



**BA MENDOS**  
VILLAS



BaMendos, located in a quiet and peaceful environment; far away from the crowds and noise of the city, offers you the key to the life you have always dreamt of.



























## Much More than Just a Villa

Located in one of Fethiye's most popular locations, Ovacık, BaMendos allows its homeowners to experience all the luxuries of a hotel in the comfort of their own home.

Ovacık, well known for its fun nightlife and array of activities, also offers you the opportunity of being close to nature; with clean fresh air and tranquil nature.

BaMendos, has been designed by our expert team of architects and interior designers whom have thought out every detail of the villa; from its sturdy build to landscaped gardens.

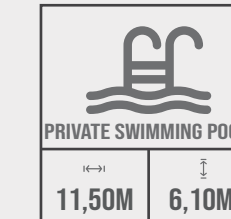
					
DALAMAN AIRPORT	CITY CENTRE	BEACH	HOSPITAL	SHOPPING MALL	FETHİYE
 1 H	 5M	 15M	 11M	 5 M	 17 M
 65KM	 2 KM	 6,5KM	 4,5KM	 2 KM	 10,2KM





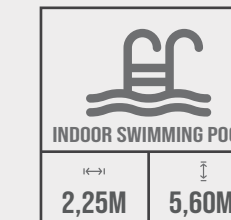


## The Key to the Life You Have Always Dreamt Of



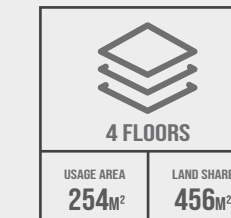
11,50M 6,10M

BaMendos offers you the opportunity of living in a detached villa, with your own private gardens and added luxury benefits, such as a private outdoor swimming pool. The spacious pool terrace, located within a colourful landscaped garden, creates the ideal space for you to spend well deserved time with loved ones in your life.



2,25M 5,60M

BaMendos Villas are also ideal for winter living, with the extra added features, such as an underfloor heating system, heated indoor pool and centre fireplace; allowing you to truly make use of your new home, even during the cooler months.



USAGE AREA 254M<sup>2</sup> LAND SHARE 456M<sup>2</sup>

These detached villas are spread over 4 floors, including a basement floor, and have a total usage area of 254m<sup>2</sup>. BaMendos Villas each have 3 en-suite bedrooms and one main living area (consisting of an open-plan kitchen and dining room).



2 PIECES 6,00M 5,80M

Our expert team of architects have ensured everything you might need has been incorporated into the villa, and maximum comfort and stylishness has been continued throughout the design. Furthermore to this, there is space for two cars to park comfortably at the entrance to the villa, in your own 30m<sup>2</sup> of private space.





## The Prestige of a Villa with Hotel Luxuries

BaMendos has brought to you nearly all of the added benefits that you may enjoy in a hotel, right to your very own home. A Turkish bath, sauna and indoor heated pool can all be found on the villa's basement floor; allowing you to truly indulge yourself.

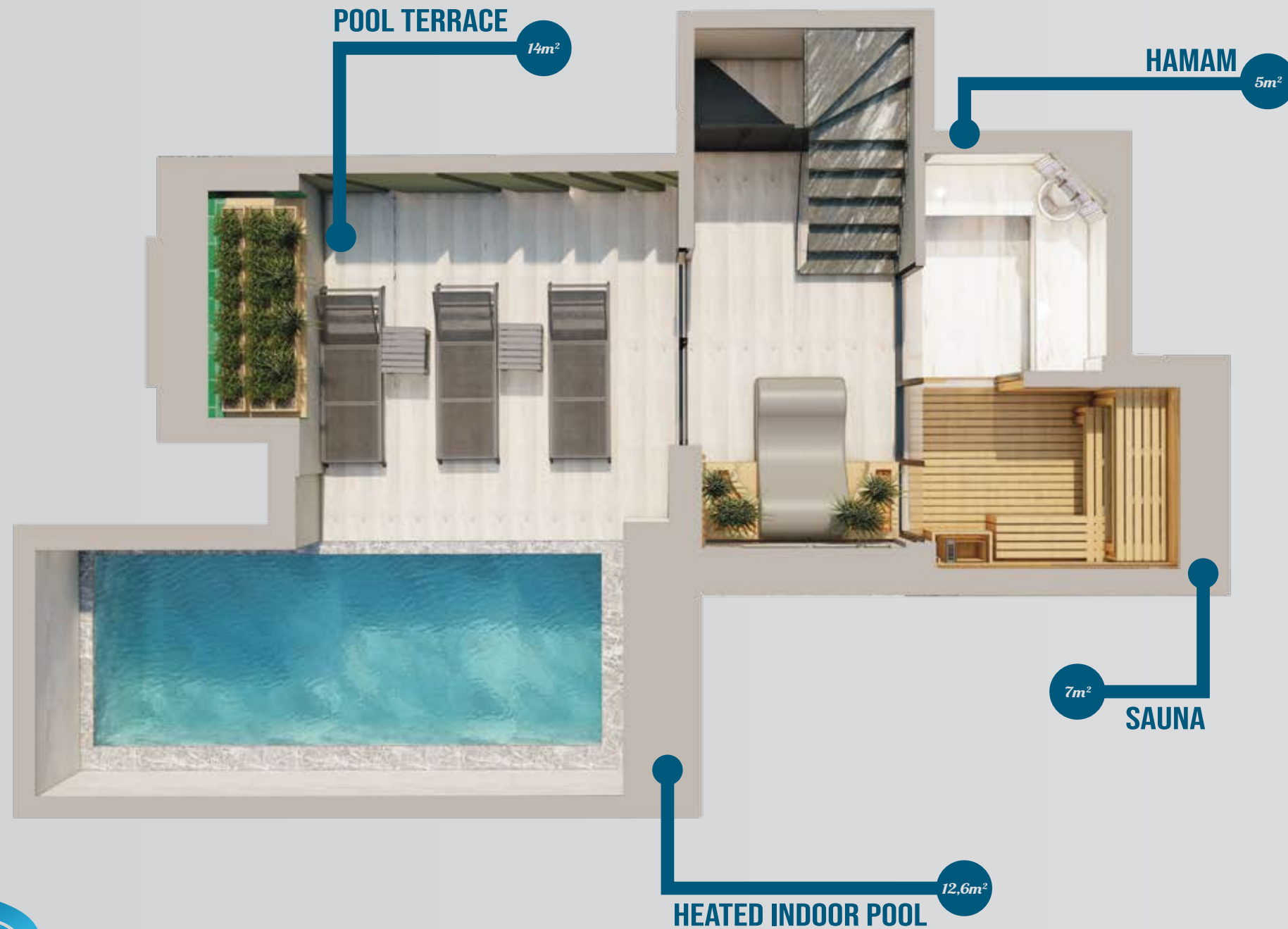
For homeowners looking to add to the buy-to-rent scheme, BaMendos also offers you guaranteed rental opportunities.

Baransel Group are well known for their various luxury villa rental sites, such as Tatil Villam and Baransel Villas, and these villas have been purposely designed for homeowners wishing to work with us direct.

For further detailed information on this, please contact our sales office.







## Basement Floor Plan

The underfloor heating system to our villa works at the same time the pool heating is working; this ensures maximum efficiency and also helps to reduce running costs.

### Pool Dimensions:

Width : 2,25m, Length : 5,60m, Depth :1,20m

Additionally, all of Baransel Group's villas offer homeowners a standard 7m<sup>2</sup> sauna, with BaMendos also offering you a 5m<sup>2</sup> Turkish bath.

**70M<sup>2</sup>**  
GROSS

**INDOOR SWIMMING POOL**  
2,25M 5,60M

**HAMAM**

**SAUNA**



## Ground Floor Plan

BaMendos has been designed with peace and tranquillity in mind. These detached villas, allow homeowners to experience a life of privacy far from the bustle of Fethiye's busy city centre.

Large private gardens have been landscaped with colourful flowers and native trees can be shaped to your liking. Furthermore to this the 400m<sup>2</sup> outdoor garden and pool terrace has been fitted with a barbeque and outdoor dining area, creating the perfect atmosphere for you to dine alfresco on summer evenings.

The ground floor interior of the villa is spaced over 75m<sup>2</sup> and comes fully furnished with modern furniture. Sliding glass doors lead out onto the pool terrace, allowing you to maximise your useable space. BaMendos has been designed in the most efficient way; not only creating useable spaces but blends together both elegant features and simplicity.

### Pool Dimensions

width : 11,50m, Length : 6m, Depth : 1,50m - 57m<sup>2</sup>

<b>60M<sup>2</sup></b>
<b>GROSS</b>

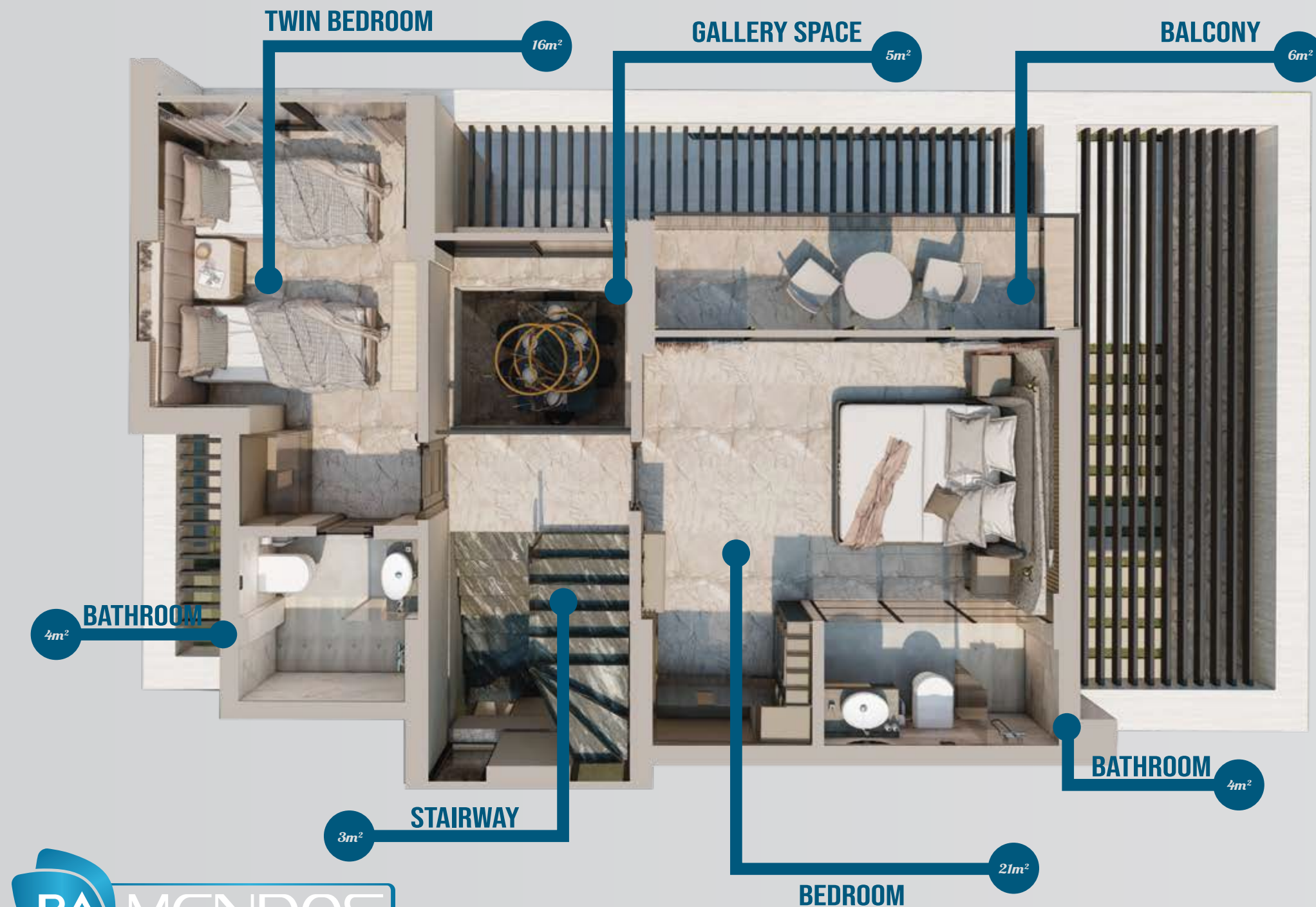
PRIVATE SWIMMING POOL	
11,50M	6,00M

4 FLOORS	
USAGE AREA 254M <sup>2</sup>	LAND SHARE 456M <sup>2</sup>

CAR PARK	
2 PIECE	6,00M 5,80M

LANDSCAPE AREA	
400M <sup>2</sup>	






## First Floor Plan

Our experienced team of architects have incorporated BaMendos's natural location into the villa at every opportunity. By doing so, spectacular sunrises can be enjoyed from the villa, allowing you to truly appreciate your surroundings.


The first floor of the villa is spread over 57m<sup>2</sup> space. On this floor a twin bedroom and a double bedroom can be found; both of which have en-suite bathrooms.

**62M<sup>2</sup>**  
GROSS

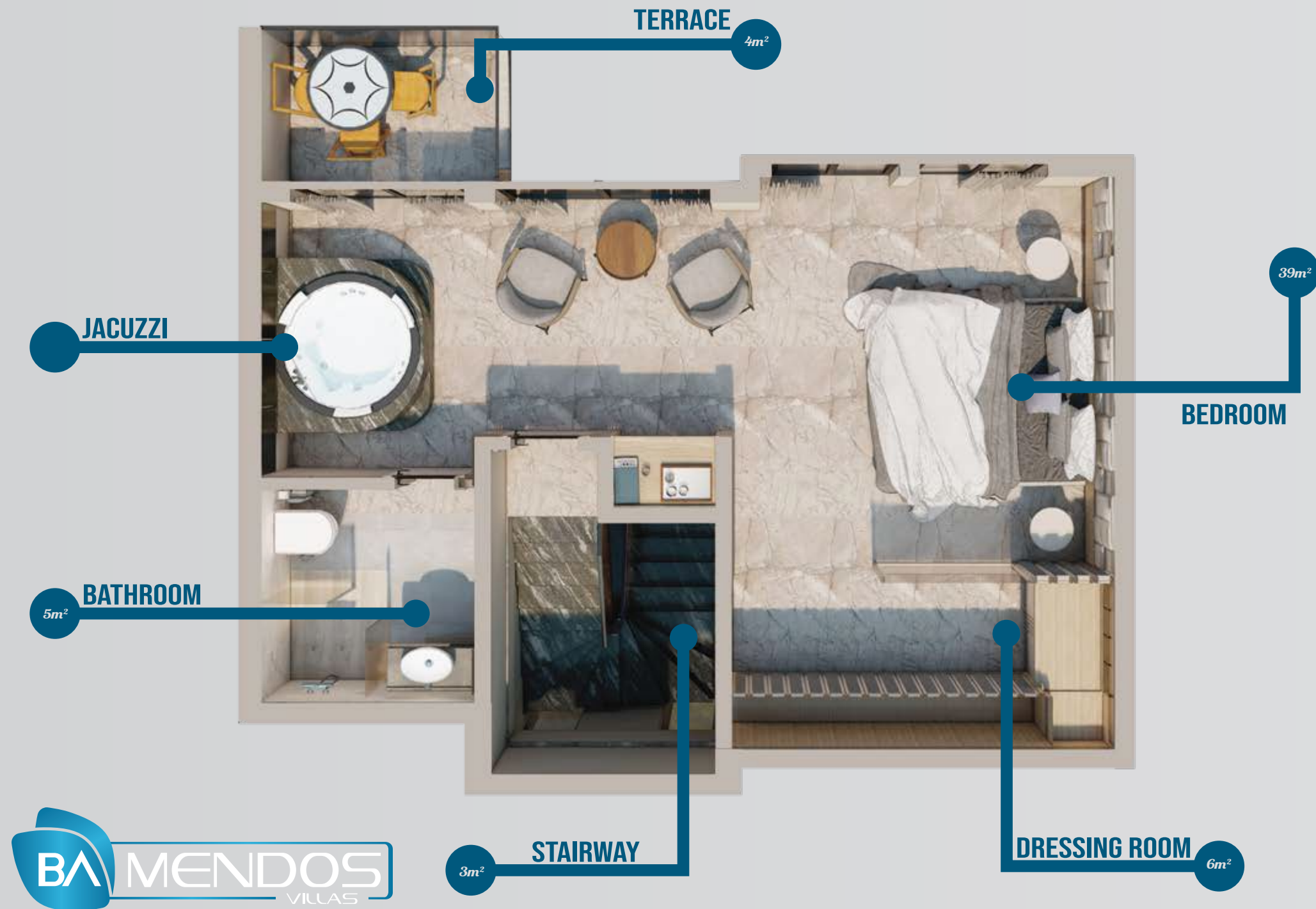
  
TWIN BEDROOM

  
SUITE BEDROOM

**2**  
ADET  
  
BATHROOM





  
BALCONY





## Roof Floor Plan

BaMendos's Master bedroom can be found on the roof floor of the villa. The bedroom is spaced over 55m<sup>2</sup> and provides enough space for homeowners to truly appreciate their home. The Master bedroom of the villa features a Jacuzzi, en-suite bathroom and a balcony – which also increases rental value.

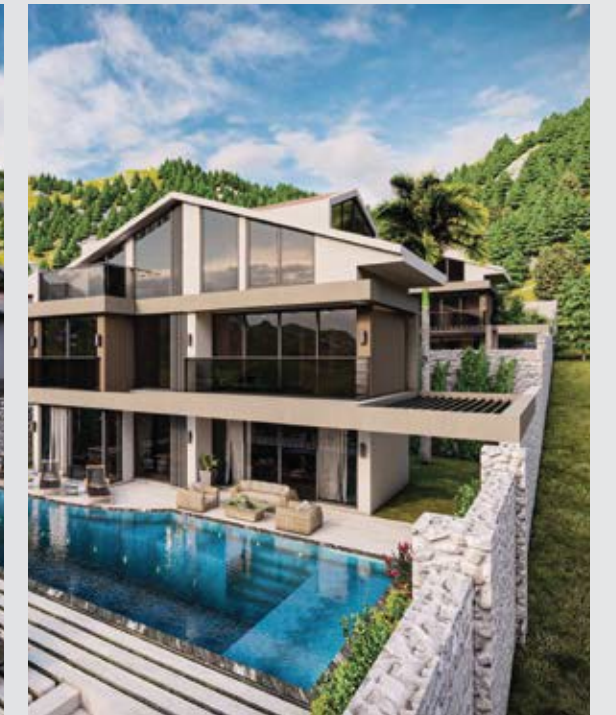
62M <sup>2</sup>				
GROSS	JACUZZI	SUITE BEDROOM	BATHROOM	TERRACE





## Site Plan

A total of 16 villas have been built on the BaMendos site, all of which are detached and have their own private entrances. Each villa is spread over approximately 254m<sup>2</sup> of space.





## General Information on the Site

Each one of our detached villas feature both an indoor and outdoor private pool. Each garden has been landscaped by a professional team and the gardens have been separated by a stone wall; creating privacy. The pool terraces to our BaMendos Villas feature a gazebo, dining area and barbeque, and a private parking space can be found at the entrance to each villa.

The Ovacık area of Fethiye Ölüdeniz, where these villas are found, is located in ideal proximity to Ovacık's centre, where restaurants, mini markets, local markets, medical centres and bus routes can all be found. BaMendos is located 6km from Ölüdeniz and 11km from Fethiye centre.

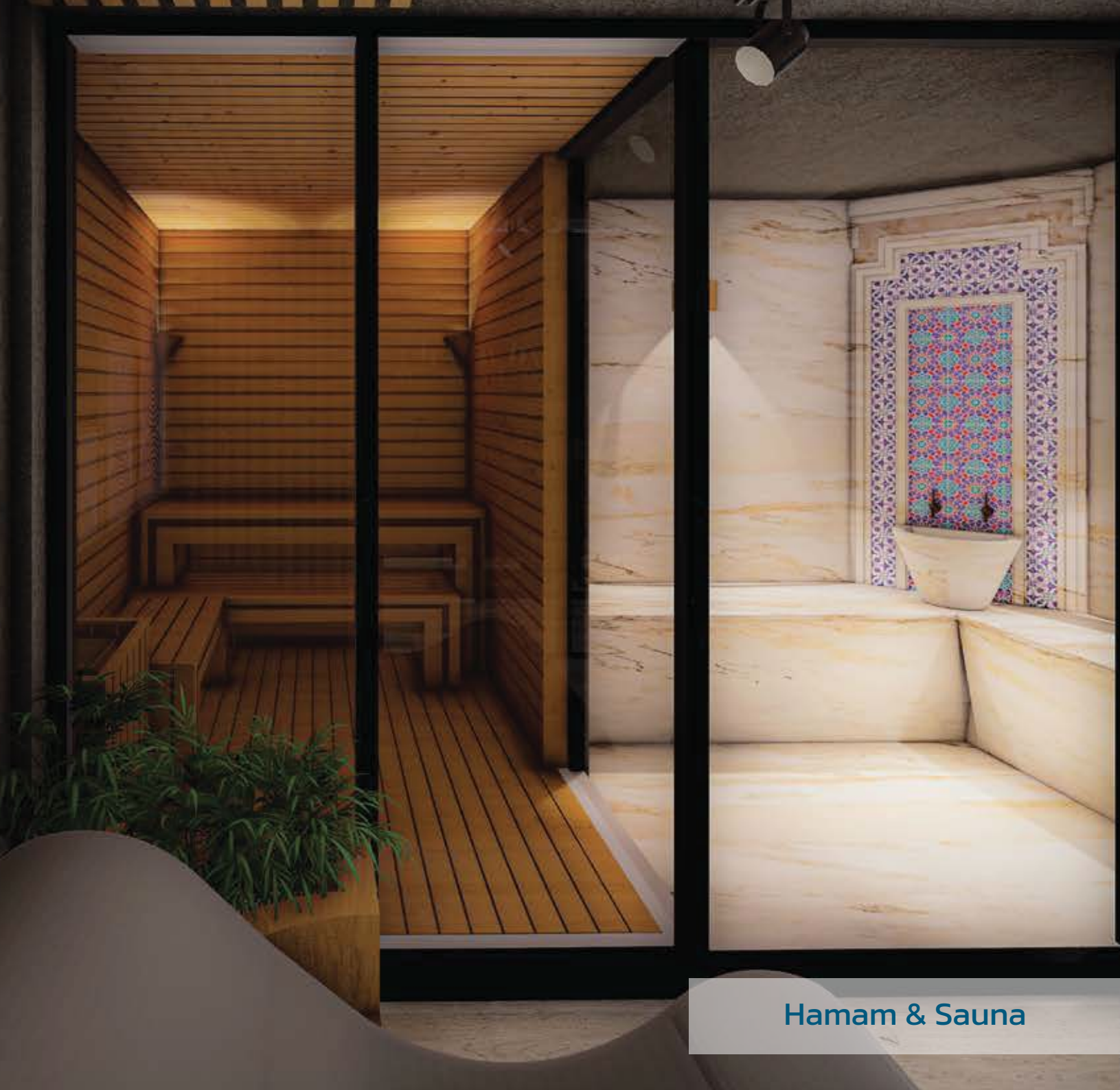
Due to the thoughtful designs that have been incorporated throughout the build, BaMendos Villas can be enjoyed both during the Summer and Winter months, allowing you to truly make use of your new home and all of its added benefits.







Heated Indoor Pool



Hamam & Sauna





Living Room



Dining Room





Kitchen



Garden & Pool Terrace





Twin Bedroom



1st Floor Master Bedroom





Loft Bedroom

Rooftop Jacuzzi



LAND INFORMATION			
Our Project Consists of 8 Parcels			
City	Muğla	Total Area	7.128m <sup>2</sup>
County	Fethiye	Land Type	Arsa
Neighbor	Ölüdeniz Mah.	County	Ovacık
Ada	462	Ground Type	Ana Taşınmaz
Parsel	2,3,4,5,6,7,8,9	Pafta	022D19d1a

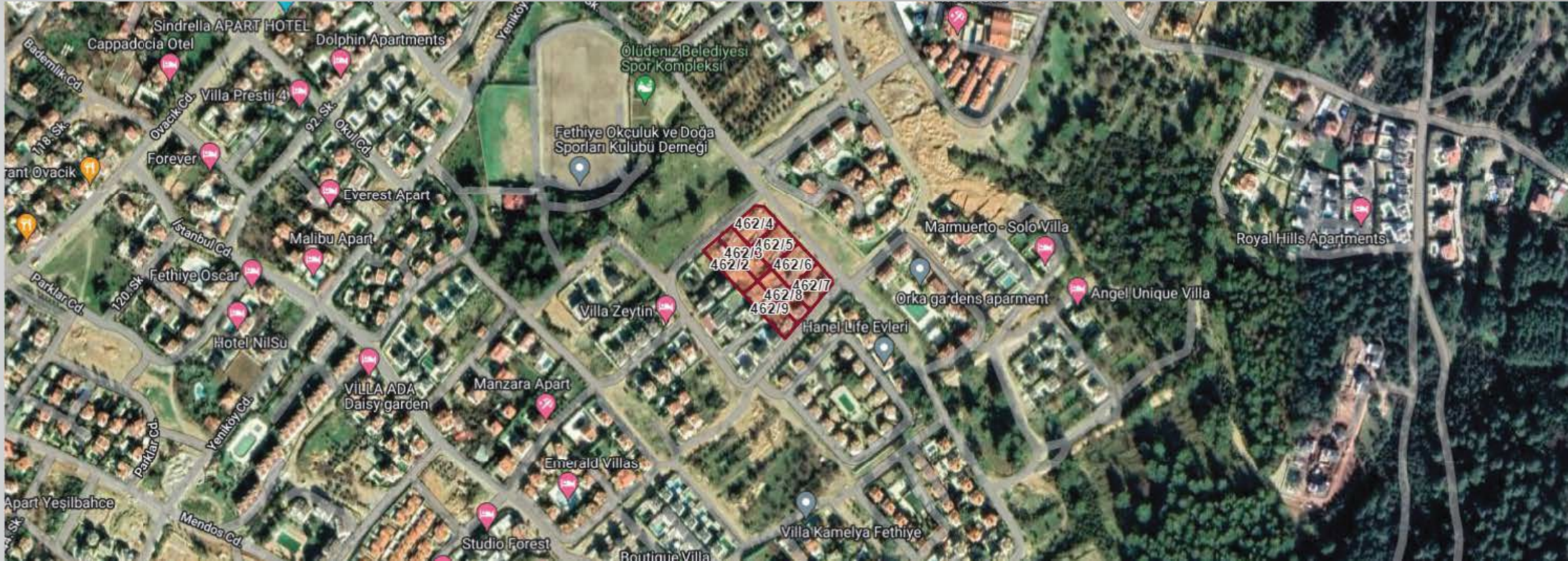
Ground Floor General Information
Livingroom : Seating Group, 55” Smart TV,Dining table for 8, Fireplace.
Kitchen : Fridge, Dishwasher, Oven,- Gas hob, Dinnerware.

First Floor General Information
1.Bedroom : Double Bed, Balcony Set, Wardrobe, Duvet Cover Set, Bathroom Set, TV.
2.Bedroom : 2 Sinlge Beds, Wardrobe, Dresser, TV, Duvet Cover Set, Bathroom Set.

Attic Floor General Information
3.Bedroom : Double Bed, Jacuzzi, Balcony Set, Wardrobe, Duvet Cover Set, Bathroom Set, TV.
Terrace : Balcony table, 2 balcony chairs.

Basement Floor General Information
Hamam, Sauna, Heated&Indoor Pool, 3 Sunbeds around the pool terrace.

Villa General Information
Parking space, Jacuzzi, Livingroom, American Kitchen, Private swimming pool, Indoor&heated pool,Floor heating system, Fireplace, Split air conditioning system(all rooms),3 Suit bedrooms, Turkish Hamam, Sauna, Nature View,Forleks Villa, Wide




Villa Features				
254M <sup>2</sup> GROSS	PRIVATE SWIMMING POOL 11,50M 6,00M	INDOOR SWIMMING POOL 2,25M 5,60M	LANDSCAPE AREA 400M <sup>2</sup>	4 FLOORS USAGE AREA 254M <sup>2</sup> LAND SHARE 456M <sup>2</sup>
SAUNA	JACUZZI	HAMAM	UNDERFLOOR HEATING SYSTEM	CAR PARK 2 PIECES 6,00M 5,80M




Total Number of Rooms		
3 BATHROOM	2 SUITE BEDROOM	2 BALCONY




DISTANCES




DALAMAN AIRPORT




1H




65KM




CITY CENTER




5M




2 KM




BEACH




15M




6,5KM




HOSPITAL




11M




4,5KM




SHOPPING MALL




5M




2 KM



FETHIYE



17M



10,2KM





**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.**



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