Villa Aiyla

Region: Turkey **Sleeps:** 10

Overview

Prepare to be wowed by Villa Aiyla, a striking three-storey, glass-fronted luxury villa with two swimming pools and breathtaking sea views. With five spacious bedrooms, all with en-suite bathrooms and private balconies, it comfortably sleeps up to ten guests – ideal for families or friends travelling together. The villa also offers private parking, complimentary Wi-Fi and air conditioning throughout.

Perched high above Kalkan, this architect-designed glass and steel villa enjoys panoramic views across the old town and harbour, Mouse and Snake islands, and the turquoise Mediterranean beyond. Inside, the contemporary design is finished in crisp Mediterranean whites and neutrals, with bold splashes of colour for dramatic effect.

On the ground floor, you'll find a bright open-plan living space framed by floor-to-ceiling windows. There's a generous wraparound sofa, a flat-screen TV with Netflix, and a dining area for ten, alongside a sleek fully equipped kitchen with a large fridge freezer, island hob and coffee machine. Also on this level is a twin bedroom with built-in wardrobes, air conditioning, an en-suite marble bathroom and access to a furnished sea-view balcony.

The remaining four bedrooms are spread across the first and second floors, all with built-in wardrobes, air conditioning, en-suite marble bathrooms and furnished sea-view balconies. The top terrace is a real highlight, with a second pool, jacuzzi, hammam, sauna and a state-of-the-art gym – perfect for unwinding while soaking up the views.

Outside, the main pool terrace is accessed directly from the living area and features a glass-fronted swimming pool, sun loungers set into the water, and plenty of space









to relax. There's also a stylish seating area, swing seat, and an outdoor kitchen with an alfresco dining table – ideal for sunset cocktails and evenings under the stars.

Facilities

Air-Con • Villa • Wellness • Historical Sites • Private Pool • Walk to Village • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Walk to Beach • All Bedrooms En-Suite • Beach Nearby • Modern • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Gym/Fitness Room • Satellite TV • Sauna/Steam • Ideal for Babies & Toddlers

Interior & Grounds

The Villa

Villa Aiyla is stylish five bed villa, located a short drive from the centre of Kalkan. The property has a large terrace with swimming pool and extensive sea views.

Ground Floor
- Open-plan living & dining area
- Fully-equipped kitchen with oven, microwave, dishwasher, fridge freezer
- Bedroom with twin single beds and en-suite shower room

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

Second Floor
- Bedroom with double bed, roof terrace access and en-suite shower room
- Roof terrace with sauna, hammam, plunge pool and fitness area

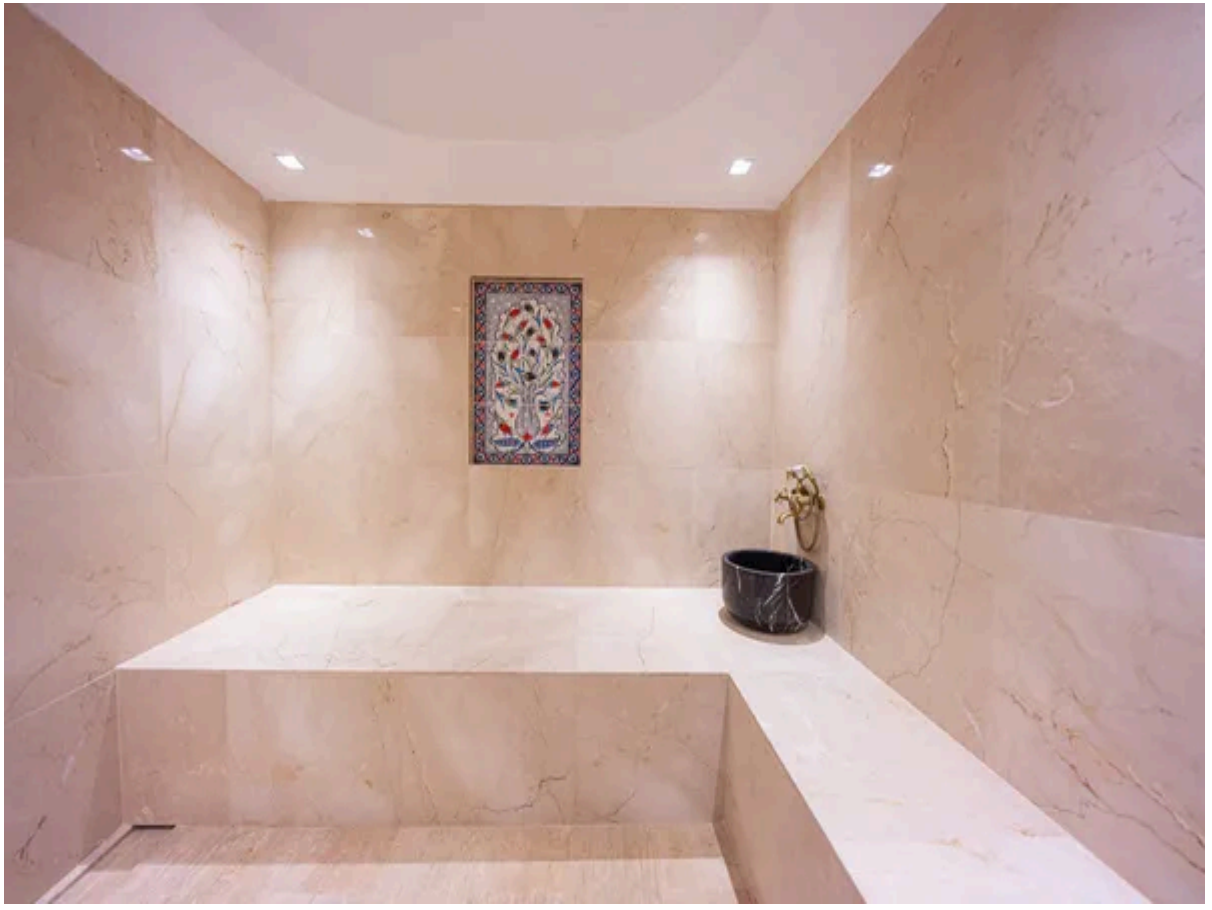
Exterior Grounds
- Private swimming pool (4.5m x 13.6m)
- Terrace
- Dining facilities
- Barbecue
- Roof terrace with plunge pool

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Hairdryer
- Washing machine
- Iron & board
- Parking









Location & Local Information

Villa Aiyla is located in Kiziltas, a peaceful residential area set above the charming harbour town of Kalkan on Turkey's famous Turquoise Coast. Built into the hillside, the villa enjoys magnificent views across the bay and beyond.

Kalkan is around 125km from Dalaman Airport, with the journey taking approximately 1.5 hours through the Turkish countryside and Taurus Mountains. Once a Greek enclave known as Kalamaki, the town still reflects both Ottoman and Hellenic influences, with winding cobbled streets, whitewashed houses, and an excellent choice of restaurants, cafés, bars and shops.

From the villa, it's an easy walk to local shops and supermarkets, with Kalkan centre just a short drive away. Here you'll find banks and the popular Thursday market, ideal for stocking up on fresh local produce.

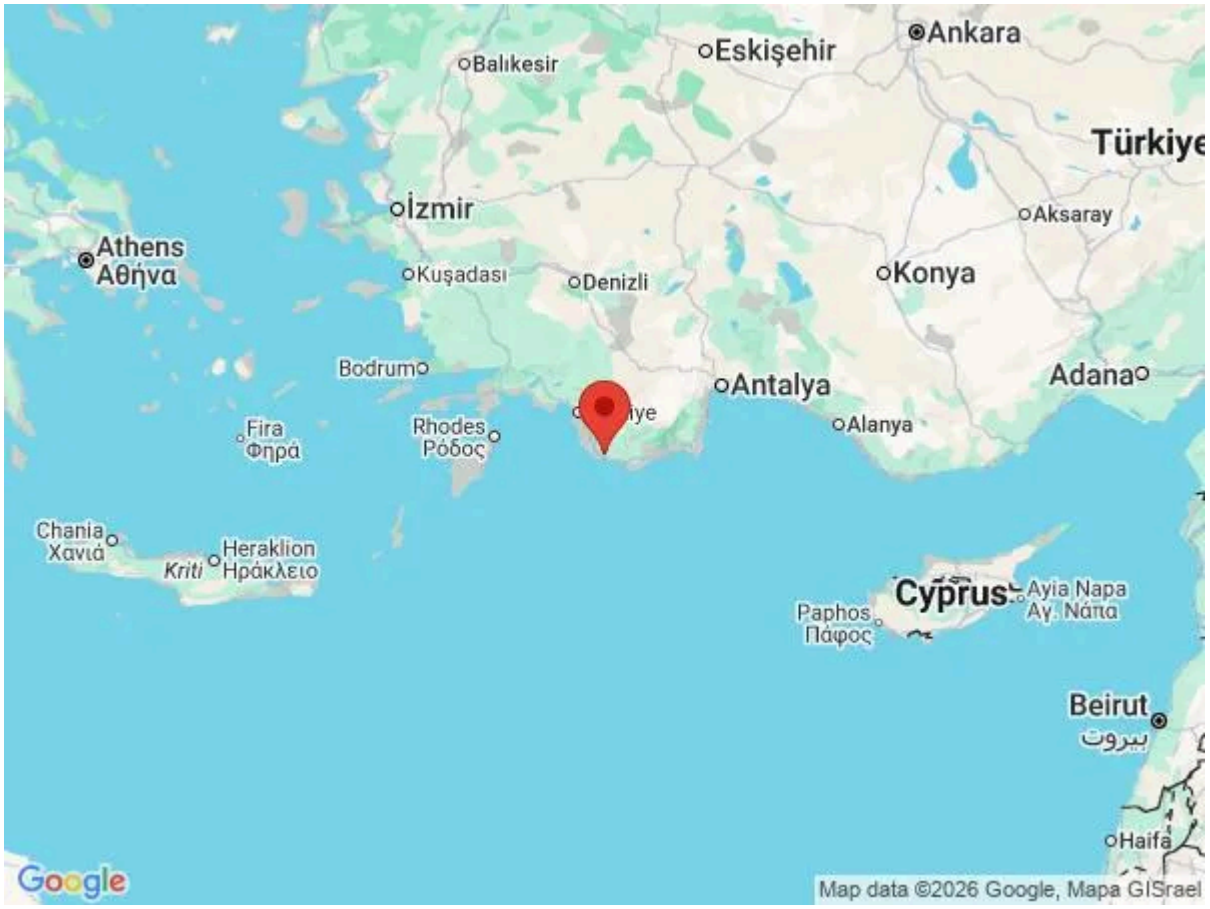
Kalkan is also well known for its beach clubs, several of which are within walking distance of the villa, offering bathing platforms, superb restaurants and, in some cases, full-sized swimming pools. Alternatively, head into town and take a complimentary water taxi across the bay to beach clubs on the opposite shore.

No visit to Kalkan is complete without a boat trip from the harbour, whether you join a shared excursion or charter your own gulet. Spend the day swimming and snorkelling in secluded bays, enjoying freshly prepared meze, and sailing back at sunset with a cocktail in hand.

For beach lovers, Kalkan has its own pebble beach, while nearby Kaputas Beach sits dramatically in a natural gorge. Patara is also well worth the trip, with 20km of unspoilt golden sand and a protected nesting site for turtles. Along the coastline, you'll find everything from family-friendly beach clubs with water sports to exclusive luxury spots offering relaxed service and even alfresco spa treatments.

For those who like to explore, the Lycian Way walking trail passes through Kalkan, weaving through archaeological sites, local villages, dramatic coastal scenery and the region's rich flora and fauna. History lovers can visit the ancient Lycian city of Xanthos near Kinik, or travel along the D400 towards Fethiye to discover Patara, Letoon, Tlos and Pinara, with impressive ruins, amphitheatres and temples shaped by Lycian, Greek, Roman and Byzantine influences.

Fethiye itself offers more historical sights, a lively fish market and excellent shopping, while the nearby town of Kas (around 25km away) is also a must-visit, with its pretty harbour, Ottoman architecture, bougainvillaea-lined streets, and traditional restaurants serving authentic Turkish cuisine with stunning sea views. For a final adventure, take the 20-minute ferry from Kas to the Greek island of Meis, where you can explore the Blue Cave and dine by the water's edge.









Local Amenities

Nearest Airport	**Dalaman (121km)**
Nearest Beach	**Kalkan Public Beach, (2km)**
Nearest Restaurant	**Ozi Pide Salonu (500m)**
Nearest Supermarket	**M Migros (800m)**
Nearest Town/City	**Kalkan (1.4km)**

What we love

- Villa Aiyla is taking villa holidays to the next level, combining stylish living space with exercise equipment and spa facilities, there's nothing like a work out with weights followed by a swim and a sauna.
- The villa is very spacious, the open plan living area can easily accommodate the maximum of ten guests, and each bedroom is fully self-contained with ensuite bathrooms and furnished balconies with sea views.
- Did we mention the views! Villa Aiyla has sweeping sea views from every floor and every room; you'll be spoilt for choice where to enjoy watching the sun rise and the sun set.
- Kalkan has so much to offer the holiday maker, from the huge selection of local, Turkish and international restaurants and bars, and fabulous sophisticated or family friendly beach clubs, to the best gulet boat trips, and excursions to places historical, geographical or simply lots of fun

What you should know...

- Villa Aiyla is built into hillside at the top of Kalkan, which means it's got incredible views, and it's a steep walk down, and a steeper walk back, however local taxis are very inexpensive, accommodating and frequent, and if you choose to walk, it's great exercise too.
- We want to keep our new villa as pristine and lovely as you would like to find it, so no pets or smoking please.
- The pool cannot be heated but the Jacuzzi can, great for stays during the cooler months - please see the T&Cs tab for details
- Walking distance to some local amenities, but please note that some parts of the route do not have pavements

Terms & Conditions

- **Security deposit:** £500 paid to the property manager upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4pm

- **Departure time:** 10am

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

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** No pets

- **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:** Mid-stay cleaning is an additional £200, payable locally

- **Smoking Allowed?:** No smoking

- **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:** Please note that there is a 5-night minimum stay, this may be increased across peak dates

- **Pool heating charge?:** For those who require the roof top Jacuzzi heated there will be an additional charge of £200 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. NOTE: This will not heat the main swimming pool only the Jacuzzi.

- **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.