

# Villa Koca

**Region:** Turkey **Sleeps:** 10

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## Overview

Villa Koca is a spacious, five-bedroom villa nestled in the serene hills of Bodrum's Turgutreis area, offering breathtaking sea views and a tranquil retreat for families.

As you step inside, the open-plan kitchen and lounge immediately welcome you, providing a seamless transition to the outdoor pool area. The villa's interior features three bedrooms on the second floor, including a master with a double bed and two rooms with twin beds. On the garden level, you'll find a second living area, a kitchen, and two more bedrooms – one with a private en-suite bathroom and dressing room.

Step outside, and you're greeted by a stunning garden, complete with a private pool, ideal for enjoying the Turkish sunshine. The large terrace offers panoramic views of the Aegean Sea, and in the evenings, you can savour some of the most beautiful sunsets on the peninsula. The property is surrounded by well-maintained green spaces, making it a peaceful retreat, yet just a short drive from Turgutreis centre, beaches, and local amenities.

Perfectly located, Villa Koca offers a tranquil escape while still being close to the hustle and bustle of Turgutreis, with its sandy beaches, charming restaurants, and vibrant market days.

## Facilities

Villa • Boat Trips • Air-Con • Sailing • Private Pool • Historical Sites • Ideal for Kids • Watersports • Special Offer • Maid Service Available • Has Discount • Ideal for Teens • Chef/Cook Available • Modern • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Satellite TV • Heating • Pre-Stocked Fridge Available • Transfers Available



# Interior & Grounds

## The Villa

Five bedroom villa sleeping up to 10 guests with private pool and sea views

### *Ground Floor*

- Open-plan kitchen and lounge area with direct access to the pool
- Fully equipped kitchen
- Spacious living area

### *First Floor*

- Bedroom 1: Double bed with ensuite
- Bedroom 2: Twin beds
- Bedroom 3: Twin beds
- Bathroom

### *Lower Ground Floor*

- Second living room
- Second fully equipped kitchen
- Bedroom 4: Double bed with en-suite bathroom and dressing room
- Bedroom 5: Twin beds

### *Exterior*

- Private swimming pool (10m x 5m)
- Sun loungers
- Large terrace with sea view
- Well-maintained garden areas

### **Additional Facilities**

- Central heating and cooling system
- High-speed internet/Wi-Fi
- Parking for 2 cars



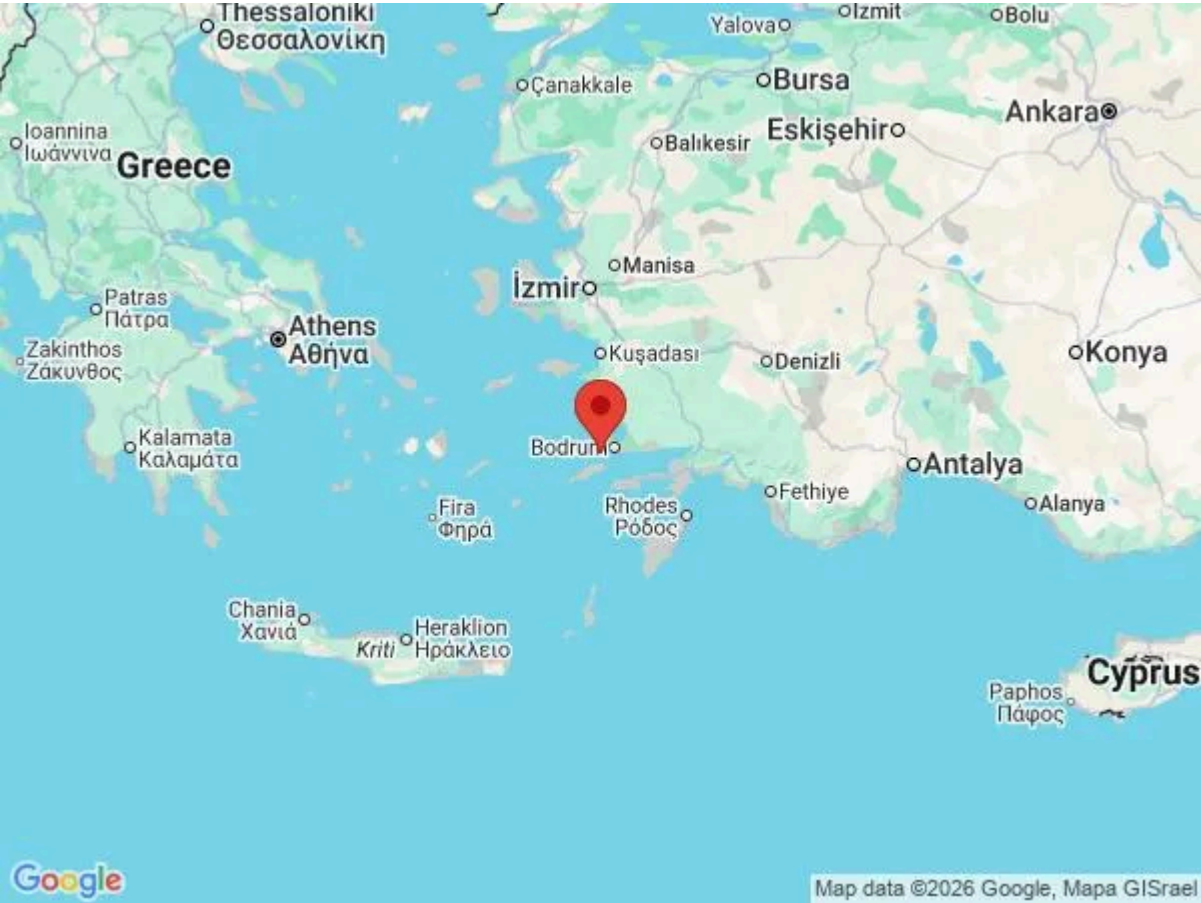
# Location & Local Information

Villa Koca is located in the picturesque town of Turgutreis on the western coast of the Bodrum Peninsula. This charming area offers a perfect blend of traditional Turkish culture and modern conveniences. The town is known for its vibrant market, where local produce, fresh seafood, and handmade goods can be found, particularly on Saturdays. Just a short drive from the villa, you'll find stunning beaches like Akyarlar and Karaincir, ideal for swimming, sunbathing, or water sports.

For history enthusiasts, Turgutreis is named after the legendary Ottoman Admiral Turgut Reis, who played a significant role in naval battles during the 16th century. You can visit nearby memorials or explore Bodrum's ancient sites, including the Castle of St. Peter and the Antique Theatre. The area also boasts numerous waterfront restaurants and bars, where you can enjoy delicious Turkish cuisine while watching the sunset over the Aegean Sea.

## Local Amenities

Nearest Airport	Milas-Bodrum Airport (57 km)
Nearest Village	Turgutreis (2 km)
Nearest Beach	Fenerburnu Coast,
Nearest Airport	



## What we love

- Enjoy breathtaking sunset views over the Aegean Sea from the villa's expansive terrace and pool area.
- Just a short drive from Turgutreis' vibrant market, stunning beaches, and waterfront restaurants offering authentic Turkish cuisine.
- Explore the rich history of the area, with landmarks like the Turgut Reis memorial and Bodrum's ancient sites just a short drive away.

## What you should know...

- The villa is set over multiple floors with stairs, so it may not be suitable for guests with mobility issues.
- The villa is located in a quiet area, which provides peace and privacy, but a car is necessary to easily access local amenities and attractions.

# Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Electricity fee paid by guests as much as usage.
- **Linen & towels included?:** Yes, included in rental price
- **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 available?:** Extra €375, paid locally. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** 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.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 3 nights
- **Internet access?:** The property has complimentary Wifi connection. 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.