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individual dream  
homes  
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● ● ● ● ● ● ● 4 Executive Apartments

www.pehlivans.net | KALKAN



- Summary** : Brand new individual development of 4 apartments.  
**Apartments** : 2 Ground floor - One bedroom apartments - Duplex 2nd floor and roof top apartments.  
**Balconies** : All Bedrooms have balconies looking out to sea and Kalamar Bay.  
**Kitchen** : 1  
**Bathrooms** : One bedroom apartment one bathroom - Two bedrooms apartment two bathrooms.  
**Ensuite** : Duplex 1 ensuite.  
**Kitchen** : Open plan kitchen and living and dining room.  
**Pool** : Private pool with large sunbathing for use of all apartments.  
**Garden** : Landscaped  
**Payment** : 10% deposit, 80% on contract and balance payable on transfer title deed.

4 Executive Apartments

Ground floor £49,000  
Duplex £95,000



Villa 32 / A - 32 / B

www.pehlivans.net | Kızıtaş / KALKAN



**Summary :** Brand new individual 3 Bedroom Villas, with magnificent views overlooking Kalkan Marina, together with magnificent mountain views to the rear of the property. This luxurious villas is due to be finished in August 2007. The property is situated on a quiet road backing onto green park area. It benefits from air conditioning throughout as well as full central heating together with the magnificent working fireplace in the sitting room, making it ideal for all year round living. Internal floors and outside terraces are laid with travertine tiles. Windows and doors are doubled glazed with PVC. The kitchen comes with wooden cupboards siemens cooker and central extractor hood.



**Sitting Room** : Large sitting room with working fireplace, 2 sets of double doors opening on to large balcony.

**Pool** : Large private pool with large sunbathing area for 10 + people.

**Garden** : Landscaped Off road parking at the front of the property.

**Property description** : Brand New Luxury Villa overlooking Kalkan Marina, with a short 10 minute walk to the town centre.



**Ground Floor** : 70 m<sup>2</sup> plus large pool terrace 100 m<sup>2</sup>  
2 Bedrooms with ensuite bathrooms opening to pool terrace, pool shower room and laundry room.

**First Floor** : 70 m<sup>2</sup> plus balcony 20 m<sup>2</sup>  
Front Door leading to large sitting room with fireplace, Kitchen fitted with wooden units and central cooker and extractor hood.

**Second Floor** : 33 m<sup>2</sup> plus balcony 27 m<sup>2</sup>  
2 Bedrooms with large balcony looking out to sea, 2 Bathrooms, with marble walls and floor

**Top Floor** : 43 m<sup>2</sup> plus roof terrace 27 m<sup>2</sup>  
Large Roof terrace with seperate kitchen, your own private roof top restaurant looking out to Kalkan and the marina.

**Payment** : 10% deposit, 80% on contract and balance payable on transfer title deed.

Villa 32 / A  
£ 170,000

Villa 32 / B  
£ 165,000

**Land size** : 400 m<sup>2</sup>  
**Building size** : 70 m<sup>2</sup> footprint  
**Room size** : 183 m<sup>2</sup> plus balconies and pool terrace  
**Floors** : Three  
**Roof Terrace** : Yes  
**Balconies** : All Bedrooms have balconies looking out to sea and Kalkan Marina  
**Bedrooms** : 3 double rooms  
**Bathrooms** : Kitchen 2  
**Ensuite** : 5  
**Kitchen** : 3  
Main kitchen downstairs with centre cooking station, doors opening to large balcony.





## Brand New 4 Bed Luxury Villa

www.pehlivans.net | Kalamar / KALKAN



**Property description** : Brand New Luxury Villa overlooking Kalamar Bay, with a short 5 minute walk to the sea and easy access to the Kalamar Beach club.

**Summary** : Brand new individual 4 Bedroom Villa, built in an exclusive Kalamar Bay development, magnificent view overlooking Kalamar Bay and Snake Island

**Floors** : Three

**Roof Terrace** : Yes

**Balconies** : All Bedrooms have balconies looking out to sea and Kalamar Bay

**Bedrooms** : 4

**Kitchen** : 2

**Bathrooms** : 4

**Ensuite** : 3

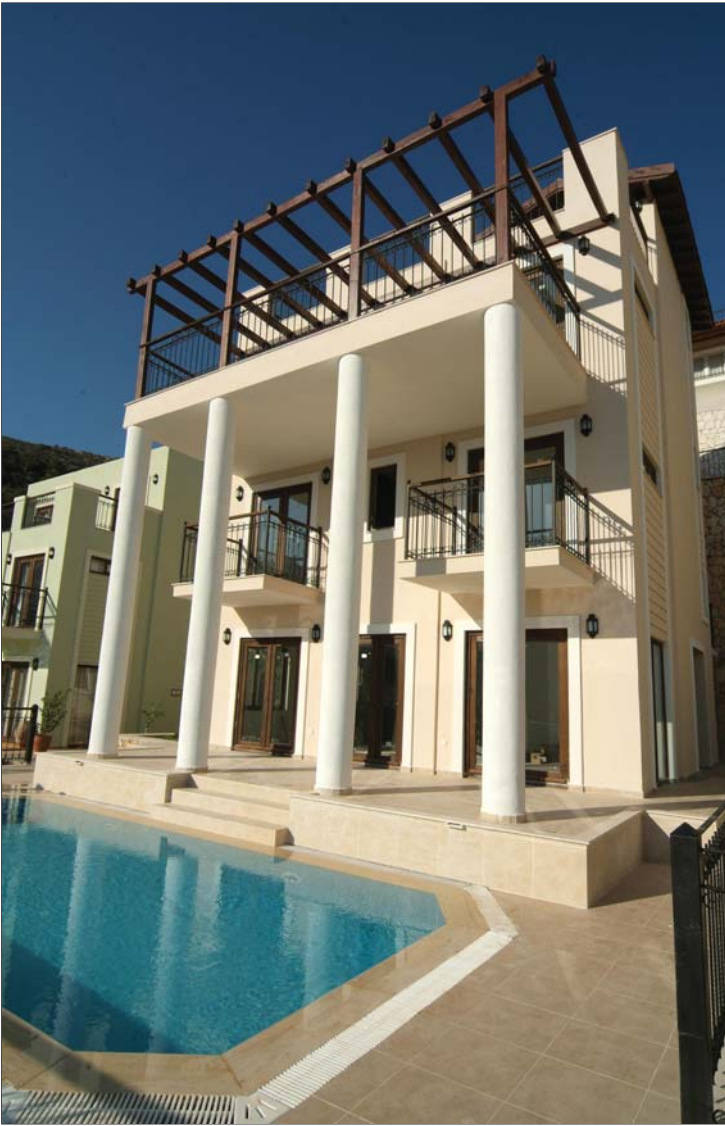
**Kitchen** : Open plan kitchen and living and dining room

**Pool** : Private pool with large sunbathing area for 10 + people

**Garden** : Landscaped

**Parking** : Garage parking under swimming pool with separate storage area





**Ground Floor** : Fully fitted kitchen, leading to open plan, Living and dining room area out on to large covered terrace and on to large private swimming pool.

**First Floor** : 2 Bedrooms with large balconies looking out to sea, 2 Bathrooms with marble walls and floor.

**Second Floor** : 2 Bedrooms with large balcony looking out to sea, 2 Bathrooms, with marble walls and floor.

**Top Floor** : Large Roof terrace with seperate kitchen, your own private roof top restaurant looking out to sea.

**Payment** : 10% deposit, 80% on contract and balance payable on transfer title deed.

Brand New 4 Bed Luxury Villa  
£ 225,000



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Some of our work

Villa Yar

Villa Konak

Villa Elsa

