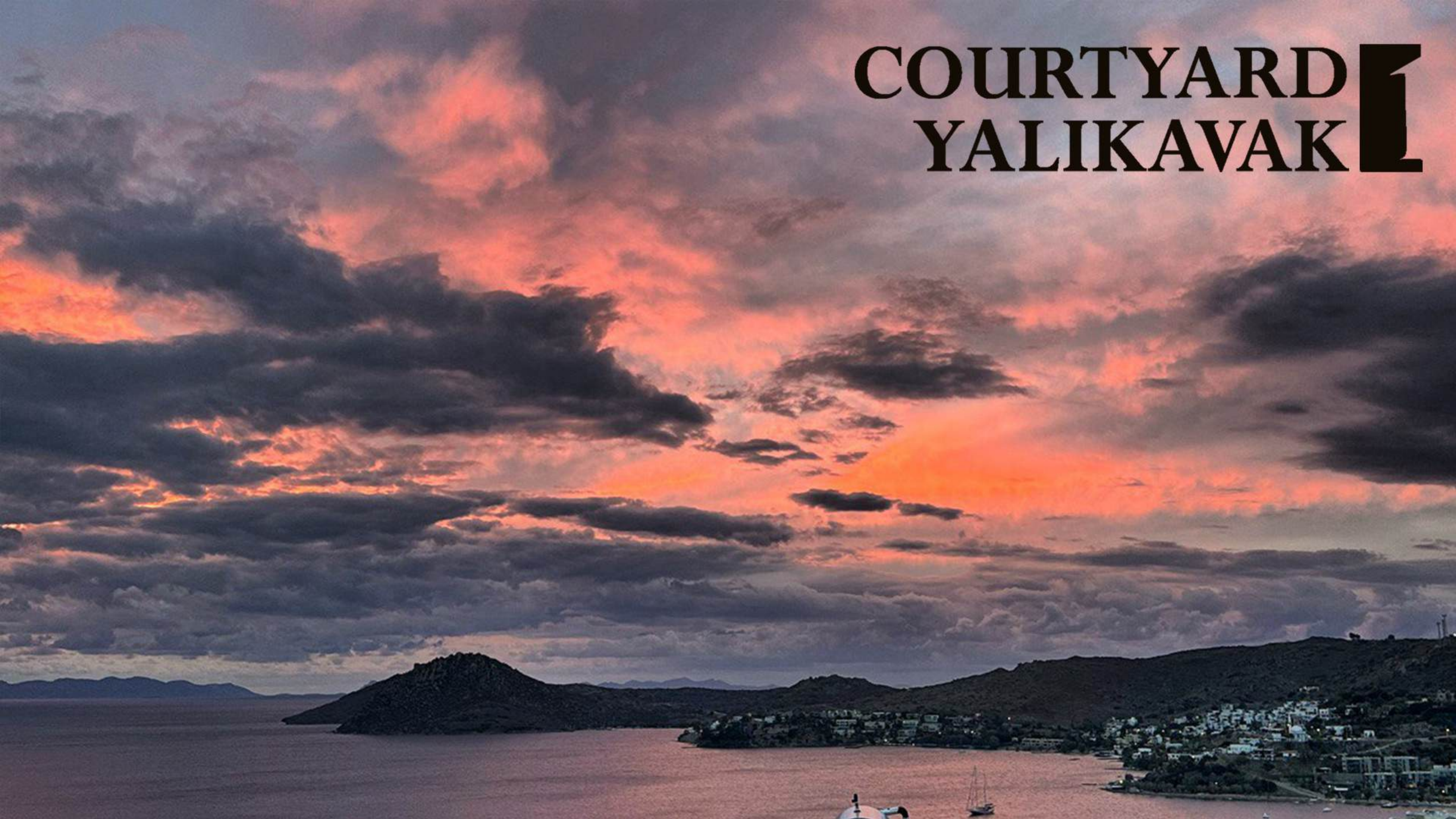


COURTYARD YALIKAVAK



Unique Villas with Stunning Views in the Most Exclusive Location of Bodrum

We offer 4 exclusive villas in Yalıkavak, the sought-after town of Bodrum, commanding panoramic views of Tilkicik Bay and Yalıkavak. Among these magnificent villas, each meticulously designed and thoughtfully equipped to ensure your utmost comfort, you will find options tailored to your preferences. Additionally, one of our villas features a private infinity pool from which you can enjoy the sparkling sea views at sunset and during the night. Our interior spaces are distinguished by modern and stylish design, promising a comfortable living environment. Each villa offers expansive terraces, providing the perfect setting to enjoy outdoor living and an immersive experience in nature. Our villas are conveniently located near Milas Airport, just 45 minutes away, offering ease of travel for international visitors. Furthermore, we provide access to a private beach, allowing you to indulge in leisurely moments in Bodrum's turquoise waters.

Each villa aims to provide an unforgettable experience with its unique features, located in one of the most beautiful and prestigious areas of Bodrum.





The houses are positioned in such a way so that they don't block each other's view of the bay.

Each villa has its own parking for 2 vehicles. The project includes charging devices for electric vehicles, solar panels, heated outdoor pools, and storage areas. The landscaping of each garden is designed individually by a professional team of landscape designers.

There is an artesian water on the site and each house will have its own water tank, allowing that way to avoid problems with interruptions in water supply.

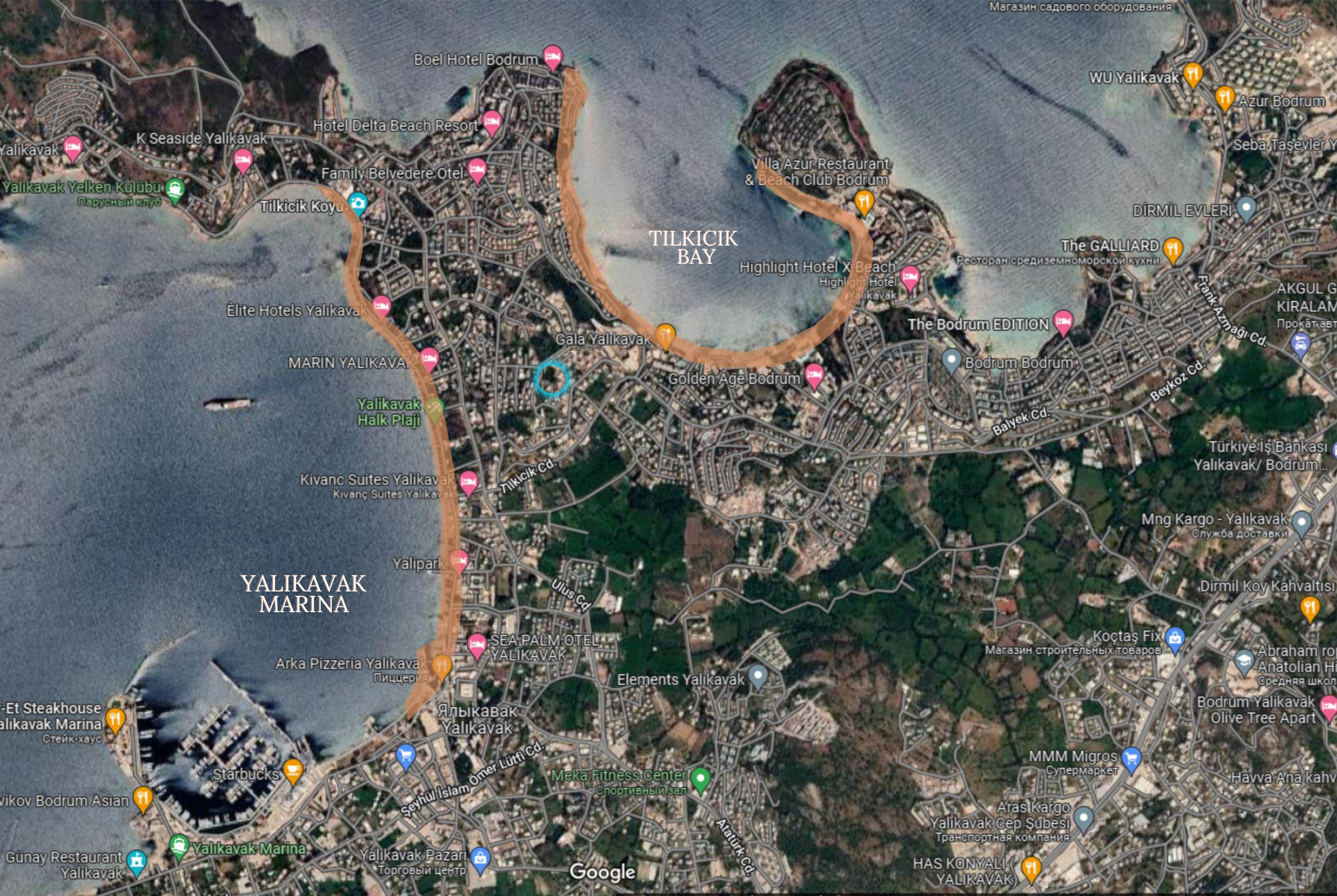
“Smart home” is an important element of the villas concept. the system includes video surveillance, interior and exterior lighting, heating and cooling. Thanks to the system of “smart home”, all these functions are controllable FROM smart phones.



MASTER PLAN

TOTAL LAND AREA :

Villa A	625 m ²
Villa B	483 m ²
Villa C	375 m ²
Villa D	440 m ²
Common use places	327 m ²
Total area of the land plot	2250 m ²



Entertainment infrastructure
(restaurants, beaches, stores)

COURTYARD
YALIKAVAK - 2250 m²



YALIKAVAK
MARINA



380 METERS



COURTYARD
YALIKAVAK





THE RITZ-CARLTON

TILKICIK BAY

301 METERS

COURTYARD
YALIKAVAK





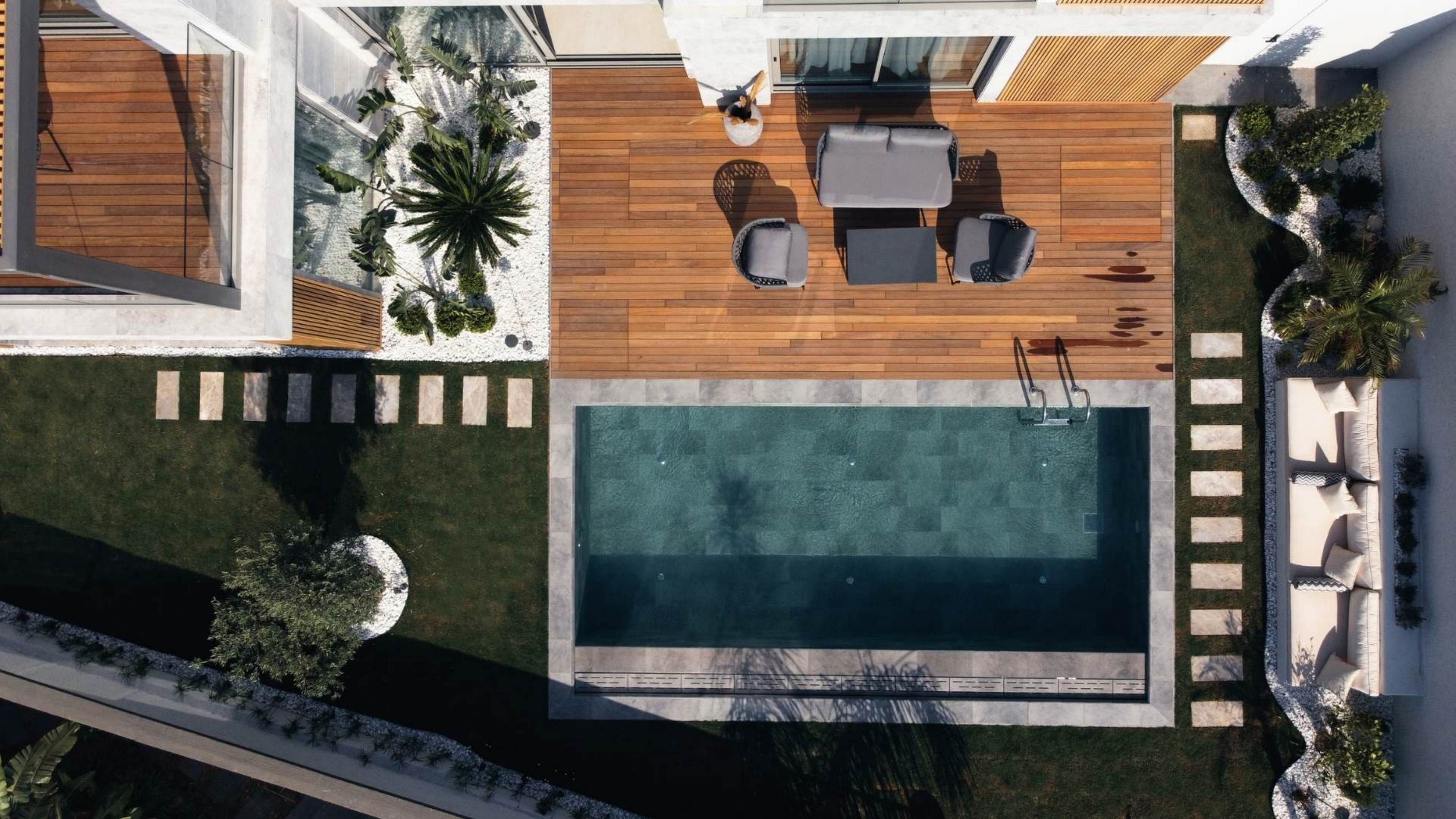




The facades of this houses are clad in high-quality marble tiles, which not only give the building a luxurious appearance but also ensure its durability and resistance to external factors.

Marble is chosen for its aesthetic qualities, such as unique textures and shades, which add refinement and elegance to the facade. Wooden battens used in the finishing create an interesting contrast with the marble, adding a unique style and character to the houses.









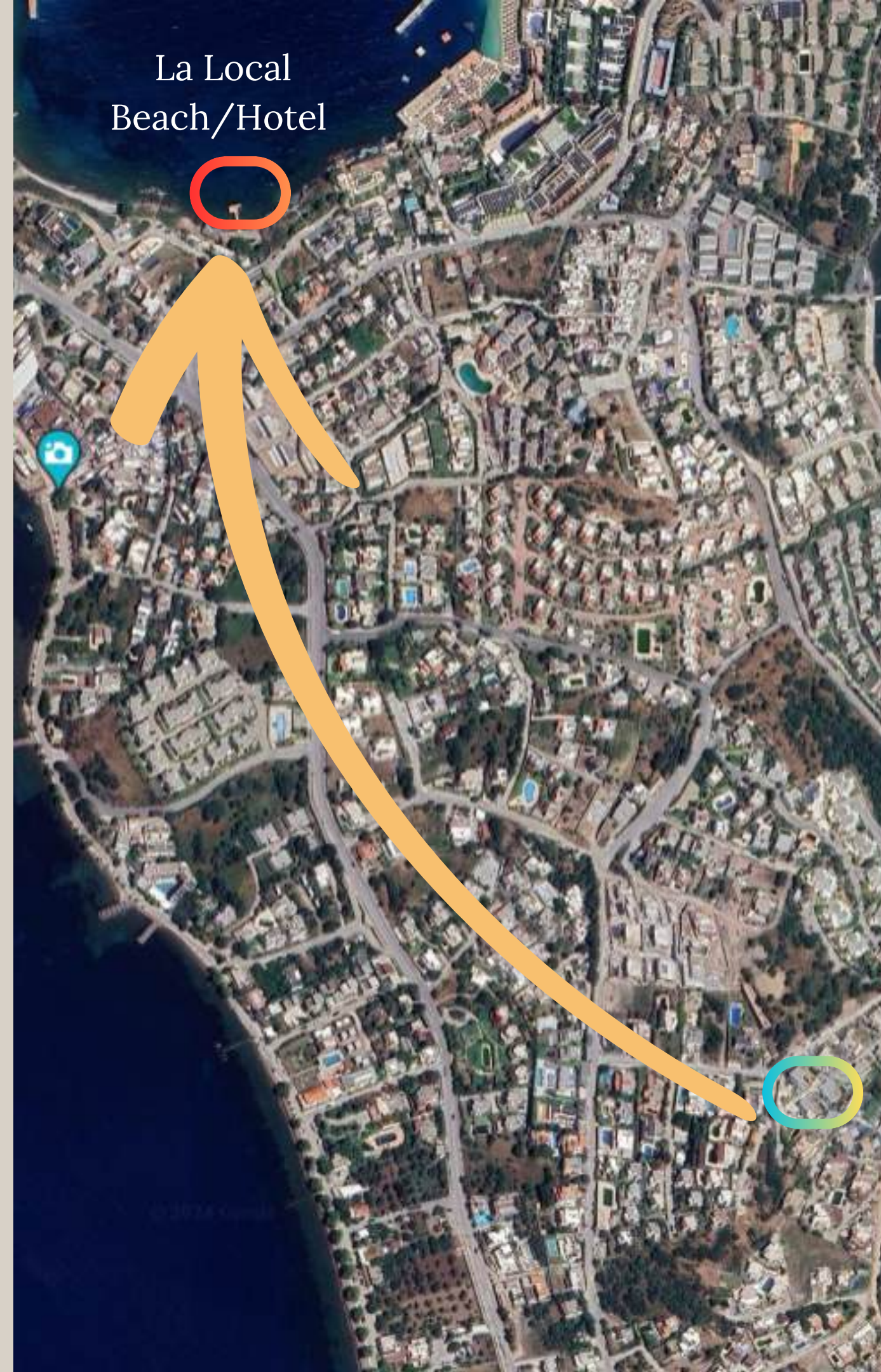






The terrace is furnished
with comfortable seats
and tables for relaxing in
the fresh air.





La Local
Beach/Hotel

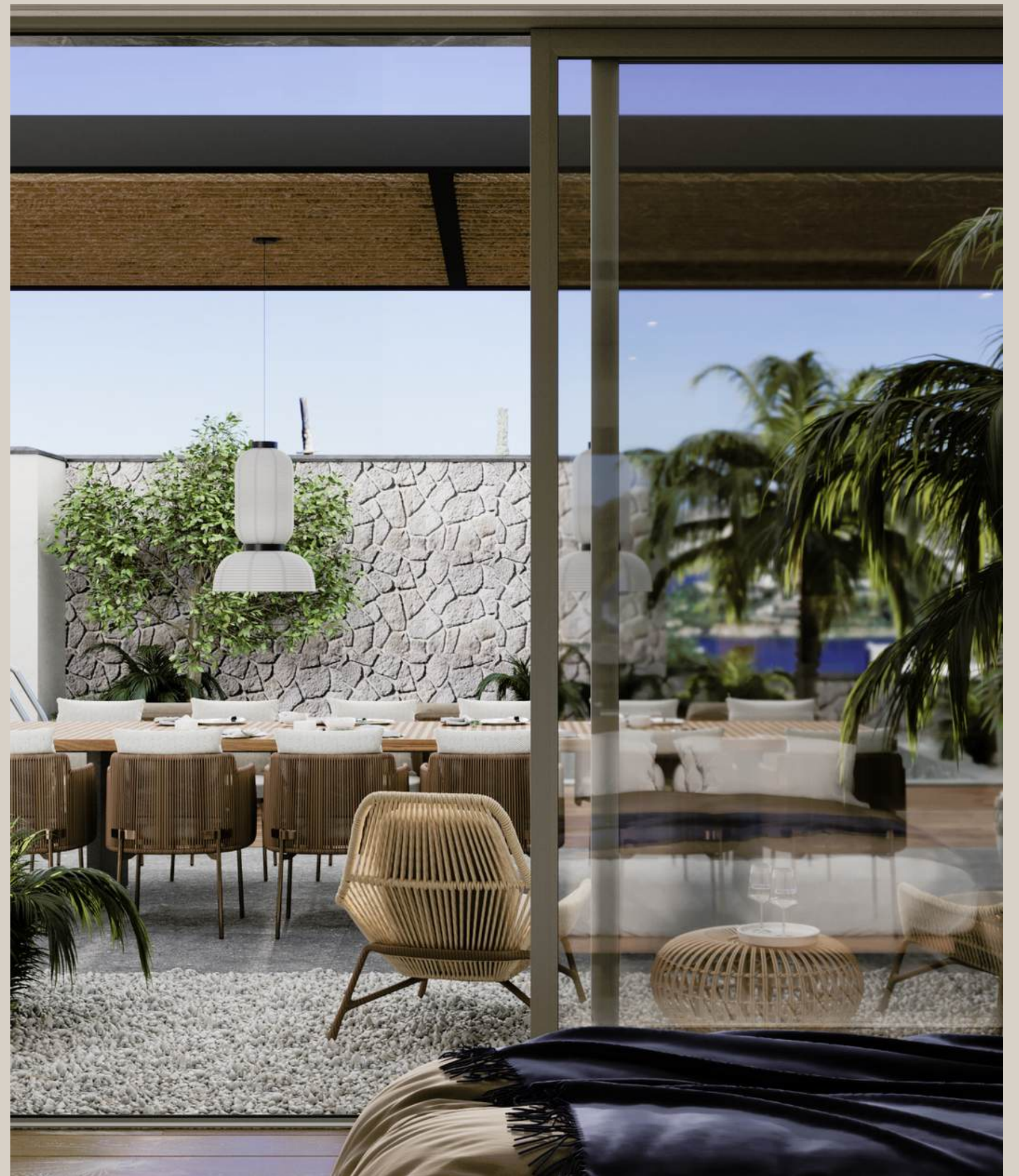
COURTYARD
YALIKAVAK

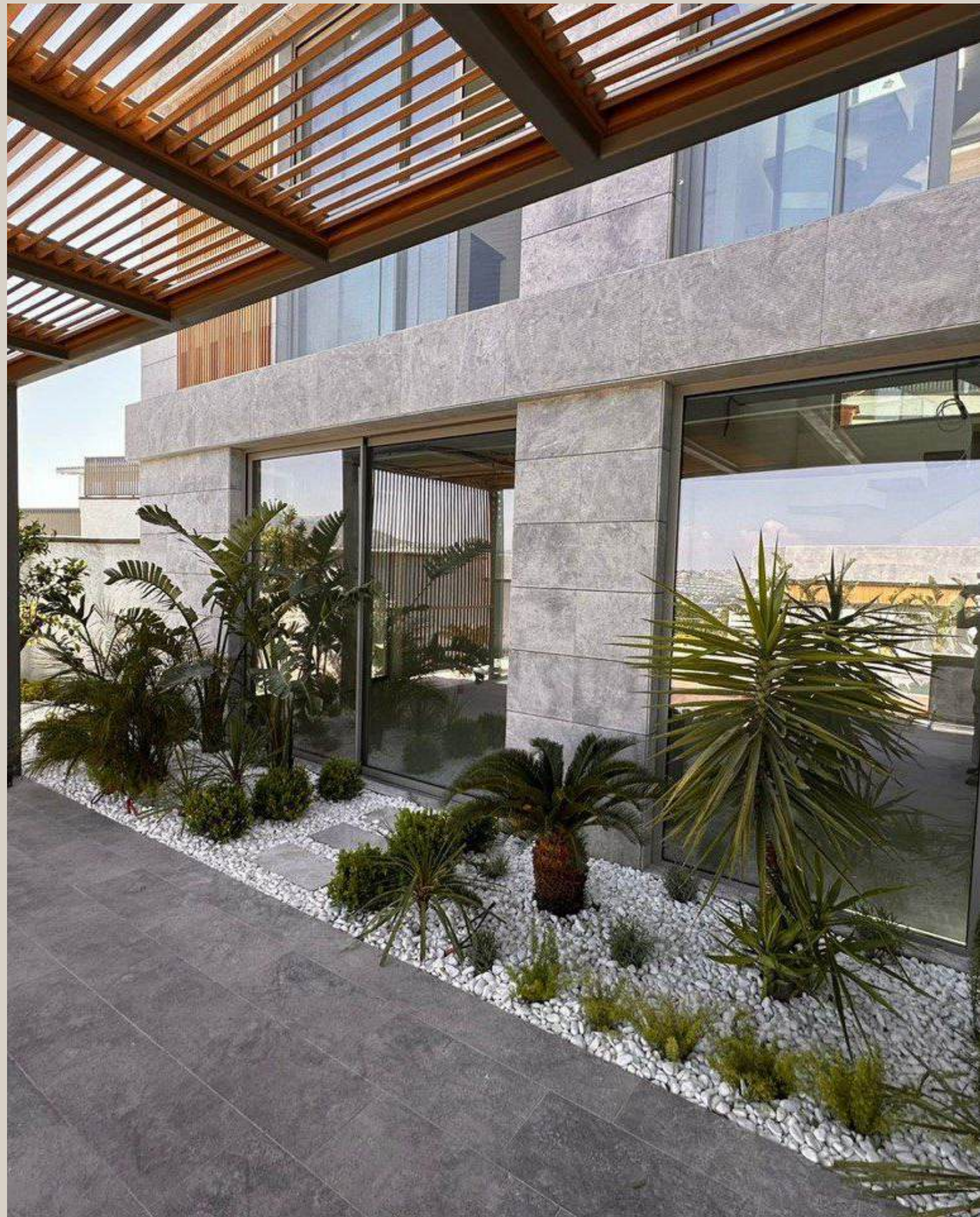
La Local Beach/Hotel

760m

Our site, consisting of 4 villas, is just a 3-minute drive from the beautiful La Local Beach. You can fully enjoy the tranquility and peace while being close to the sea. Awaiting you is a life intertwined with nature, far from the noise of the city.







The storage areas for each property are designed to meet various usage needs. These spaces provide ideal solutions for storing garden tools, generators, and other equipment.











The kitchen, with its wooden surfaces, adds a natural and warm atmosphere, making it the heart and soul of each home. Just as a mother provides nurturing and unlimited love, the kitchen offers a comforting and inviting space for all.







ELECTRIC CAR CHARGING STATION



POSSIBILITY OF CONNECTION TO SOLAR PANELS



SMART HOUSE SYSTEM



PRIVATE WATER WELL



SECURITY SYSTEM

MATERIAL LIST			
NAME	TYPE	BRAND	COUNTRY
KITCHEN	CUPBOARDS	SCAVOLINI	ITALY
	WORKTOP	LAMINAM DIAOMAND	ITALY
	APPLIANCES	GAGGENAU	GERMANY
	HOOD	FALMEC	ITALY
	SINK	HANSGROHE	GERMANY
	GARBAGE SHREDDER	FRANKE	SWITZERLAND
	ACCESSORIES	HANSGROHE	GERMANY
BATHROOMS	ACCESSORIES	HANSGROHE	GERMANY
	TILES	LAMINAM	ITALY
	INSTALLATION	GEBERIT	SWITZERLAND
	CLOSET/SINK	DURAVIT	GERMANY
FLOOR	TILES	PORCELANOSA	SPAIN
	PARQUET	GARBELOTTO	ITALY
	WARMING FLOOR	FRAENKISCHE	GERMANY
LIGHTNING	INSIDE	PROLUX	TÜRKİYE
	OUTSIDE	EMFA	TÜRKİYE
INTERIOR EQUIPMENT	SAUNA	TYLÖ OVEN (10 KW) AYOUS (ABACHI) TREE	FINLAND AFRIKA
	SOCKET SWITCH	PANASONIC	JAPAN
	SMART HOUSE SYSTEM	GEWISS	ITALY
	COMMAND PANEL	PANASONIC	JAPAN
	CURTAIN MOTOR SYSTEM	NOVA	CHINESE
	HEAT PUMP	DAIKIN	JAPAN
	VRV SYSTEM	DAIKIN	JAPAN
	VENTILATION	BSK	TÜRKİYE

MATERIAL LIST			
NAME	TYPE	BRAND	COUNTRY
OUTDOOR EQUIPMENT	PUMP SYSTEM	GRUNDTOS	DENMARK
	POOL TILES	SERAPOL	POLAND
	SECURITY SYSTEM	AJAX	UKRAINE
	PIVOT DOOR	GUIDO	ITALY
	FACADE WOODS	AYOS	AFRIKA
	TERRACE WOODS	İROKO	AFRIKA
	FACADE COATING	TUNDRA PATİNATOLU	TÜRKİYE
	FACADE ALUMINUMS	ALUMİL	GREECE
	ELECTRIC CAR CHARGING STATION	GEWISS JOINON	ITALY