



## listing



### Emlakçı Bilgisi

|             |                                                                                                              |
|-------------|--------------------------------------------------------------------------------------------------------------|
| İsim:       | ArKadia                                                                                                      |
| Şirket Adı: |                                                                                                              |
| Ülke:       | United Kingdom                                                                                               |
| Telefon:    |                                                                                                              |
| Languages:  | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### İlan Detayları

|            |                  |
|------------|------------------|
| İçin mülk: | Satılık          |
| Fiyat:     | USD 1,243,487.04 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Türkiye    |
| Eyalet/Bölge/ Şehir: | Muğla      |
| Şehir/İlçe:          | Bodrum     |
| Yayınlandı:          | 22.01.2026 |
| Açıklama:            |            |

### Villa Introduction:

Set directly on the beachfront in one of Yalikavak's most prestigious and secure residential enclaves, this exceptional three-bedroom luxury villa offers a rare opportunity to embrace refined coastal living at its very best. Designed to blend elegance with comfort, the property delivers a serene, private lifestyle framed by sea views, landscaped gardens, and immediate access to the Aegean shoreline. Whether as a permanent residence, a refined holiday retreat, or a high-end investment, this villa embodies the effortless luxury Yalikavak is celebrated for.

### What is the location like?

Yalikavak is widely regarded as the crown jewel of the Bodrum Peninsula, combining natural beauty with a distinctly cosmopolitan atmosphere. Known for its spectacular sunsets, crystal-clear waters, and gentle pace of life, the area balances traditional coastal charm with modern luxury. The town has evolved into an international hotspot, attracting discerning homeowners, yacht owners, and lifestyle investors who value privacy, quality dining, and a sophisticated yet relaxed environment.

### Where is the villa located?

The villa occupies a prime beachfront position within a secure, gated complex just moments from the world-renowned Yalikavak Marina. Daily life here feels both exclusive and convenient, with fine dining, designer boutiques, and beach clubs all close at hand. The property is approximately 19 km from Bodrum and around 52 km from Milas–Bodrum International Airport, ensuring easy access for both residents and visiting guests.



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## What is the villa like?

Inside, the villa offers a bright and flowing layout centred around open-plan living. Large windows invite natural light throughout the home, while high ceilings enhance the sense of space and calm. Three generously sized bedrooms provide privacy and comfort, each complemented by well-appointed bathrooms. Outdoor living is a defining feature, with spacious terraces opening onto beautifully maintained communal gardens and just a few steps leading directly to the beach. The overall design is understated yet elegant, allowing the surrounding sea and landscape to take centre stage.

## Nearby Amenities:

Residents enjoy access to a range of exclusive on-site facilities, including a large communal swimming pool, sun terraces, secure parking, and immaculately landscaped gardens. Beyond the complex, Yalikavak Marina offers gourmet restaurants, luxury cafés, beach clubs, and high-end retail, including internationally recognised designer brands. Traditional fish restaurants, local markets, and charming harbour cafés add authentic character to daily life.

## Transportation:

The villa is well connected to the wider Bodrum Peninsula. Milas–Bodrum International Airport is reachable in under an hour, while Bodrum town centre, Gümüşlük, Gündoğan, and Turgutreis are all within easy driving distance. Local transport links and well-maintained roads make exploring the coastline and surrounding villages both simple and enjoyable.

## Frequently Asked Questions (FAQs):

Is the villa suitable for year-round living?

Yes, the secure complex, modern construction, and proximity to amenities make it ideal for both permanent living and extended stays.

Does the property have private beach access?

Yes, the villa benefits from direct access to the beachfront within the complex.

Is the complex secure?

The development offers 24/7 security, providing peace of mind for owners and guests.

Is this a good rental investment?

Beachfront villas in Yalikavak are highly sought after, particularly during the summer season, offering strong rental demand and premium yields.

## Why Invest?

Yalikavak continues to be one of Turkey's most resilient and desirable luxury property markets. Limited beachfront supply, strong international demand, and the ongoing prestige of Yalikavak Marina underpin long-term capital growth. This villa's combination of location, security, and lifestyle appeal makes it a compelling investment, whether for personal enjoyment or high-end rental returns.

## Property Summary:

This beachfront villa presents a rare blend of elegance, privacy, and lifestyle appeal in one of the Bodrum Peninsula's most exclusive locations. With refined interiors, resort-style communal amenities, and the sea



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just steps away, the property offers a lifestyle defined by tranquillity, comfort, and understated luxury. It is a home designed not only to be lived in, but truly enjoyed.

### Villa Price:

Three-bedroom, three-bathroom luxury villa with two garages, offering generous internal living space, open-plan interiors, expansive terraces, communal pool access, landscaped gardens, and direct beachfront access within a secure complex in Yalikavak, this villa is priced at an exceptional price of €1,050,000.

For further details or to arrange a private viewing, please contact us to experience this exceptional coastal home first-hand.

### Genel Bilgiler

Yatak odası: 3  
Banyo: 3

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/UREQ-T75/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UREQ-T75/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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