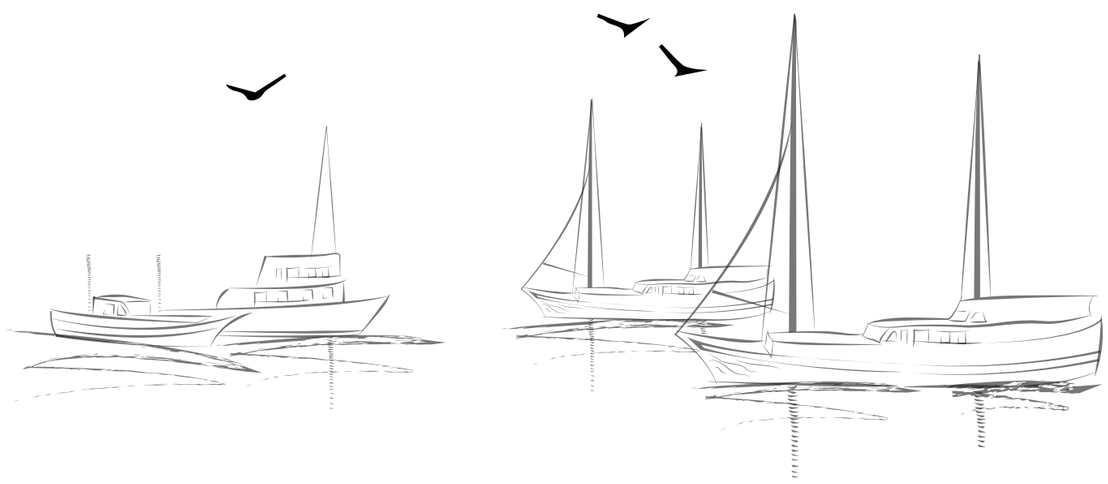
The main aim of the project was to create a lifestyle that captures your attention with its small details, suitable for the imagination and vision of the most creative minds. In this sense, the project offers an experience beyond your dreams.



Bodrum

10.700m² alan üzerinde toplam **600m²** büyüklükte **12 adet** çok özel villa.
Yunan adalarının birinci sınıf mesafesinde olan yarımadanın bir yerine mevcut sistemle bütünleşmiş
her eve özel **70m²** yüzme havuzu ve bahçesiyle tam bir konfor alanı.

On an area of **10,700m²**, 12 very special villas are spread over **600m²**. Just a look away from the Greek Islands, centrally situated on the peninsula and looking down at **Yalıkavak Marina, Tilkıcık** and **Gökçebel** coves hosting brands from all over the world, an area of comfort where each home is furnished with smart home system, a private **72m²** swimming pool, and a garden.











HAN TÜMERTEKİN

Han Tümertekin established his architectural activity in 1986 in Istanbul, Architects and Han Tümertekin Project Consulting Services within its framework.

Tümertekin has carried out projects, especially in **Turkey, the Netherlands, Japan, Canada, the United Kingdom, and France.**

“More than an Artwork’’

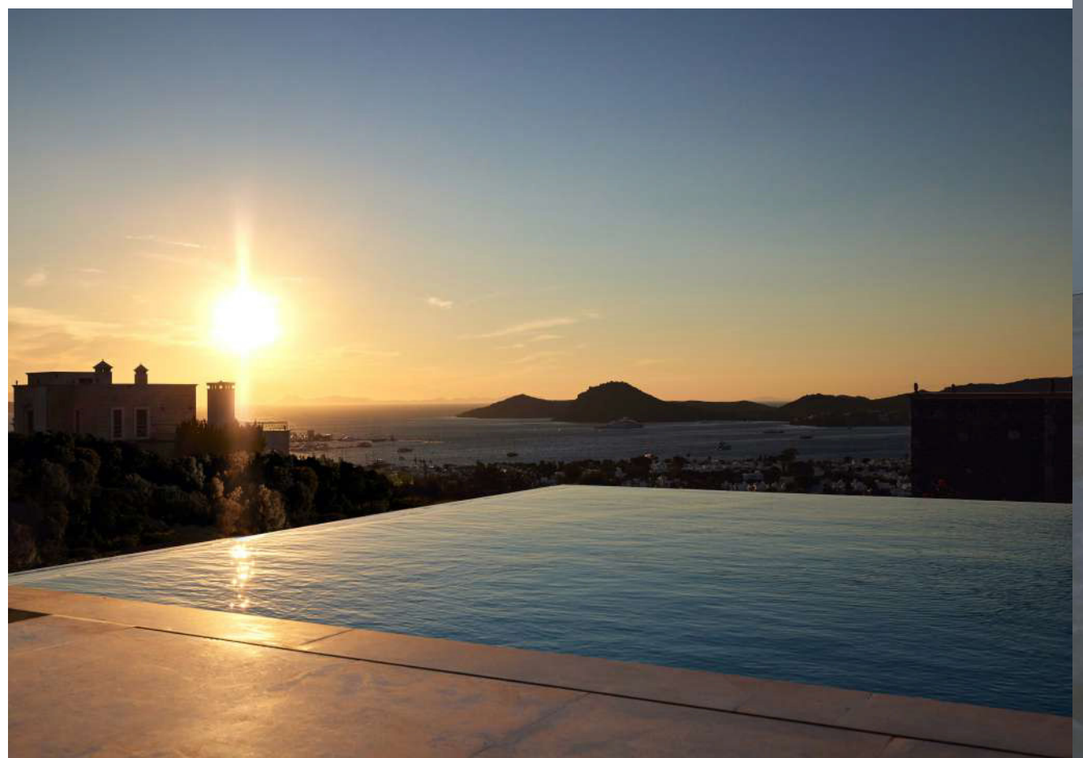
Çakoğlu is ready to introduce you to the ultra-luxurious comfort standards that are indispensable for any project, and to the new definition of privileged living at Bodrum Yalıkavak.

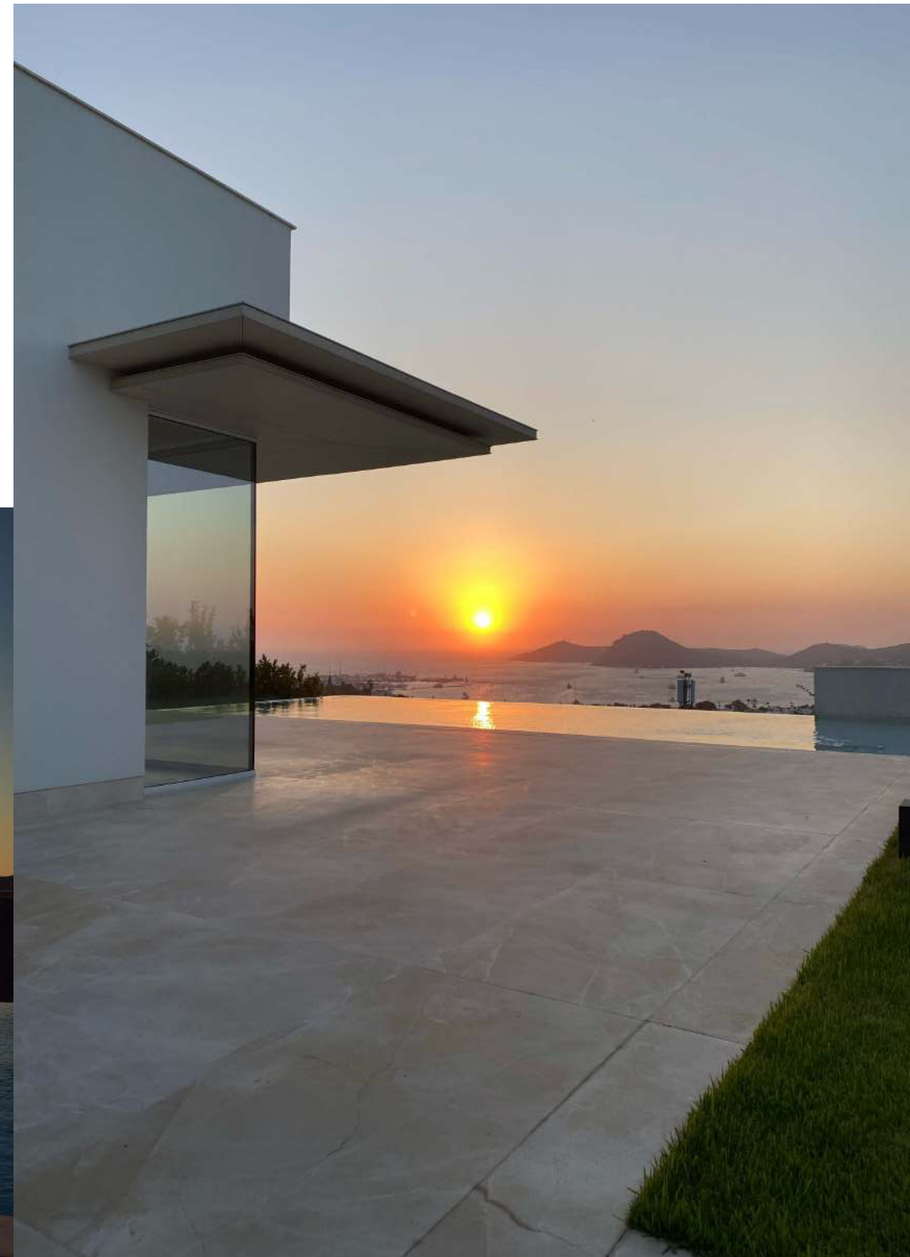


Life on the Aegean Coast, in the Center of Privilege

Get ready for dreamy days and nights in the Aegean, one of the most beautiful spots in the world.
tincidunt ut laoreet dolore
In Yalıkavak, the beauty of the Aegean, which inspired ancient thinkers and artists, will become an integral part of your life.

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Project Information

Designed by the talented architect Han Tümertekin, it is a privileged project consisting of 12 villas with a view looking down at Yalıkavak Marina, Tilkicik, and Gökçebel coves.

Using only the finest raw materials, this project offers you and your loved ones a wonderful life experience. With this project consisting of 12 private villas, you can experience all the beauty of Yalıkavak and give yourself a vacation that lasts forever.



1

2

3

4

1'

2'

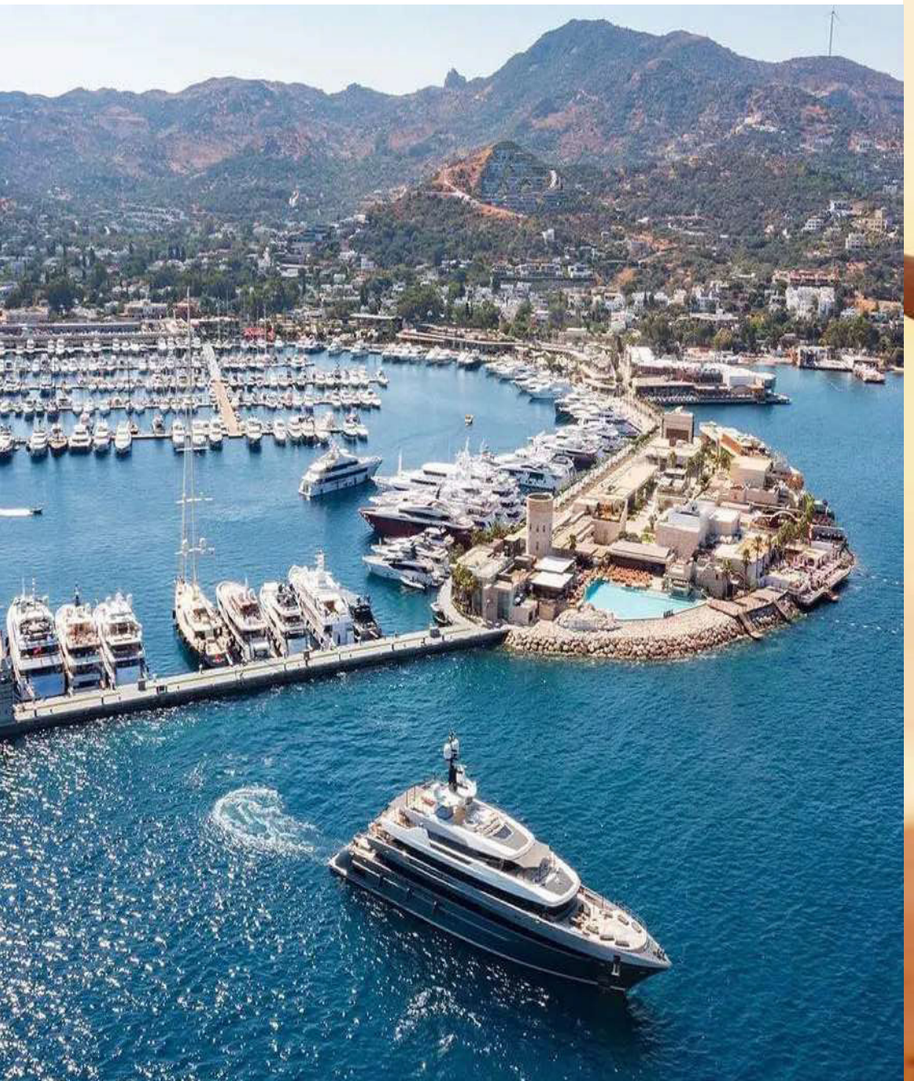
3'

4'

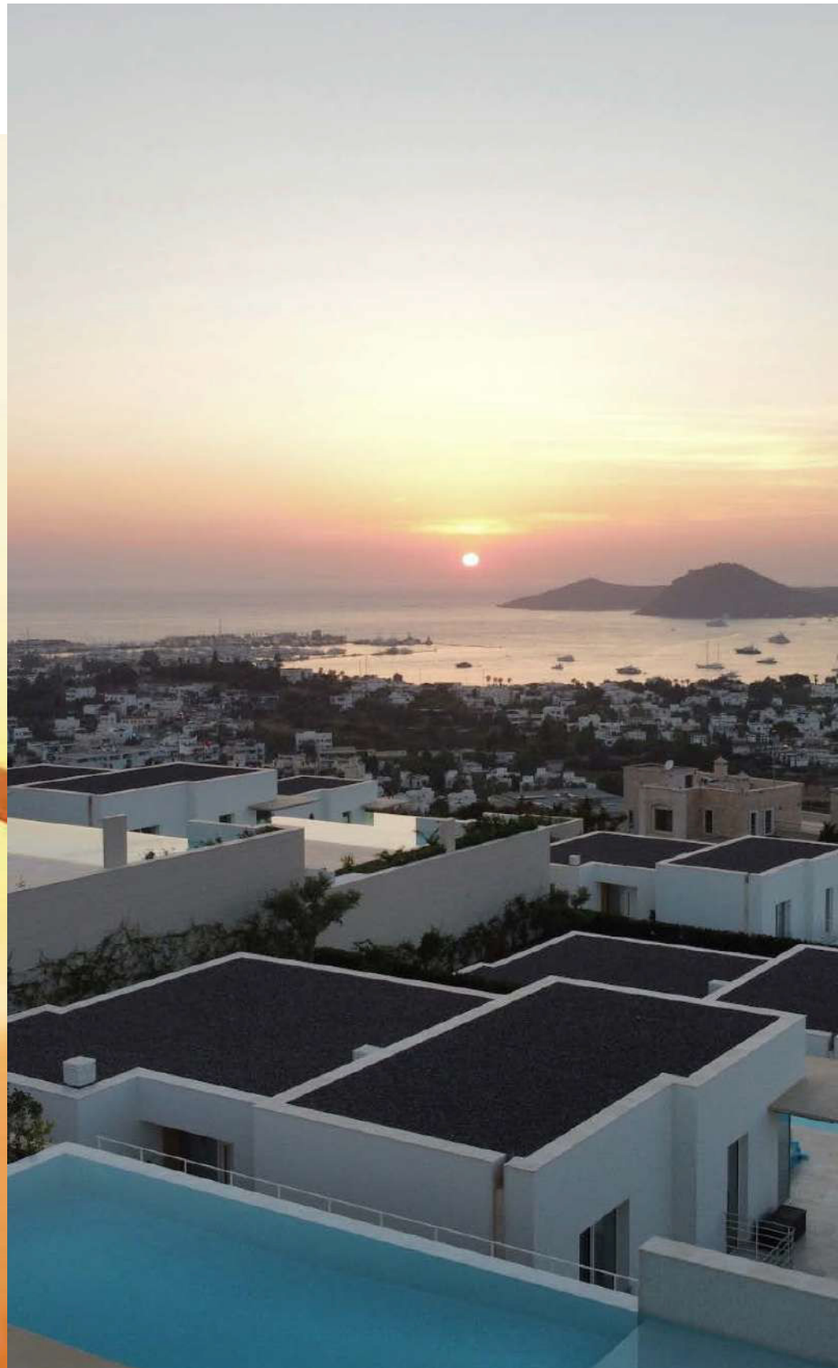


Living in Yalıkavak

''Life on the Aegean Coast, in the Center of Privilege''





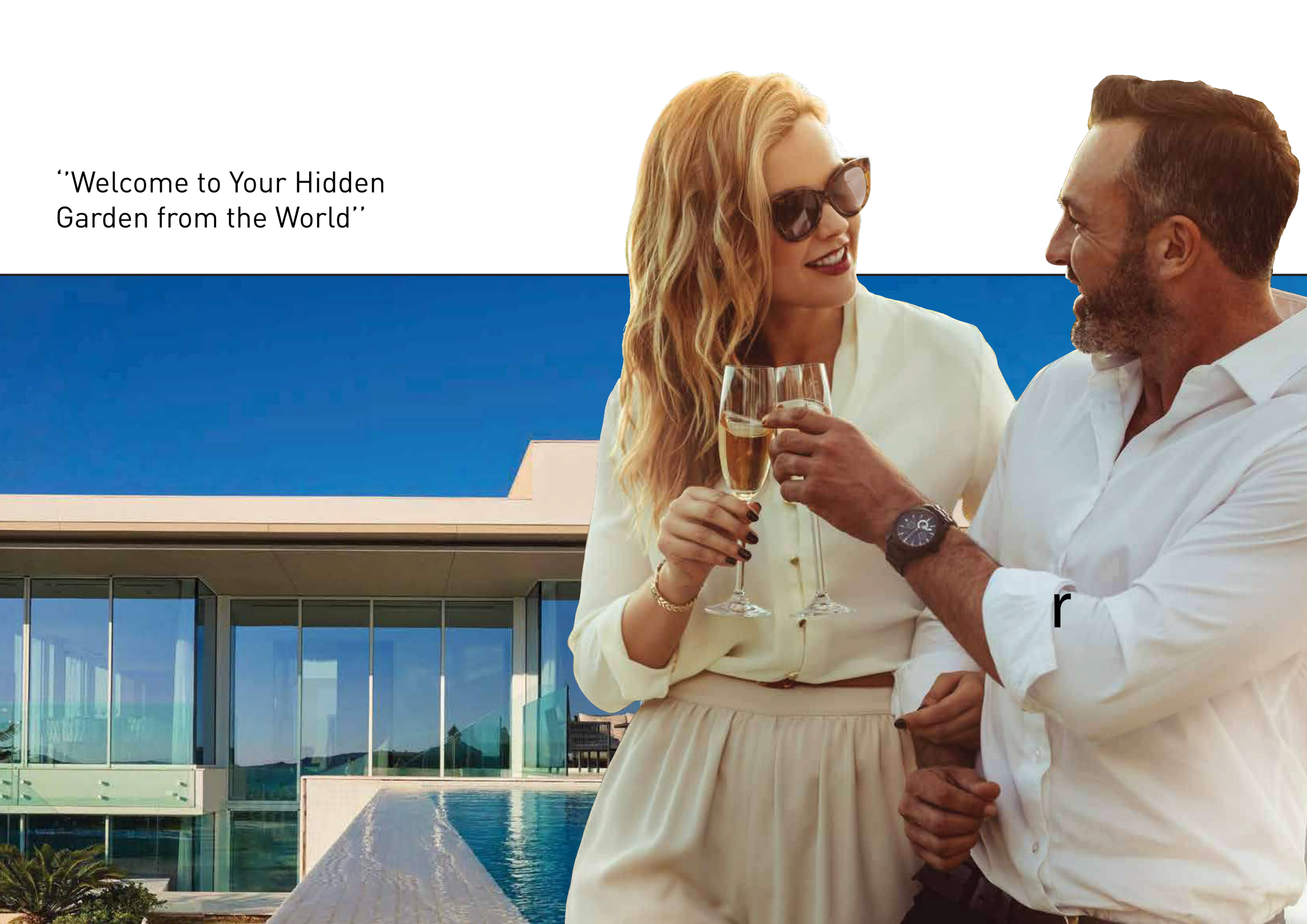


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‘’Welcome to Your Hidden
Garden from the World’’



You are in Yalıkavak on the coast of Bodrum

Yalıkavak is a location that offers prestigious independent villas to its new residents. It is also admired for its location on the coast of the Aegean Sea, which embraces the cool waters of the sea and is a meeting point for luxury yachts and sea enthusiasts. You will feel special here and redefine luxury. Yalıkavak Marina has proven its quality with awards it has received from The British Yacht Harbour Association (TYHA). As of 2021, it has become Turkey's first and only marina to be awarded "5 Gold Anchor Platinum" by TYHA and has entered the top 10 marinas in the world.







You can accentuate your sophisticated style with prestigious European fashion brands, indulge your taste buds with culinary performances by renowned chefs, and benefit from yachting services while immersing yourself in the unique aura of the sea and wind.



Wake Up to the FutureYou Dreamed Of



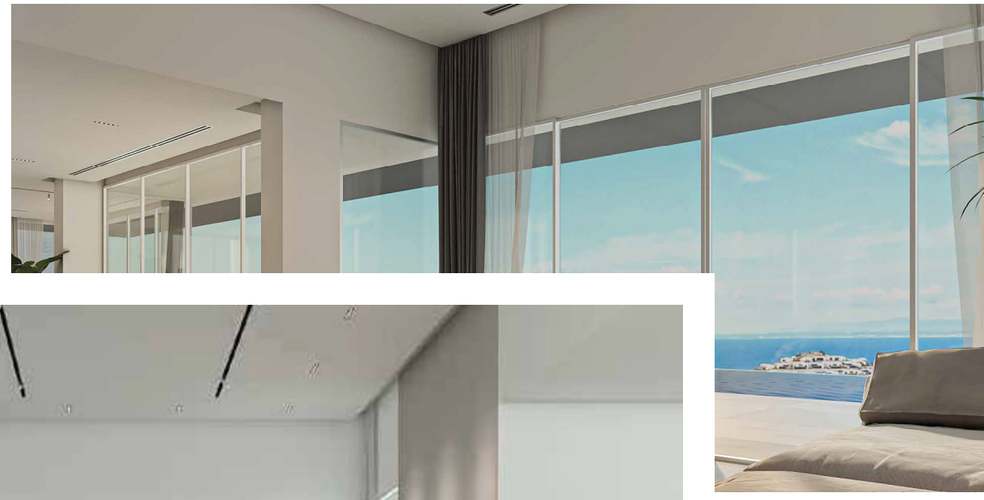




For a Better Life

With its spacious and bright rooms and large balconies,

Yalıkavak has been designed to offer you maximum comfort and pleasure. You will awaken cheerfully and energetically, and you will spend quality time in your home where the sun shines all day long.

















Collect Happy Moments

You will create wonders in
the fully equipped kitchens...



A Unique Living Space That Combines Quality With Comfort









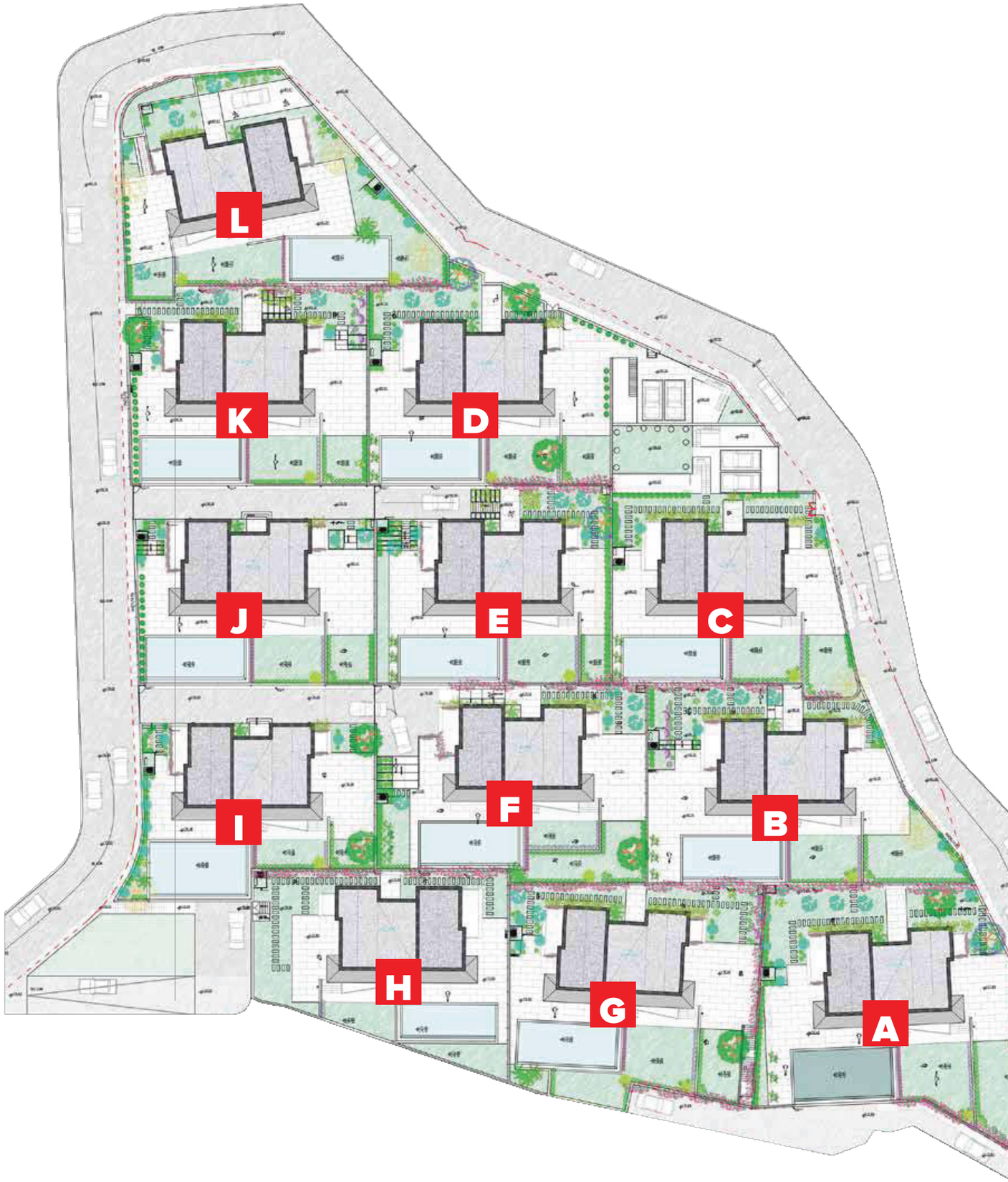




Layout Plan

	Total Indoor Area m² (Villa + Suite + Outbuildings + Car Park)	Terrace Area m²	Garden Area m²	Pool m²	Total m²
A	522,17 m²	260,40 m²	424,80 m²	71,50 m²	1278,87 m²
B	509,35 m²	263,05 m²	252,91 m²	60,50 m²	1085,81 m²
C	502,80 m²	263,00 m²	254,09 m²	60,50 m²	1080,39 m²
D	505,20 m²	308,30 m²	198,06 m²	60,50 m²	1072,06 m²
E	606,38 m²	214,50 m²	160,00 m²	66,00 m²	1046,88 m²
F	501,30 m²	230,20 m²	217,80 m²	62,10 m²	1011,40 m²
G	511,28 m²	247,80 m²	276,00 m²	60,50 m²	1095,58 m²
H	520,20 m²	198,00 m²	196,10 m²	44,77 m²	956,07 m²
I	534,46 m²	190,00 m²	109,67 m²	77,08 m²	911,31 m²
J	529,40 m²	217,46 m²	117,15 m²	60,00 m²	924,01 m²
K	497,57 m²	233,20 m²	201,80 m²	60,50 m²	993,07 m²
L	516,40 m²	208,07 m²	298,90 m²	60,50 m²	1083,87 m²

The square meters shown above include the net areas.

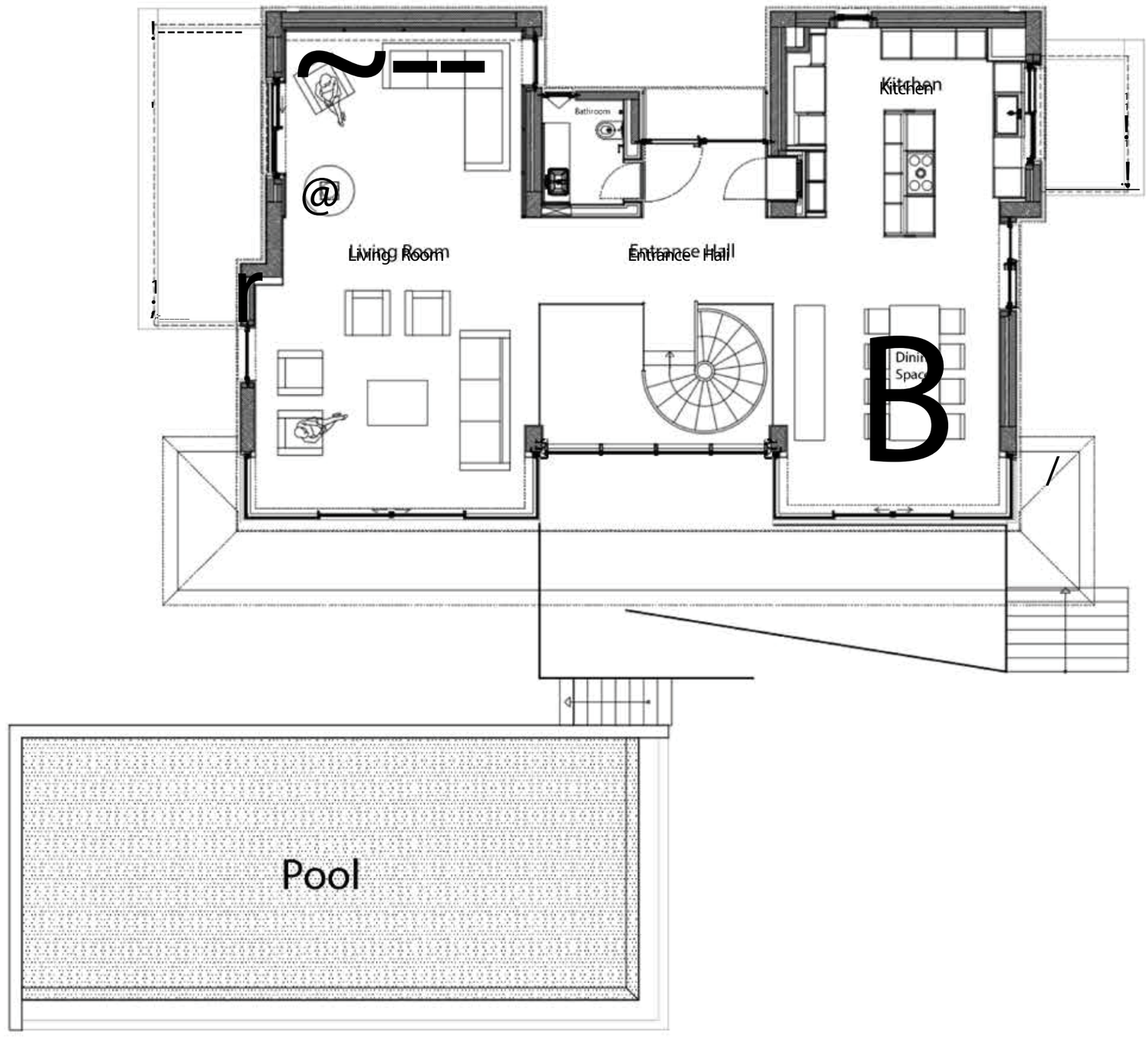


Floor Plans

GROUND FLOOR

LIVING ROOM	52,60 m^2
ENTRANCE HALL	25,56 m^2
KITCHEN AND FOOD SECTION	45,68 m^2
WC	3,76 m^2

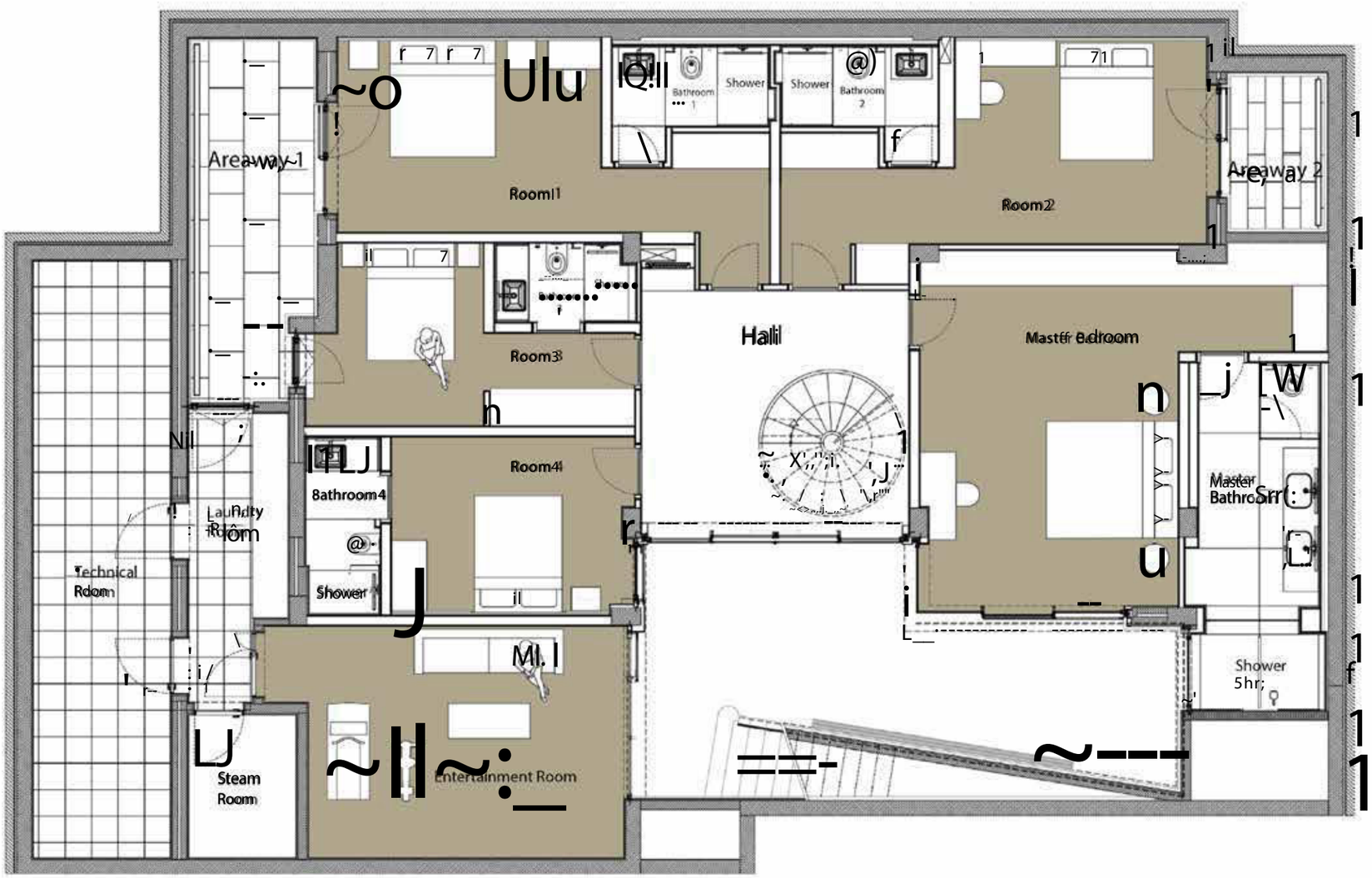
GROUND FLOOR TOTAL NET AREA
127,60 m^2



Basement Floor Plans

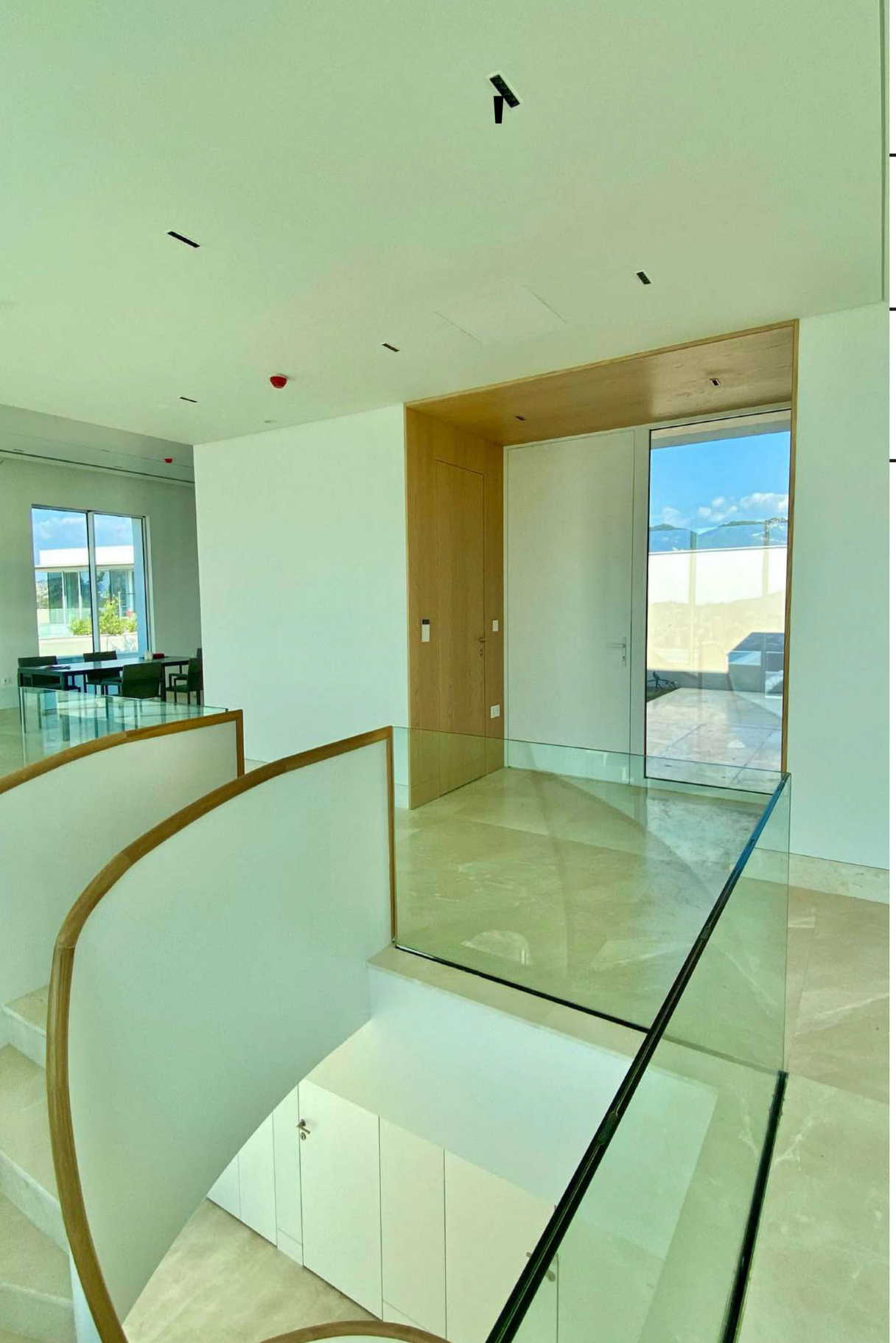
BASEMENT LAYOUT

BASEMENT NET AREA	228,40 m²
ROOM 1	20,94 m²
BATHROOM 1	4,38 m²
ROOM 2	21,98 m²
BATHROOM 2	4,38 m²
ROOM 3	13,03 m²
BATHROOM 3	3,24 m²
ROOM 4	12,57 m²
BATHROOM 4	4,10 m²
PARENT'S ROOM	31,40 m²
PARENT'S ROOM	13,21 m²
HALLWAY	20,06 m²
AREAWAY 1	13,38 m²
AREAWAY 2	4,95 m²
ENTERTAINMENT ROOM	22,13 m²
IRONING ROOM	9,54 m²
TECHNICAL ROOM	24,23 m²
STEAM ROOM	4,88 m²



SUITE	50,00 m^2
OUTBUILDINGS	40,00 m^2
GARAGE	35,00 m^2





Feel the Peace and Comfort...

Yalıkavak's world, apart from the hustle and bustle of the outside world, will provide you with the peace that no one else can have.

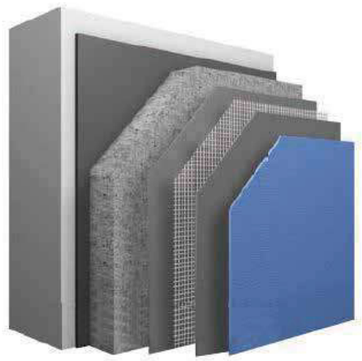
Here, you will feel yourself in the center of the world, away from the stress!

Here Luxury Is The Standard

stb

Building with conscience.

Exterior Facade



Over 40 years of application experience
Purely organic exterior facade thermal insulation system
Near-zero technical complaint rate
Structure that does not contain cement
Extremely high cracking and impact resistance
High resistance against impacts of over 60 Joules Has diffusion properties and CO2-permeable
No inflorescence
Maximum application safety

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snaidero

Kitchen

Snaider follows the tradition of the major Italian industrial design matters and creates unique design solutions and timeless style icons.





hansgrohe

Kitchen and Bathroom Fixtures









GEBERIT

Built-in Reservoir





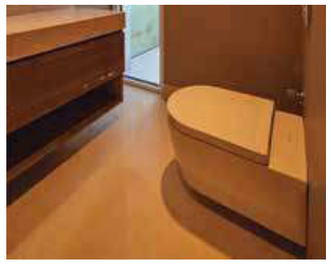
Stove Top Group





~DURAVIT

Bathroom Sanitary Wares





Reynaers Aluminium

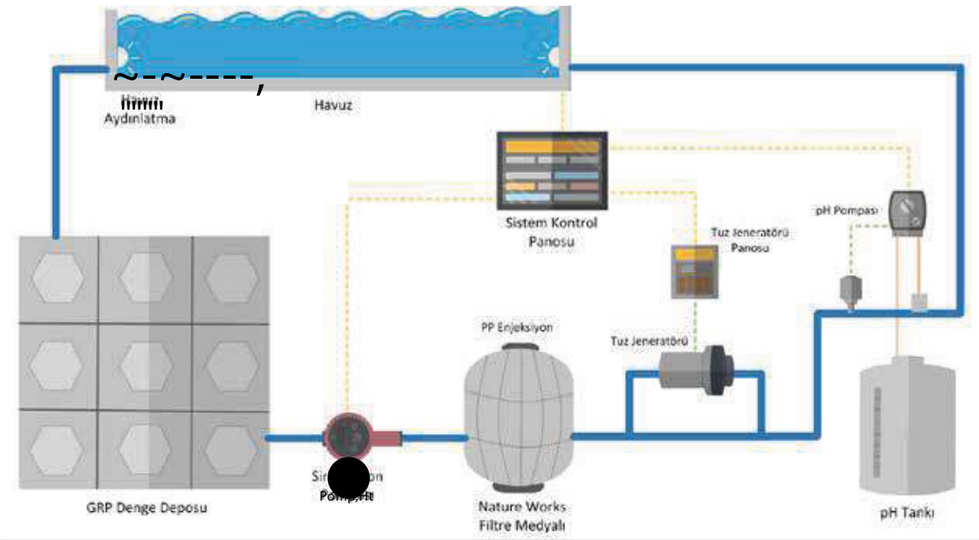
Windows and Doors

Reynaers is a high insulation capacity sliding system that unites comfort and chic with its slim profile and hidden frame. Thanks to its ultra-thin design, the sliding window will let in natural light in the best way possible and provides the best panoramic view.

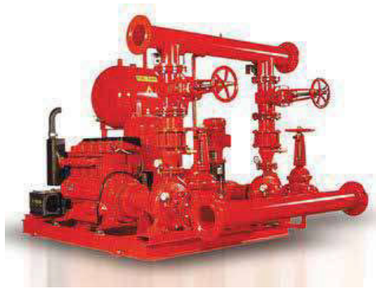




Pool with Salt Generator



Maximum chemical and pressure resistance is achieved thanks to the Aqua Water Systems brand PP Injection Filter. The filter is resistant to the use of ozone, unlike laminated polyester filters. Thanks to the salt generator, the use of liquid or powder chlorine that is added to the water manually or automatically is no longer necessary. The most essential advantage to this process is that there is no need for any chlorine supply externally, it provides chlorine use that is more pure and natural than any chlorine that is supplied. The pH reducer automatically acts thanks to the integrated automatic pH dosage pump.





Fire Safety Equipment

The water that is needed for the protection of the villas and the general settlement against fire comes from the 210-ton construction water reservoir in the central engine room. The MAS brand fire pumps will be activated when any one of the fire cabinets or hydrants is opened during a fire and they will start providing water to the system. Each one of the villas is protected with fire cabinets that have 25-meter-long hoses and fire extinguishers. The general settlement areas are provided with fire hydrants that are placed around the area at distances that need to be confirmed as per the legislation.



Kitchen Counter

A sophisticated material that appeals to all kitchen habits of use thanks to Dekton's raw materials. Its versatile characteristic allows for benefiting from all of the superior properties of the materials on the counters that have been designed for indoor and outdoor spaces. High resistance against UV lights allows use as an outdoor counter while making sure that the color does not fade and the texture stays intact.



Glass Detail

SunGuard® High Performance, our commercial single silver coated glass series offers a flexible design and a good level of thermal insulation in addition to solar control. The SunGuard High-Performance glass offers unique visual options and it is also suitable for almost all applications thanks to its help in minimizing solar energy gain and maximizing natural light permeability. SunGuard High Performance has the same performance during the summer and winter thanks to its solar control and thermal insulation.

FRANKISCHE



Floor Heating

The floor heating which is used as the heating system in the villas is provided via the hydro box unit that is integrated into the heat recovery systems. FRANKISCHE brand products have been used in the floor heating system.

The heating water that is obtained via the hydro box is sent to the floor heating collectors with the pumps within the device. Water is forwarded from the collector to each room with PE-X pipes and heating is achieved via circulation. Each room can be controlled separately with the automatic control valves connected to the thermostat.

:hager | B. Berker



Smart Home

While BERKER byHager1, the leader of the smart key and plug socket systems sector, adds aesthetics into places with its award-winning B.IQ technology that it offers, different functions like lighting, curtain/blinds, music, heating and cooling can be controlled from a single key with the KNX/EIB system.

GEL HYDROTECHNOLOGY FOR LIFE | wilo



Celan Water - Treatment System - Hydrophore

The clean water that is used in the villas comes from the 25-ton constructional water reservoir within the central engine room. The water is treated with the GEL brand treatment system before it enters the reservoir. The garden irrigation water of the villas and common areas comes from the 13-ton constructional water reservoir within the central engine room. This water is supplied from rainwater and well water. The garden irrigation water is also filtered through the GEL brand filtration system. Thus, a clean and healthy water circulation is ensured. The clean water that is used is sent to the 6-ton capacity individual water tanks with the GRP material modular system in every villa via the WILO brand frequency convertor hydrophores. The water to be used inside the villa is again sent to the building system via the WILO brand frequency convertor hydrophores found in each villa engine room.

DAIKIN

VDAIKIN

VRV Air Conditioning System



The VRV air conditioning system with heat recovery has been used in the villas. In the VRV heat recovery system, the opportunity to cool and heat is simultaneously provided to the comfort zones that run independently from one another. A high level of comfort is achieved by providing heating and cooling at the same time via the BS BOX (flow control unit) in line with the requests from the indoor environment. Modern buildings in our days are extremely weathertight. There are increasing heat gains in such neighborhoods due to reasons like lighting fixtures, the increase in the use of electric tools, etc.. There may be a need for cooling even during winter in some rooms of such buildings depending on the number of people and the amount of sunlight that they receive. Simultaneous heating and cooling are possible via the heat recovery VRV system and the BS Boxes which switch the heating/cooling mode to meet such needs.



Modern Homes

Mugla Bodrum's prestigious town, Our villas located in Yalikavak offer you a luxurious, comfortable, and privileged lifestyle.

Don't miss out on this unique experience waiting for you."





















