# Villa Aden

**Region:** Turkey **Sleeps:** 8

## Overview

Villa Aden is a contemporary villa located in the Kalamar area of Kalkan, a sought-after neighbourhood close to the sea. Designed with modern architecture and spacious interiors, the property enjoys panoramic views across Kalamar Bay. With four bedrooms accommodating up to eight guests, the villa is well suited to families or groups travelling together who are looking for a comfortable base on the Turkish coast.

Inside, the villa offers a range of leisure and relaxation facilities. The lower floor includes a cinema room, gym equipment, a sauna and an indoor heated swimming pool, which can be used throughout the year. There is also a kitchenette and bar area, providing additional space for preparing drinks or light snacks.

The four bedrooms are designed with comfort in mind, each featuring a double bed, air conditioning and an en-suite bathroom. Several bedrooms also benefit from balconies with sea views, allowing guests to enjoy the scenery of Kalamar Bay from the privacy of their room.

The main living area opens onto the pool terrace and includes comfortable seating, air conditioning and a television. The open-plan kitchen is fully equipped with modern appliances including a refrigerator, dishwasher, oven, stove, microwave, coffee machines, toaster and kettle, along with a dining table and all essential kitchenware.

The outdoor areas have been thoughtfully designed to maximise relaxation and outdoor living. The garden features a private swimming pool for adults as well as a separate children's pool. The pool terrace includes sun loungers, shaded seating areas and an outdoor dining space with a barbecue, creating an ideal setting for al fresco meals or evenings spent enjoying the sea views.









## Facilities

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

# Interior & Grounds

## The Villa

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

*Interior:*
- Open-plan living room with seating area, TV and air conditioning
- Fully equipped modern kitchen with dining table
- Bedroom 1: Double bedroom with air conditioning, en-suite bathroom and balcony with sea view
- Bedroom 2: Double bedroom with air conditioning, en-suite bathroom and balcony with sea view
- Bedroom 3: Double bedroom with air conditioning, en-suite bathroom and balcony with sea view
- Bedroom 4: Double bedroom with air conditioning, en-suite bathroom
- Cinema room with comfortable seating and TV
- Indoor heated swimming pool (8m x 4m, depth 1.40m)
- Sauna
- Gym equipment / fitness area
- Kitchenette and bar area
- Bathroom with WC

*Exterior:*
- Private swimming pool
- Separate children's pool
- Sun loungers and parasols
- Outdoor dining area
- Barbecue
- Pergola and seating area
- Sea view pool terrace.









# Location & Local Information

Kalkan is a coastal town on Turkey's southwestern Mediterranean coast, located in Antalya Province along what is often referred to as the Turquoise Coast. The town is built on a hillside that slopes down towards a small harbour, with many whitewashed houses and narrow streets forming the older part of the settlement. Around the harbour and old town area there are a number of restaurants, shops and cafés, many of which have rooftop terraces with views across the bay. Kalkan developed from a small fishing village and has gradually grown into a tourism destination, while still retaining a relatively compact town centre.

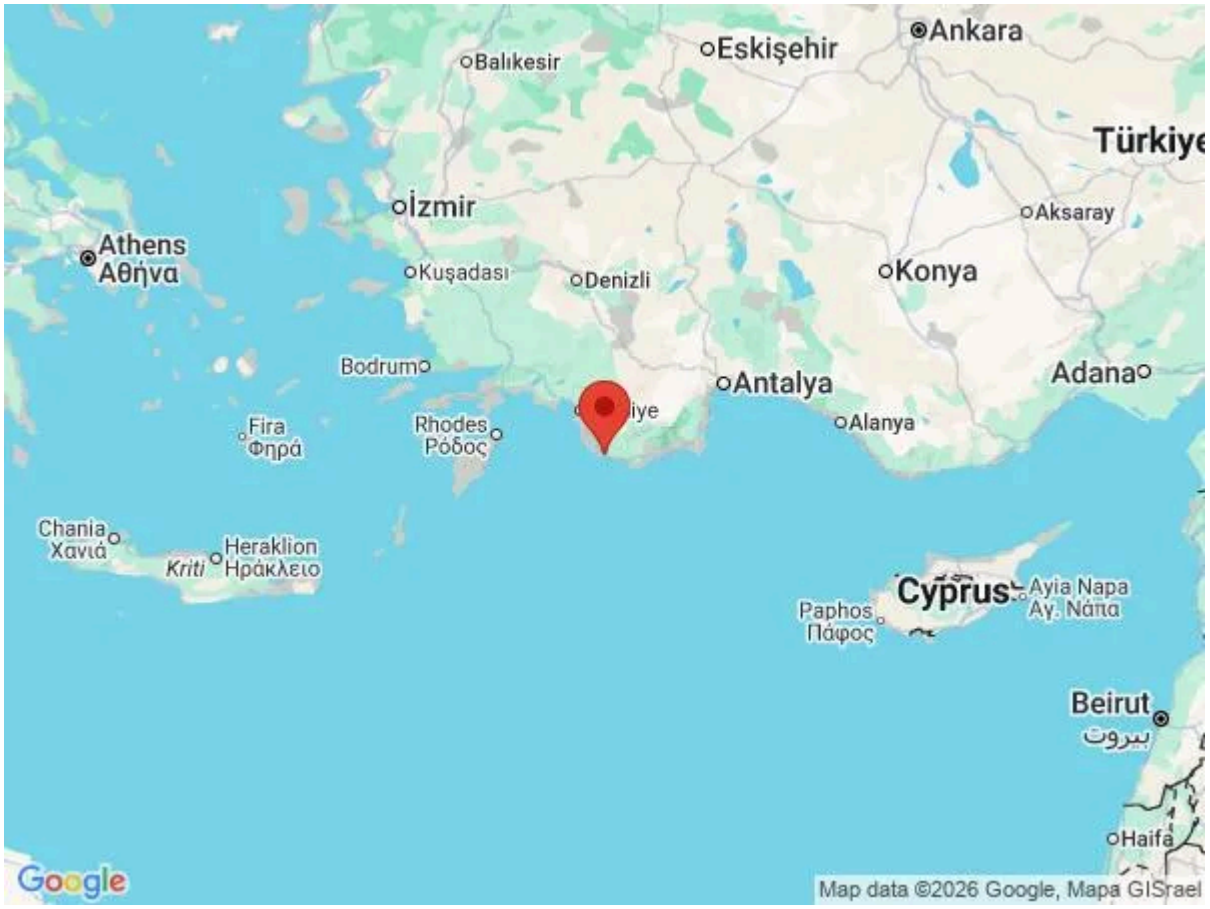
The wider area around Kalkan includes a varied coastline, clear Mediterranean waters and several sites of historical interest. Ancient Lycian cities such as Patara, Xanthos and Letoon are located within driving distance, and Kaputaş Beach sits along the coastal road between Kalkan and Kaş. The region also provides opportunities for activities such as boat trips, swimming, diving and walking sections of the Lycian Way, a long-distance hiking route that runs along the coast.

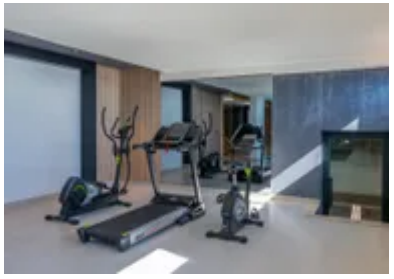
Kalamar is a residential area situated just east of Kalkan's town centre, overlooking Kalamar Bay. It is primarily made up of villas and small apartment complexes, many of which are positioned on the hillside above the bay. The area has several beach clubs that provide access to the sea, along with facilities such as sunbathing platforms, swimming areas and casual dining.

Due to its location slightly outside the centre of Kalkan, Kalamar generally has a quieter atmosphere while remaining within a short distance of the town's harbour, restaurants and shops. The area is often chosen by visitors who prefer a residential setting close to, but not directly within, the main town.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Dalaman Airport (122 km)** |
| Nearest Beach | **Kalkan Beach (2.2 km)** |
| Nearest Restaurant | **The Kitchen By Korsan (550 m)** |
| Nearest Town | **Kalkan (1.2 km)** |







# What we love

- Kalamar is one of the most desirable areas of Kalkan, known for its peaceful atmosphere and proximity to the sea. Staying here gives guests beautiful coastal views while still being within easy reach of Kalkan's restaurants, beach clubs and town centre.
- The villa overlooks Kalamar Bay, offering wide sea views from terraces and several bedrooms.

# What you should know...

- Kalamar is a quieter residential area and is not within easy walking distance of Kalkan's Old Town for many people. Guests may need taxis or a car to reach restaurants, shops and the harbour.
- The villa is spread across multiple floors, including a lower ground leisure level. This may not be ideal for guests with limited mobility or very young children.

# 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 - 23:00

- **Departure time:** 08:00

- **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:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.

- **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:** 4 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 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.