



## Stunning 2 Bed House For Sale In Ladies Beach Kusadasi Turkey



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 217,095.3

### Location

Country: Turkey  
State/Region/Province: Aydın  
City: Kusadasi  
ZIP code: 09400  
Posted: Jun 12, 2025

### Description:

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Esales Property ID: es5554650

Kusadasi  
Aydın  
09400  
Turkey

A Rare Gem on the Aegean Coast: Your Dream Home Awaits in Ladies Beach, Kusadasi

Prepare to be captivated by this stunning two-bedroom detached house, a true rarity nestled in the highly sought-after Ladies Beach area of Kusadasi, Turkey. This isn't just a house; it's an invitation to a lifestyle defined by breathtaking sea views, sun-drenched gardens, and the tranquility of coastal living. Offering panoramic vistas from every floor, including an incredible roof terrace, this property promises an unparalleled living experience.

A Location Beyond Compare: Ladies Beach, Kusadasi



Ladies Beach (Kadınlar Denizi) is more than just a name; it's an iconic destination renowned for its soft golden sands, crystal-clear turquoise waters, and vibrant, yet relaxed, atmosphere. Unlike some overly commercialized tourist hubs, Ladies Beach strikes a perfect balance, offering an array of amenities without sacrificing its authentic charm. The area boasts a delightful promenade lined with charming cafes, delectable restaurants serving fresh seafood and traditional Turkish cuisine, and local shops offering everything from souvenirs to everyday essentials. The beach itself is Blue Flag accredited, guaranteeing its cleanliness and safety, making it ideal for swimming, sunbathing, and a variety of water sports.

Beyond the immediate vicinity of Ladies Beach, Kusadasi itself is a bustling port city with a rich history and a wealth of attractions. From the ancient ruins of Ephesus and Priene to the vibrant Grand Bazaar and the bustling Kusadasi Marina, there's always something new to explore. The city is also a gateway to other Aegean treasures, with easy access to Greek islands like Samos via regular ferry services. For those seeking adventure, daily boat trips explore the picturesque coastline, revealing hidden coves and pristine swimming spots.

### The Property: A Sanctuary with Uninterrupted Sea Views

This detached two-bedroom house is perfectly positioned to maximize its most captivating feature: the mesmerizing sea views. From the moment you step inside, you'll be drawn to the expansive windows that frame the ever-changing panorama of the Aegean Sea. Whether it's the gentle shimmer of the morning sun on the water, the vibrant hues of a sunset painting the sky, or the twinkling lights of passing ships at night, the view is a constant source of beauty and tranquility.

### Ground Floor: Seamless Indoor-Outdoor Living

The ground floor of this charming home is designed for both comfort and functionality. As you enter, you're greeted by a bright and airy living space, thoughtfully laid out to take full advantage of the natural light and, of course, those magnificent sea views. The open-plan design seamlessly connects the living room to a well-appointed kitchen, creating an ideal environment for entertaining or simply enjoying family time. High-quality finishes and tasteful decor ensure a welcoming and sophisticated ambiance.

Stepping outside, you'll discover a private garden, a verdant oasis where you can relax, entertain, and soak up the Mediterranean sunshine. Imagine enjoying your morning coffee amidst the fragrant blossoms, hosting al fresco dinners or simply unwinding with a good book under the shade of a tree. This garden offers a secluded retreat, a perfect extension of your living space, providing ample room for planting your favorite flowers or even cultivating a small herb garden. The garden's elevated position further enhances the sea views, making every moment spent outdoors a truly picturesque experience.

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### First Floor:

Ascending to the first floor, you'll discover two generously sized bedrooms, each offering a private sanctuary. The main bedroom is a true highlight, designed to maximize comfort and natural light,



featuring windows that invite the stunning ocean views directly into your personal space. Imagine waking up to the views of the Aegean. The second bedroom, while equally comfortable, offers a serene retreat with views of the local houses. This bedroom has built-in wardrobes, ensuring a clutter-free and serene environment. A well-appointed bathroom on this floor, complete with modern fixtures and fittings, offers a refreshing and luxurious experience for both residents and guests.

## The Crowning Glory: The Roof Terrace

The absolute highlight of this exceptional property is undoubtedly the expansive roof terrace. This is where the sea views truly reach their zenith. Offering an unobstructed, view of the Aegean Sea, the surrounding coastline, and the distant mountains, this space is a true masterpiece of design and a testament to the property's prime location.

Imagine hosting unforgettable gatherings under the starlit sky, savoring a delicious barbecue with friends and family, or simply unwinding with a glass of local wine as you watch the spectacular sunsets paint the horizon in fiery hues. The roof terrace provides ample space for sun loungers, outdoor dining furniture, and even a comfortable lounge area, allowing you to create your own bespoke outdoor living paradise. This elevated sanctuary is not just a place to observe the views; it's a place to live them, to truly immerse yourself in the beauty and tranquility of the Aegean. The gentle sea breeze and the vast expanse of the sky create an unparalleled sense of freedom and serenity.

## An Investment in Lifestyle and Future

Owning this detached house in Ladies Beach, Kusadasi, is more than just acquiring a property; it's an investment in a lifestyle of unparalleled beauty, comfort, and serenity. Whether you're seeking a permanent residence, a luxurious holiday home, or a shrewd investment opportunity, this property ticks all the boxes. The strong demand for properties in Ladies Beach, coupled with Kusadasi's growing popularity as a tourist destination, ensures excellent rental potential and long-term capital appreciation.

This stunning two-bedroom detached house with a garden, offering magnificent sea views from every floor, including an incredible roof terrace, represents a rare opportunity to own a piece of paradise on the Aegean coast. It's a home where every day feels like a holiday, where the beauty of nature is your constant companion, and where unforgettable memories are waiting to be made. Don't miss your chance to experience the magic of Ladies Beach from the comfort and luxury of your own private sanctuary. Contact us today to arrange a viewing and begin your journey to coastal living perfection.

## ABOUT THE AREA

Kusadasi, meaning 'Bird Island,' is a vibrant and popular resort town located on Turkey's stunning Aegean coast. Once a small fishing village, it has transformed into a bustling hub known for its beautiful beaches, lively atmosphere, and rich historical heritage. Visitors flock to Kusadasi for its sun-drenched shores like Ladies Beach, which offers soft sands and clear waters, alongside a vibrant promenade with cafes and restaurants. The town's modern marina welcomes luxurious yachts and serves as a major cruise ship port,



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bringing thousands of visitors to its shores annually.

Beyond its coastal charm, Kusadasi serves as a prime gateway to some of Turkey's most significant historical sites. Most notably, it's the closest major access point to the ancient city of Ephesus, a UNESCO World Heritage site and one of the best-preserved Roman cities in the Mediterranean. Here, visitors can explore the impressive Library of Celsus, the grand theater, and the remains of the Temple of Artemis, one of the Seven Wonders of the Ancient World. Other nearby historical gems include the House of the Virgin Mary, believed to be where Mary spent her final days, and the charming village of Sirince, famous for its fruit wines.

Kusadasi also offers a diverse range of activities to suit every taste. For nature lovers, the Dilek Peninsula-Büyük Menderes Delta National Park provides breathtaking landscapes, hiking trails, and secluded coves. Adrenaline junkies can enjoy water sports, boat trips along the coast, or visit one of the area's popular waterparks like Adaland. The town itself boasts a lively Grand Bazaar for shopping, traditional Turkish baths for relaxation, and a bustling nightlife scene with numerous bars and restaurants serving both local and international cuisine. Pigeon Island, connected to the mainland by a causeway, is another iconic landmark with a Byzantine-era castle offering panoramic views.

For travelers arriving by air, the nearest airport to Kusadasi is Izmir Adnan Menderes Airport (ADB). Located approximately 70-95 kilometers (43-59 miles) north of Kusadasi, it's well-connected with domestic and international flights. From Izmir Airport, travelers can easily reach Kusadasi via private transfer, taxi, or bus services, with journey times typically ranging from 1 to 1.5 hours depending on traffic and the chosen mode of transport.

#### MAiN FEATURES:

- \* 500m<sup>2</sup> of living space
- \* 2571m<sup>2</sup> plot
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Sea Views
- \* Street Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Walking distance to 2 beaches.
- \* 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

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#### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	500 sq m



Lot Size: 2517000 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T2951/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2951/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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