

Villa Zeytin

Region: Turkey **Sleeps:** 12

Overview

Set amid the rolling green hills of Yalıkavak, Villa Zeytin is a modern Aegean retreat where elegant stone architecture meets the serenity of a sea breeze. With panoramic views stretching across the landscape toward the glittering coastline, this six-bedroom villa offers the ideal setting for relaxed family escapes or sunny gatherings with friends. The property comprises a main house and a separate guest annexe, comfortably accommodating up to twelve guests.

In the main villa, four air-conditioned double bedrooms are complemented by an open-plan living room and a sleek kitchen, all of which are flooded with natural light through wide sliding doors. The adjacent annexe is ideal for extended family or older teens, offering two further bedrooms, one double and one twin, as well as its own kitchen and living area. Outside, a private pool takes centre stage on the stone terrace, framed by sun loungers and a shaded pergola perfect for leisurely breakfasts or sundowners with a sea view.

From here, it's a short drive to the boutiques and restaurants of Yalıkavak Marina and the area's famed beach clubs. Whether you're swimming under the sun or sampling Aegean flavours by the shore, Villa Zeytin is your launchpad for laid-back luxury in Bodrum.

Facilities

Chef/Cook Available • New Villas 2025 • Villa • Watersports • Private Pool • Air-Con • Wi-Fi/Internet • Maid Service Available • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Heating • Parking Space • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



Interior & Grounds

The Villa

Villa Zeytin is a six-bedroom retreat with sea views, a private pool, and space for up to 12 guests

First Floor

- Living room
- Well-equipped kitchen
- Bedroom 1: Double bed, air-conditioning

Ground Floor

- Bedroom 2: Double bed, air-conditioning
- Bedroom 3: Double bed, air-conditioning
- Bedroom 4: Double bed, air-conditioning

Annex

- Living room
- Kitchen
- Bedroom 5: Double bed
- Bedroom 6: Twin beds
- Bathroom

Exterior

- Private swimming pool
- Pergola
- Sun loungers
- Barbecue
- Outdoor dining area
- Gardens

Additional Facilities

- Parking
- Washing machine, iron and ironing board
- Hanging egg chair



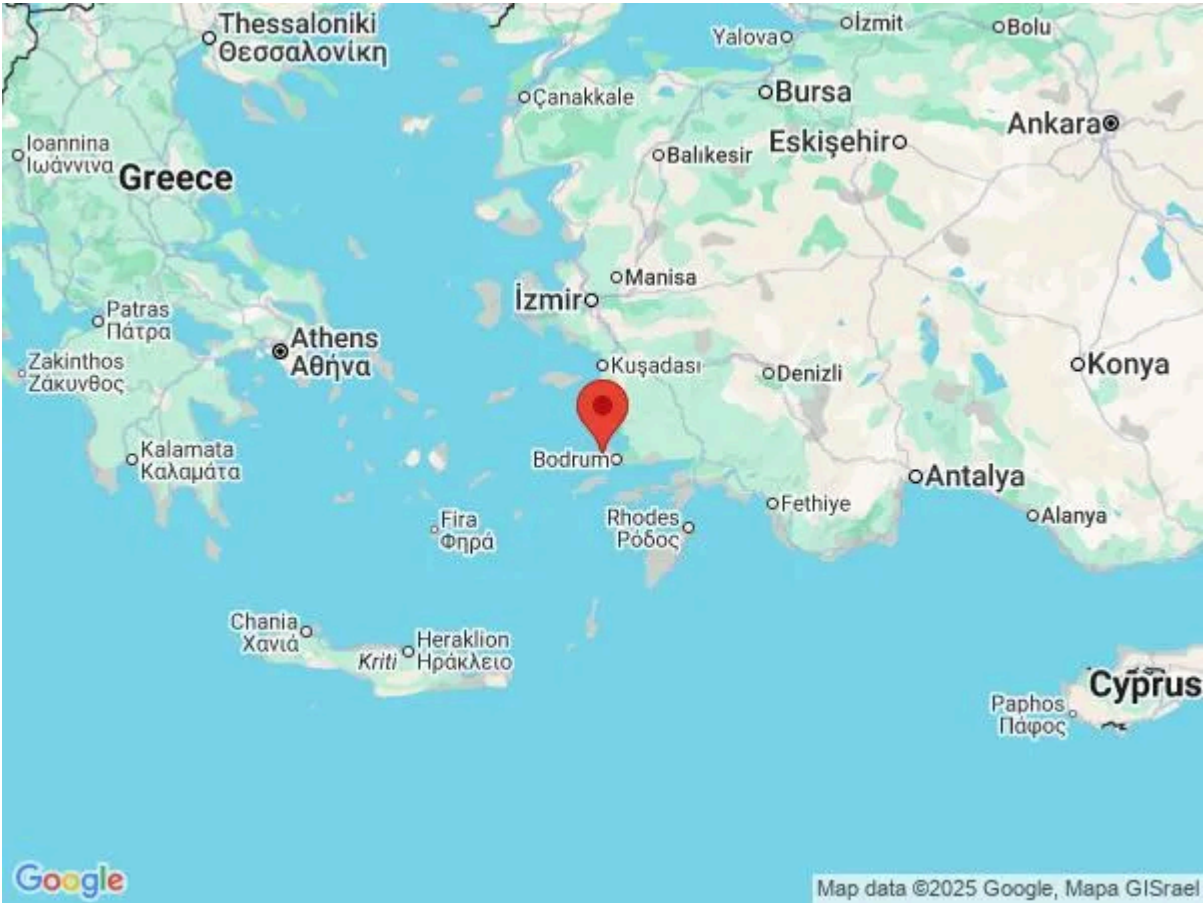
Location & Local Information

Tucked into the hills just above Yalıkavak, Villa Zeytin enjoys a peaceful vantage point within easy reach of Bodrum's most sought-after attractions. Once a sleepy fishing village, Yalıkavak has transformed into a chic coastal destination known for its world-class marina, lively beach clubs and traditional markets. Wander the harbour to see sleek yachts moored beside bobbing fishing boats or explore the cobbled backstreets where artisan shops sit alongside seafood tavernas.

The villa's location offers a tranquil base away from the buzz, but it's just a short drive to Yalıkavak Marina, with its international restaurants and designer boutiques. In nearby Bodrum, visit the 15th-century castle or spend the day browsing the Tuesday and Thursday bazaars. When evening comes, Gumbet's bar street and Bodrum town's nightlife promise lively entertainment under the stars.

Local Amenities

Nearest Airport	Milas–Bodrum Airport (56.4 km)
Nearest Beach	Yalıkavak Public Beach (5.5 km)
Nearest Restaurant	Leleg Vadisi (550 m)
Nearest Town	Yalıkavak (4 km)



What we love

- The split layout between the main villa and guest annexe offers space and privacy for multi-generational stays.
- Panoramic views over the valley and down to the sea, especially beautiful with morning coffee or sunset drinks!
- A large private pool with plenty of space to lounge, dine and relax outdoors!

What you should know...

- The bedrooms in the guest annexe do not have air conditioning, although the living area is air-conditioned
- The villa is set on two levels and connected via garden paths, which is great for privacy but may be tricky for those with limited mobility.

Terms & Conditions

- **Security deposit:** \$2000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 16.00
- **Departure time:** 11.00
- **Energy costs included?:** Yes, included in rental price
- **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 (£185) 10,000 TL, 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:** 3/5 days
- **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 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.