

DETACHED VILLAS



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First Floor _____ Sayfa 9

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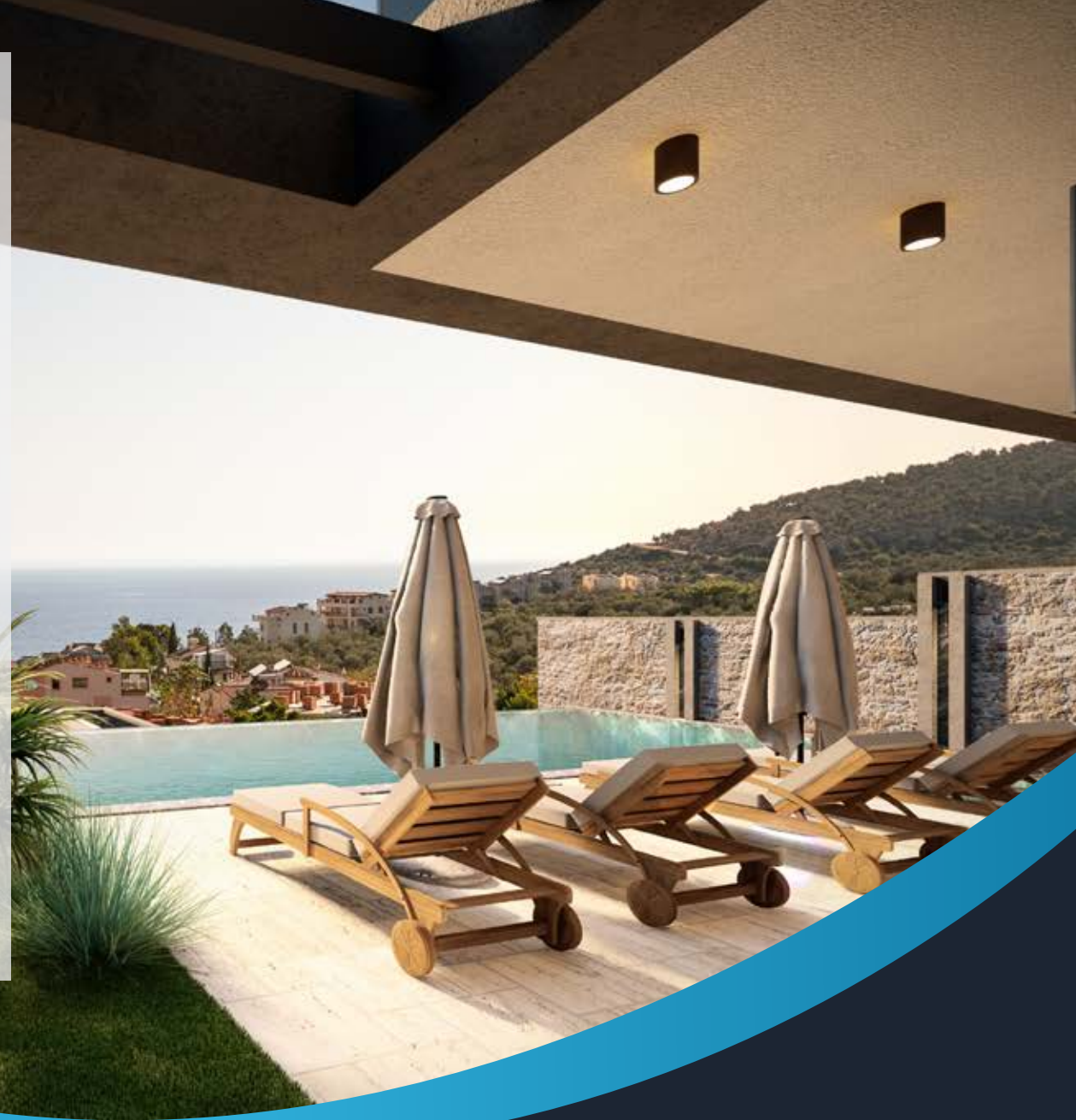
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DETACHED VILLA



Open Your Doors to Kalkan's Uniqueness

Baransel Grup, whom have designed and engineered numerous projects in the Kalkan region, bring to you BaRose; centrally located in Kalkan's Ortaalan. A total of six detached and eight semi-detached villas are located at the site; all of which have been constructed under direct supervision of our expert team and using the best quality materials and latest technology.

For those dreaming of a new luxury lifestyle, unique sea views and enough space for all members of the family, BaRose Detached Villas are the place to start. With five bedrooms, all of which have en-suite bathrooms, as well as luxury features such as a Turkish Bath, Sauna and Jacuzzi, these villas make for ideal Summer holiday homes.

BaRose projects make for an ideal option for those wanting to offer their villa 12 months a year via the rental industry.





GENERAL SITE PLAN

*A total of 14 villas can be found;
6 detached villas with sea views, and a further
8 semi-detached villas can be found underneath*

Detached Villas

BaRose offers you detached luxury villas, in Kalkan's city centre with unique sea views.

Our detached villas come complete with 5 bedrooms and one main living space. Spread over 4 floors these villas come with a total of 427m² of useable space.

In addition to this, the villas consist of an open plan kitchen living room, sauna, Turkish bath, gym room, at home cinema and heated indoor pool. Other features include a laundry room, fireplace and underfloor heating system.



471M²
GROSS SPACE



427M²
USEABLE SPACE



**5 EN-SUITE
BEDROOMS**



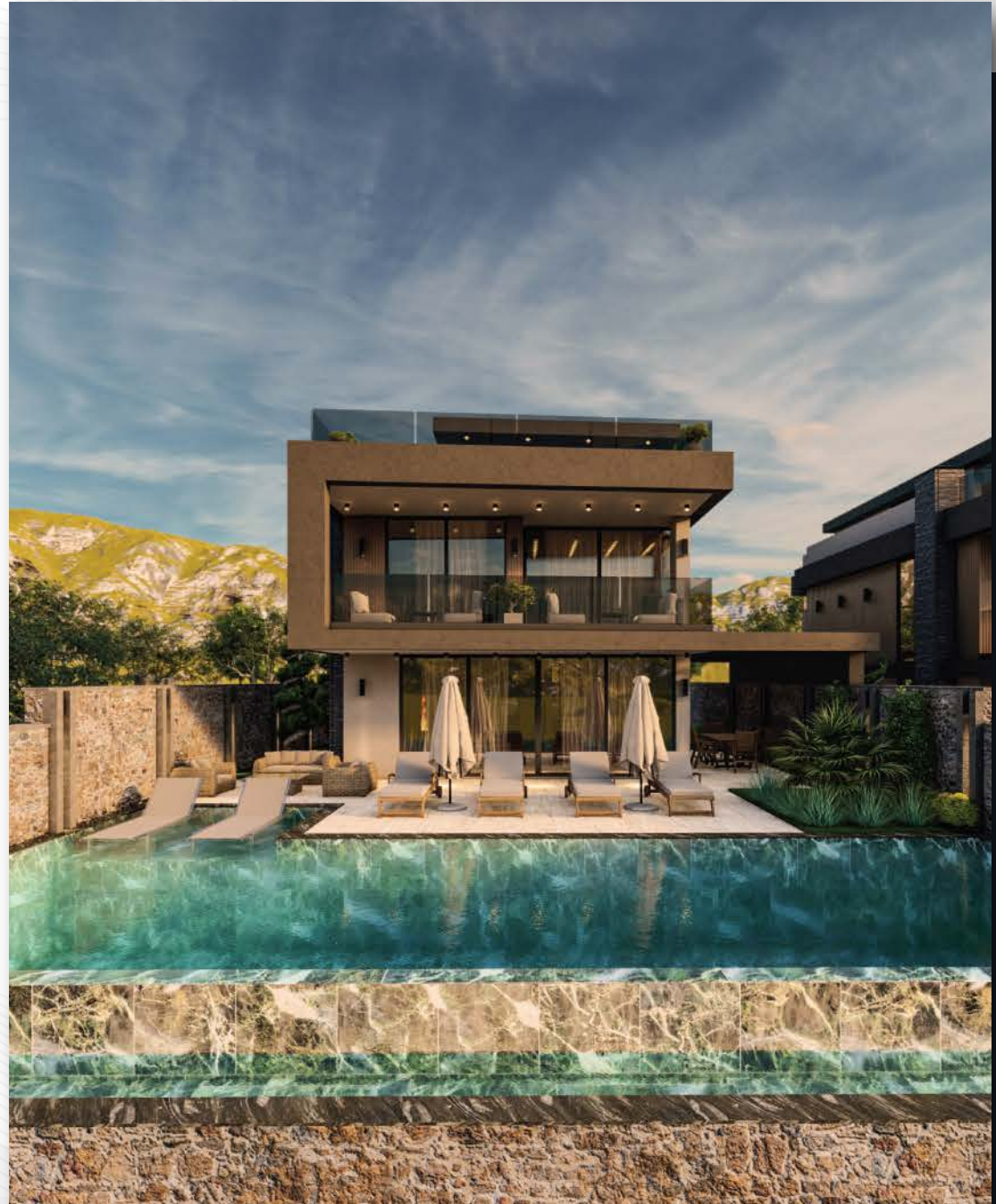
189M²
LANDSPACE



340M²
PLOT SIZE



**PARKING FOR
2 CARS**





Back view of the detached villas

DETACHED VILLA - POOL VIEW



DETACHED VILLA - TERRACE VIEW



7 DETACHED VILLA - GROUND FLOOR



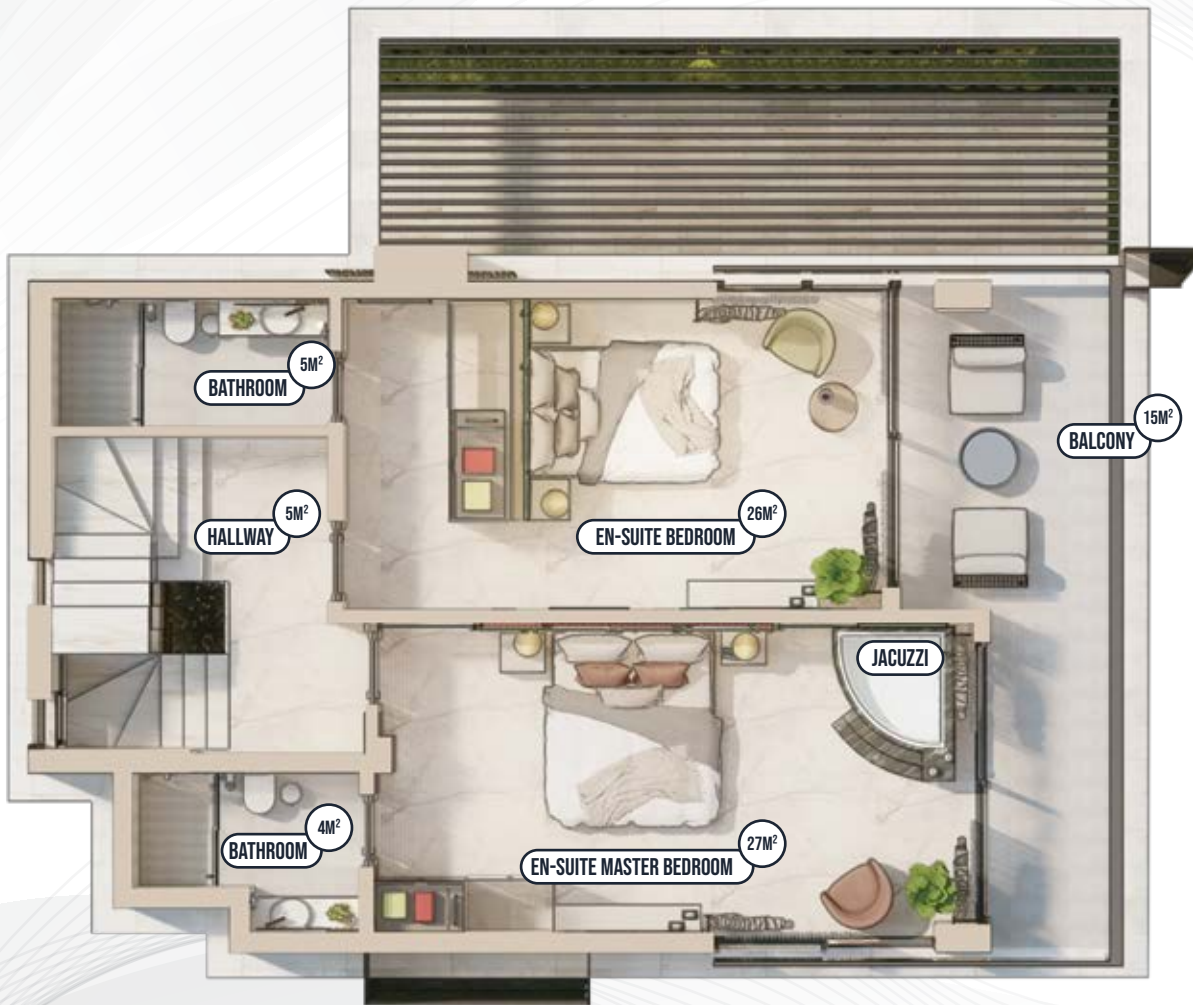
 NET : 64M²
GROSS : 74M²

 PRIVATE POOL
L: 13,06M W: 6,75M

 LIVING ROOM, KITCHEN, WC
POOL TERRACE, GARDEN



**DETACHED VILLA
GROUND FLOOR VISUALS**



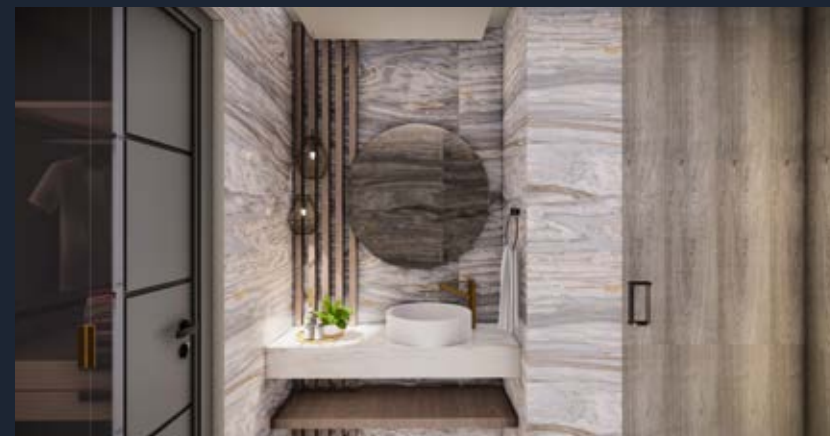
EN-SUITE DOUBLE BEDROOM



EN-SUITE MASTER BEDROOM


NET : 81M²
GROSS : 90M²

2 en-suite bedrooms can be found on the first floor of our detached villas. The bedrooms lead out onto a shared balcony, with sea views over Kalkan. The Master bedroom on this floor also features a Jacuzzi, as well as a walk in wardrobe.



**DETACHED VILLA
FIRST FLOOR VISUALS**



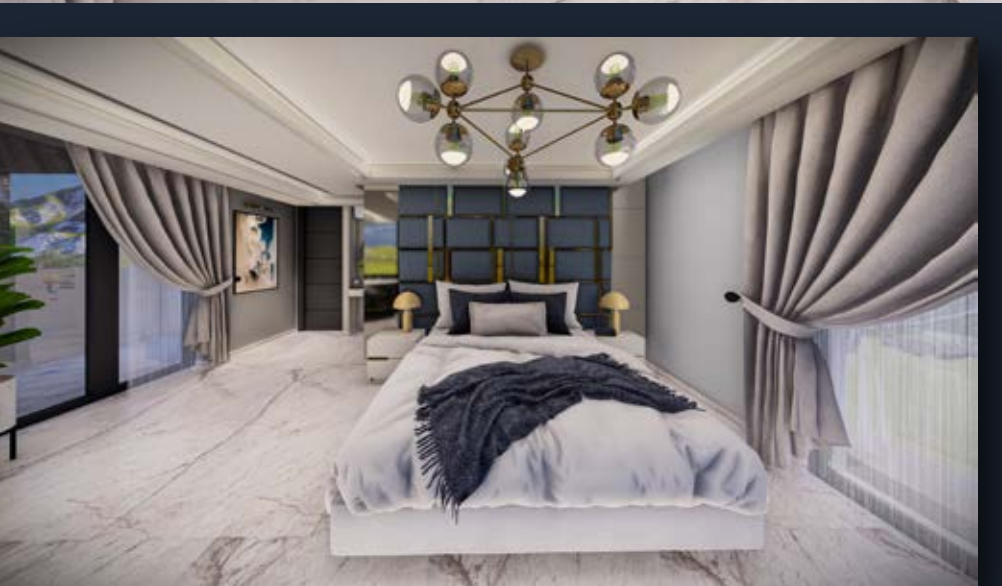
ROOF FLOOR - BATHROOM



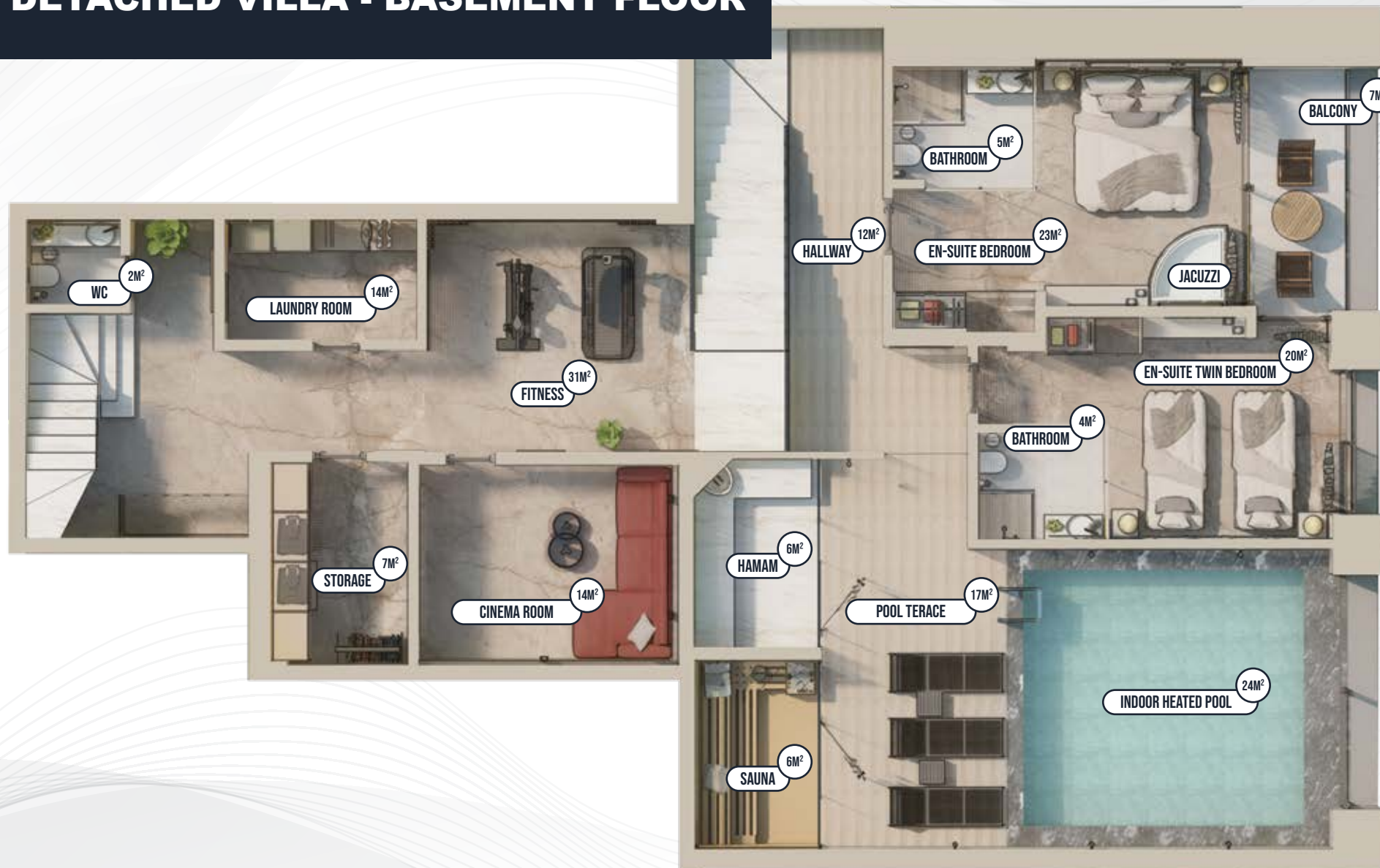
ROOF FLOOR - WARDROBE - DRESSING TABLE

 NET : 82M²
GROSS : 90M²

Spacious Roof Floor; With both sea and nature views over Kalkan, and spaced over 90m² the villa's Master Bedroom can be found on the roof floor, along with a private roof terrace.



**DETACHED VILLA
ROOF FLOOR VISUALS**



NET : 200M²
GROSS : 217M²



INDOOR HEATED POOL
L:5,14M W:4,76M

Are you looking to start a new luxury lifestyle? BaRose can offer you luxury features, such as a Turkish Bath, Sauna, At home Gym, Cinema Room and Heated Indoor Pool on the Basement Floor.



Master Bedroom En-Suite Bathroom



Master Bedroom Located on the Basement Floor



Cinema Room



Storage Space



15



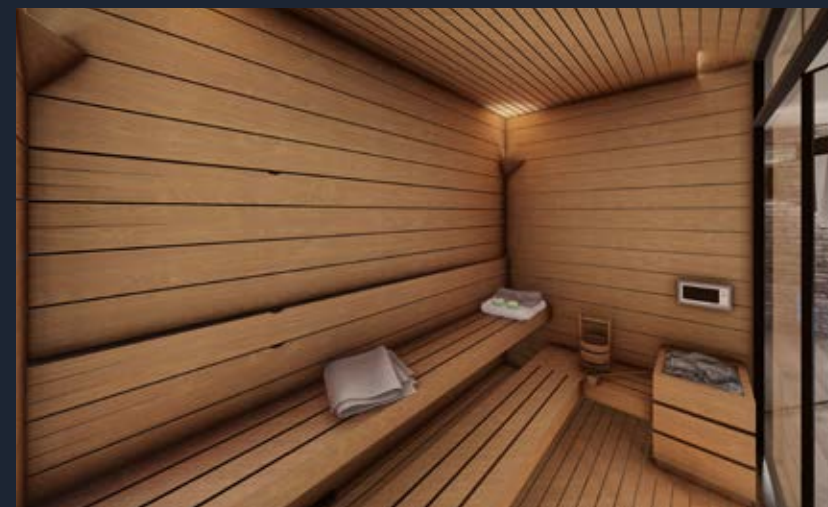
Basement Twin Bedroom



Bathroom



Indoor Heated Pool



Sauna





Twin Bedroom En-Suite Bathroom



Indoor Heated Pool



Hamam



Fitness

**DETACHED VILLA
BASEMENT FLOOR
VISUALS**

FURNITURE LIST

Livingroom; L Type Sofa, Bergere, Eight Person Dining Table, Tv Unit, 55" Smart Tv, Fireplace, Slip Type Air Conditioning

Kitchen; Built-in Oven, Cooker, Microwave, Refrigerator, Dishwasher, Dinner Set, Cutlery, Kitchen Appliances, Utensils.

First Floor Master Bedroom; Double Bed, Jacuzzi, Wardrobe, Bathroom set, Linens Set, Bedside Tables, Dressing Table.

First Floor Second Bedroom; Double Bed, Wardrobe, Bathroom set, Linen set, Bedside Tables, Dressing Table.

First Floor Balcony; Sitting Group

Roof Floor Master Bedroom; Double Bed, Jacuzzi, Wardrobe, Bathroom Set, Linen Set, Bedside Tables, Dressing Table.

Terrace; Sitting Group.

Basement Floor Master Bedroom; Double Bed, Jakuzi, Wardrobe, Bathroom Set, Linen Set, Bedside Tables, Dressing Table.

Basement Floor Twin Bedroom; Twin Bed, Wardrobe, Bathroom Set, Linen Set, Bedside Tables, Dressing Table.

Laundry Room; Washing Machine, Iron, Ironing Board, Wardrobe.

Indoor Pool Terrace : 4 Sunbeds.

Outdoor Pool Terrace : 4 Sunbeds, Sun Umbrella.

Garden; Sitting Group, BBQ.



City	Antalya
County	Kaş
Neighbor	Kalkan
Ada	98
Parsel	4
Total Area	3.800m²

NOTES

You dream it, We build it...

Baransel Grup brings to you projects that change your living standards and offer you a new way of innovative living. All of our projects have been brought to you by our expert team, using quality materials and the latest technology, creating a sustainable lifestyle.

All projects are completed under direct supervision by our expert team of engineers and architects. With more than 17 years' experience, we guarantee a swift and safe delivery of each and every project.



Baransel İnşaat



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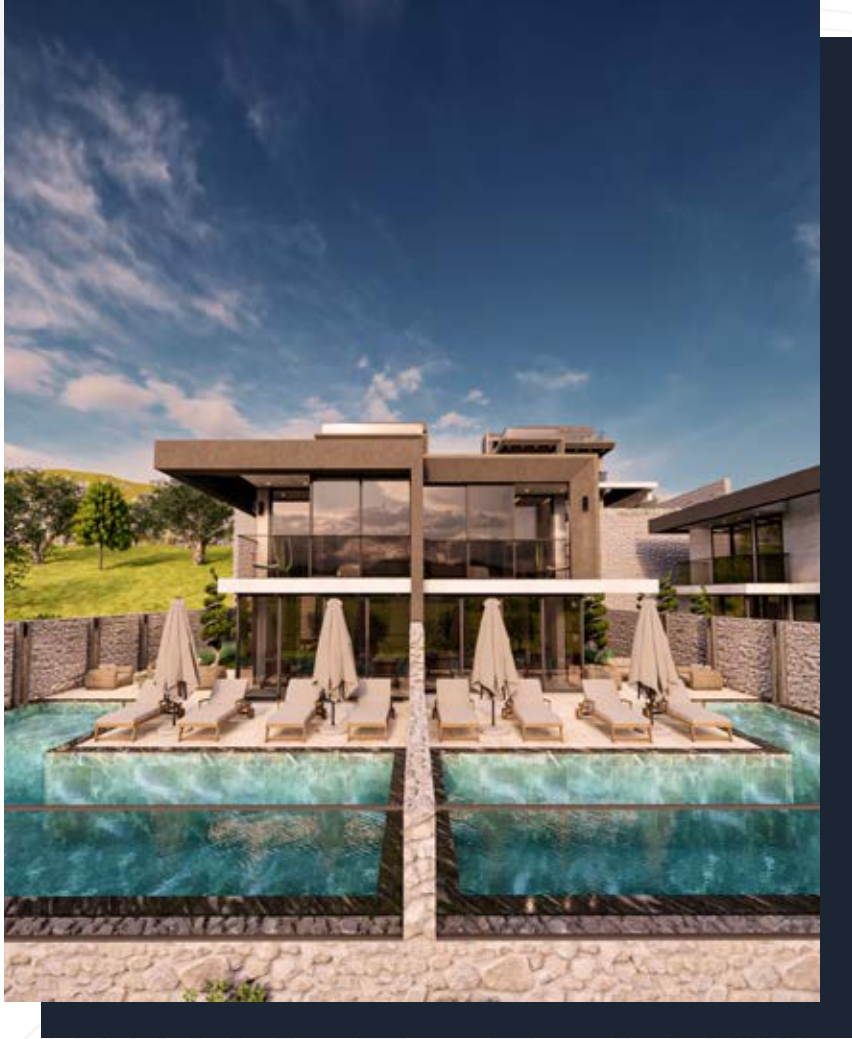


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SEMI-DETACHED VILLAS





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Furniture List _____ Sayfa 13

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For those dreaming of a new luxury lifestyle with features such as your very own Turkish Bath, Sauna and Jacuzzi, these 2 bedroom villas make for ideal Summer holiday homes.

Furthermore to this, BaRose has been fitted with an underfloor heating system, air conditionings, a fire place as well as a heated indoor pool, allowing you to use the villa even during the cooler months.

Due to all of these features, BaRose projects make for an ideal option for those wanting to offer their villa 12 months a year via the rental industry.





GENERAL SITE PLAN

*A total of 14 villas can be found;
6 detached villas with sea views, and a further
8 semi-detached villas can be found underneath*

Semi-Detached Villas

BaRose offers both the options of detached or semi-detached luxury villas, in Kalkan's city centre. A total of eight semi-detached villas can be found at BaRose.

Each individual villa features an open plan kitchen living room, one double bedroom and a further twin bedroom. The basement floor, like the detached villas, also feature a spa area and at home gym.

In addition to this, a heated indoor pool, Jacuzzi, underfloor heating system, fireplace and parking space for one car can also be found.



179M²
GROSS SPACE



157M²
USEABLE SPACE



**2 EN-SUITE
BEDROOMS**



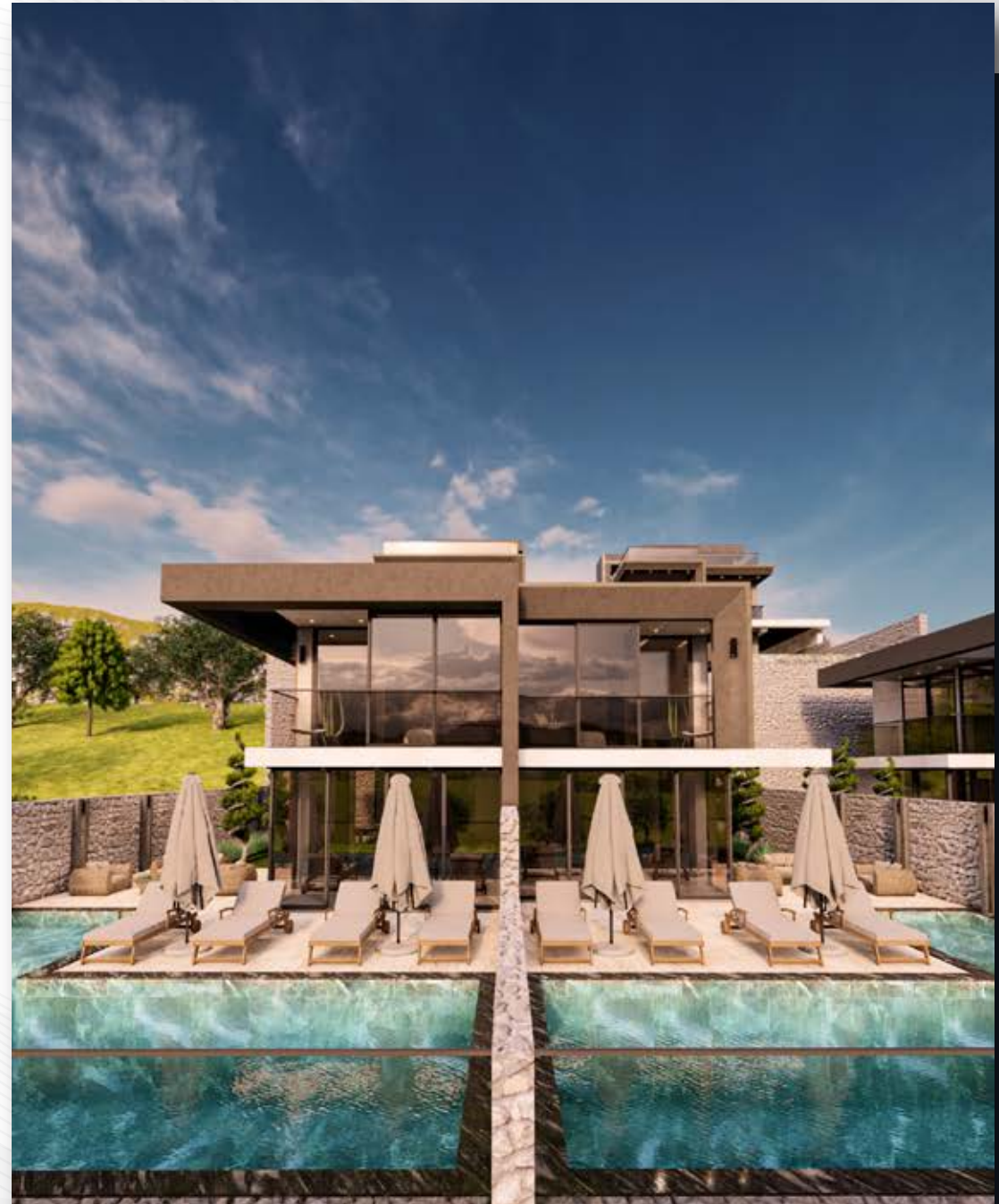
97M²
LANDSPACE



203M²
PLOT SIZE



**PARKING FOR
1 CARS**





Semi-Detached Villas Night View

SEMI-DETACHED VILLAS - POOL VIEW

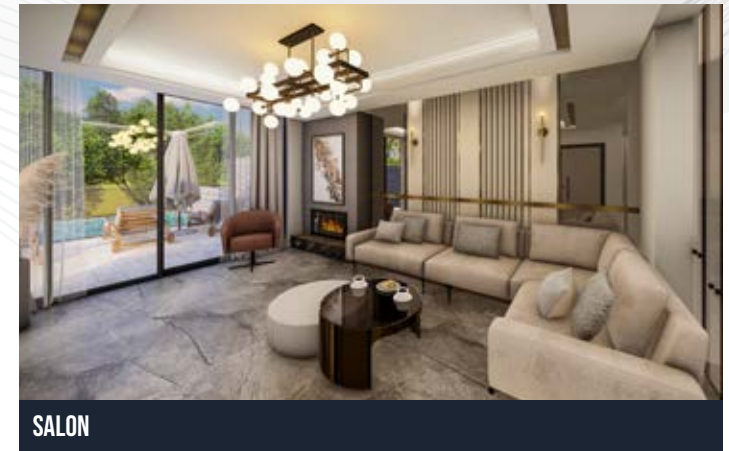
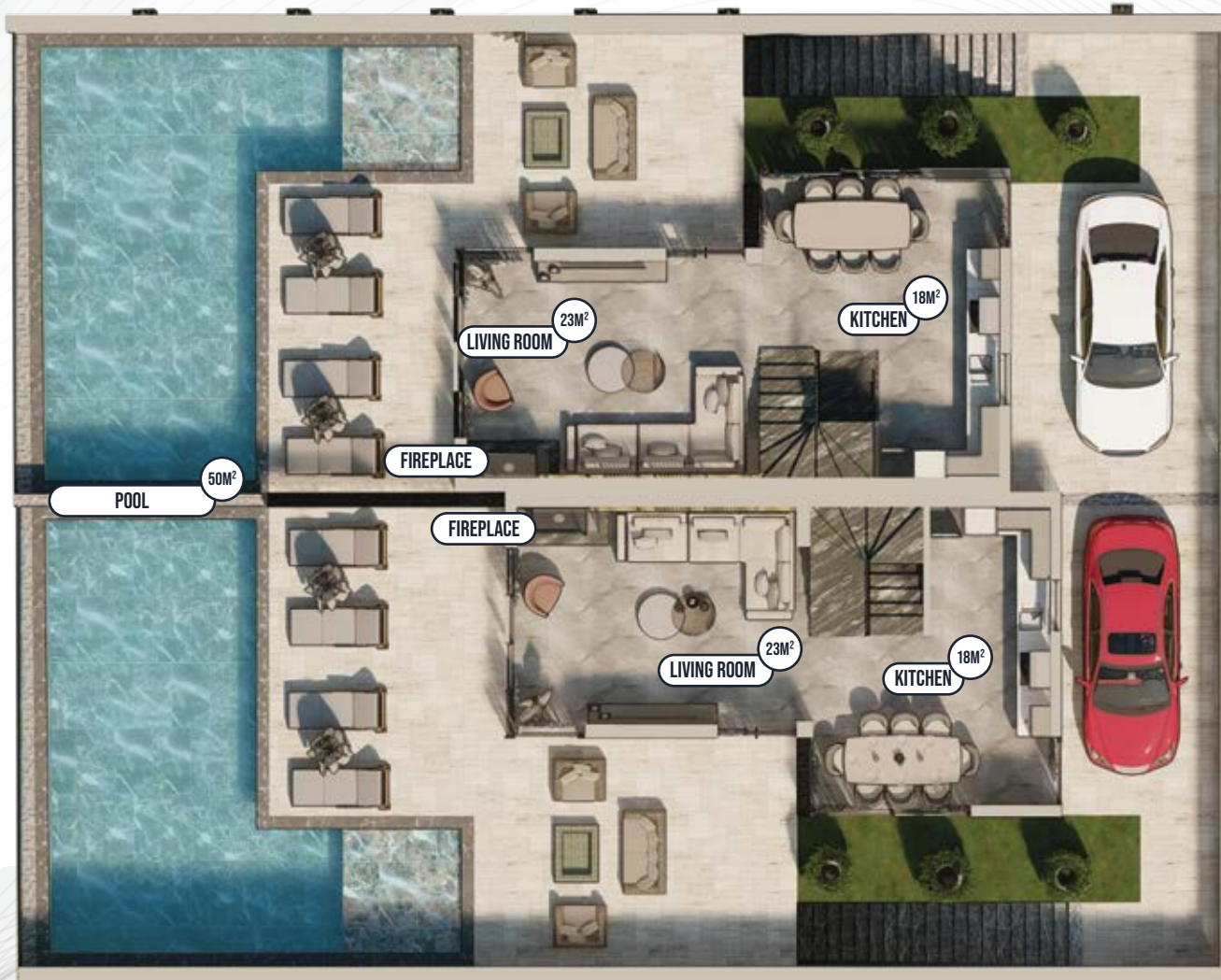


SEMI-DETACHED - TERRACE VIEW

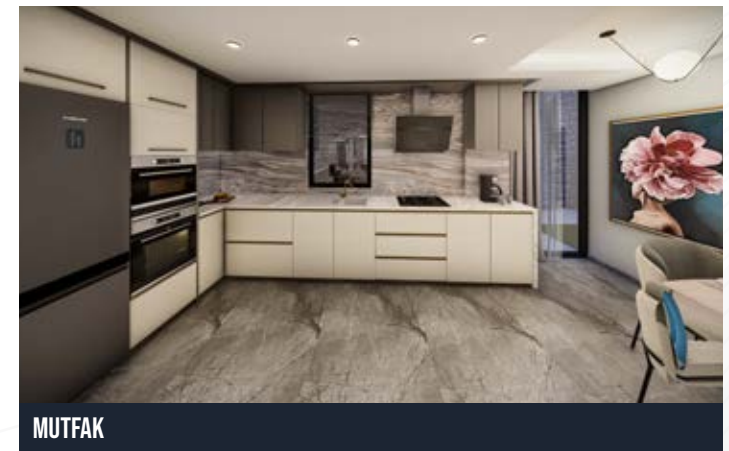


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SEMI-DETACHED VILLAS - GROUND FLOOR



SALON



MUTFAK

 NET : 50M²
GROOS : 56M²

 PRIVATE POOL
L:8,23M W:4,00M

 LIVING ROOM, KITCHEN
POOL TERRACE, GARDEN



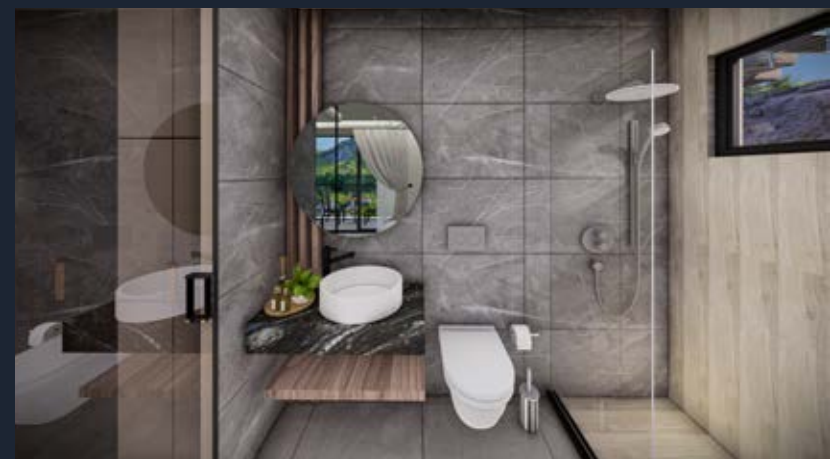
**SEMI-DETACHED
GROUND FLOOR VISUALS**

9 SEMI-DETACHED VILLAS - FIRST FLOOR

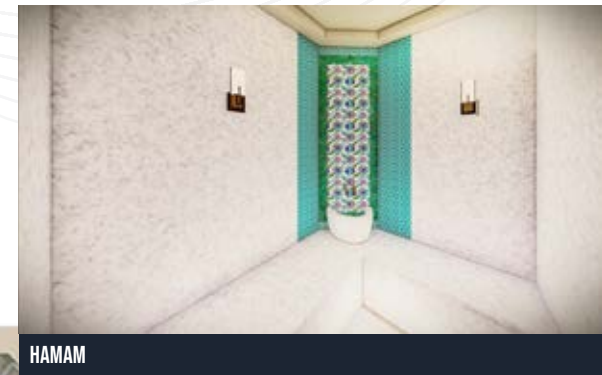
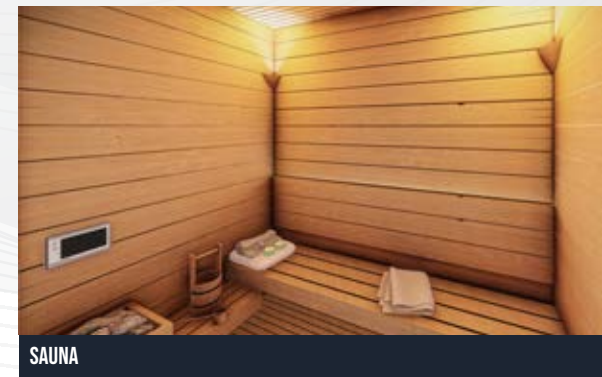


NET : 56M²
GROSS : 63M²

Two Bedrooms can be found in our semi-detached villas, both of which have en-suite bathrooms. Both bedrooms have their own balconies and walk in wardrobes, and the Master Bedroom has a feature Jacuzzi.

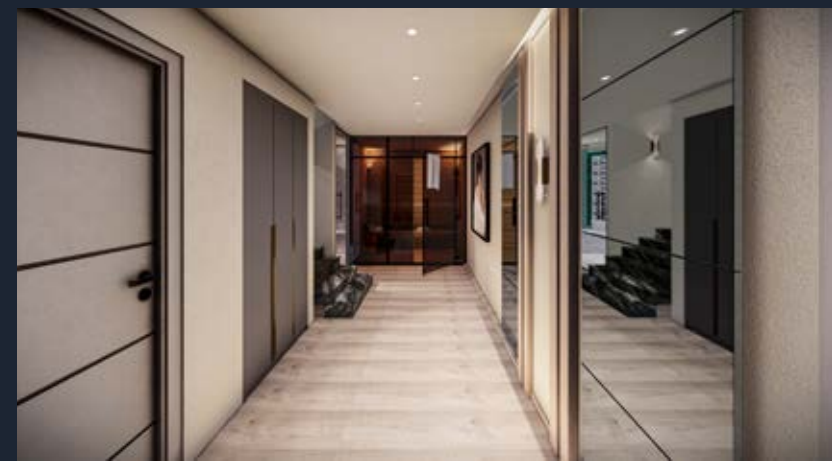


**SEMI-DETACHED
FIRST FLOOR VISUALS**




NET : 51M²
GROSS : 60M²

A heated indoor pool, sauna and Turkish Bath can be found on the villa's basement floor. In addition to this, there is a family bathroom and 10m² area that can be used as an indoor pool terrace.



**SEMI-DETACHED
BASEMENT FLOOR VISUALS**

SEMI-DETACHED VILLAS FURNITURE LIST

Livingroom; L Type Sofa, Bergere, Eight Person Dining Table, Tv Unit, 55" Smart Tv, Fireplace, Slip Type Air Conditioning

Kitchen; Built-in Oven, Cooker, Microwave, Refrigerator, Dishwasher, Dinner Set, Cutlery, Kitchen Appliances, Utensils.

First Floor Master Bedroom; Double Bed, Jacuzzi, Wardrobe, Bathroom set, Linens Set, Bedside Tables, Dressing Table.

First Floor Balcony; Sitting Group

First Floor Twin Bedroom; Twin Bed, Wardrobe, Bathroom Set, Linen Set, Bedside Tables, Dressing Table.

Indoor Pool Terrace : 3 Sunbed

Outdoor Pool Terrace : 4 Sunbed, Sun Umbrella.

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