



**A-B-C
BLOCK**



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A BLOCK

B BLOCK

C BLOCK



1



PROJECT OVERVIEW

Located in Kalkan's Lavanta region in a total project area of 2,500m² the first stage of our BaVadi Villas have been completed. Sea and Nature views can be enjoyed from the villas, with each one having a unique view over Kalkan's bays. In total 4 different types of villas have been constructed on the site, and each one awaits for a new owner.

With an average individual land space of 430m², our BaVadi project lets your dream become a reality.

Our expert team of architects and interior designers have used top quality materials and innovative living ideas to bring together a new way of luxury living; with features such as an indoor heated pool, sauna, Turkish bath, cinema room and private outdoor pool.

2,500m²
PROJECT AREA





A BLOCK



GROSS: 486M²
NET: 444M²

B BLOCK



GROSS: 442M²
NET: 392M²

C BLOCK



GROSS: 235M²
NET: 210M²

BaVadi **OVERVIEW**

The first stage of our BaVadi project consists of 4 different types of villas; namely Blocks A, B, C and D. These villas have been built in either 2+1, 4+1 or 5+1 styles.

Each villa has its own individual private outdoor space, including a private outdoor pool, and have added extra luxury benefits built indoors, such as an indoor pool, sauna, Turkish bath, Jacuzzi, cinema room and underfloor heating for the cooler months.

To secure your villa on our BaVadi project, located in Kalkan's peaceful Lavanta region, please contact our sales office directly.



3

A



5 GROUND FLOOR PLAN

9 FIRST FLOOR PLAN

13 BASEMENT FLOOR PLAN

474m²
LAND SHARE

486m²
5+1 TRIPLEX

MUCH MORE THAN **JUST A VILLA**

Our BaVadi Villas not only offer you a comfortable and modern place to live all year round, it also provides you with luxury features, ensuring you a more relaxed way of living. Spectacular sea views can be enjoyed from BaVadi's roof terrace, where a Jacuzzi can also be found. The villa's basement floor is home to a spacious area, which can be used in your desired way

A Block Landspace : 374m²





A BLOCK



GROSS: 486M²
NET: 444M²



FLOOR HEATING
FIREPLACE - AIR CONDITIONING



OUTDOOR & INDOOR
SWIMMING POOL



5+1 TRIPLEX
LAND SHARE : 474m²

KALKAN'S SPECTACULAR SUNSET

A Block consists of five en-suite bedrooms and one main living space, and offers plenty of opportunities for you to enjoy Kalkan's sunsets.

An open plan American kitchen can be found on the ground floor of the villa, as well as a spacious living area. The kitchen is centred around a kitchen island, which doubles as both a worktop and a dining table. Patio doors can be found here which lead out onto the pool terrace; here an outdoor dining set can be found.





A BLOCK GROUND FLOOR



GROSS: 100M²
NET: 91M²



SWIMMING POOL
LENGTH: 15.5m WIDTH: 4m DEPTH : 1.50m - 62m²



KITCHEN - LIVING ROOM
TWIN BEDROOM





1

Kitchen Terrace

Above the outdoor pool, a raised dining terrace has been created with room for 6 people to sit around. By creating this illusion of a 'floating' terrace you are able to enjoy views of the pool as well as the mountains surrounding the villa, from all aspects of this area.

19m²



2

Kitchen

A modern American kitchen is located on the ground floor of the villa. BaVadi villas are being sold fully furnished with all white goods and kitchen appliances.

25m²



3

Twin Bedroom

The villa's first en-suite bedroom can be found on the ground floor of the villa. This may also be an ideal room to turn into an office or working space, due to its easy access to the pool terrace.

25m²

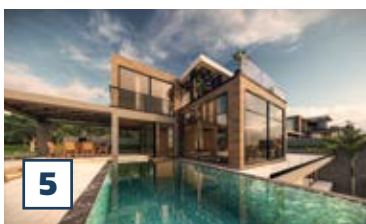


4

Living Room

Both sea and pool views can be enjoyed from the living room, which is spaced over 27m² of useable space. A fireplace has also been fitted in the corner of the room, adding warmth and creating a cosy atmosphere for cool winter days.

27m²



5

Private Outdoor Pool

Spectacular views of Kalkan's sea and the surrounding mountains can be enjoyed from from BaVadi's large infinity pool. Here homeowners will enjoy hours of fun with loved ones. Length: 15.5m Width: 4m Depth: 1.50m – 62m²

62m²



6



KITCHEN



TWIN BEDROOM

POOL TERRACE



BATH



8

LIVING ROOM



A BLOCK GROUND FLOOR



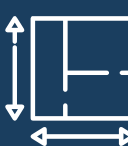
9



A BLOCK FIRST FLOOR



GROSS: 116M²
NET: 108M²



2 EN-SUITES
BEDROOM



SEA VIEW
TERRACE WITH JACUZZI



2

1

3



1 Roof Terrace

How about enjoying Kalkan's sea views from your very own roof terrace? Why not make it even better and enjoy the view from a rooftop Jacuzzi?

28m²



2 Master Bedroom

A Block's Master Bedroom consists of a walk in wardrobe, en-suite bathroom and in room Jacuzzi. The Master Bedroom of the villa is found on the first floor, and features large glass balcony doors to maximise the sea views throughout.

43m²



3 Second Bedroom

Located opposite to the villa's Master Bedroom is a second double en-suite bedroom. This bedroom also has access from balcony doors onto the villa's roof terrace area, which is shared with the Master Bedroom.

35m²





TERRACE



BEDROOMS



BATH



12



A BLOCK
FIRST FLOOR





Cinema Room

Soundproofed walls have been used to create an at home cinema on the villa's basement floor. A comfortable corner sofa has been fitted, allowing you to feel at home and fully appreciate the experience of your very own movie theatre.

25m²

Basement Floor Double Bedroom

The double bedroom on the villa's basement floor, features a 7m² en-suite and its very own Jacuzzi. Furthermore to this, patio doors lead out onto a landscaped garden area (spaced over 21m²)

35m²



Basement Floor Useable Space

Every room on the basement floor of the villa leads out onto a shared area. Here a 27m² sports room, 26m² games room and a shared toilet has been incorporated.

54m²

Twin Bedroom

The villa's twin bedroom can be found on the basement floor of this villa. This room consists of two single beds, an en-suite bathroom and access onto the garden area.

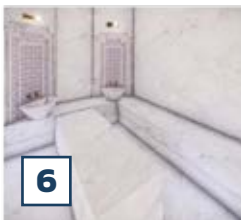
30m²



Heated Indoor Pool

A spacious 30m² heated indoor pool can be found on the villas indoor pool terrace. Here 4 sunbeds have ben spaced within the area, creating a relaxing place for families to be entertained. Length: 8.50m Width: 3.50m Depth: 1.20m – 30m²

75m²



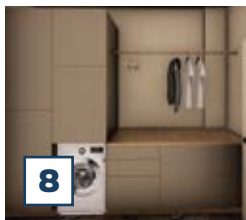
Hamam

13m²



Sauna

8m²



Laundry Room

8m²

A BLOCK BASEMENT FLOOR



GROSS: 270M²
NET: 245M²



INDOOR POOL
8,50m - 3,50m - 30m²

Located on the basement floor of Vadi A Block are two different levels. When first going down the stairs you will find an open plan area, where the sports and games room has been constructed. Off this main entertainment space the double bedroom, twin bedroom, laundry room and cinema room can be found. Another set of stairs leads you to the heated indoor pool and its pool terrace, where a Turkish bath and sauna can be found. From this level you can also access the garden area.





FITNESS



CINEMA ROOM



INDOOR POOL

HAMAM



16

MASTER BEDROOM



A BLOCK BASEMET FLOOR

B



B BLOCK



GROSS: 442M²
NET: 392M²



FLOOR HEATING
FIREPLACE -
AIR CONDITIONING



OUTDOOR & INDOOR
SWIMMING POOL



5+1 TRIPLEX
CINEMA ROOM

AT ONE WITH **NATURE**

BaVadi Villas, located in Kalkan's peaceful Lavanta region, are surrounded by olive trees and native bushes. Quiet surroundings and fresh air attract homeowners to this serene location.

BaVadi B Block, located on the upper level of our BaVadi site, is located next door to the A Block. Again, the villa has been built over 3 floors, however some differences can be found inside.

In addition to having a large basement floor, B Block also features seaview throughout.

B Block Landspace : 300m²





B BLOCK OVERVIEW

Both A Block and B Block have been designed by our expert team of architects and interior designers throughout. Whilst B Block features a similar design to A Block, slight changes have been made to the layout of the properties.

With sea views to be enjoyed throughout the villa, especially from the rooftop terrace, B Block offers homeowners quality time to be spent with loved ones.

19 GROUND FLOOR PLAN

23 FIRST FLOOR PLAN

27 BASEMENT PLAN

405m²
LAND SHARE

442m²
5+1 TRIPLEX



18

B BLOCK

GROUND FLOOR



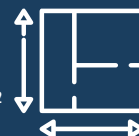
LAND SHARE : 405M²
GARDEN AREA : 300M²



GROSS: 105M²
NET: 88M²



SWIMMING POOL
LENGTH: 15.5m - WIDTH: 3.5 m 54m²



KITCHEN - LIVING ROOM
TWIN BEDROOM



1

Living Room

Both sea and pool views can be enjoyed from the living room, which is spaced over 28m² of useable space. A fireplace has also been fitted in the corner of the room, adding warmth and creating a cosy atmosphere for cool winter days.

28m²



2

Kitchen

A modern American kitchen is located on the ground floor of the villa. BaVadi villas are being sold fully furnished with all white goods and kitchen appliances.

25m²



3

Kitchen Terrace

Above the outdoor pool, a raised dining terrace has been created with room for 6 people to sit around. By creating this illusion of a 'floating' terrace you are able to enjoy views of the pool as well as the mountains surrounding the villa, from all aspects of this area.

12m²



4

Twin Bedroom

The villa's first en-suite bedroom can be found on the ground floor of the villa. This may also be an ideal room to turn into an office or working space, due to its easy access to the pool terrace.

27m²



5

Private Outdoor Pool

Spectacular views of Kalkan's sea and the surrounding mountains can be enjoyed from from BaVadi's large infinity pool. Here homeowners will enjoy hours of fun with loved ones. Length: 15.5m Width: 3.5m Depth: 1.50m – 54m²

54m²





KITCHEN



GARDEN AREA

POOL TERRACE



TWIN BEDROOM

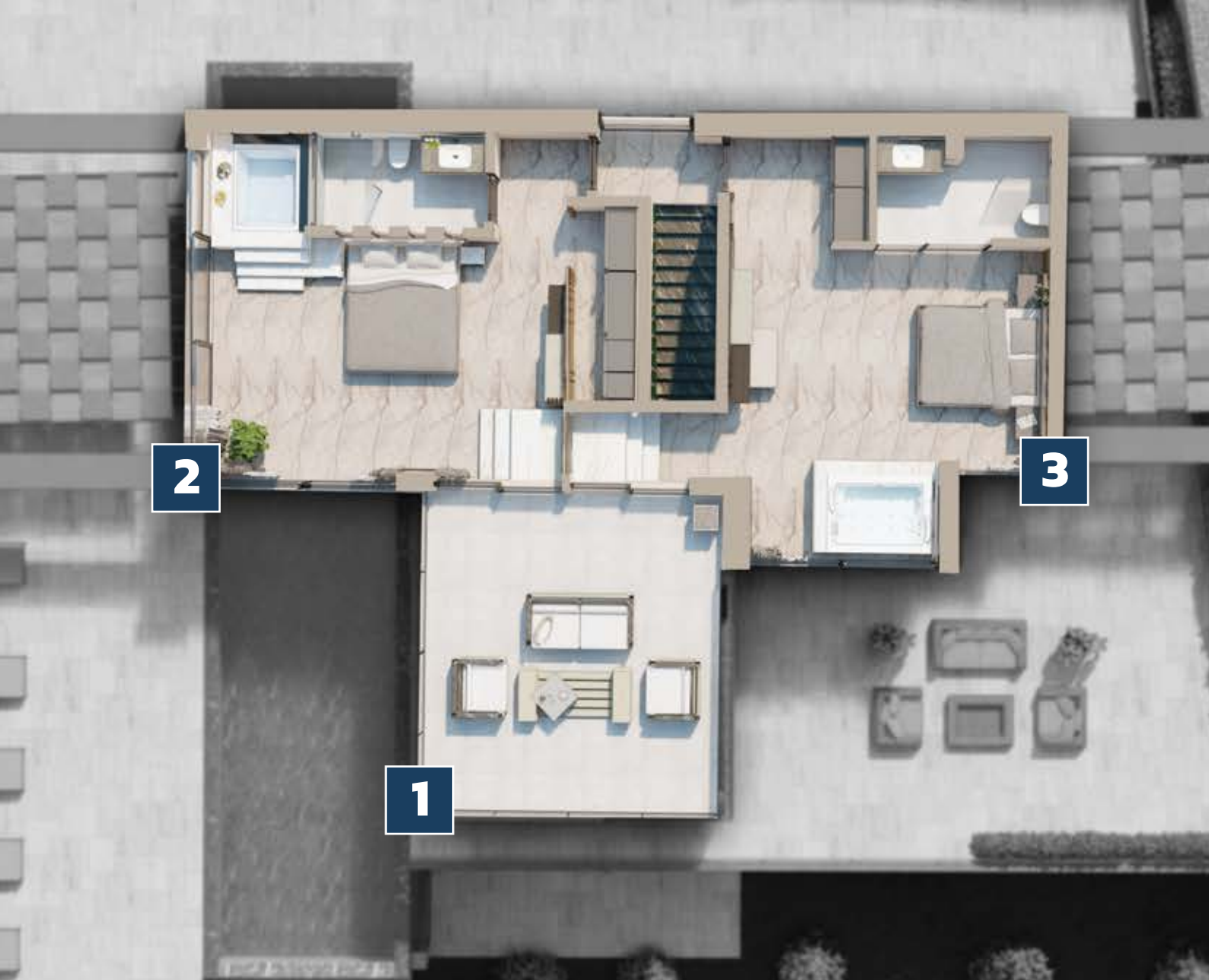


LIVING ROOM



B BLOCK GROUND FLOOR

KITCHEN



B BLOCK
FIRST FLOOR

 **GROSS: 117M²**
NET: 107M²

 **KITCHEN - LIVING ROOM**
TWIN BEDROOM

 **SWIMMING POOL**
54m²



1 Pool Terrace

A shared roof terrace can be found on the first floor of the villa, which can be accessed via the two bedrooms found on this floor. Here a seating group for 4 people can be found; creating an ideal spot for romantic evenings.

26m²



2 Master Bedroom

The Master Bedroom consists of a walk in wardrobe, en-suite bathroom and in room Jacuzzi. The Master Bedroom of the villa is found on the first floor, and features large glass balcony doors to maximise the sea views throughout.

42m²



3 Second Master Bedroom

Opposite the first Master bedroom, is a further alternative Master Suite. Also featuring a Jacuzzi and en-suite bathroom, sea views can be enjoyed from the accessible terrace.

40m²





ROOF TERRACE



2. BEDROOM

BEDROOMS



BATH



26

MASTER BEDROOM



B BLOCK FIRST FLOOR

MASTER BEDROOM





1

Cinema Room

Soundproofed walls have been used to create an at home cinema on the villa's basement floor. A comfortable corner sofa has been fitted, allowing you to feel at home and fully appreciate the experience of your very own movie theatre.

18m²

Basement Floor Double Bedroom

The double bedroom on the villa's basement floor, features a 7m² en-suite and its very own Jacuzzi. Furthermore to this, patio doors lead out onto a landscaped garden area (spaced over 31m²)

31m²



2



3

Sports/Gym Room

In the shared useable space found on the basement floor a sports room, laundry room, shared bathroom and storage space can all be found. In this area you will also find a second set of stairs leading down onto the indoor pool terrace.

46m²

Basement Floor Twin Room

The villa's twin bedroom can be found on the basement floor of this villa. This room consists of two single beds, an en-suite bathroom (6m²) and access onto the garden area.

24m²



4



5

Heated Indoor Pool

A spacious 30m² heated indoor pool can be found on the villas indoor pool terrace. Here 2 sunbeds have ben spaced within the area, creating a relaxing place for families to be entertained. Length: 8.50 m Width: 3.50 m Depth: 1.20m - 30m²

62m²



6

Sauna

7m²



7

Hamam

7m²

B BLOCK BASEMENT FLOOR



GROSS: 220M²
NET: 197M²

Located on the basement floor of Vadi B Block are two different levels. The first level of this floor is home to a shared useable space where a sports room is centred, and the second level is where the villa's heated indoor pool and further luxuries can be found.

The shared space on the first level, not only features a sports room but also a shared bathroom, laundry room and access to two bedrooms (a double en-suite and a further twin en-suite bedroom). On the indoor pool terrace access to the villa's Turkish bath and sauna can also be found.



CINEMA ROOM



SAUNA



HAMAM



INDOOR POOL
8.50m - 3.50m - 30m²



FITNESS



CINEMA ROOM

INDOOR POOL



HAMAM



30

MASTER BEDROOM



SAUNA

B BLOCK BASEMENT FLOOR



C BLOCK



GROSS: 235M²
NET: 210M²



FLOOR HEATING
FIREPLACE -
AIR CONDITIONING



OUTDOOR & INDOOR
SWIMMING POOL



2+1 DUBLEX
SAUNA & HAMAM

COMBINING MODERN & **SIMPLE LIVING**

BaVadi consists of three C Block villas. C1 and C2 Block feature sea views throughout, whereas C3 Block focuses on Kalkan's mountains and nature views.

Each villa has been designed with 2 bedrooms and 1 main living space, plus luxury benefits such as a Turkish bath, sauna, laundry room, heated indoor pool and sports room on their basement floors.

Furthermore to this C Block's Master bedroom feature a Jacuzzi, and a fireplace and underfloor heating system have been added for the winter months.





C BLOCK OVERVIEW

Set within a 290m² area, BaVadi C Blocks come with a total of 235m² useable space.

For those looking for a summer holiday home or looking to add to the buy-to-rent scheme BaVadi C Block provides plenty of useable space, and even offers you plenty of opportunities for living all year round.

These 2+1 luxury villas have been designed with families in mind. Whether looking to create unforgettable memories with loves ones or start a new simple way of living, BaVadi C Block is awaiting new owners

33 GROUND FLOOR PLAN

37 BASEMENT FLOOR PLAN

290m²
LAND SHARE

235m²
2+1 DUBLEX



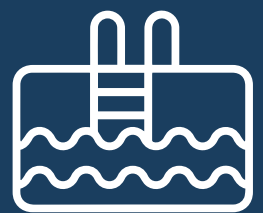
C BLOCK GROUND FLOOR



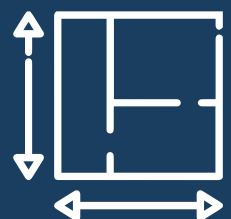
LAND SHARE : 290M²
GARDEN AREA : 200M²



GROSS: 90M²
NET: 80M²



WIDTH: 13m - LENGTH: 3,50m
DEPTH: 1.50m - 38M²



2+1 DUBLEX
LIVING ROOM - KITCHEN - BEDROOM



1 Living Room

Both sea and pool views can be enjoyed from the living room, which is spaced over 26m² of useable space. Patio doors have been fitted, leading out onto the villa's pool terrace.

26m²



2 Kitchen

A modern American kitchen is located on the ground floor of the villa. BaVadi villas are being sold fully furnished with all white goods and kitchen appliances.

17m²



3 Kitchen Terrace

A dining terrace has been placed over the outdoor pool, creating an illusion that you are literally floating on water as you dine. The 10m² area created an ideal atmosphere for you to spend with loved ones.

10m²



4 Master Bedroom

The villa's Master bedroom can be found on the ground floor of the villa. A 30m² Jacuzzi and an en-suite bathroom have been fitted, providing homeowners with a little extra luxury. Glass balcony doors have been used throughout the villa, and views over your private pool and the surrounding area can be enjoyed from the comfort of your bed.



5 Private Outdoor Pool

Spectacular views of Kalkan's sea and the surrounding mountains can be enjoyed from from BaVadi's large infinity pool. Here homeowners will enjoy hours of fun with loved ones. Length: 13m Width: 3.5m Depth: 1.50m – 38m²

38m²



KITCHEN



MASTER BEDROOM



BEDROOM

BATH



36

LIVING ROOM



CC-BLOK
GROUND FLOOR

ENTRANCE HALL





1

Double Bedroom

A further double bedroom can be found on the basement floor of this villa. This room consists of a double bed and a large en-suite bathroom. From the bedroom access onto the garden area can also be found.

30m²

Heated Indoor Pool

A spacious 35m² indoor pool terrace is located on the basement floor of the C Block. 4 sunbeds have been placed for families to enjoy their private indoor heated pool. Length: 6m Width: 3m Depth: 1.20m - 18m²

18m²



2



3

Sports/Gym Room

When coming down the stairs from C Block's main living area you will enter the basement floor; centred around a sports room, this area also has access to the villas Turkish bath and sauna, as well as a laundry room and shared toilet.

20m²

Indoor Pool Terrace

The pool terrace has been split into different levels; ensuring that all useable space has been used thoughtfully. The first level consists of a 10m² area, where a comfortable seating area has been designed for you to watch over the pool. Going down the stairs to the second level, four sunbeds have been placed on the pool terrace giving ideal access to the 17m² indoor pool.

27m²



4



5

Laundry Room

Underneath the stairs, a laundry room and storage space has been cleverly designed.

9m²



6

Sauna

6m²



6

Hamam

7m²

C BLOCK BASEMENT FLOOR



GROSS: 145M²
NET: 130M²

The basement floor of C Block has been designed with families in mind. Here two separate levels have been incorporated into the design of the build, ensuring that all useable space can be used purposefully. The first level of the basement floor features the villa's sports room, laundry room and access to a double en-suite bedroom as well as the Turkish bath and sauna. From here you can go down to the second level where access to the indoor pool is found.



FITNESS



PUBLIC AREAS

INDOOR POOL



BATH



40

MASTER BEDROOM

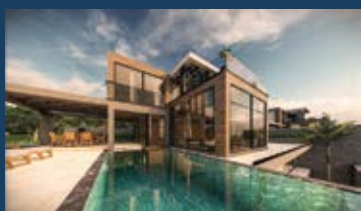


C BLOCK BASEMENT FLOOR

POOL TERRACE

ITEM LIST

A BLOCK



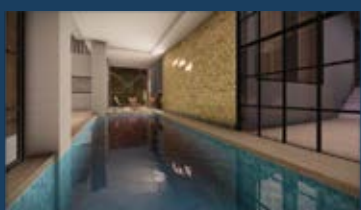
GROUND FLOOR

Living room; Seating Group (L Seat), 55" Smart TV, Fireplace, Air Conditioner. Kitchen; Cooker, Built-in Oven, Built-in Microwave, Hood, Refrigerator, Dishwasher, Dinnerware, All Kitchen Appliances
Twin Bedroom; 2 Single Beds, Television, Bathroom Set, Duvet Cover Set
Pool Terrace; 4 Sunbeds, 2 Pool Umbrellas, 6 Person Dining Table, Garden Sitting Group.



FIRST FLOOR

Master Bedroom; Double Bed, Jacuzzi, Dressing Table, Bedside Table, Bed Linen, Bathroom Set, Television, Air Conditioning, Dressing Room.
2. Bedroom; Double Bed, Dressing Table, Nightstand, Television, Air Conditioning
Terrace; Jacuzzi, sitting group



BASEMENT FLOOR

Master Bedroom; Double Bed, Jacuzzi, Dressing Table, Bedside Table, Bed Linen, Bathroom Set, Television, Air Conditioning.
Twin Bedroom; 2 Single Beds, Television, Bathroom Set, Duvet Cover Set. Cinema Room; L Seat, Widescreen TV, Sound System.
Laundry room; Washing Machine, Laundry Cabinet.
Pool Terrace; 4 Sunbeds, 2 Person Table, fitness; Treadmill, Indoor Cycle (May Vary).



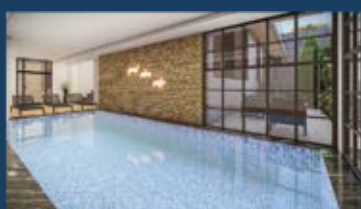
GROUND FLOOR

Salon; Seating Group (L Seat), 55" Smart TV, Fireplace, Air Conditioner. Kitchen; Cooker, Built-in Oven, Built-in Microwave, Hood, Refrigerator, Dishwasher, Dinnerware, All Kitchen Appliances
Twin Bedroom; 2 Single Beds, Television, Bathroom Set, Duvet Cover Set
Pool Terrace; 4 Sunbeds, 2 Pool Umbrellas, 6 Person Dining Table, Garden Sitting Group.



FIRST FLOOR

Master Bedroom; Double Bed, Jacuzzi, Dressing Table, Bedside Table, Bed Linen, Bathroom Set, Television, Air Conditioning, Dressing Room.
2. Bedroom; Double Bed, Dressing Table, Nightstand, Television, Air Conditioning, Jacuzzi
Terrace; sitting group



BASEMENT FLOOR

Master Bedroom; Double Bed, Jacuzzi, Dressing Table, Bedside Table, Bed Linen, Bathroom Set, Television, Air Conditioning.
Twin Bedroom; 2 Single Beds, Television, Bathroom Set, Duvet Cover Set. Cinema Room; L Seat, Widescreen TV, Sound System.
Laundry Cabinet; Washing machine.
Pool Terrace; 4 Sunbeds, 2 Person Table, fitness; Treadmill, Indoor Cycle (May Vary).

C BLOCK



GROUND FLOOR

Living room; Seating Group (L Seat, 1 Armchair), 55" Smart TV, Air Conditioner. Kitchen; Cooker, Built-in Oven, Built-in Microwave, Hood, Refrigerator, Dishwasher, Dinnerware, All Kitchen Appliances Master Bedroom; Double bed, TV, Bathroom Set, Bed Linen, Jacuzzi, Dressing Table, Nightstand.
Pool Terrace; 4 Sunbeds, 2 Pool Umbrellas, 6 Person Dining Table, Garden Sitting Group.



BASEMENT FLOOR

Master Bedroom; Double Bed, Jacuzzi, Dressing Table, Bedside Table, Bed Linen, Bathroom Set, Television,
Twin Bedroom; 2 Single Beds, Television, Bathroom Set, Duvet Cover Set.
Laundry room; Washing Machine, Laundry Cabinet, Pool Terrace; 3 Sunbeds, Sitting Group,
fitness; Treadmill, Indoor Cycle (May Vary).

NOTES

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ADA PARSEL INFORMATION

1. Stage Total Project Area: 2,500m²



| | |
|---------------------------|---|
| Ada / Parsel | 128 / 1 - 128 / 2 - 129 / 1 - 119 / 1 |
| Address | Antalya Kaş Kalkan İncebel |
| Total Project Area | 11,174m² |
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