



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: EUR 3,500,000

Location

Country: Turkey
State/Region/Province: Muğla
City: Bodrum
Posted: Jan 22, 2026
Description:

Villa Introduction:

This outstanding resale eight-bedroom villa offers a rare opportunity to own a truly substantial home within an elite boutique complex of just four private villas, positioned directly by the sea in one of the Bodrum Peninsula's most desirable locations. Combining generous proportions with resort-style amenities and exceptional rental appeal, this villa is perfectly suited to those seeking a prestigious lifestyle property or a high-performing investment.

With vast internal living space, expansive terraces and private wellness facilities, this is a home designed to impress, entertain and endure.

What is the location like?

Yalıkavak is the undisputed jewel of the Bodrum Peninsula, known for its sophisticated atmosphere, breathtaking sunsets and cosmopolitan lifestyle. The area blends natural beauty with refined luxury, offering pristine bays, rolling hills and a vibrant social scene centred around the world-famous Yalıkavak Marina.

From gourmet dining and waterfront cafés to exclusive beach clubs and designer shopping, Yalıkavak attracts an international audience while maintaining its authentic Aegean charm. Demand for luxury villas here remains consistently strong, underpinned by limited supply and global appeal.

Where is the villa located?



The villa enjoys a prime frontline seaside position within a secure, professionally managed complex, ensuring privacy, tranquillity and uninterrupted surroundings. Despite its peaceful setting, it is ideally located for easy access to the peninsula's key destinations:

Approximately 52 km from Milas–Bodrum International Airport

19 km from Bodrum town centre

7 km from Gündoğan

9 km from Gümüşlük

17 km from Turgutreis

This location offers the perfect balance between seclusion and connectivity.

What is the villa like?

The villa is designed on a grand scale, offering 760 sqm of net internal living space complemented by 125 sqm of terraces. The main living areas flow effortlessly, featuring an open-plan kitchen alongside a separate kitchenette, ideal for entertaining or accommodating large groups.

All bedrooms are generously proportioned and benefit from en-suite bathrooms, providing comfort and privacy throughout. A dedicated fitness room, sauna and spa facilities elevate the home into a private wellness retreat, while the private swimming pool and landscaped garden create an idyllic outdoor living environment overlooking the sea.

Practical features include a laundry room, private parking, advanced technical systems, and access to on-site services such as garden maintenance, cleaning and technical support.

Nearby Amenities:

Residents benefit from an exceptional range of on-site and nearby amenities, including:

Communal swimming pool

Fully equipped spa and gym

Landscaped communal areas

On-site generator and water purification system

Professional garden maintenance and technical services

Beyond the complex, Yalıkavak Marina offers luxury boutiques, fine dining restaurants, cafés and social venues, all within easy reach.

Transportation:

The villa is easily accessible via coastal roads, with Milas–Bodrum International Airport offering year-round international and domestic flights. Local transport links, taxis and private transfers ensure seamless travel throughout the peninsula.

Frequently Asked Questions (FAQs):

Is this villa suitable for high-end rental income?

Yes, its size, seaside location and extensive facilities make it highly attractive for luxury holiday rentals.

Does the villa offer sufficient privacy?



Absolutely. With only four villas in the complex, privacy is a defining feature.

Are wellness facilities included within the villa?

Yes, the property includes a private fitness room and sauna, in addition to communal spa facilities.

Is the property ready for immediate use?

Yes, this is a resale villa in excellent condition, suitable for immediate occupation or rental.

Why Invest?

Luxury seaside villas in Yalıkavak are increasingly rare, particularly within boutique developments offering professional management and resort-style amenities. Strong international demand, limited coastal supply and Yalıkavak's global reputation combine to support long-term capital growth alongside excellent rental yields, making this a compelling investment opportunity.

Property Summary:

This exceptional seaside villa delivers space, privacy and luxury in one of Bodrum's most prestigious coastal settings, offering a lifestyle defined by elegance, comfort and enduring value.

Villa Price:

The villa features eight bedrooms, nine bathrooms, a 48 sqm private swimming pool, a 1,026 sqm garden plot, and 760 sqm of internal living space, and is offered for sale at €3,500,000.

This is a rare opportunity to acquire a landmark luxury villa with outstanding lifestyle and investment appeal in Yalıkavak.

Common

Bedrooms:	8
Bathrooms:	9

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/UREQ-T76/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

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