



## Luxury 3 Bed Villa For Sale in Grand Sea View 1 Gumusluk Turkey



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 410,720.83

### Τοποθεσία

Χώρα:	Turkey
Νομός/Περιοχή/Επαρχία:	Muğla
Ταχυδρομικός κωδικός:	48970
Δημοσιεύθηκε:	07/11/2025

Περιγραφή:

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Esales Property ID: es5554853

Grand Sea View

Koyunbaba, Yasemin Sk., 48970 Gümüşlük/Bodrum/Muğla, Türkiye

An Oasis of Luxury and Tranquility: Villa Kelebek at Grand Sea View, Gümüşlük

We are proud to present an exceptional opportunity to acquire a prestigious semi-detached villa, known affectionately as 'Villa Kelebek' (The Butterfly Villa), situated within the highly sought-after Grand Sea View Kamelya Sitesi in the captivating coastal town of Gümüşlük, Turkey. This exquisite property is more than just a home; it is a private sanctuary meticulously designed for luxury, comfort, and unparalleled tranquility, offering a definitive escape on the Bodrum Peninsula's most cherished western coast. Its elevated position within a highly secure, private gated complex ensures spectacular views and a



quality of life few residences can match.

The Kamelya Sitesi itself is a testament to exclusive, well-managed community living. Comprising only 34 distinguished villas, the complex offers a peaceful, low-density environment that fosters a sense of intimate community while maintaining individual privacy. Security and maintenance are paramount, solidified by a private gated entrance and the invaluable presence of a dedicated, live-in caretaker. This professional oversight ensures that the communal areas are immaculately maintained year-round and provides residents with an unparalleled sense of peace, security, and convenience, whether the villa is occupied or serving as a magnificent holiday rental investment.

Beyond the gates, the complex provides exceptional recreational facilities designed to cater to all ages. Residents have access to two expansive adult swimming pools, perfect for leisurely laps or basking in the Aegean sunshine. Adjacent to these are two separate, shallow children's pools, ensuring that the youngest residents can enjoy the water safely. These communal hubs serve as ideal gathering points, combining the pleasures of a private retreat with the convenience of resort-style amenities, all within a short, comfortable distance from the villa itself.

### The Privilege of Privacy and Design

A defining characteristic of Villa Kelebek is its truly unrivaled position within the Kamelya Sitesi. Strategically located at the end of the site, this villa boasts the highest level of privacy: it is entirely non-overlooked, and no traffic or pedestrian passage occurs directly by its entrances. This feature is a rarity in communal settings and guarantees a secluded living experience. Yet, despite this unique sense of detachment, convenience is not sacrificed—the nearest adult swimming pool is a mere 20 meters away, offering the perfect balance between immediate access to leisure and absolute seclusion. The charming name, Villa Kelebek, is inspired by the vibrant ecosystem fostered by its mature, protected gardens, which attract a delightful and frequent array of beautiful local butterflies, lending a touch of natural magic to the outdoor spaces.

The attention to architectural detail and the significant investment in custom extensions elevate this villa far beyond a standard complex property. At the main entrance, a generous, newly extended sitting area immediately greets guests. This space has been tiled with high-quality ceramics and enclosed with elegant, tinted glass panels supported by sleek stainless steel fixtures. This thoughtful design not only creates a sheltered, bright space perfect for morning coffee but also frames the spectacular, elevated views. This area looks down onto the beautifully paved private garden, a stunning tapestry of mature Mediterranean flora. The garden is anchored by two majestic, 20-year-old fig trees, alongside various other well-established plants, all maintained with ease by a dedicated, automated irrigation system.

The extension work continues to the rear of the property, dramatically improving the flow between the interior and exterior living spaces. Off the main kitchen and dining room, the patio area has been significantly expanded, mirroring the sophisticated tinted glass and stainless steel design of the front entrance. This seamless transition transforms the rear into an expansive outdoor dining and entertainment haven. The garden's rich history and established greenery underscore the property's permanence and charm, offering lush shade and a distinctly Mediterranean ambiance. Furthermore, all external seating and balcony areas, including the master bedroom's private space, are covered with high-quality natural



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timber pergolas, ensuring comfortable, stylish shade throughout the sunniest months.

## Sophisticated Interior and Practical Functionality

Inside, Villa Kelebek offers a perfectly executed layout across its levels. The main living floor features a spacious, sun-drenched kitchen and an adjacent dining room, forming the heart of the home. High-quality fixtures and ample counter space make the kitchen a joy for both casual family meals and entertaining guests. Two large sliding glass doors connect this open-plan area directly to the extended rear patio, blurring the lines between indoor and outdoor dining. The property boasts a comfortable configuration of three spacious double bedrooms and is supported by three well-appointed bathrooms, ensuring convenience and luxury for residents and guests alike.

Attention to comfort and climate control is evident throughout. Every bedroom is equipped with a modern air conditioning (AC) unit, guaranteeing restful sleep during the warm Aegean nights. Furthermore, every window and door throughout the villa is fitted with high-quality fly screens, allowing for the flow of fresh sea air while keeping insects out—a small but crucial detail for seaside living. The master suite stands out, featuring a private en-suite bathroom and direct access to its own covered private balcony, an intimate space to enjoy the first light of day or the famed Gümüşlük sunsets.

Beyond the main living areas, the villa excels in practical utility and storage. Descending the internal marble steps reveals a designated utility area for the washing machine, along with access to a substantial basement space, providing excellent interior storage. Externally, an additional layer of practicality is provided by a double basement with its own outdoor access. This large area is where the water heating system is housed, freeing up interior space, and functions as a fantastic, lockable storage unit, ideal for housing patio furniture, sports equipment, or personal belongings when the villa is not in use. Finally, the villa boasts a large open area at the top level of the home, offering stunning, unobstructed sea views. This space is fully equipped with its own water supply, lighting, and an electric socket, presenting a ready-to-use terrace or the potential for a luxurious custom rooftop entertainment area.

## Unbeatable Location and Local Amenities

The location of Villa Kelebek offers an exceptional blend of secluded residential living and immediate access to vital local amenities. Just a few minutes' drive from the complex, residents can find a large Migros store for all major provisioning needs, alongside a selection of local shops including a hair salon and essential hardware stores. This unparalleled convenience means daily life is effortlessly managed.

The true luxury of Gümüşlük is its celebrated beachfront and the vibrant, artistic atmosphere of the village center, both only a 10-minute journey away. The beachfront is globally famous for its collection of high-quality, critically-acclaimed seafood restaurants, where one can dine with tables set almost in the sea. The village is well-connected, with readily available taxis and a reliable, regular bus service to link residents to the wider Bodrum Peninsula. For those with a passion for sailing and yachting, the world-class Yalıkavak Marina, a destination in itself famed for its high-end boutiques and exquisite dining, is conveniently located just 15 minutes away, completing the picture of a truly luxurious Aegean lifestyle.

Villa Kelebek represents an extraordinary opportunity to purchase not just a villa, but a secure, private,



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and beautifully augmented piece of the Turkish Aegean dream, perfectly positioned to enjoy the best of Gümüşlük's history, nature, and luxury amenities.

## ABOUT THE AREA

Gümüşlük is a charming seaside neighborhood located on the western tip of Turkey's famous Bodrum Peninsula. Distinguishing itself from the vibrant, bustling center of Bodrum, Gümüşlük maintains a distinctly tranquil and bohemian atmosphere, largely due to its designation as a protected area to preserve the ancient ruins beneath its surface. This conservation status has prevented over-development, allowing the village to retain its traditional character as a quaint fishing port. Visitors are drawn to its calm, clear waters, the scenic natural harbor, and the overall laid-back pace of life, which offers a refreshing antidote to the intensity of larger Turkish resorts.

### A Deep Dive into Ancient Myndos

The unique appeal of Gümüşlük is inextricably linked to its history as the site of the ancient Carian city of Myndos, much of which sank into the sea after an earthquake. Today, the remnants of this submerged city create a fascinating historical landscape. The most notable feature is Rabbit Island (Tavşan Adası), which is connected to the mainland by a partially submerged causeway—believed to be the remnants of an ancient King's Road. Visitors can famously wade through the shallow, knee-deep water along this route to reach the island and enjoy panoramic views of the cove. This historical backdrop, combined with modern life, contributes to Gümüşlük's unique and magnetic charm.

### Culinary Fame and Cultural Highlights

Gümüşlük is renowned throughout Turkey, and particularly among Turkish locals from major cities, for its spectacular waterfront dining. The town has a celebrated reputation for its specialized seafood restaurants, where tables are set right along the water's edge, providing an unforgettable ambiance. Dining here, especially at sunset, with fresh fish and traditional Turkish meze (appetizers), is a quintessential experience of the Aegean coast. Beyond gastronomy, Gümüşlük hosts the International Gümüşlük Classical Music Festival between July and September, which leverages the area's ancient stone quarries as atmospheric venues, adding a sophisticated cultural element to the village's appeal.

### Travel and Accessibility via Nearest Airports

The primary and nearest airport serving Gümüşlük and the entire Bodrum Peninsula is Milas-Bodrum Airport (BJV). Located approximately an hour's drive (around 55-60 kilometers) from Gümüşlük, BJV handles both domestic flights from major Turkish cities and numerous international flights, particularly during the high summer season. Transportation from the airport to Gümüşlük is readily available via HAVAŞ or MUTTAŞ shuttle services to the Bodrum central bus station, private transfers, or car rentals. A secondary option, often considered for alternative flight connections, is the Izmir Adnan Menderes Airport (ADB), though this requires a longer ground transfer of about 3 to 5 hours.

## MAIN FEATURES:



- \* 200m2 of living space
- \* 500m2 plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Turkey
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* Immaculate condition as used by the owner and not rented to date.

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	200 τ.μ
Μέγεθος αυλής:	500 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.820.819

