



CARIA VISTA™

VILLA TURUNÇ MARMARIS



**HIGH-QUALITY
DETACHED VILLAS
WITH BREATHTAKING SEA VIEWS**

**Quiet villa complex nestled in lush and green garden
On the picturesque slopes of beautiful Turunç**

CARIA VISTA VILLAS

NATUR AND CULTURE IN HARMONY



The name Caria Vista is a tribute to the ancient civilization of the Carians, who shaped the southwestern coast of present-day Turkey thousands of years ago.

Archaeological findings show that the gently rolling hills around Turunç were already inhabited in prehistoric times. A remarkable testament to this history is the nearby Carian city of Amos, whose excavation site lies only seven kilometers from the villa complex.

While its acropolis now majestically rises above the rocky peninsula thanks to ongoing excavations, the ancient settlement—now largely hidden—once stretched across numerous valleys and

bays all the way to present-day Turunç, where the Caria Vista Villas are now being built.

With a contemporary interpretation, the Caria Vista Villas project continues a millennia-old tradition: living in harmony with nature, on solid rock, and in close proximity to the sea.

In the aesthetically modern and high-quality Caria Vista Villa complex, nature and culture come together in timeless harmony. Here, the Mediterranean lifestyle, Aegean light, and the endless sea create a living experience that we all long for.





LIVING IN CARIA VISTA VILLAS

LIFE ON THE GREEN HILLS OF TURUNÇ

Amid the gently rolling, evergreen hills of the Gulf of Marmaris, ten high-quality villas are being built with pools, gardens, parking spaces, and unobstructed views of the idyllic coastline of Turunç Bay. The settlement is located on the Turkish Aegean, on the southwestern coast of the Bozburun Peninsula, near the town of Marmaris.

The modern and high-quality villas, with a gross living area of 270 m², are suitable for year-round use as holiday homes or primary residences.

The concept of this intimate complex also includes landscaping using only endemic species such as olive and citrus trees, oleander, and fragrant herbs. Together, they create an authentic and sustainable appearance with

an unbeatable Mediterranean flair. Inspired by the incomparable lifestyle of Mediterranean cultures, Caria Vista Villas offers a unique, comfortable, and sustainable home in harmony with nature.

DISTANCES

- **Turunç town center:** 3 km
- **İçmeler:** 9 km
- **Marmaris:** 16 km
- **Amos Bay with its picturesque Carian archeological site:** 7 km
- **Kumlubük Bay:** 9 km
- **Other destinations on the Bozburun Peninsula:** Turgut 22 km, Selimiye 25 km, Bozburun 32 km, Söğüt 40 km

CARIA VISTA VILLAS

KEY FACTS

THE VILLAS

- 10 detached villas with sea views
- **270 m²** gross living area
- **700 m²** per lot, including communal areas
- **Construction period:** 2024-2027
- **Property condition:** new
- **Windows:** double-glazed insulated windows with aluminum frames
- **Flooring:** Vitra ceramic tiles
- **Cooling / Heating:** Siemens built-in inverter air conditioning; optional upgrades with heat pump or solar-assisted heating systems at extra cost



LAYOUT

- 2 Bedrooms with en-suite bathrooms
- 2 living areas, 1 multifunctional living space
- Spacious entrance and night hallway
- Open-plan fitted kitchen by Lineadecor with Siemens appliances
- 2 bathrooms with showers, 1 WC; floor finishes, sanitary ware, and fittings by Vitra
- 2 Balconies, 26 m² Pool,
- Partially covered terrace, garden
- 2 car parking areas

THE PROPERTY

- Small, well-maintained villa complex with 10 units
- Fenced plot of 6.980,77 m²
- Quiet, terraced hillside location with two-level construction area
- Unobstructed sea views from every unit
- Private and secure access road
- Visitor parking spaces
- Gardens landscaped with endemic plants

CONSTRUCTION

- Construction start: 2024
- Expected completion of the project: Q2 2027

CONTACT

www.cariavista.com
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CARIA VISTA VILLAS

HIGHLIGHTS

GENERAL

- 10 plots of 700 m² each, including communal areas, on a terraced, two-level hillside
- 270 m² gross living area per villa
- Ceiling heights: Ground floor 2.85 m, lower floor 2.95 m, attic 2.53 m
- 2 car parking spaces per unit on the upper level, main entrance, exterior staircase to the garden on the lower level
- Lower level: 26 m² pool, open and covered terrace areas, and garden with endemic landscaping

LAYOUT

- Each villa includes 2 floors plus a versatile attic; levels are elegantly connected by a sleek, modern steel staircase
- Entrance level: Two opposite bedrooms each with en-suite shower, bathroom one dressing area, a night hallway, a spacious living area with sea view and access to the balcony
- Attic: Generous, flexible space for office or guest bedroom, balcony with mountain view
- Garden level: Large living area with separable modern open kitchen, open dining and living area, 1 guest WC, and sliding doors to outdoor spaces



FEATURES & AMENITIES

- Quiet and sunlit location with maximum privacy
- Carefully selected materials and high-quality construction, high-end interior finishes
- High-quality Lineadecor kitchen with Siemens appliances
- Bathrooms designed with Vitra ceramics, sanitary ware, and fittings
- Private garden with panoramic views and pool



CONSTRUCTION QUALITY & SUSTAINABILITY

- Double-glazed insulated windows with aluminum frames
- Cooling and heating via Siemens built-in inverter air conditioning for year-round comfort
- Optional heat pump or photovoltaic technologies at additional cost
- Independent water and electricity meters for each unit
- Sustainable, eco-friendly garden design with endemic plants suited to the Mediterranean climate

INFRASTRUCTURE & SECURITY

- Fenced plot of 6,980.77 m²
- Private gated access to the complex
- Infrastructure for 24-hour camera and security service

ENTRANCE LEVEL

108,33 m²

Spacious entrance area with sea views,
open-plan living area, access to balcony
with sea views

29,56 m²

Staircase void 10 m²

First bedroom 19,42 m²

with dressing area and access to balcony

En-suite shower room 4,47 m²

Second bedroom 13,67 m²

Night hall 5,43 m²

En-suite shower room 3,71 m²

Balcony 8,37 m²

Ceiling height : 2,85 m





GARDEN LEVEL

99,95 m²

Spacious open-plan living area, illuminated by large glass façade and sliding doors to the garden: kitchen, dining and living area in one. Direct access to the terrace and pool.

Dining and living area

49,67 m²

Open-plan kitchen

17,28 m²

Guest WC

4,47 m²

Connection for washing machine etc. available

Staircase void:

10 m²

Ceiling height:

2.95 m



ATTIC

59,72 m²



The spacious and fully usable attic can be used flexibly for many purposes - as a guest room, reading or sitting area, study or dressing area.

Large windows offer uninterrupted sea views, while the spacious balcony opens up to a sweeping view of the green hillsides.

Ceiling height: 2,53 m (under the ridge beam)





PRICES

The stated prices are based on the scope and level of specification of each unit as presented in the brochure.

All units are identically designed and constructed; any variations in pricing result exclusively from their respective position within the project, orientation, and the quality of views and sightlines.

Any individual modifications, additional installations, or supplementary services are not included and will be charged separately. All prices are exclusive of taxes.

Unit	Price
Villa A	725.000,-€
Villa B	835.000,-€
Villa C	945.000,-€
Villa D	1.160.000,-€
Villa E	1.160.000,-€
Villa F	945.000,-€
Villa G	945.000,-€
Villa H	1.160.000,-€
Villa I	1.160.000,-€
Villa J	1.160.000,-€



CARIA VISTA™

VILLA TURUNÇ MARMARIS

CARIA VISTA VILLAS PROPERTY INFORMATION

Proprietary	A.E.Berker
Building Contractor	Kursan Ytng., Ali Çelik AA İnşaat
Tract / Lot	284/1
Architectural Project	Ebru Çevik Yürekli
Structural Project	Mustafa Kemal Huz
Electrical Planning	Yusuf İnaç
Mechanical Inst. Planning	Ali Ulvi Avanoğlu
Building Inspection	Asal Ege Yapı Den. Ltd. Şti
Building Engineer	İnş. Müh. Cumhur Aksu

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