Villa Toprak

Region: Turkey **Sleeps:** 8

Overview

Villa Toprak is a modern 4-bedroom villa located in the Kiziltas area of Kalkan, offering expansive views over Kalkan Bay and out towards Mouse and Snake Islands. Set across multiple levels, the property combines contemporary design with comfortable interiors and a range of outdoor living spaces, making it suitable for families or groups seeking a relaxed stay on the Lycian Coast.

The interiors are light and open, featuring white marble flooring and minimalist furnishings throughout. The entrance level consists of an open-plan living area with two sofas, a coffee table and a smart TV with access to satellite channels and Netflix. A large wooden dining table comfortably seats eight guests, and the adjacent kitchen includes a breakfast bar, gas hob, fridge freezer, microwave, oven, dishwasher, coffee machine, toaster, kettle and water cooler. This floor also includes a cloakroom and one of the four bedrooms – a twin room that can be configured as a double on request, complete with an en-suite shower room and direct access to the pool terrace.

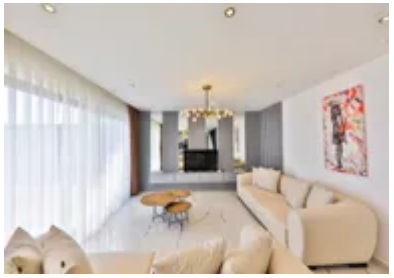
On the first floor, there are three additional bedrooms. One is a twin room, also convertible to a double, with an en-suite shower room and a private balcony overlooking the sea. The Master bedroom includes an in-room Jacuzzi, en-suite shower room, built-in wardrobes, and two Juliette balconies. The final bedroom is a double, also with an in-room Jacuzzi, en-suite shower room, and access to a private balcony with sea views. A washing machine is available on the landing for guest use.

The third floor opens onto a large roof terrace accessed via a glass door. This area is furnished with comfortable seating and offers panoramic views of the bay, making it a









suitable setting for evening drinks or quiet relaxation.

Outside, the villa features a saltwater infinity pool with a shallow section and two in-water sun loungers. Additional loungers, side tables and parasols are arranged around the terrace. A shaded pergola includes a dining table for eight, an L-shaped sofa, and cushioned stools. Steps lead down to a grassed area where there is a BBQ and access to the owner's vegetable garden, which guests are welcome to use. A poolside shower is also provided.

Facilities

Villa • Air-Con • Boat Trips • Sailing • Historical Sites • Private Pool • Watersports • Walking/Hiking Paths • Special Offer • Maid Service Available • Has Offer • Has Discount • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Modern • Saltwater Pool • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Heating • Pre-Stocked Fridge Available • Transfers Available

Interior & Grounds

The Villa

Four bedroom villa sleeping up to 8 guests, with private salt-water pool and sea views

Ground Floor
- Open-plan living & dining area with doors to pool terrace
- Fully equipped kitchen with island/breakfast bar
- Bedroom with twin beds, en-suite shower room and doors to pool terrace

First Floor
- Bedroom with double bed, en-suite shower room, jacuzzi and balcony
- Bedroom with double bed, en-suite shower room, jacuzzi and balcony
- Bedroom with twin beds, en-suite shower room and balcony

Exterior Grounds
- Private salt-water swimming pool (14m x 4.5m, 1.50m deep)
- Poolside shower
- Terrace
- Dining facilities
- Barbecue
- Sun loungers

Additional Facilities
- Wi-Fi
- Air conditioning
- Hairdryer
- Iron & board
- Safe box
- Parking for 3 cars
- Alarm system and CCTV covering main entrance









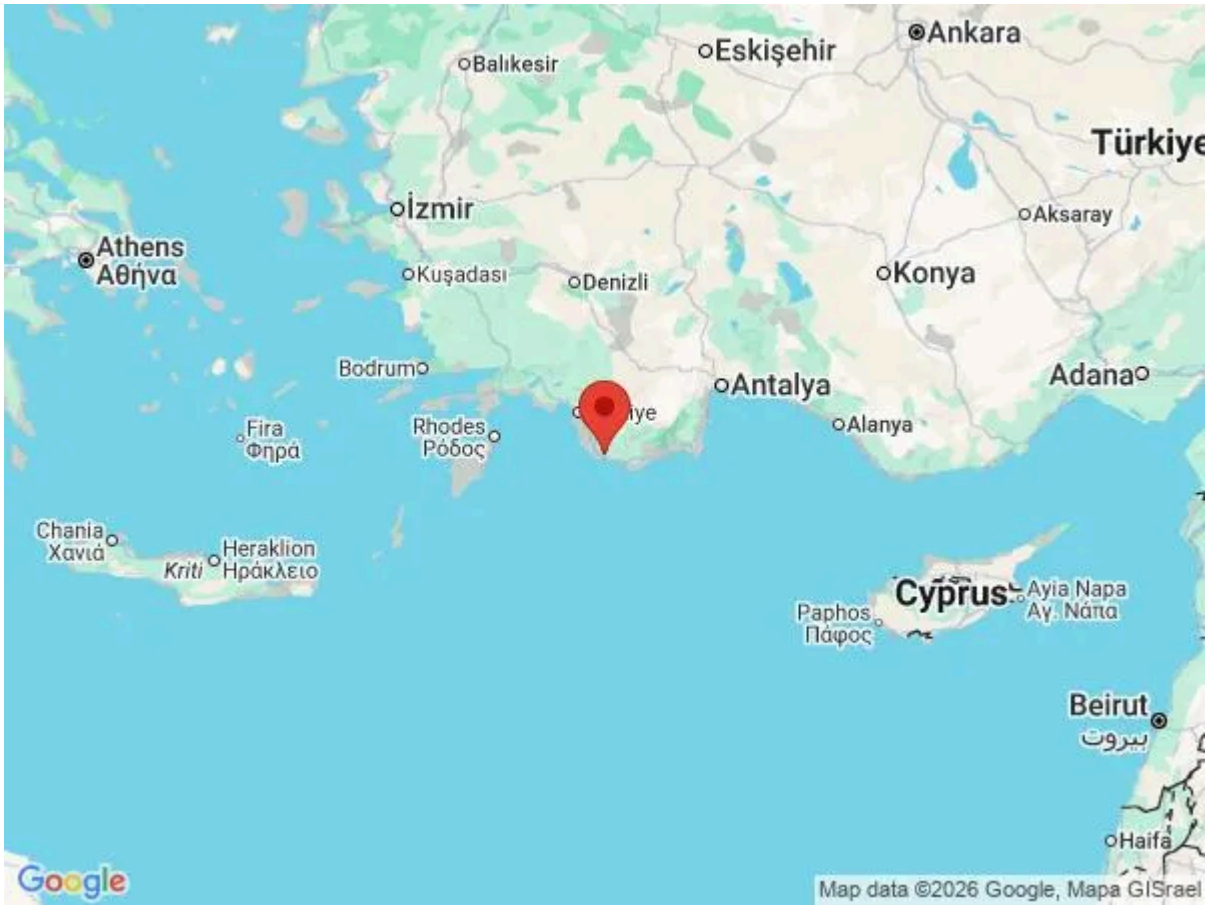
Location & Local Information

Villa Toprak is located in the hills and olive groves of Kiziltas, overlooking the harbour town of Kalkan, with extensive views across the Mediterranean's Turquoise Coast. Kalkan lies approximately 125 kilometres from Dalaman Airport, accessible via a 90-minute drive through the Turkish countryside and the Taurus Mountains. Formerly a Greek enclave known as Kalamaki, Kalkan retains architectural and cultural elements from both Ottoman and Hellenic periods, particularly in the old town, where narrow streets are lined with traditional white buildings, restaurants, cafés, bars, and shops.

Visitors to Kalkan often take boat trips from the harbour, either on shared excursions or private gulet charters. These trips typically include opportunities for swimming and snorkelling in nearby bays, onboard meals featuring local meze, and late afternoon returns to the harbour. Kalkan also features a central pebble beach with direct sea access. Nearby, Kaputas Beach is located in a natural gorge, while Patara offers a 20-kilometre stretch of undeveloped sandy beach, which is also a protected nesting site for turtles. The coastline includes various beach clubs, catering to a range of preferences from family-friendly facilities with water sports to high-end resorts offering spa services and private sunbathing areas.

The Lycian Way, a long-distance hiking trail, passes through Kalkan, offering access to regional archaeological sites, rural villages, and natural landscapes. A short trip inland leads to the town of Kinik, home to the ancient Lycian city of Xanthos.

Travel along the D400 highway to reach the town of Fethiye, which provides access to several historical locations, including Patara, Letoon, Tlos, and Pinara. These sites contain ruins reflecting Lycian, Greek, Roman, and Byzantine heritage. Fethiye also features a fish market and a range of retail options, including designer goods and jewellery. The town of Kas is located 25 kilometres from Kalkan and can be reached via a coastal road known for its









scenic views. In Kas, visitors can explore Ottoman-era architecture and browse local shops offering handmade and antique items. Dining options include traditional Turkish establishments with sea views. From Kas, a ferry service operates to the nearby Greek island of Meis, which offers further sightseeing opportunities such as the Blue Cave and waterfront dining.

Local Amenities

Nearest Airport	**Dalaman International Airport (121km)**
Nearest Village	**Kalkan (2.6km)**
Nearest Restaurant	**Ozi Pide Salonu (60m)**
Nearest Beach	**Palm Beach Club (3km)**
Nearest Supermarket	**A101 (750m)**
Sightseeing	**Patara Ancient City and Beach (16km)**

What we love

- Villa Toprak is set at the top of Kalkan which means you can enjoy serene sunrises, stunning sunsets, and panoramic views over the harbour, the town, and the Mediterranean Sea
- This architect interior designed contemporary villa offers both a relaxing holiday in the most stylish of settings
- The master bedroom has a real Wow factor, imagine sipping champagne in the Jacuzzi watching the sunset – unbeatable!

What you should know...

- Villa Toprak is situated at the top of Kalkan and as such command's incredible views, but it is also a steep walk down into down, and an even steeper one back!

Terms & Conditions

- **Security deposit:** £100 charged upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 16.00

- **Departure time:** 11.00

- **Linen & towels included?:** Yes, including pool towels.

- **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

- **Changeover day:** Flexible

- **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.

- **Other Cleaning:** For stays less than 7 nights, a cleaning fee of £80 is payable locally

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **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 from June to September. 3 nights all other periods.

- **Internet access?:** Wi-Fi internet access included.

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.