



listing



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 2,327,930.38

Location

Country: Turkey
State/Region/Province: Muğla
City: Bodrum
Posted: Oct 17, 2025
Description:

Villa Introduction:

Step into a world of refined coastal luxury with this exclusive collection of sea view villas in Yalikavak, where stunning architecture, high-end finishes, and panoramic Aegean vistas come together in perfect harmony. These newly built residences offer the ultimate combination of elegance, comfort, and privacy—each villa a haven designed for discerning buyers seeking both lifestyle and legacy.

What is the Location Like?

Yalikavak, on the northern shores of the Bodrum Peninsula, has grown into one of Turkey's most sophisticated and desirable destinations. Once a quiet fishing village, it now boasts luxury marinas, fine dining, high-end boutiques, and a vibrant international community. Yet, it retains its authentic charm, with cobbled streets, traditional cafés, and a welcoming, relaxed atmosphere.

Set against pine-covered hills and the deep blue Aegean, Yalikavak offers a balance of natural beauty and cosmopolitan living. Whether you enjoy boating, fine dining, beach clubs, or simply basking in the sun, this stylish coastal town delivers on every front.

Where are the Villas Located?

These breathtaking villas are positioned in a prime hillside location just two minutes from Yalikavak Marina, offering spectacular sea views and an elevated sense of privacy. Surrounded by lush greenery and pristine landscaping, the setting feels worlds away from the bustle—yet everything from gourmet restaurants to private beach clubs is right at your fingertips.



This is a lifestyle address, placing you close to the action while providing tranquillity, exclusivity, and space to breathe.

What are the Villas Like?

Each villa is a showcase of modern elegance and craftsmanship, designed to capture the spirit of the Aegean through natural stone façades, open-plan interiors, and expansive terraces that invite the outdoors in.

Inside, you will find:

A large open-concept living area with fireplace

A premium fitted kitchen with top-brand appliances

Spacious bedrooms with ensuite bathrooms, including luxurious freestanding bathtubs

Customisable multipurpose rooms ideal for a gym, cinema, or hobby space

Each home also includes a self-contained guest apartment, either one or three bedrooms depending on the villa type, with private access and its own terrace and garden—ideal for extended family or staff.

Outside, indulge in:

A private infinity pool and baby pool

Sunbathing platforms, fire pits, and shaded dining areas

Landscaped gardens, sea-facing terraces, and covered patios

A two-car garage

State-of-the-art features such as smart home systems, underfloor heating, and full air-conditioning ensure modern comfort all year round.

What is the Villa Complex Like?

This intimate development of just 10 private villas has been thoughtfully master-planned for privacy and exclusivity. Each home is detached and individually designed, with its own gated access and garden area. The architecture pays homage to Aegean traditions while embracing contemporary style and luxury.

With all villas title deed ready, you can move in or rent out without delay.

Nearby Amenities:

Yalikavak Marina – 2 minutes away

Designer boutiques, beach clubs, and gourmet restaurants

Historic Old Town and local weekly market

Art galleries, spas, and health centres

Private and public beaches

Water sports and sailing options

You will never be far from what you need—whether you're looking for indulgence, adventure, or simple serenity.

Transportation:



Bodrum Milas Airport – 45 minutes by car
Excellent road connections to Bodrum town (under 15 minutes)
Easy access to surrounding villages and beach resorts
Local taxi and private chauffeur services readily available
Marina berths for boat owners

Frequently Asked Questions (FAQs):

1. Are the villas freehold or leasehold?

Yes, all villas are freehold and come with ready title deeds, offering peace of mind and full ownership rights.

2. What customisation options are available for the multipurpose rooms?

These flexible rooms can be tailored as a gym, cinema room, yoga studio, or even an extra bedroom, depending on your lifestyle needs.

3. Is the guest apartment fully independent?

Yes, the guest apartment has both internal and private external access, offering total privacy and its own outdoor terrace and garden.

4. Can these villas be used for year-round living?

Absolutely. With underfloor heating, smart systems, and high insulation standards, these homes are built for comfort in all seasons—perfect for full-time residents as well as holidaymakers.

Why Invest?

These villas represent a rare opportunity to own an ultra-exclusive home in one of Turkey's most prestigious destinations. Whether for personal use or rental income, the investment potential is substantial thanks to the property's location, build quality, and luxury features.

Yalikavak continues to attract high-net-worth buyers, and with limited stock available, these sea-view villas are expected to rise in value. Eligibility for Turkish citizenship further enhances their appeal for international investors.

Villa Summary:

With their panoramic Aegean views, high-end finishes, private guest apartments, and idyllic location just minutes from Yalikavak Marina, these villas offer a truly rare combination of style, space, and serenity. Spread across 389 to 540 m², each home is crafted with care and built to the highest specifications. Whether you're seeking a permanent residence, holiday escape, or premium investment, this is coastal living at its most luxurious.

Villa Prices:

Four-bedroom villas with three bathrooms, offering 389m² of living space, with private pool, sea views, and terrace, priced from €1,450,000.

(Pre-launch offer available starting at an excellent price of €1,975,000)



Common

Bedrooms: 4
Bathrooms: 3

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UREQ-T31/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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