Villa Ay 1

Region: Turkey **Sleeps:** 8

Overview

With sea views and a private pool, Villa Ay 1 is one of three beautifully designed properties, all within walking distance of the beach and just a 12–15 minute stroll from Kalkan's town centre.

The villa's stylish open-plan living space features sleek marble floors, crisp white interiors and tasteful lighting throughout. The lounge is bright and spacious, with comfortable seating arranged around a large TV and floor-to-ceiling patio doors that open directly onto the private terrace. Alongside is a dining area for eight and a fully equipped modern kitchen, perfect for preparing meals to enjoy indoors or alfresco.

There are four contemporary bedrooms in total — three doubles and a twin — each finished in a minimalist style with plenty of space. Two bedrooms enjoy wonderful sea views and access to a first-floor balcony, while the remaining rooms offer garden or balcony access. All bedrooms benefit from luxurious bathrooms with walk-in rain showers and elegant marble finishes.

Outside, the private terrace is ideal for both relaxing and socialising. Take a dip in the sparkling pool, unwind on the sun loungers or enjoy time together on the outdoor seating. There's also a shaded alfresco dining area with a BBQ, plus a table tennis table for some added holiday fun. In the evenings, soft lighting creates a relaxed and inviting atmosphere under the stars.









Facilities

Air-Con • Villa • Private Pool • Great Value • Boat Trips • Ideal for Kids • Paragliding • Scuba Diving • Historical Sites • Walk to Village • Walking/Hiking Paths • Horse Riding • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Beach Nearby • All Bedrooms En-Suite • Instagrammable • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • High Chair(s)

Interior & Grounds

The Villa

Villa Ay 1 is a newly built villa overlooking Kalkan Bay. There are 4 bedrooms, 4 bathrooms and it can accommodate up to 8 people

Ground Floor
- Open-plan living & dining area
- Fully equipped kitchen with oven, hob, diwasher, microwave, fridge freezer
- Bedroom with double bed, en-suite shower area and garden access (screened off by a frosted glass panel)
- Cloakroom

First Floor
- Bedroom with double bed, balcony access and en-suite shower area
- Bedroom with double bed, balcony access and en-suite shower room (screened off by a frosted glass panel)
- Bedroom with twin single beds, balcony access and en-suite shower room

Exterior Grounds
- Private swimming pool (10.5m x 3.5m, 1.45m depth)
- Dining area
- Sun loungers
- Table tennis
- Barbecue

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Hairdryer in each bedroom
- Parking for one car









Location & Local Information

Set just outside the charming town of Kalkan, in the foothills of the Taurus Mountains, Villa Ay 1 is ideally placed for exploring Turkey's stunning Lycian Coast.

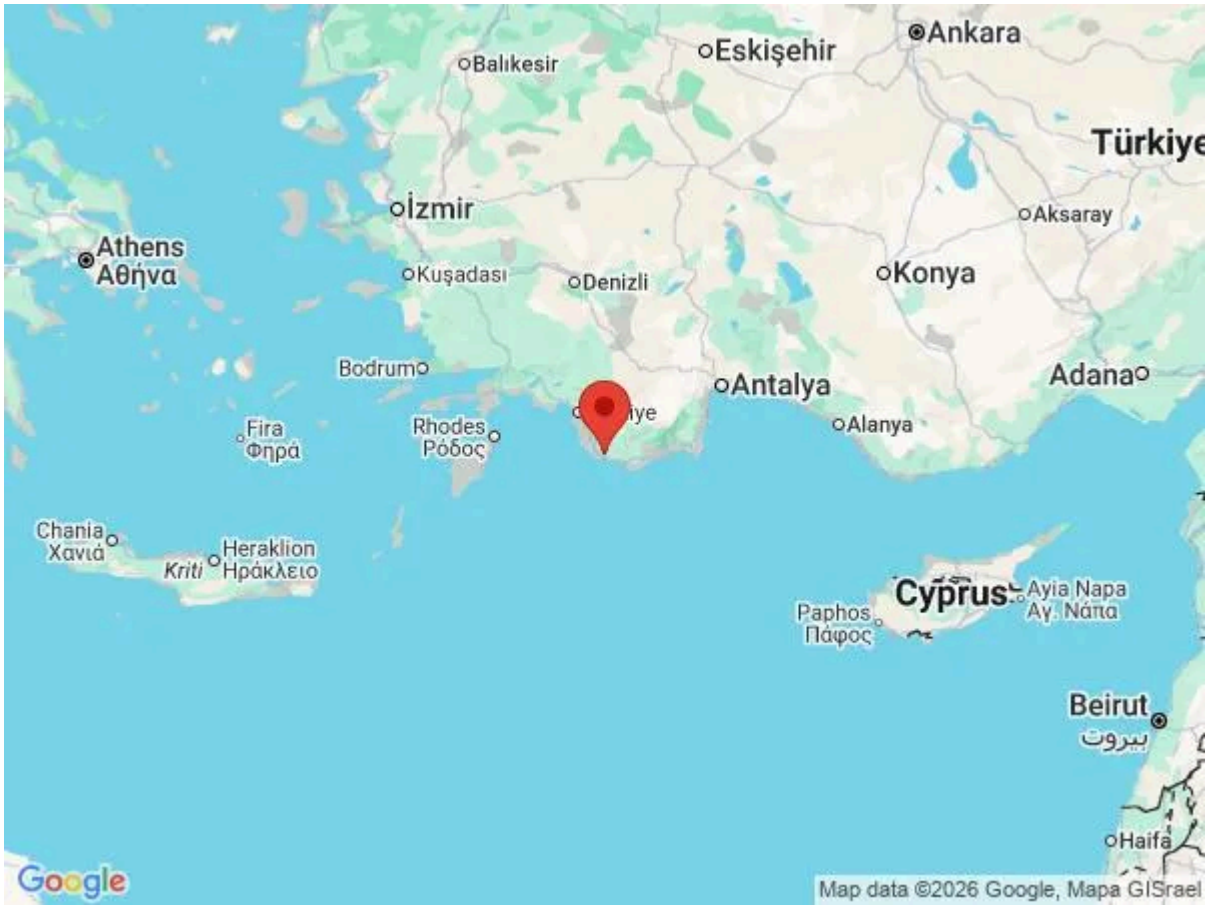
Kalkan is a former fishing village turned stylish resort, known for its pebble beach, excellent snorkelling, scuba diving and boat trips to nearby highlights such as the Blue Cave and Kaputaş Beach. The town centre, just 2km away, is packed with character, featuring whitewashed houses draped in bougainvillaea, lively markets and over 200 restaurants ranging from relaxed waterfront cafés to elegant rooftop dining with beautiful bay views.

Some of the region's most spectacular beaches are within easy reach, including Kaputaş Beach just 10 minutes away and the famous 12km stretch of golden sands at Patara Beach, backed by impressive Lycian ruins, around 20 minutes north.

The location is also perfect for day trips, with Antalya around three hours away and Fethiye just one hour's drive. Keen explorers can enjoy scenic walks along the historic Lycian Way or visit nearby ancient sites such as Patara, Xanthos and Tlos, all set within this striking coastal landscape.

Local Amenities

Nearest Airport	**Dalaman Airport (120 km)**
Nearest Beach	**Public Beach Kalkan (2 km)**
Nearest Restaurant	**Ozi Pide Salonu (300 m)**
Nearest Town/City	**Kalkan (1 km)**
Nearest Supermarket	**Minimarket (250 m)**









What we love

- All four of these sublime bedrooms have garden or balcony access, putting the sunshine, sea-breeze and spectacular views just a second away!
- Out on this majestic pool terrace, you will find not only this incredible private pool, but also table tennis and even super glamorous alfresco dining amid the most tranquil environment!
- Enjoy many a restful hour in this open-plan, elegant and modern living space, with stylish dining, a fantastically well-equipped kitchen and a cosy lounge!
- Visiting Patara for the Lycian ruins and a dip on the beach before sunset is a must. Sunsets are glorious.

What you should know...

- One of the bedrooms is located on the ground floor and one of the first floor bedrooms features twin single beds - ideal for children or friends sharing!

Terms & Conditions

- **Security deposit:** £250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** Check in from 15:00

- **Departure time:** Checkout time is 09:30

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.

- **Pets welcome?:** No

- **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.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** No, guests are requested not to smoke inside the house.

- **Other 2:** 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.

- **Minimum stay:** 7 nights

- **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.

Travelling to Turkey
All British (and most other nationalities) citizens require a full 10 year passport with at least 6 months validity to enter Turkey. UK passport holders are exempt from visa for tourist visits of up to 90 days within 180 days starting from the first entry date. For all other passports please visit the Turkish Government Website (https://www.evisa.gov.tr/en/) or the *Turkish Consulate* for details of whether you require a visa or not.

Whilst in Turkey local regulations require you keep your passport and a printed copy of your e-visa with you at all times.