Komurluk Sunset

Region: Turkey **Sleeps:** 2

Overview

Located in Kalkan's sought-after Kömürlük district, Komurluk Sunset is a contemporary one-bedroom villa completed in 2020. Positioned just east of Kalkan's public beach, the property enjoys views across the bay, harbour and the Old Town, while offering a peaceful setting within walking distance of local amenities, beach clubs and the seafront.

Designed in a modern loft style, the 90m² interior features an open-plan layout combining the sleeping, living, dining and kitchen areas. Floor-to-ceiling glass doors maximise natural light and open directly onto the pool terrace. The living area includes a comfortable sofa, a 50-inch smart TV with international channels and a Bose sound system.

The kitchen is fully equipped with Siemens appliances, and the villa also benefits from a separate utility room with a washer-dryer and ironing facilities. There are two bathrooms: a spacious main bathroom and an additional guest bathroom with a walk-in shower. Underfloor heating runs throughout the property, making it suitable for stays outside the peak summer season.

The sleeping area features a king-size bed and freestanding bathtub, subtly screened to retain the open-plan feel while providing privacy.

Outside, the private terrace centres around a 7m x 3.5m swimming pool (1.55m depth) with integrated Jacuzzi. Sun loungers provide space for relaxing throughout the day, while a shaded pergola houses an outdoor dining table and chairs for al fresco meals.

The villa is accessed via an electric gate and offers secure private parking for up to three vehicles within the grounds.

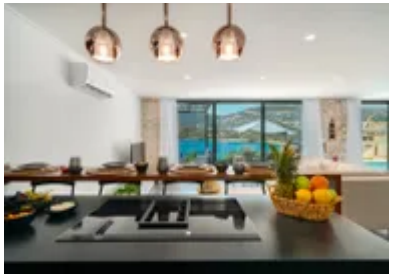


Facilities

Boat Trips • Sailing • Air-Con • Historical Sites • Watersports • Villa • Private Pool • Maid Service Available • Has Discount • Has Offer • Special Offer • Walk to Beach • Heated Pool • Beach Nearby • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Satellite TV • Heating • Transfers Available







Interior & Grounds

The Villa

90m² open-plan villa with one bedroom sleeping up to 2 guests, with private pool and sea views

Main Living Space (Open Plan)
- Fully equipped Siemens kitchen
- Dining table and chairs
- Direct access to terrace
- Lounge area with sofa with Floor-to-ceiling sliding glass doors opening to pool terrace
- King-size bedroom (Open-Plan, Screened) with freestanding bathtub
- Main bathroom
- Guest bathroom with walk-in shower
- Utility Room (Separate)

Exterior
- Pool Terrace
- Private swimming pool (7m x 3.5m | Depth: 1.55m)
- Shaded Pergola Area
- Outdoor dining table and chairs
- Parking

Additional Facilities
- Underfloor heating throughout
- 50-inch Smart TV (international channels)
- Bose sound system
- Washer-dryer
- Iron and ironing facilities
- Sun loungers
- Sea and bay views
- Electric entrance gate
- Secure private parking for up to 3 vehicles









Location & Local Information

Kalkan is a picturesque harbour town on Turkey's southwest Mediterranean coast, set between the Taurus Mountains and the turquoise waters of the Lycian Sea. Once a quiet fishing village, it has evolved into an elegant yet relaxed destination known for its whitewashed houses, bougainvillaea-draped balconies, and atmospheric old town streets. Despite its growth in popularity, Kalkan has retained a boutique feel, with low-rise buildings cascading down the hillside toward the sea and strict planning regulations preserving its charm.

The old town is the heart of Kalkan, a maze of narrow cobbled lanes filled with independent boutiques, artisan shops, and an impressive array of rooftop restaurants. Dining is a highlight here; many restaurants are family-run and serve freshly prepared Turkish meze, grilled seafood, and regional specialities under the stars. The small marina and harbour area provide a scenic focal point, where traditional gulets and day boats depart for leisurely cruises along the coast.

Kalkan is particularly celebrated for its beach clubs and access to some of Turkey's most beautiful beaches. While the town itself has a small pebble beach, the famous Kaputaş Beach, with its dramatic gorge setting and vivid blue waters, is just a short drive away. Patara Beach, one of the longest sandy beaches in the Mediterranean and part of a protected national park, offers a wild and unspoilt alternative. The surrounding region is rich in history, with ancient Lycian ruins, including Xanthos, Letoon, and Tlos, scattered throughout the landscape.

Local Amenities

Nearest Airport	**Dalaman Airport (123 km)**
Nearest Beach	**Denizim Beach Club (170 m)**
Nearest Beach	**Kalkan Beach (350 m)**
Nearest Restaurant	**850 m**
Nearest Town	**Kalkan (2 km)**









What we love

- The underfloor heating throughout, makes it suitable for spring and autumn stays.
- Its walking distance to the public beach, beach clubs, harbour and Old Town, offering the perfect balance of privacy and convenience.

What you should know...

- The bedroom, living and kitchen areas flow into one space. While subtly screened, it may not suit guests who prefer fully separate rooms.
- Kömürlük is elevated and charming, however, like much of Kalkan, there may be hills/steps when walking to and from town or beach clubs.

Terms & Conditions

- **Security deposit:** £200 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?:** 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:** 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?:** 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

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of £270 (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.

- **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.