

Villa Balsam

Region: Turkey **Sleeps:** 7

Overview

Perched above the turquoise coast of Kalkan, Turkey, Villa Balsam is a peaceful haven where Mediterranean beauty meets inviting comfort. With panoramic views of the sea and surrounding hills, this villa provides a private retreat for relaxation and connection with nature. Inside, guests will find four spacious bedrooms, each with its own en-suite bathroom, an open-concept living area, and a fully equipped kitchen designed for effortless gatherings. Outside, sun-drenched terraces and an infinity pool create the perfect spot to unwind, while shaded lounge areas make for cozy evenings watching the sun set over the water.

Villa Balsam's thoughtful design creates an ambiance of warmth and elegance. Floor-to-ceiling windows and natural stone elements draw the stunning landscape indoors, blending seamlessly with the villa's tasteful decor. Just a short distance from Kalkan's charming town centre, guests can easily explore quaint streets, local shops, and waterfront cafes. Ideal for couples, families, or friends, Villa Balsam offers an unforgettable escape to the peaceful rhythms of the Mediterranean coast, capturing the welcoming spirit and scenic beauty of Turkey's shoreline.

Facilities

Chef/Cook Available • Wi-Fi/Internet • Games Room • Air-Con • Garage • Villa • Watersports • Rural Location • Cots (Cribs) • Water excursions/Boat trips • Transfers Available • Playground nearby • Meal delivery service • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Smart TV • Satellite TV • Table Football • Pool/Snooker • High Chair(s) • Parking Space • Seaview • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips



Interior & Grounds

The Villa

Lower Ground Floor

- Air conditioned entertainment room with sea view equipped with a TV, Table Football, Billiards and Air Hockey
- WC

Ground Floor

- Large open-plan living area with stylish furnishings, Smart LED TV and doors to the pool terrace
- Fully-equipped kitchen
- Dining area seating for 6
- Twin bedroom (2 single beds 100x200cm) with en-suite shower room and sea view
- Direct access to the poolside

First Floor

- Bedroom with double bed (180x200cm), en-suite bathroom and balcony with sea view
- Twin bedroom (2 single beds 100x200cm) with en-suite shower room and balcony with sea view

Exterior Grounds

- Private infinity swimming pool (4x10m, 1.65m)
- Sunbeds and parasols
- Rattan hammock swing chair (seats 2 persons)
- Lounge area
- Barbecue
- Poolside shower
- Automatic shutter car park

Additional Facilities

- Air-conditioning
- Wi-Fi
- Laundry room with washing machine, iron, ironing board, clothes dryer and vacuum cleaner
- Toaster
- Electric juicer
- Alarm Security System
- CCTV System (building surroundings only)
- Emergency First Aid Kit
- Mini safe box in Master Bedroom
- Highchair



Location & Local Information

Nestled in the scenic hills of Bezirgan Mahallesi in Kalkan —a stunning destination where the beauty of nature meets rich cultural experiences. This location offers a perfect blend of natural beauty and Turkish heritage. Just minutes away, explore the charming cobbled streets of Kalkan's town centre, where boutique shops, traditional Turkish cafes, and local markets await. Discover the nearby sandy beaches and crystal-clear waters ideal for swimming and snorkelling, or take a short drive to the historic ruins of Patara and Xanthos for a glimpse into ancient history.

Adventure awaits just beyond your doorstep! Spend your days lounging on pristine beaches or diving into thrilling water sports like jet skiing and paddleboarding. For the more adventurous, Kalkan is a paradise for outdoor enthusiasts, offering stunning boat tours around nearby islands and hidden coves, allowing you to discover the region's natural beauty up close.

As the sun sets, indulge in the culinary delights of Kalkan's waterfront restaurants, serving fresh seafood and traditional Turkish dishes with spectacular views. With panoramic vistas, vibrant landscapes, and easy access to local sights, Bezirgan Mahallesi is your gateway to an unforgettable experience on the enchanting Turkish Riviera. Make memories that will last a lifetime in this captivating destination!

Local Amenities

Nearest Airport	Dalaman Airport (125km)
Nearest Town/City	Kalkan (3km)
Nearest Restaurant	Eclipse Restaurant (3km)
Nearest Beach	Kalkan Beach (2km)
Nearest Supermarket	Carrefour SA (2.5km)



What we love

- Villa Balsam offers a peaceful stay in Kalkan, featuring an open layout with four en-suite bedrooms and expansive views of the Mediterranean.
- Designed with both indoor comfort and outdoor relaxation in mind, the property includes a private infinity pool, multiple terraces, and easy access to Kalkan's town centre and serene beaches.
- For larger groups, Villa Zakkum is right next door and you can enquire to book them together.
- The villa enjoys the best of both worlds, get back to nature, and don your walking boots as you tread in the footsteps of the Lycian Trail, or take a taxi into town and enjoy the holiday hotspot delights of Kalkan

What you should know...

- Villa Balsam is situated in an old olive grove above the town of Kalkan, which is why it offers the most magnificent views, but it does also mean that access is steep, and may be difficult for those with mobility issues.
- The twin bedroom located on the ground floor offers ideal comfort for guests with young children, especially as it has easy access to every area.
- The rooms with twin beds can also be combined and be used as double beds if necessary.

Terms & Conditions

- **Security deposit:** €420 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00am
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes
- **Pets welcome?:** Not allowed
- **Other Ts and Cs:** Please note that on occasions, in Turkey, extremes in weather can cause water and/or electric supply to be cut or reduced. Services are normally restored as soon as possible. In Turkey the plumbing system is not designed to have paper and sanitary items flushed down the lavatory. In these cases, a bathroom bin is provided.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** It is included for stays 7+ nights. For stays under 7 nights, there is a cleaning fee of €110. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only
- **Minimum stay:** 5 nights
- **Heating costs included?:** Yes
- **Tax:** Included in the price
- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- **Pool towels included?:** Yes
- **Stag & Hen Do Allowed? :** Weddings and stag/hen parties are not allowed.