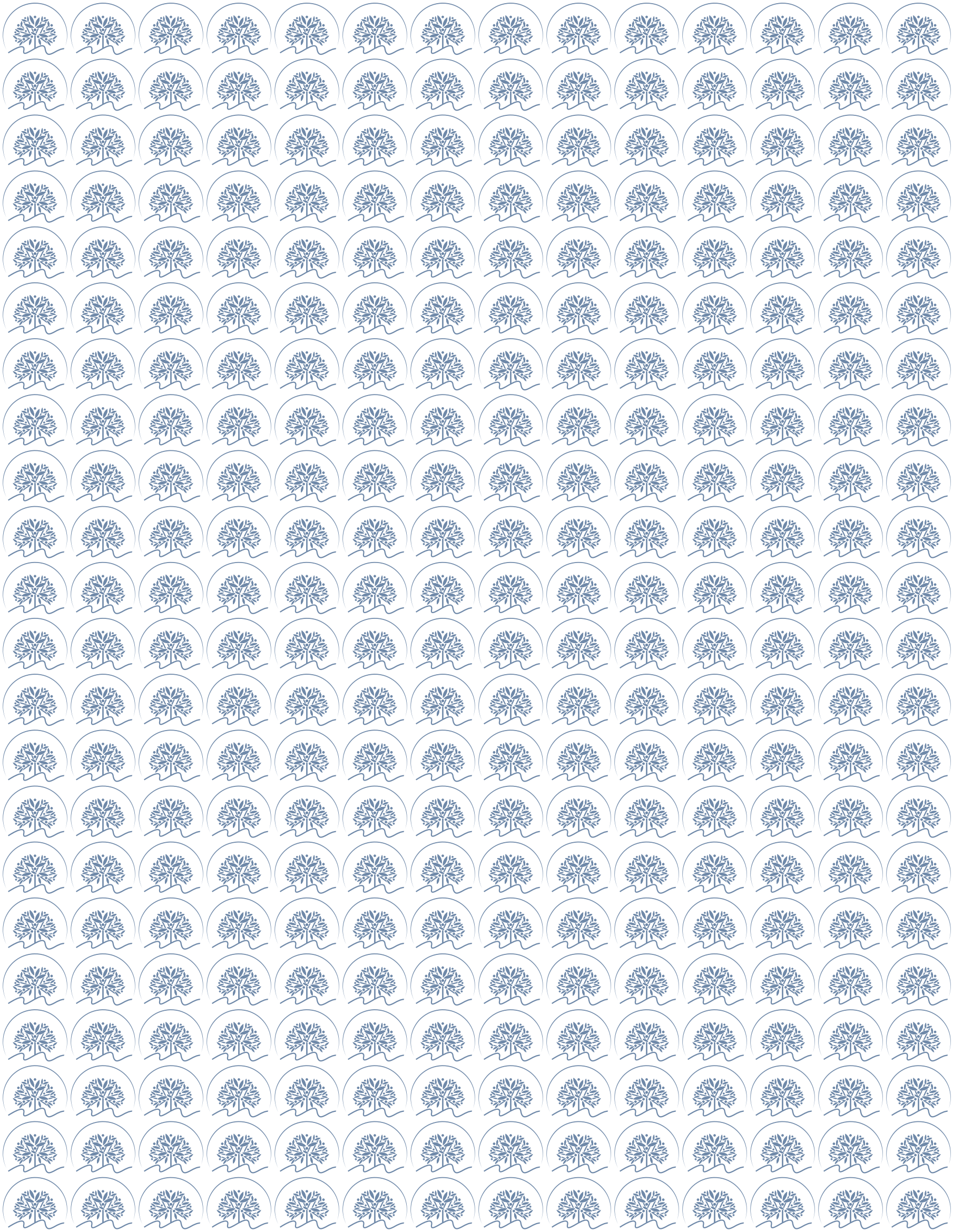
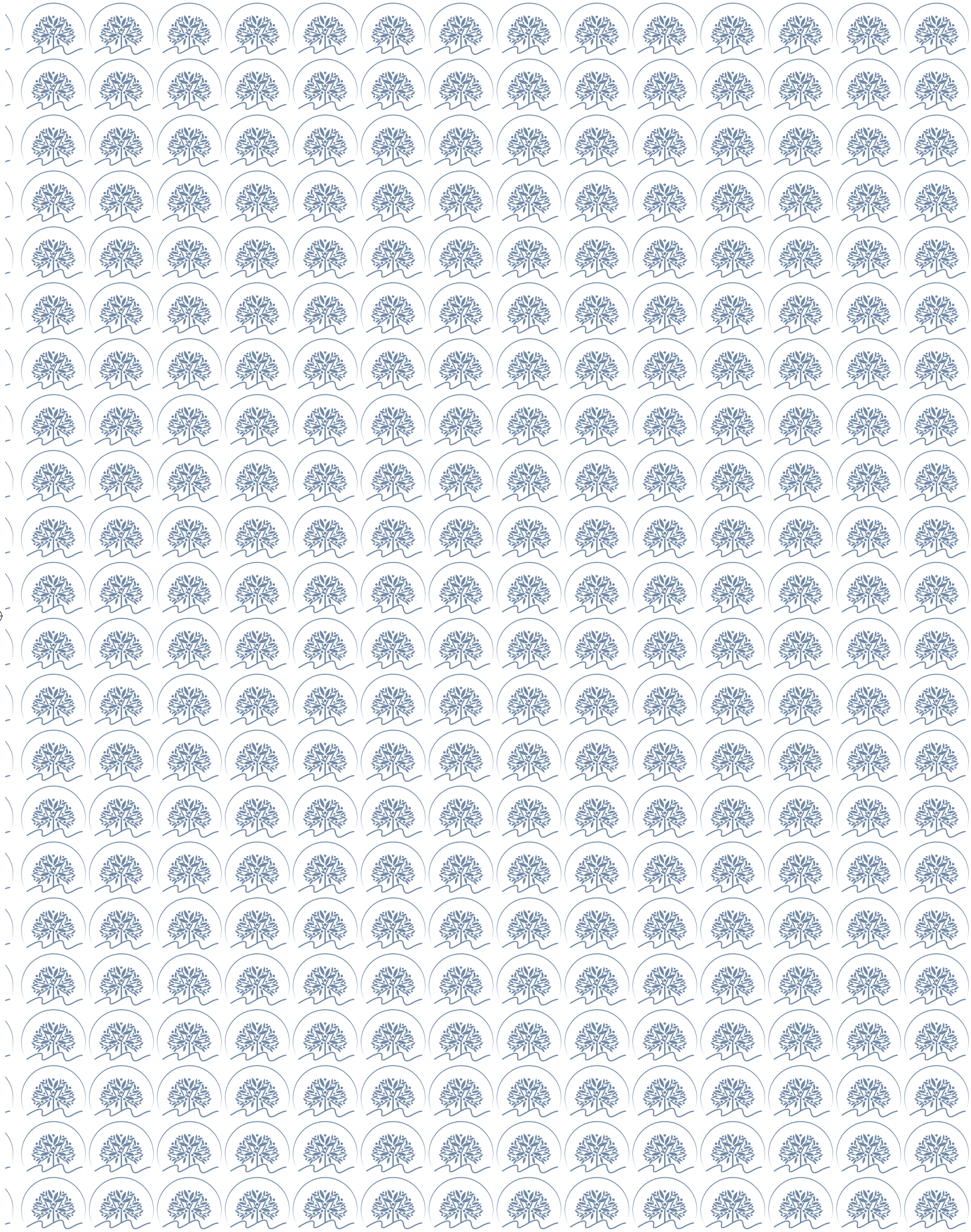
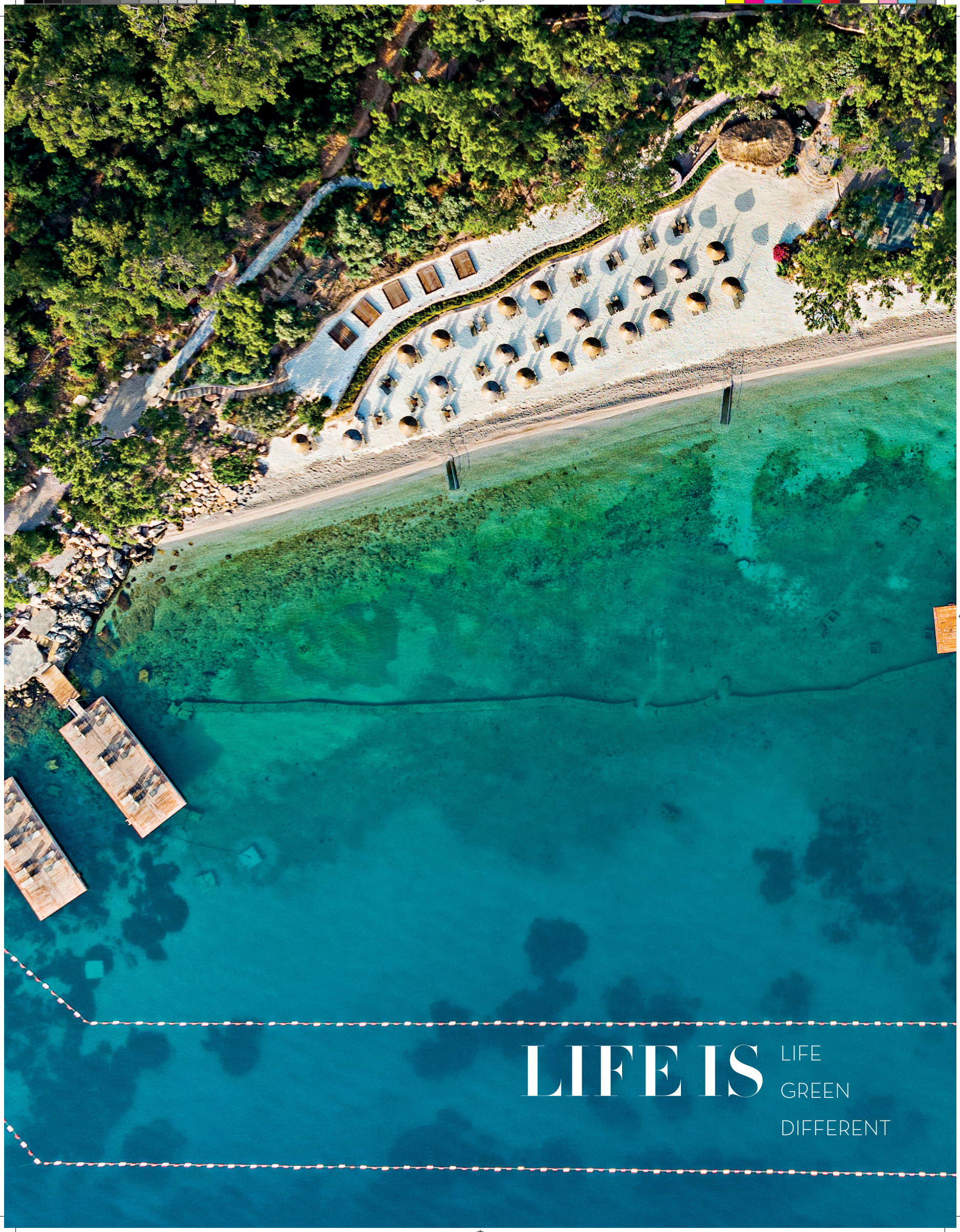


LIFE IS SPECIAL IN BODRUM

mesa BODRUM
DEMİRBÜKÜ
VILLA | RESIDENCE






LIFE IS
LIFE
GREEN
DIFFERENT


BODRUM
BODRUM
BAY
SEA
SOCIAL FACILITIES
BEACH FACILITIES
SPECIAL IN
BOUTIQUE HOTEL
PRIVILEGE

LIFE

Life is a chance granted to us. Every moment is special, every moment is beautiful. And memories are all that remains from these moments. They are what we see, what we hear, what we feel and what we say.

Life at Mesa Bodrum Demirbükü is complete. Complete with blue and green; forest and sea; sun and breeze... On a bay special for just for you, spreading its colors, day and night; Demirbükü. Nature at the center of design; a view where dreams are mixed with reality... All is here to bring a greater meaning to life.





GÜNDOĞA
15 mi

YALIKAVAK
20 min.

Palmarina
Bodrum

GÜMÜŞLÜK
30 min.

TED Bodrum College

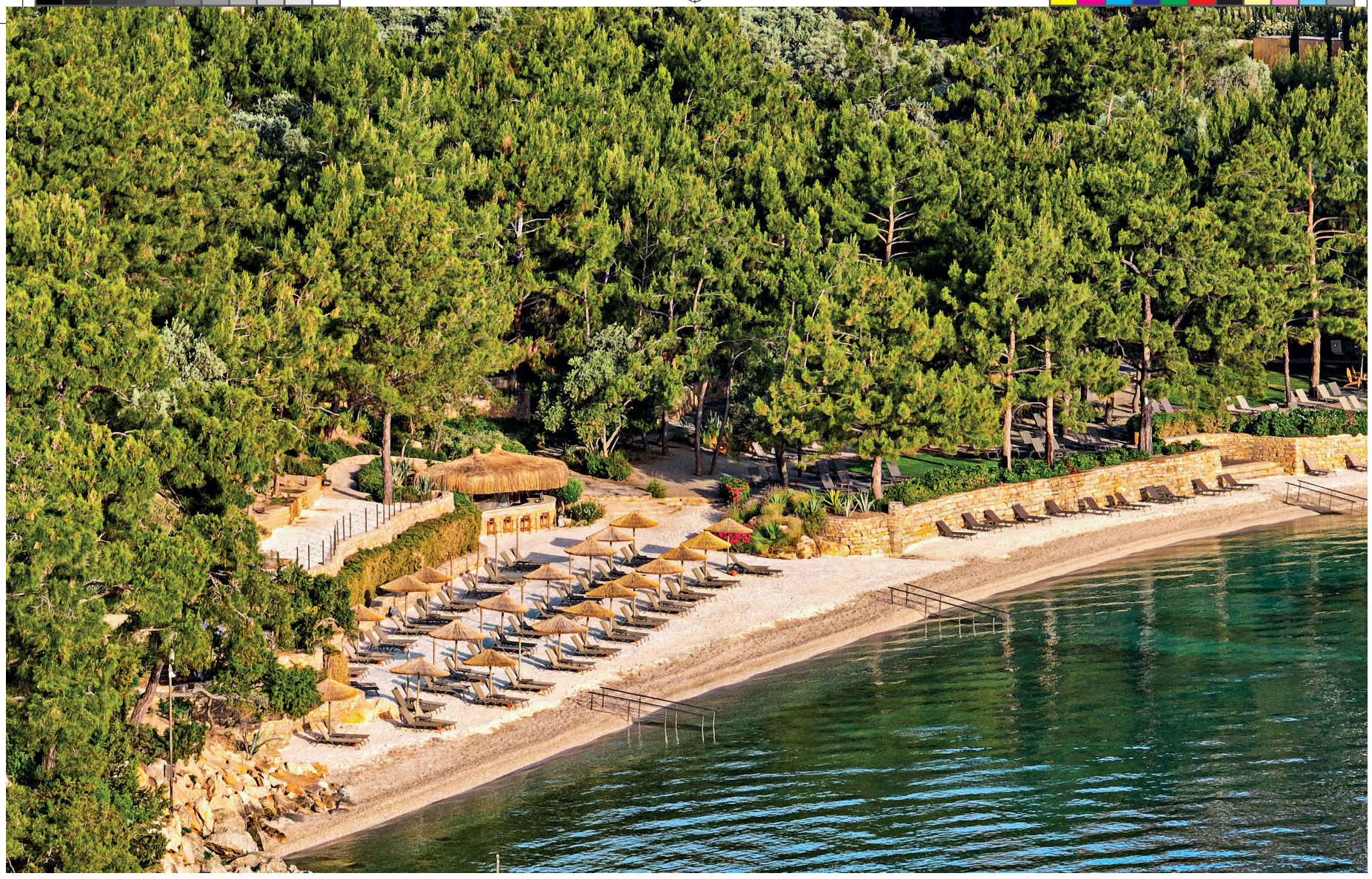
Bodru

Turgutreis
Marina
35 min.

KALIMNOS

KOS

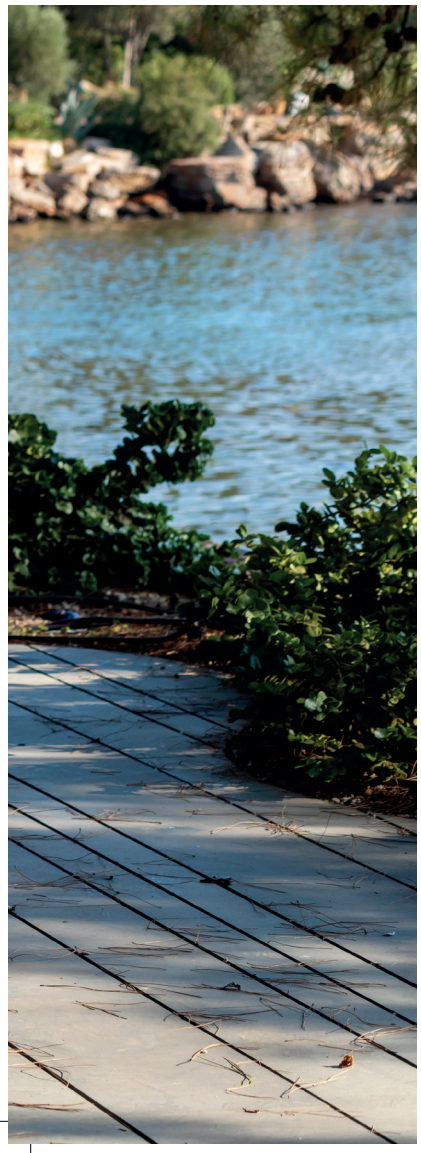

CENNET BAY
5 min.
GÖLTÜRKBÜKÜ
10 min.
ĞAN
min.
mesa BODRUM
DEMİRBÜKÜ
MİLAS-BODRUM
AIRPORT
35 min.
DEMİRBÜKÜ
TORBA CROSSWAY
3 min.
Acıbadem
Hospital
ge
BODRUM
Centrum
10 min.
Bodrum Private
Marmara College
drum Bahçesehir College
Bodrum
TAKEV Private Anatolian
High School
Milta
Bodrum
Marina
10 min.





GREEN

Mesa Bodrum Demirbükü is located in a heavenly location, one of the most untouched points in peninsula, with its natural beauties preserved. The project owes its unique atmosphere to its impeccable harmony with nature... Thanks to the untouched nature that embraces all shades of green, it pulls you out of routine city life and introduces you to the calm life you have always dreamed about.



Trees like calabrian pine, olive and carob are spread over a total area of ^{200,000} m^2 to enable you a fresh breath every time you breathe. $^{2.5}$ km of running and walking track within the greens allows you to take your daily walk in the heart of nature.





UNIQUE

Adding value to life with all its projects, Mesa has stood against ordinariness and enabled you to get excited again by preserving the natural beauties of Demirbükü Bay. It has already managed to become the new excitement of Bodrum.

This unique living space bears the signature of Erginoğlu & Çalışlar Mimarlık, which has won many awards at home and abroad. Addressing each project within its own context and developing innovative architectural solutions that will add value to such context, Erginoğlu & Çalışlar designed a project concept that is only worthy of the most special bay in Bodrum. Respecting the natural conditions humbly and standing in awe of nature lie in the heart of this concept. This architecture that can be defined as invisible, inaudible and insensible is amongst the most successful examples of the “non-invasive” philosophy.

Consisting of 48 villas and 196 residences with diverse views extending from the Güllük Bay to the islets across, Mesa Bodrum Demirbükü focuses on comfort in every detail as well as totally unique designs by offering a joyful environment in all seasons with privileged services 24/7, completed by the surrounding forest, mild climate and unique facilities.

LAYOUT PLAN


HOTEL
SOCIAL FACILITIES
UPPER ENTRANCE
J6
J5
J2
J1
H3
H2
H1
H5
H4
H6
H7
G10
G11
H8
F5
F4
E16
F6
G15
D10
E12
E15
D6
D9
E18
D12
E14
E17
G8
F3
E5
F1
G1
G3
E2
E1
D1
E4
F2
G2
G7
E3
G6
G5
G14
E8
E11
D5
E10
D8
E13
D4
D7
G16
B10
B9
C10
A8
C9
A1
A5
B8
B7
A7
A11
A10
B12
G4
E6
E9



This catalog is for promotion and information purposes. The contractor has the right to make any changes. If there is a conflict in the independent section sizes and technical specifications, the application project and the information in the contract are essential.

Designed in various sizes and features, three different villa types are located according to slope, view and areas with dense vegetation. Promising a spacious living space with the joy of the forest, these villas are suitable for use both in winter and summer. Since sun control is easily enabled with pergolas and sun shades, all villas receive sufficient amount of light throughout the year, and each has a floor heating system that will warm you in cold seasons.

The privilege of enjoying the sea view in your own pool is offered in all 48 villas. Speaking of the view, the glass-based facade design carries the blueness of the breathtaking bay into your villa. Your villa is awaiting to host your unforgettable moments with its interior design, high ceilings and innovative architecture that reveal the work of an exclusive taste at first sight.

villa












ULTIMATE TOYS
FOR MEN

6 different residence units found in Mesa Bodrum Demirbükü were designed for those that like to live a more compact life without compromising luxury. A total of 196 residences with various square-meter options are the precursors of another life with their individual entrances, large terraces, and interior architecture that combines aesthetics and functionality with a design that gives the feeling of a detached villa and endless green surrounding each one.

Mesa Bodrum Demirbükü offers privileges to facilitate your life from a 24/7 Concierge, to daily Housekeeping services so that you enjoy the beach, sea and green - a unique atmosphere - with your loved ones.

residence















IN BODRUM

They call Aegean “the most beautiful land under the sky”. Even this statement alone is enough to dream of the beauties in the region. When the unique view, the sweet smell of the sea, delicious food and the sound of the softly blowing wind come to our mind, we remember that we have missed the Aegean with all of our senses. There is also a beloved one in Aegean; Bodrum. The love with which we plan the next meeting before even saying good bye...

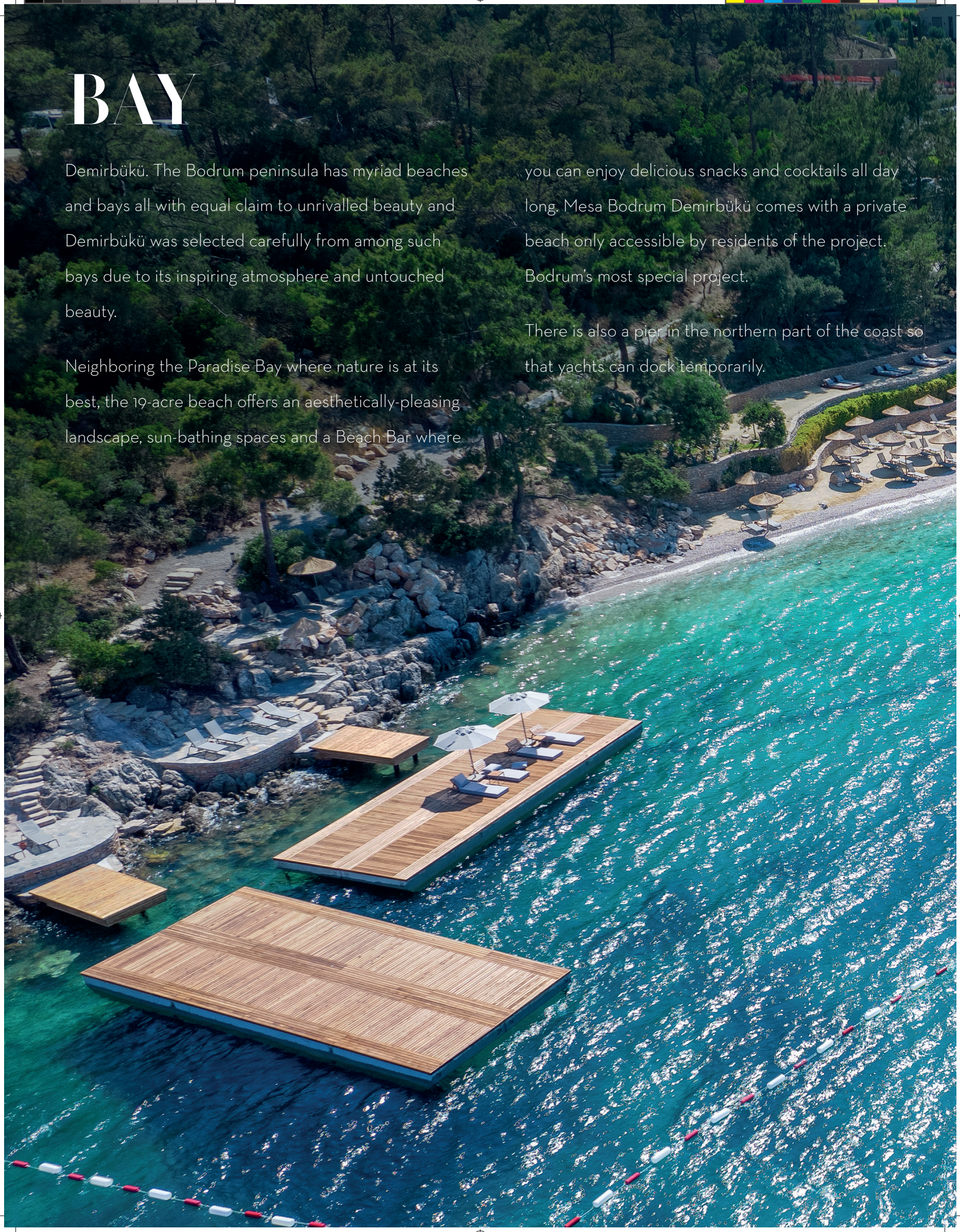
Mesa Bodrum Demirbükü was born with the love of Bodrum. It was designed so that it was in harmony with the bay and forest it is situated in. Respect for nature was the first priority; all trees were taken under preservation as a first consideration. As the plan was to make all development appear lost among the trees, Bodrum embraced Mesa Bodrum Demirbükü with all its natural beauty. And the best thing was there was no need to say good bye to Bodrum with Mesa’s full-year concept.

BAY

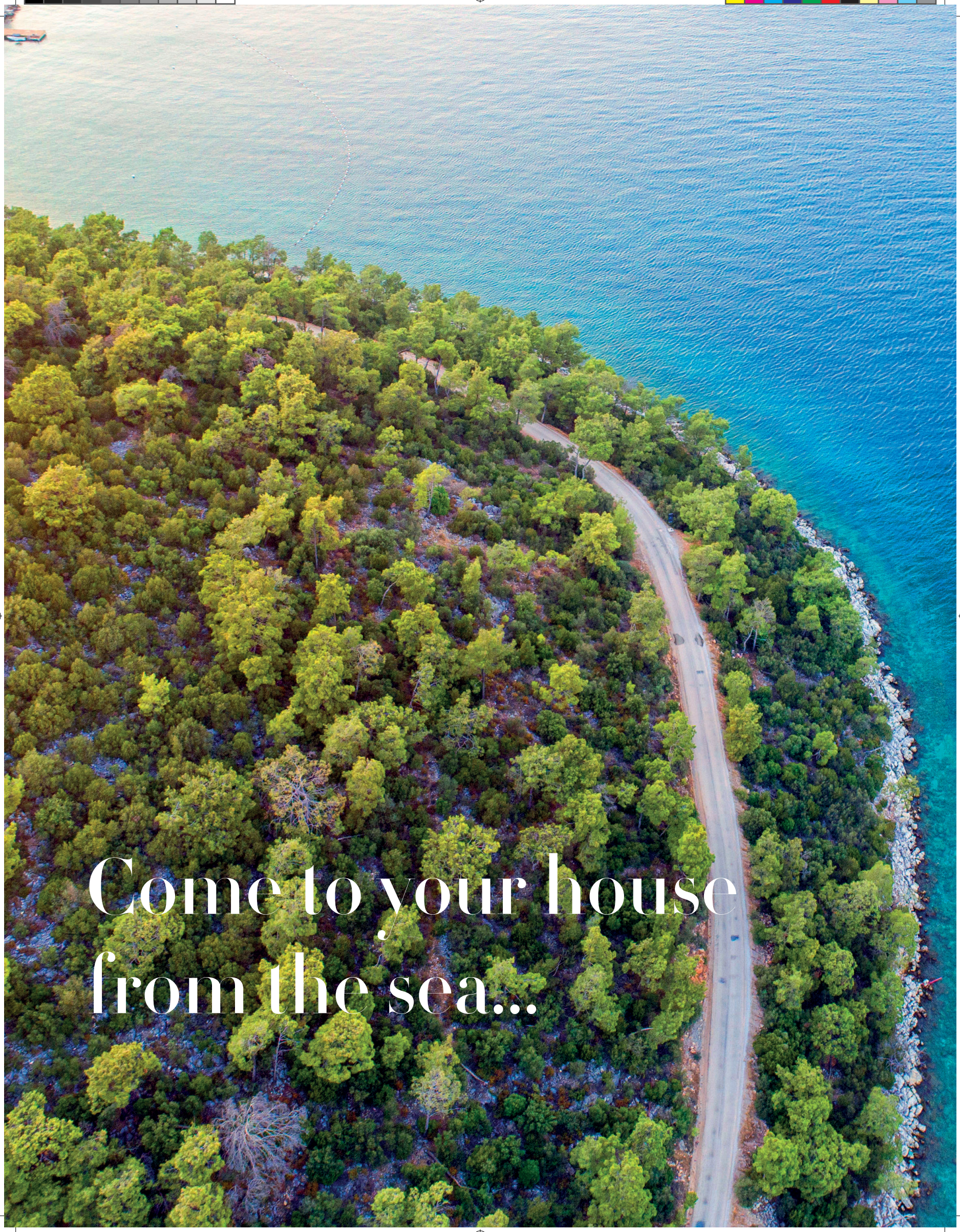
Demirbükü. The Bodrum peninsula has myriad beaches and bays all with equal claim to unrivalled beauty and Demirbükü was selected carefully from among such bays due to its inspiring atmosphere and untouched beauty.

Neighboring the Paradise Bay where nature is at its best, the 19-acre beach offers an aesthetically-pleasing landscape, sun-bathing spaces and a Beach Bar where you can enjoy delicious snacks and cocktails all day long. Mesa Bodrum Demirbükü comes with a private beach only accessible by residents of the project. Bodrum's most special project.

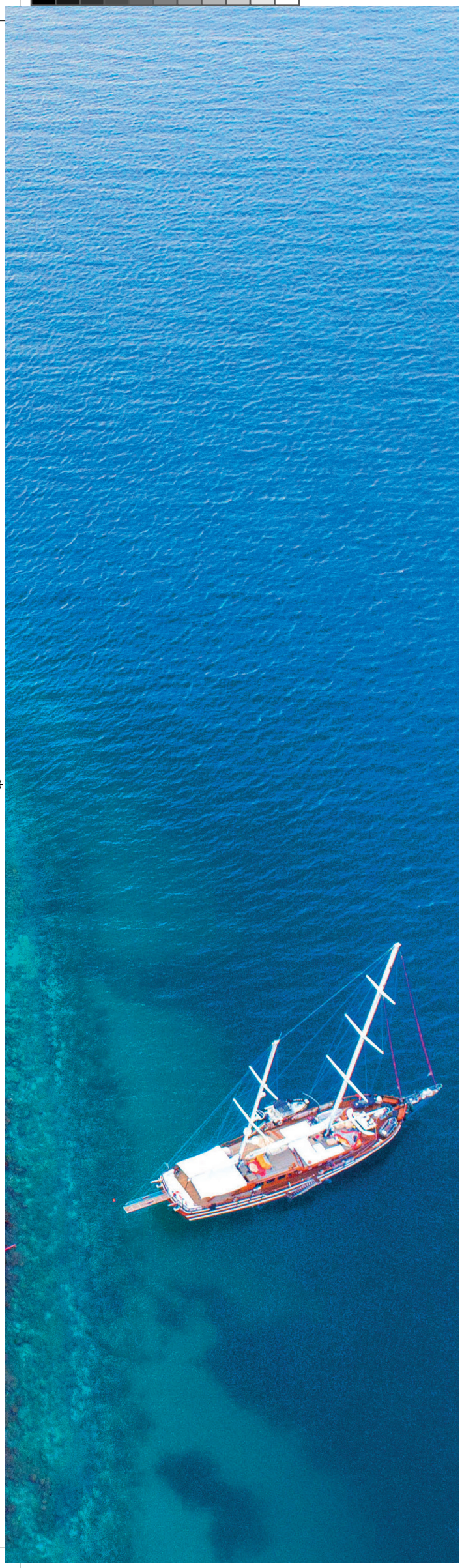
There is also a pier in the northern part of the coast so that yachts can dock temporarily.







Come to your house from the sea...



You can touch the sea when you extend your hand from your home... You stop and think. So glad to be here. In Mesa Bodrum Demirbükü, you will add the “Glad I have come from the sea” statement to your “So glad to be here”. Because you will experience the privileged joy of coming to your home by setting sail and getting the wind and sun into your life and soul. If you need a marina, Bodrum’s largest marinas are just a few nautical miles away.

You may also rent the Mesa Bodrum Demirbükü’s yacht whenever you like with its crew that is ready for service 24/7 to visit the surrounding bays and plan expeditions. If you want this privilege to be yours, you can also own this yacht with options unique to Mesa residents.

Yalıkavak Marina	Turgutreis Marina	Palmarina Bodrum
6	7	9
nautical miles	nautical miles	nautical miles





SOCIAL FACILITIES

2 Outdoor Swimming Pools,
Playgrounds for Kids
Sports Hall
Spa
Restaurant
Hiking and Jogging Trails



BEACH FACILITIES

There are beach facilities in this precious living space, which hosts various organizations and activities.

You can continue to experience the comfort of your home by receiving 5 star service in the area that has been designed distinctively with a sea view and pool. Furthermore, if you are a cigar lover, you can store them in the Humidor in this area; you may get an exotic massage at the SPA; you may sip your refreshment drinks at the terrace bar and exercise in the sports center under the guidance of a Personal Trainer.

When you walk down to the beach, a restaurant serving Mediterranean food will be waiting for you. You can enjoy the moment thanks to the spectacular view on the large terrace of the restaurant.

PRIVILEGES



Tree houses and playgrounds

We are bringing home comfort in a boutique hotel





Professional “Event” services and guest hosting packages

Personal assitant service

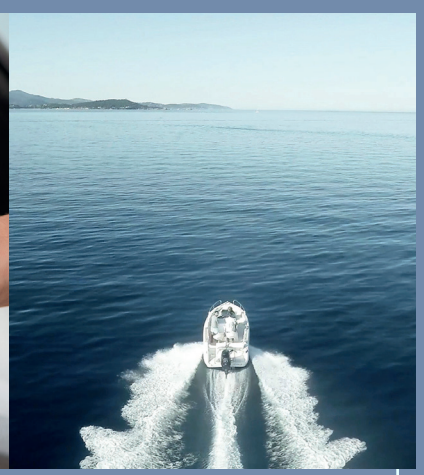




From the heart of
nature to your table

Whether it
would be a
road or seaway







Your photos
will receive
the most likes

Privileges are
now in
your life



living options



Type A Villa

5+1 A (Villa)

Net Enclosed Area	272.40 m²
Net Total Area	425.90 m²
Gross Area	500.40 m²

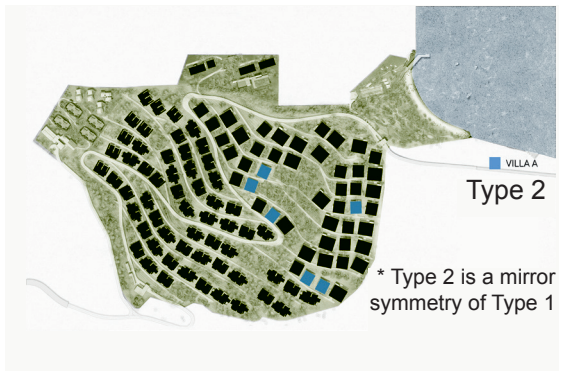


Ground Floor Plan





Garden Floor Plan



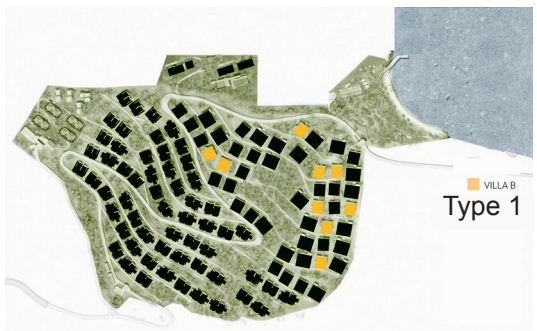
Type B Villa

5+1 B (Villa)

Net Enclosed Area	310.65 m²
Net Total Area	414.65 m²
Gross Area	505.90 m²

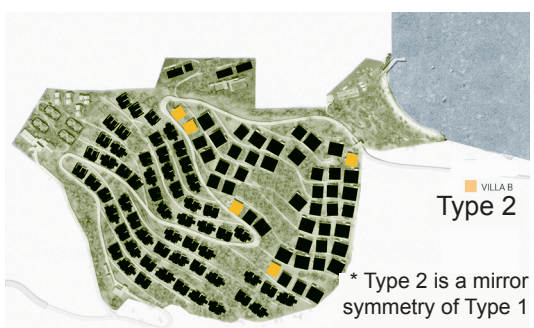


Ground Floor Plan





Garden Floor Plan



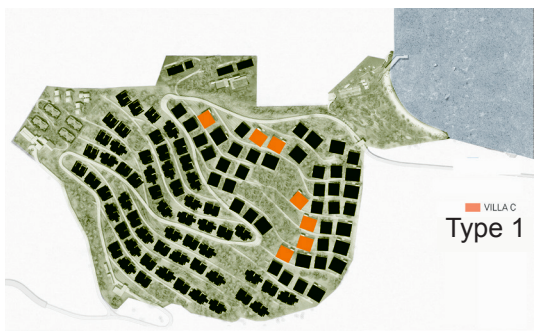
Type C Villa

6+1 C (Villa)

Net Enclosed Area	393.60 m²
Net Total Area	579.30 m²
Gross Area	715.30 m²

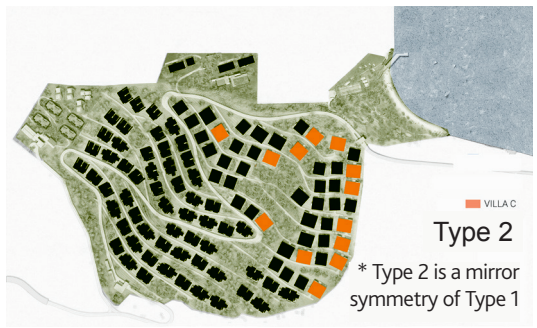


Ground Floor Plan





Garden Floor Plan





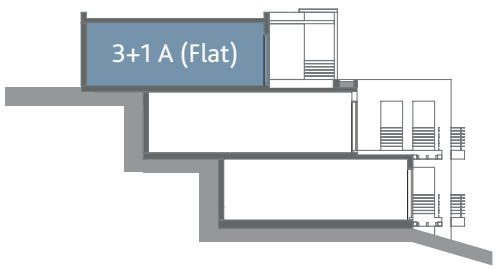
Type D Residence

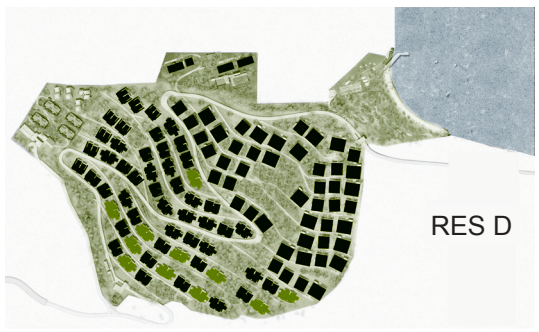
3+1 A (Flat)

Net Enclosed Area	139.30 m²
Net Total Area	189.40 m²
Gross Area	236.50 m²



1st Floor Plan





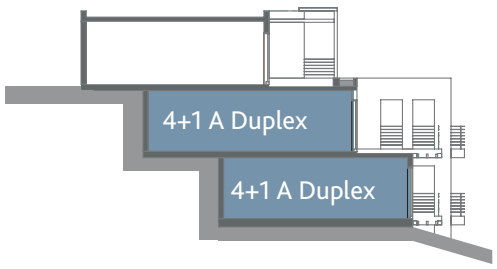
Type D Residence

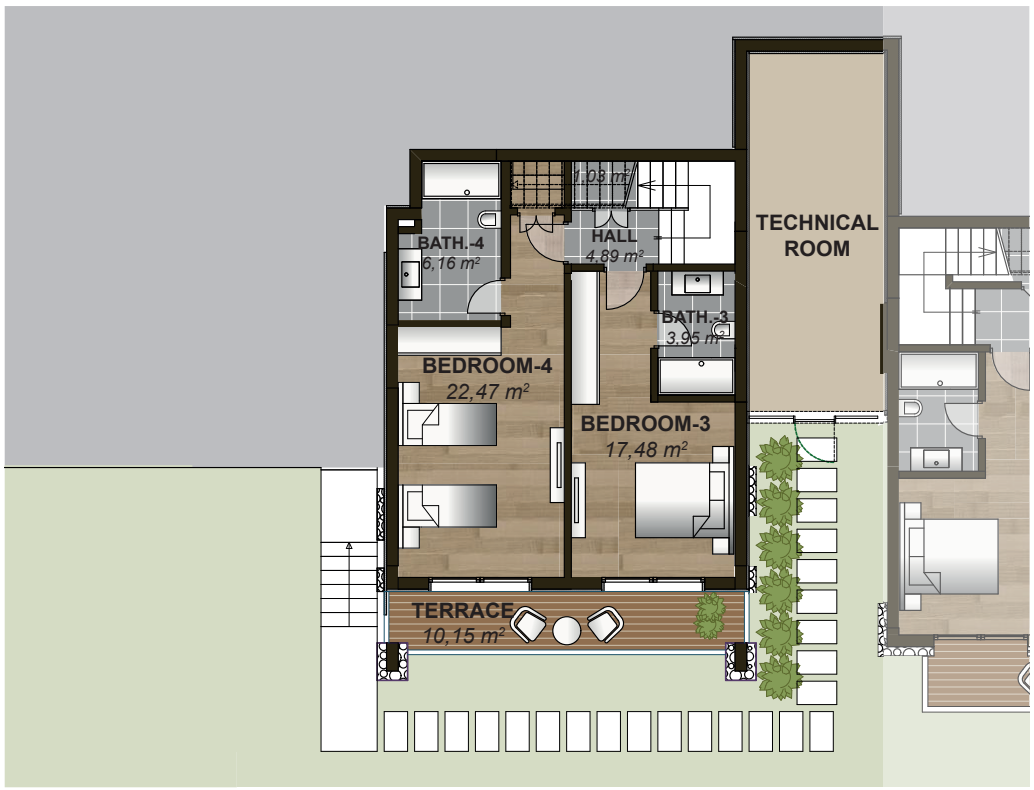
4+1 A (Duplex)

Net Enclosed Area	163.70 m²
Net Total Area	213.45 m²
Gross Area	267.50 m²

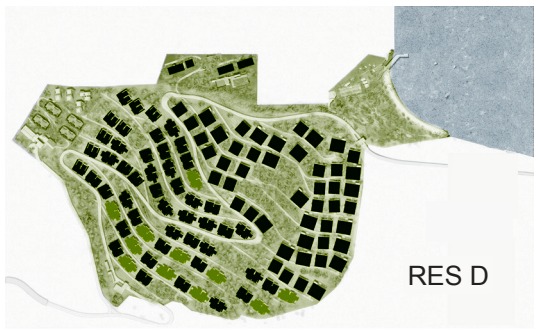


Ground Floor Plan



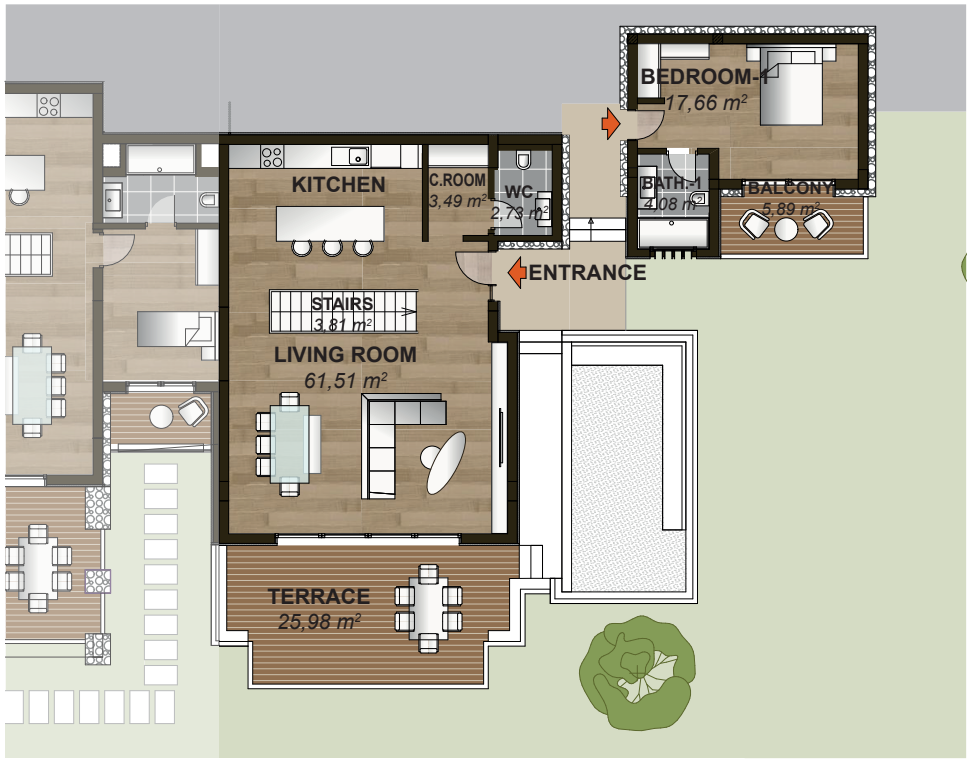


Garden Floor Plan

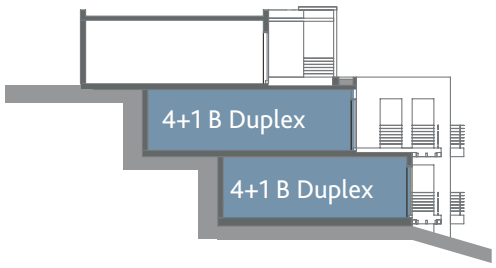


4+1 B (Duplex)

Net Enclosed Area	173.70 m²
Net Total Area	213.45 m²
Gross Area	267.50 m²

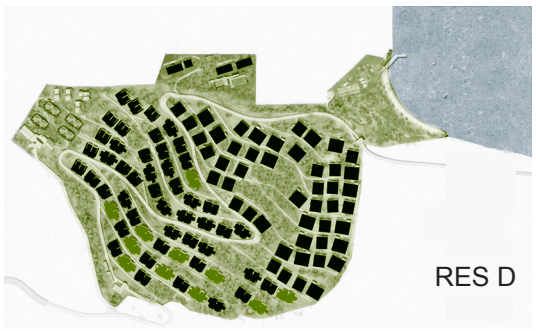


Ground Floor Plan





Garden Floor Plan

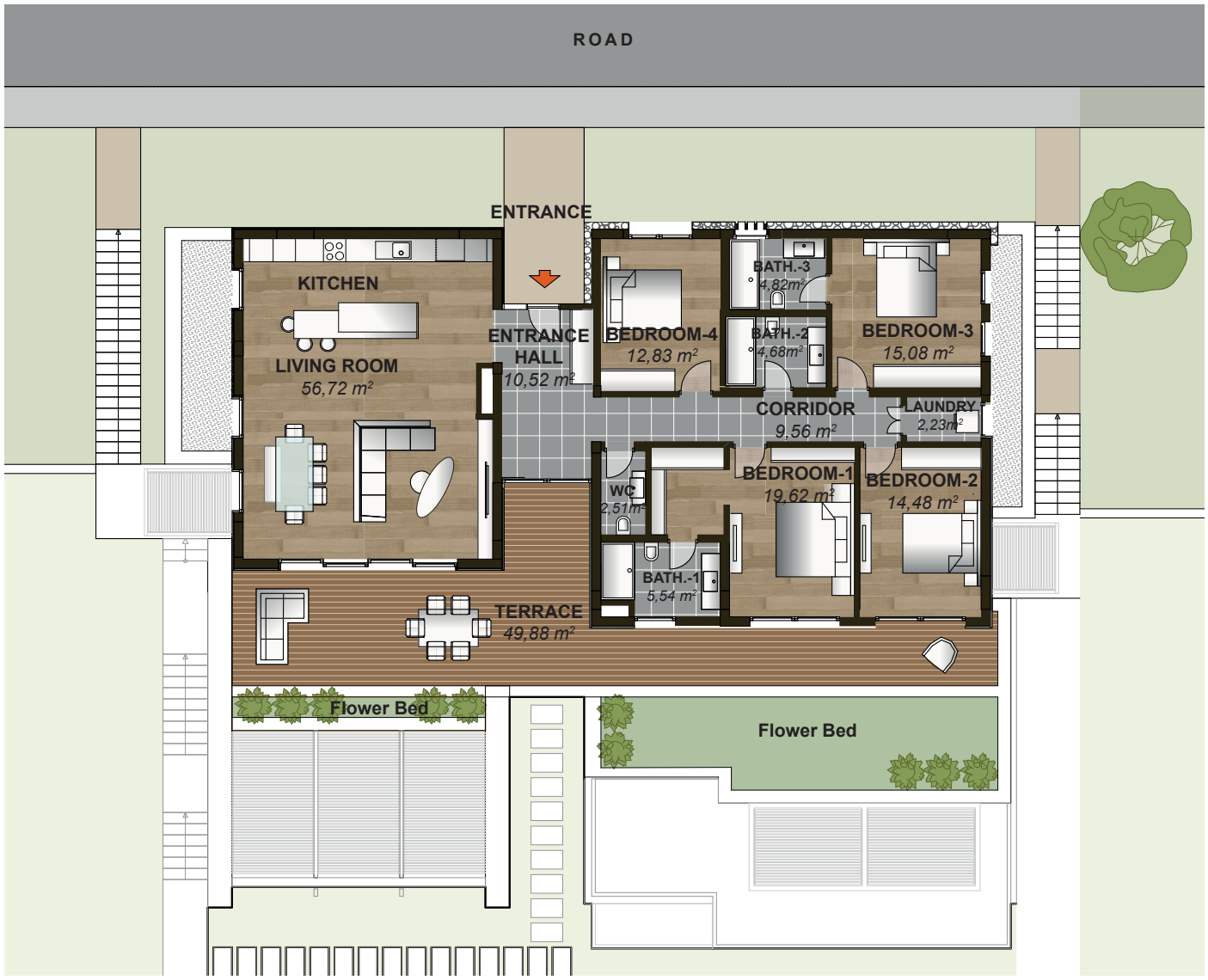




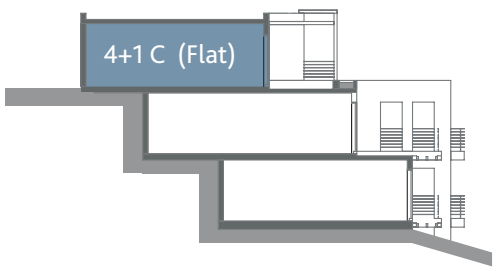
Type E Residence

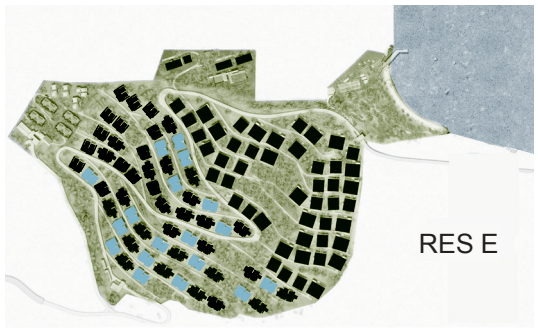
4+1 C (Flat)

Net Enclosed Area	158.55 m²
Net Total Area	208.45 m²
Gross Area	260.20 m²



1st Floor Plan





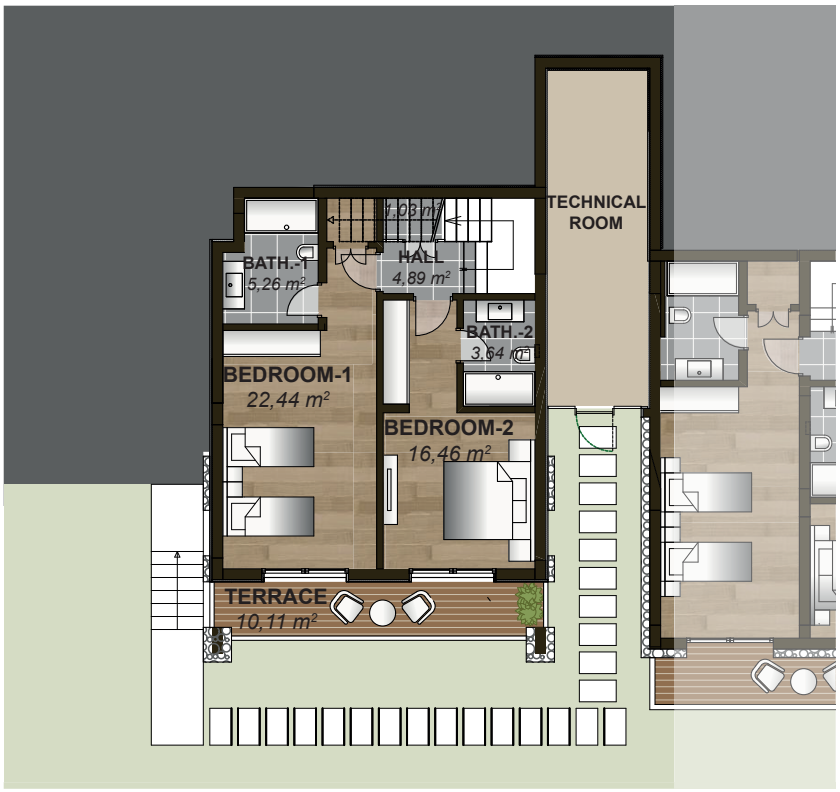
Type E Residence

2+1 A (Duplex)

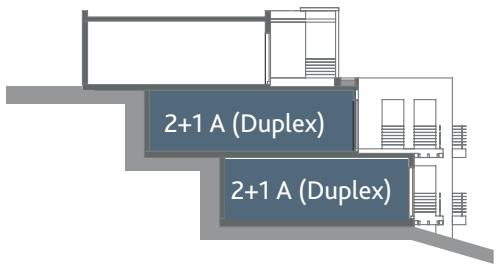
Net Enclosed Area	119.55 m²
Net Total Area	160.40 m²
Gross Area	194.50 m²

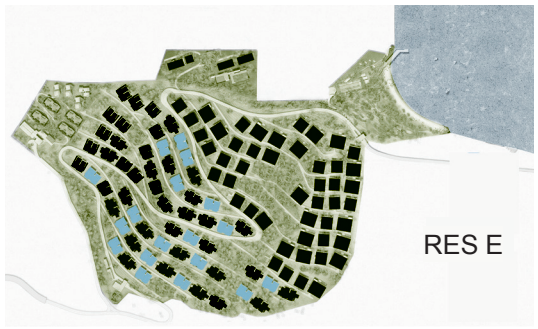


Ground Floor Plan



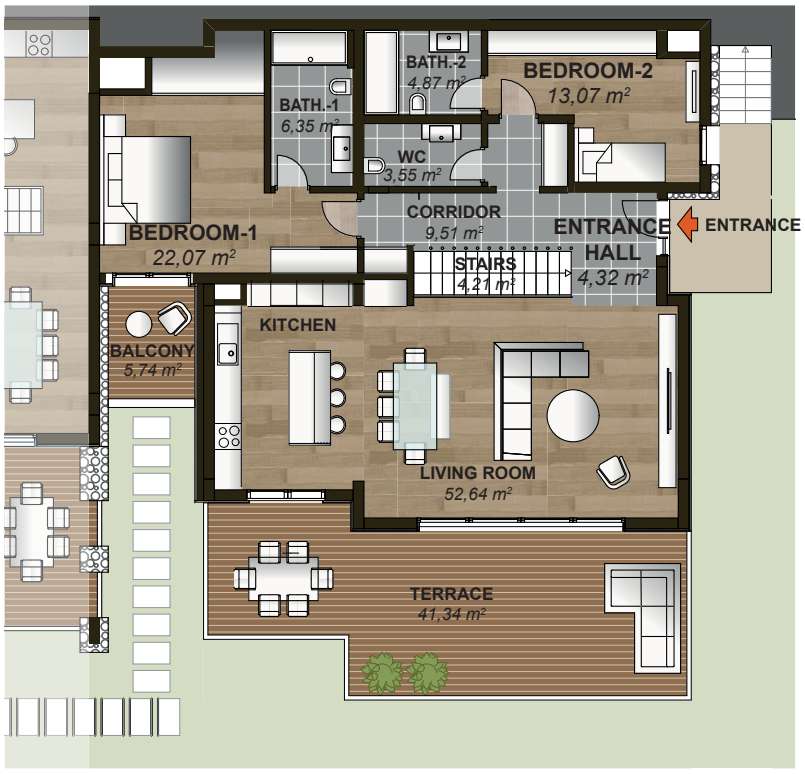
Garden Floor Plan



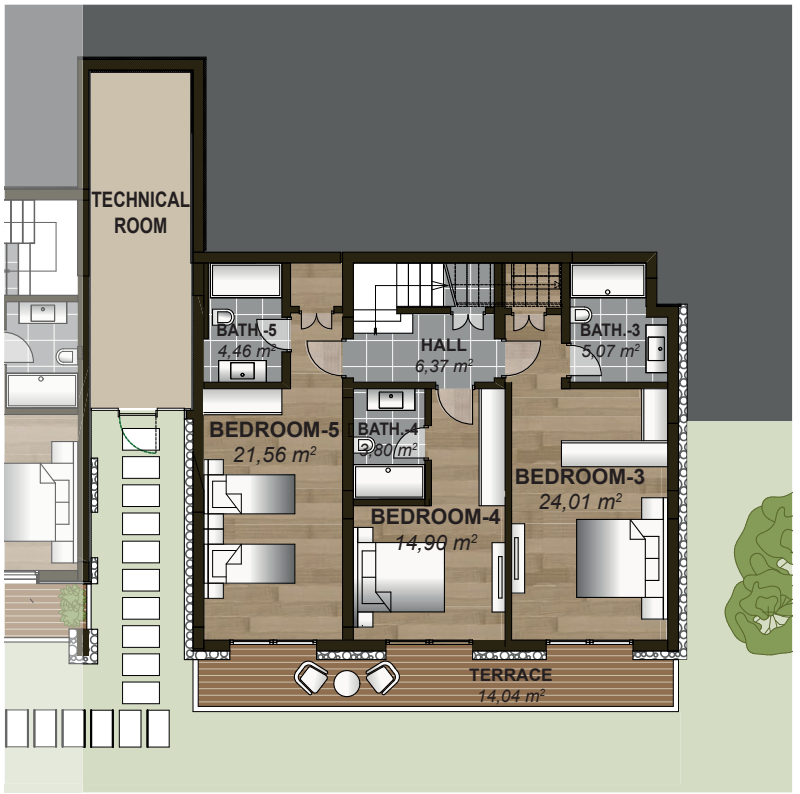


5+1 A (Duplex)

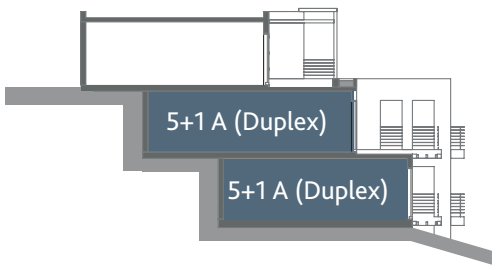
Net Enclosed Area	200.75 m²
Net Total Area	261.85 m²
Gross Area	314.30 m²

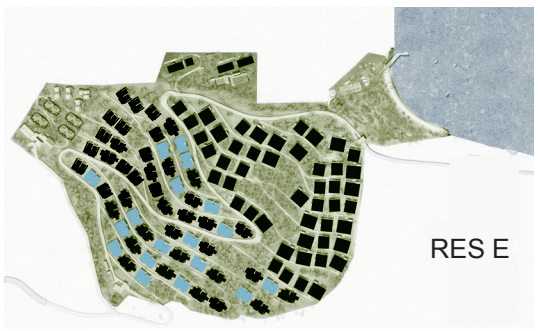


Ground Floor Plan



Garden Floor Plan



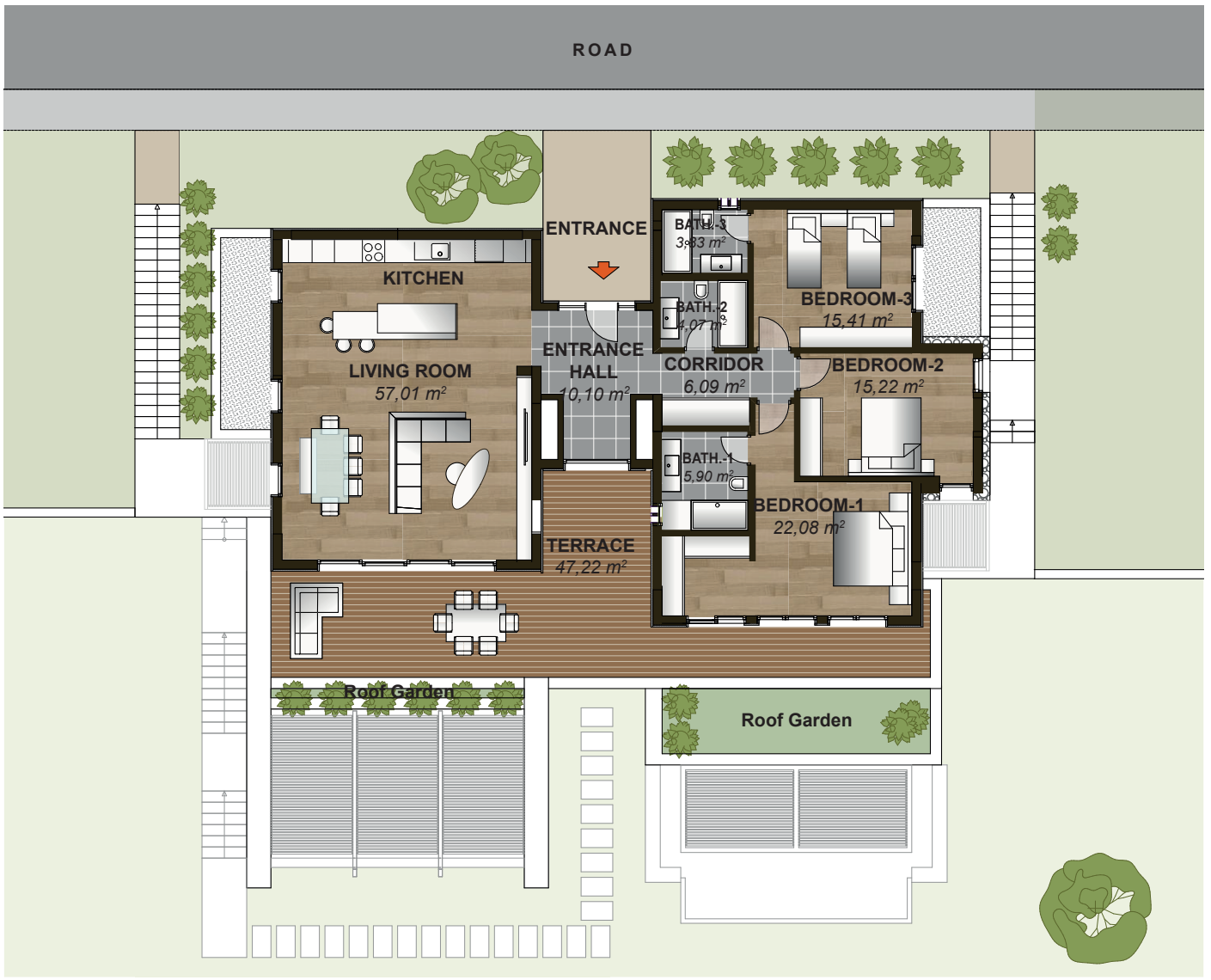




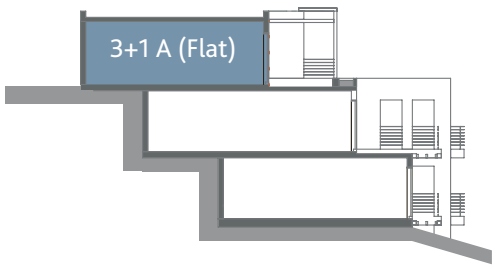
Type F Residence

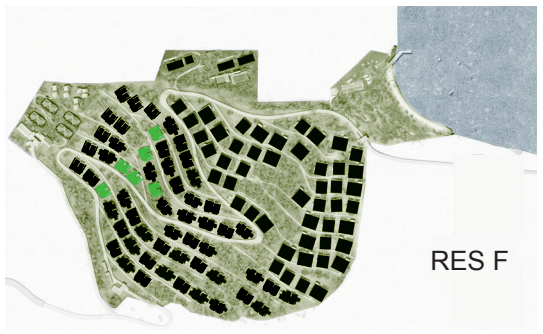
3+1 A (Flat)

Net Enclosed Area	139.70 m²
Net Total Area	186.90 m²
Gross Area	227.50 m²



1st Floor Plan





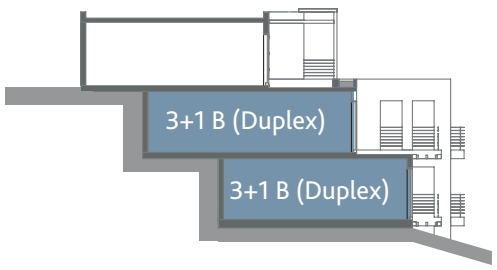
Type F Residence

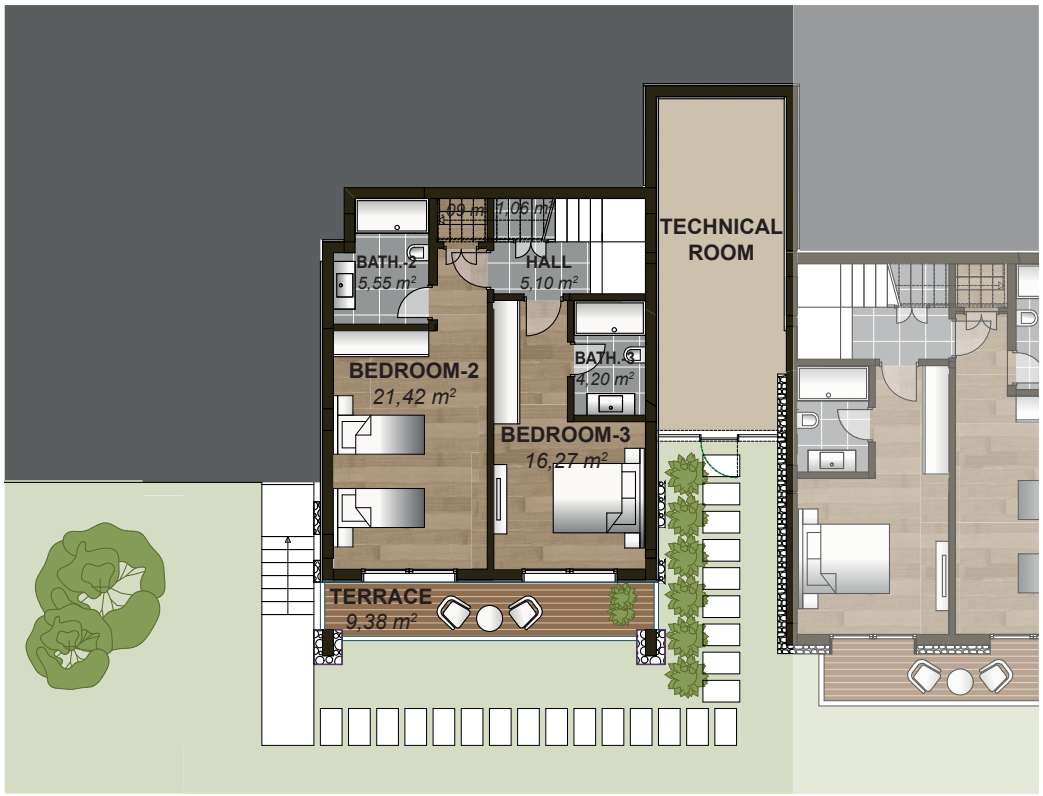
3+1 B (Duplex)

Net Enclosed Area	133.70 m²
Net Total Area	175.80 m²
Gross Area	221.10 m²

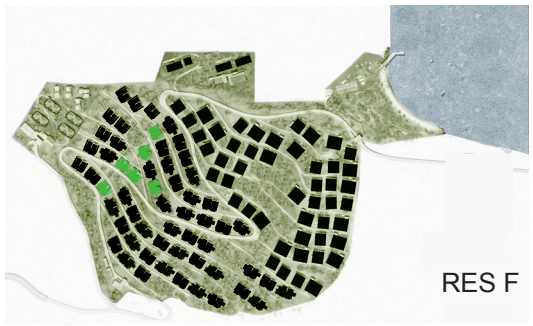


Ground Floor Plan



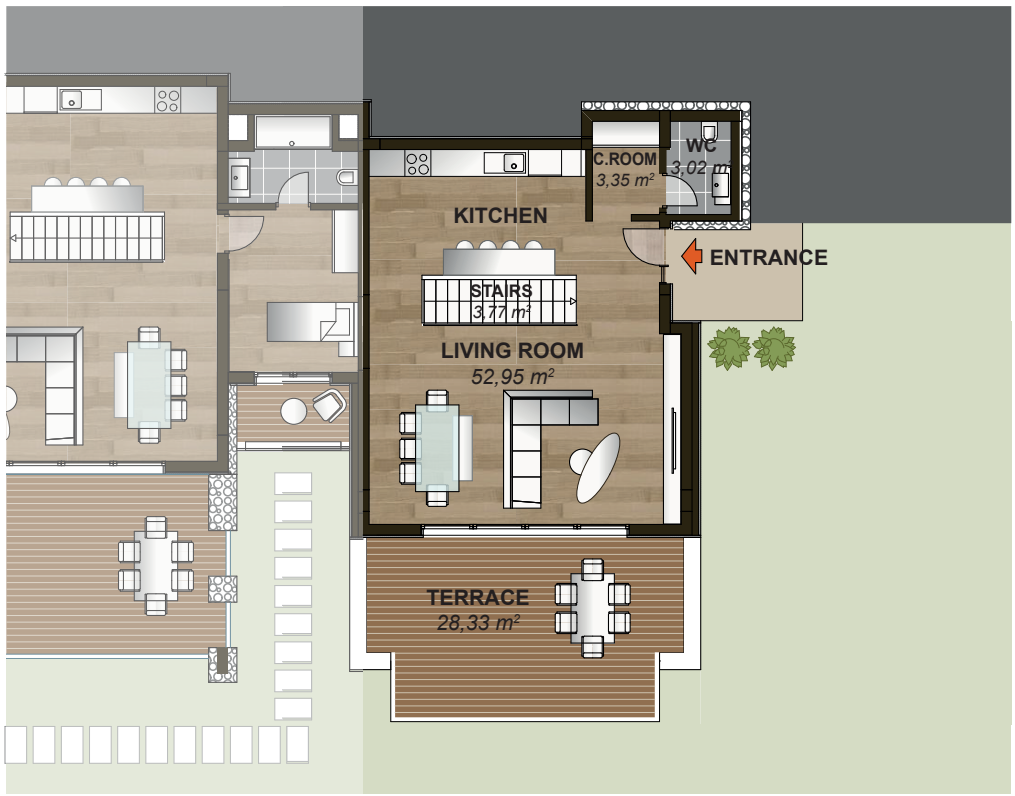


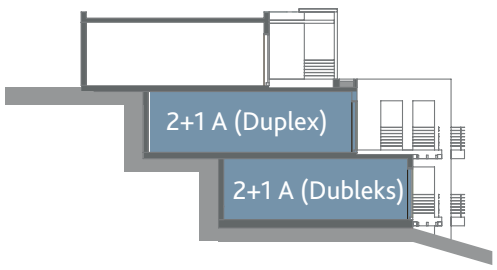
Garden Floor Plan



2+1 A (Duplex)

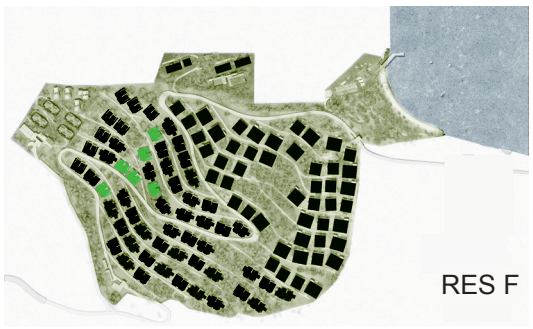
Net Enclosed Area	117.85 m²
Net Total Area	153.60 m²
Gross Area	193.40 m²





Ground Floor Plan





Garden Floor Plan



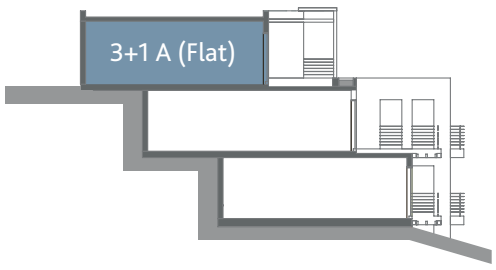
Type G Residence

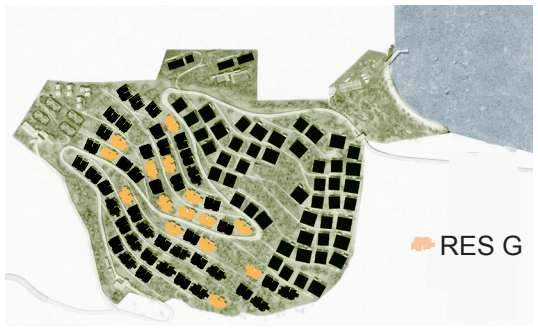
3+1 A (Flat)

Net Enclosed Area	139.30 m²
Net Total Area	189.40 m²
Gross Area	236.70 m²



1.Kat Planı

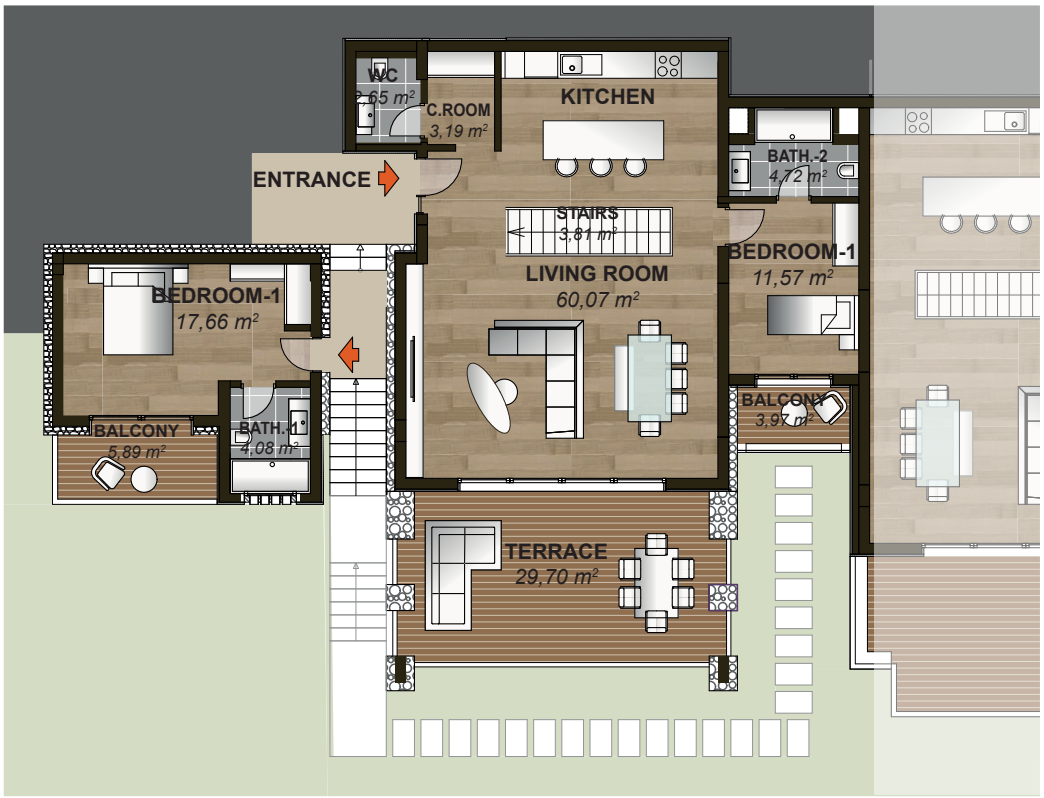




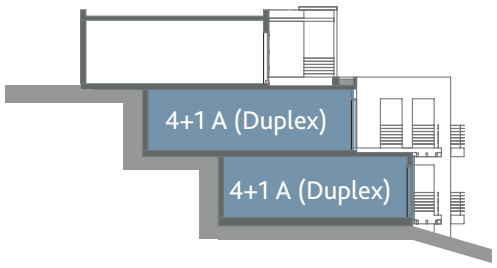
Type G Residence

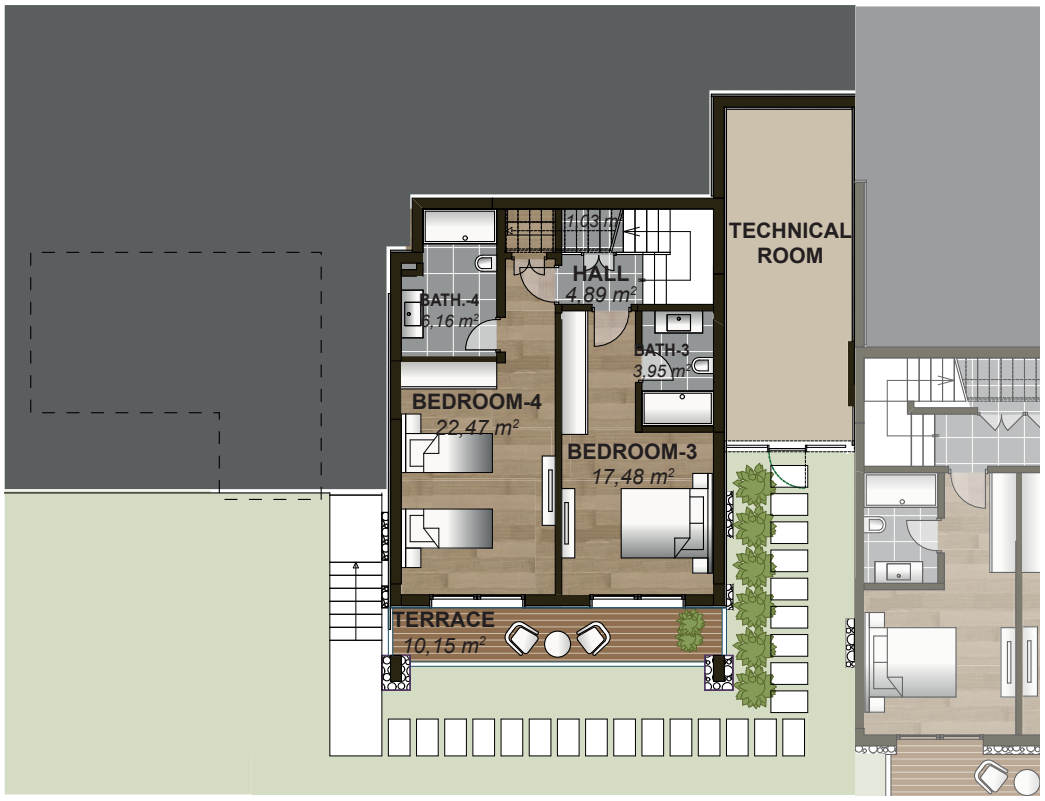
4+1 A (Duplex)

Net Enclosed Area	163.70 m²
Net Total Area	213.45 m²
Gross Area	266.60 m²

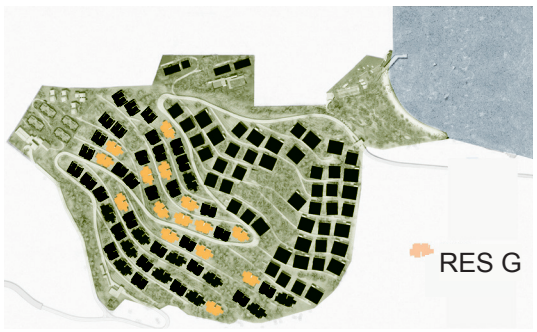


Ground Floor Plan



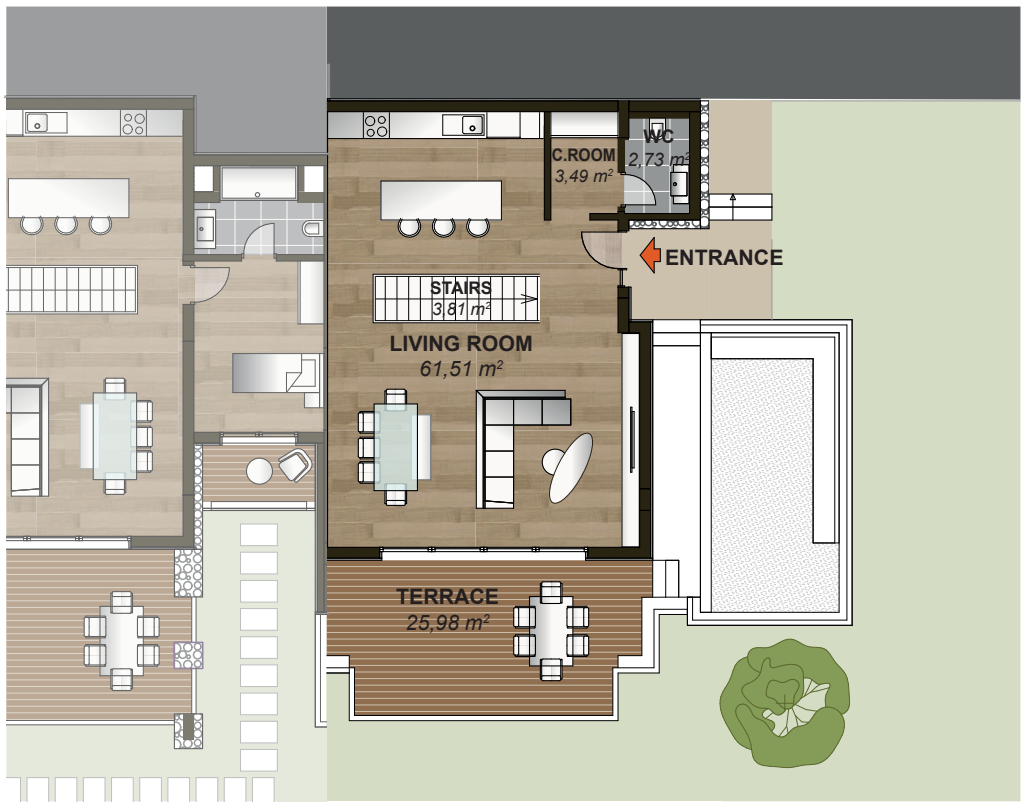


Garden Floor Plan



3+1 C (Duplex)

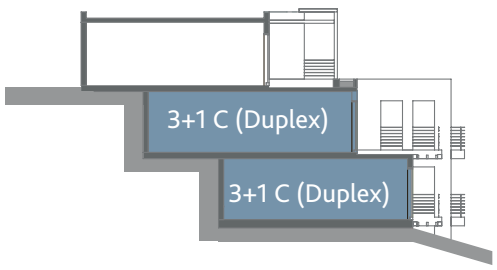
Net Enclosed Area	151.90 m²
Net Total Area	185.80 m²
Gross Area	229.10 m²

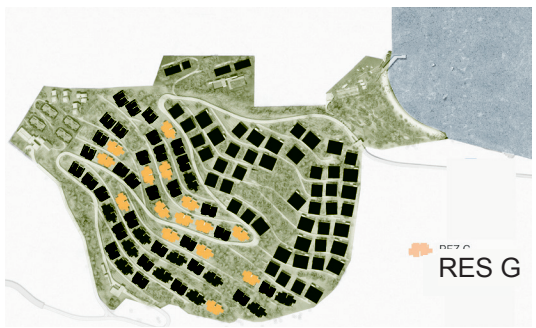


Ground Floor Plan



Garden Floor Plan







Type H Residence

2+1 B (Flat)

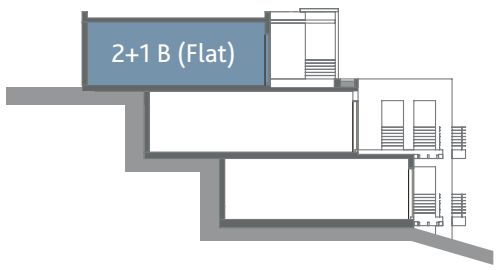
Net Enclosed Area	83.35 m²
Net Total Area	100.25 m²
Gross Area	127.50 m²

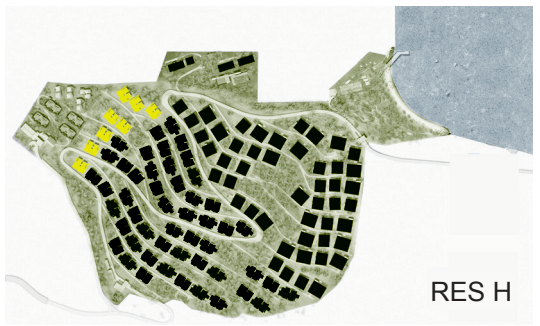
2+1 B (Flat)

Net Enclosed Area	83.35 m²
Net Total Area	101.45 m²
Gross Area	127.40 m²



1st Floor Plan





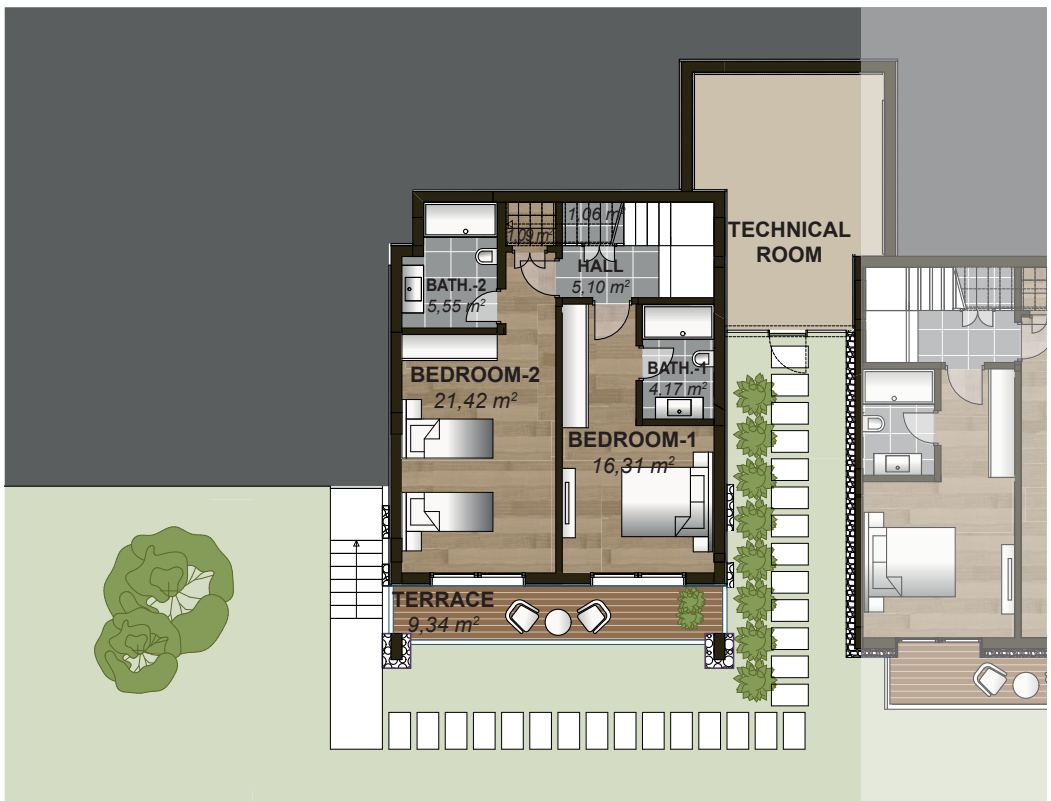
Type H Residence

2+1 A (Duplex)

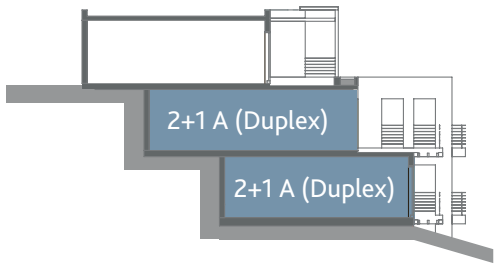
Net Enclosed Area	119.40 m²
Net Total Area	156.90 m²
Gross Area	194.80 m²

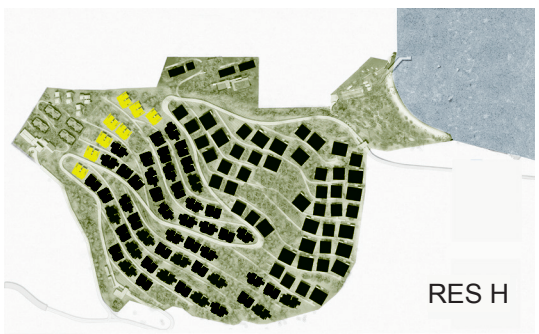


Ground Floor Plan



Garden Floor Plan



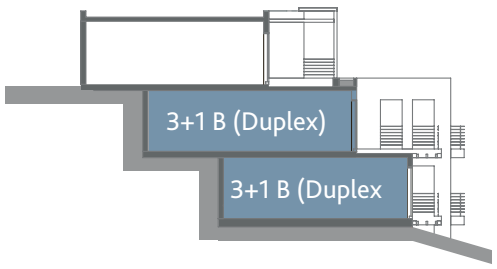


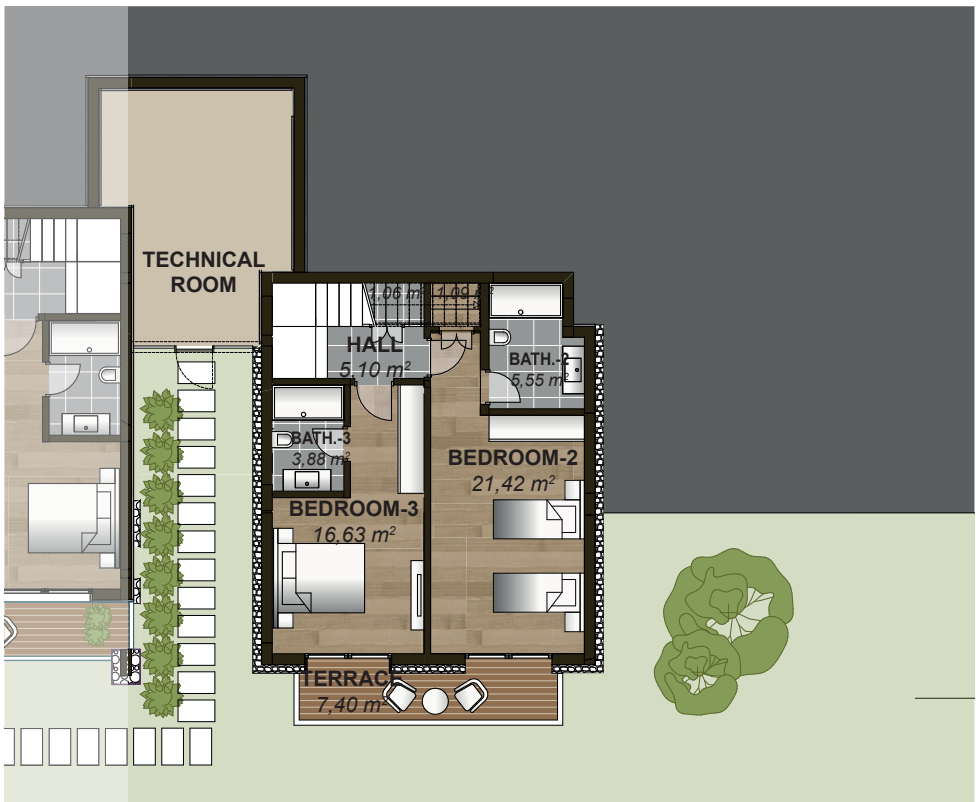
3+1 B (Duplex)

Net Enclosed Area	135.30 m²
Net Total Area	172.83 m²
Gross Area	216.50 m²

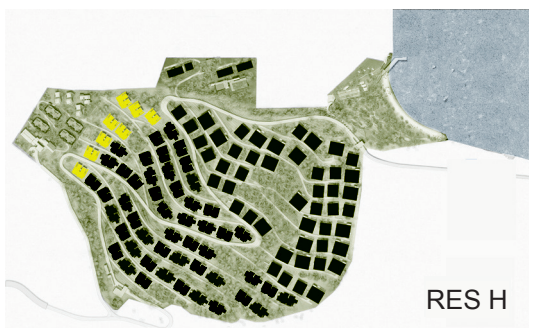


Ground Floor Plan





Garden Floor Plan





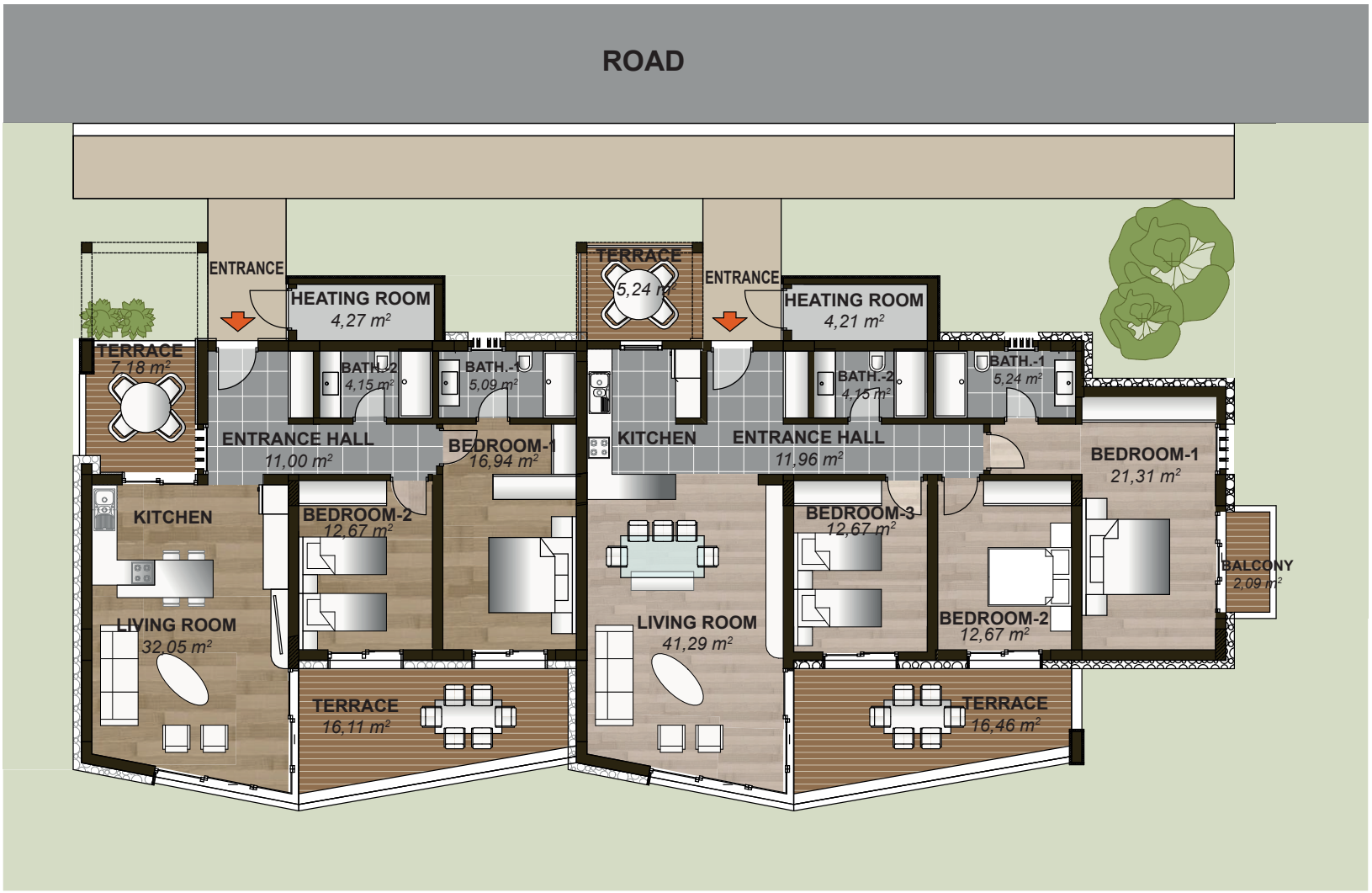
Type J 1 Residence

2+1 C (Flat)

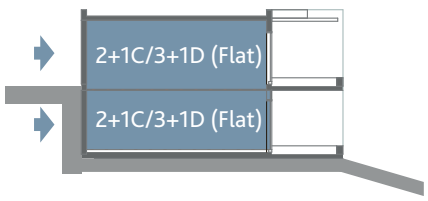
Net Enclosed Area	81.90 m²
Net Total Area	109.45 m²
Gross Area	134.90 m²

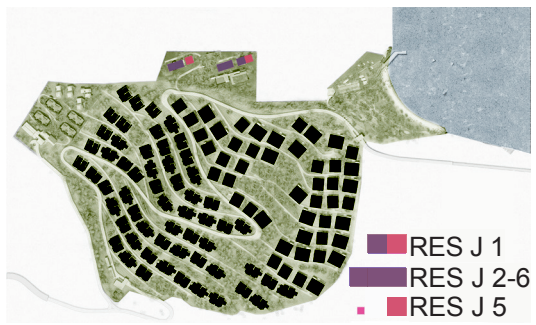
3+1 D (Flat)

Net Enclosed Area	109.30 m²
Net Total Area	137.30 m²
Gross Area	168.00 m²



Ground and 1st Floor Plan





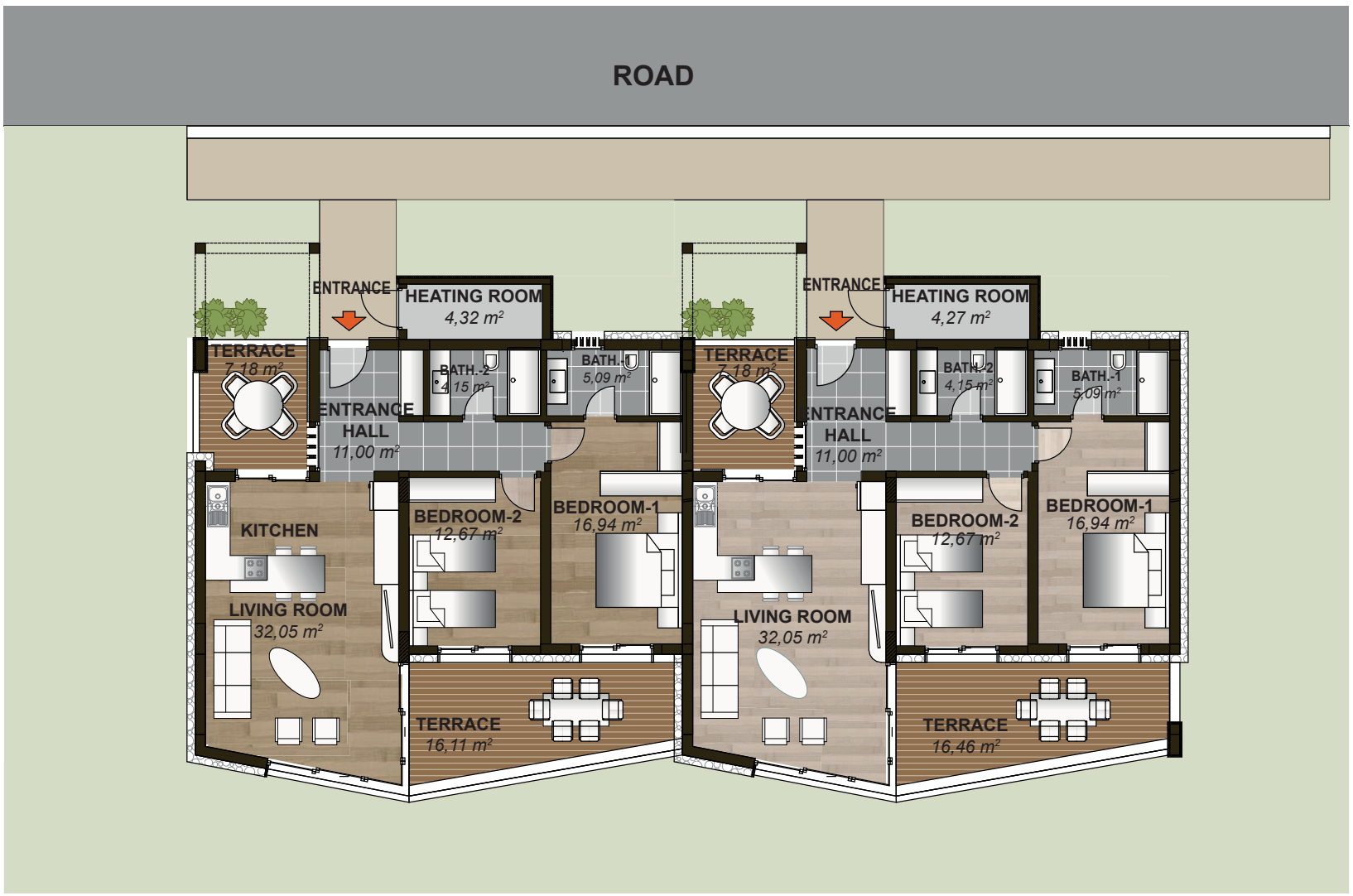
Type J 2-6 Residence

2+1 C (Flat)

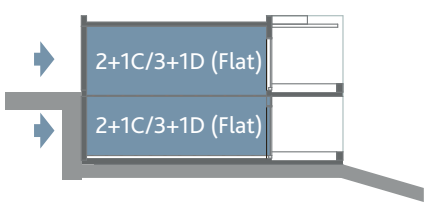
Net Enclosed Area	81.90 m²
Net Total Area	109.50 m²
Gross Area	133.10 m²

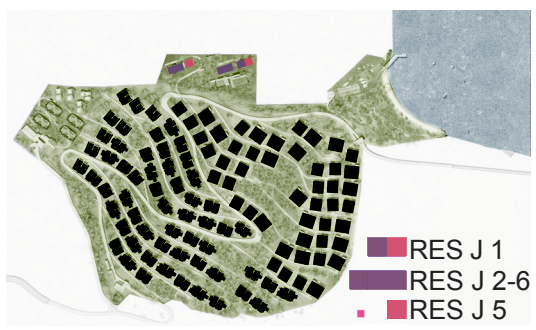
2+1 C (Flat)

Net Enclosed Area	81.90 m²
Net Total Area	109.50 m²
Gross Area	133.10 m²



Ground and 1st Floor Plan

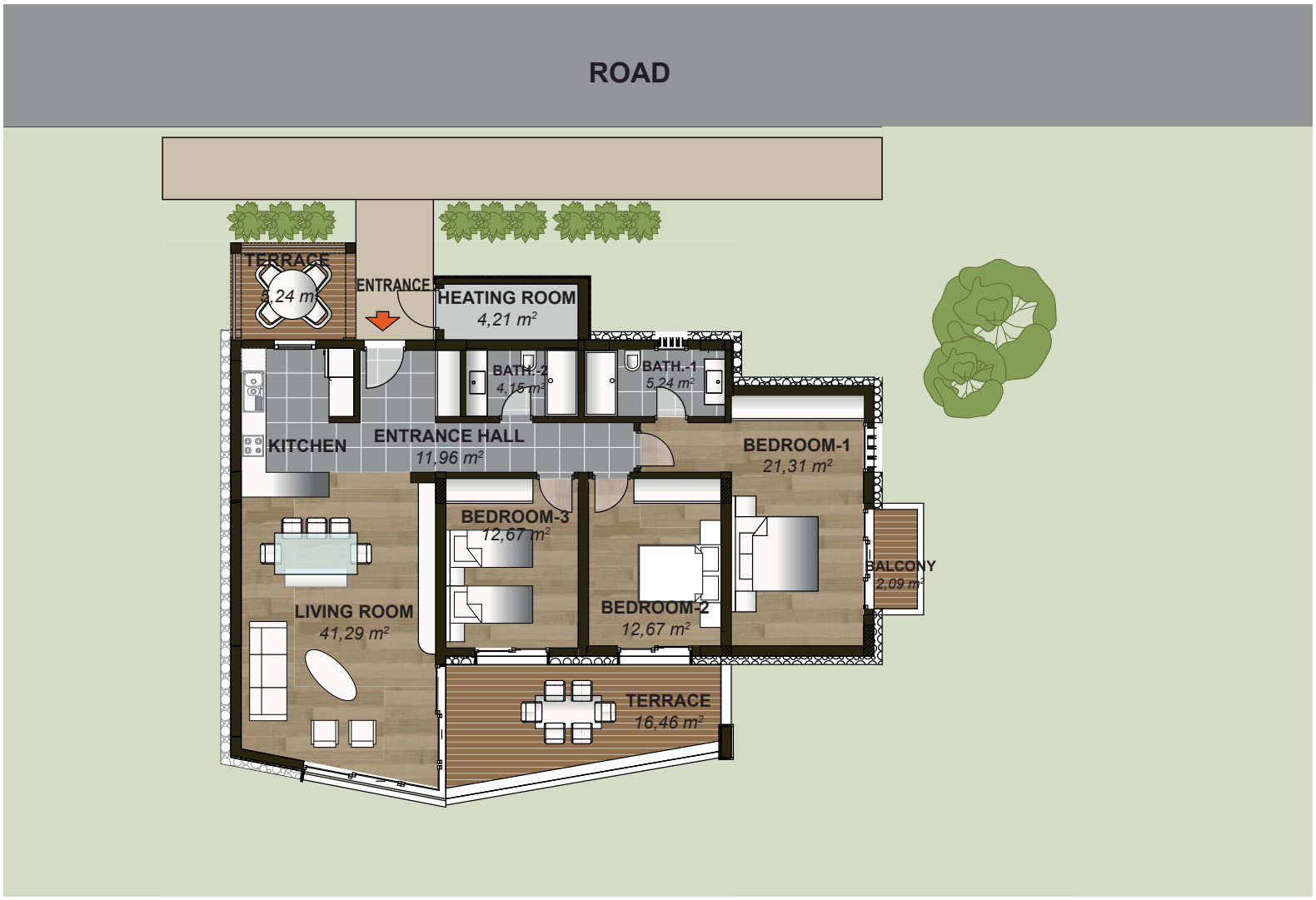




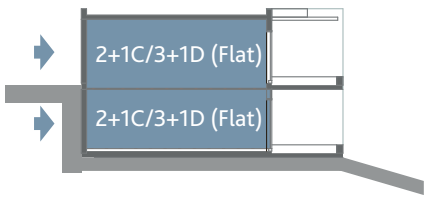
Type J 5 Residence

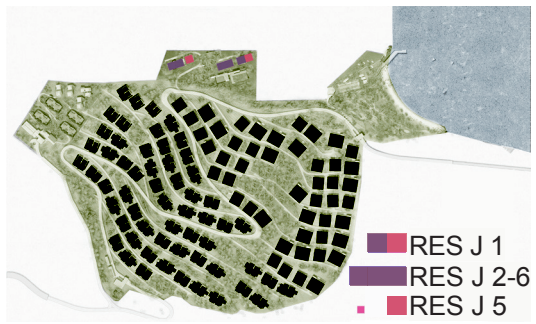
3+1 D (Flat)

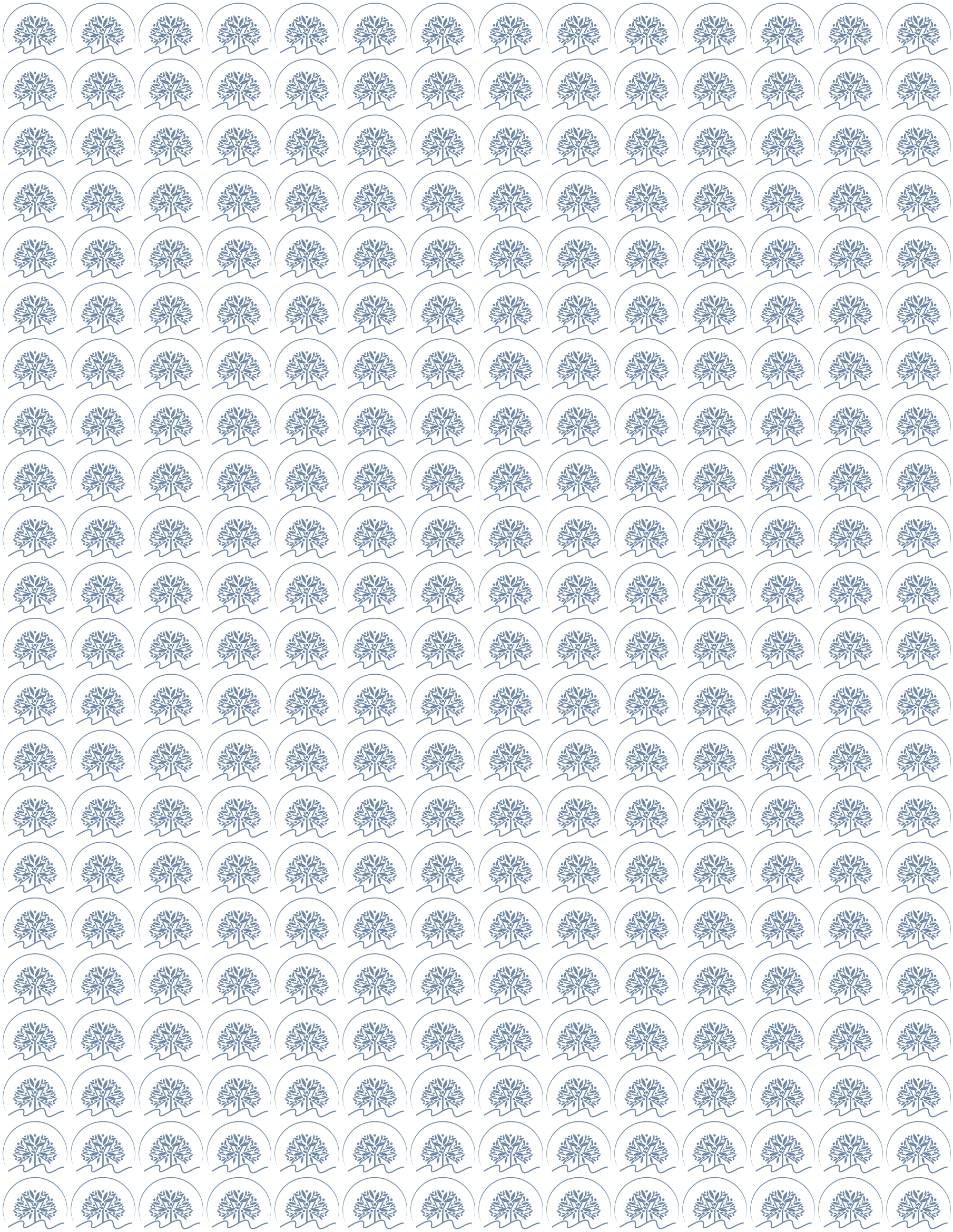
Net Enclosed Area	109.30 m²
Net Total Area	137.30 m²
Gross Area	172.20 m²

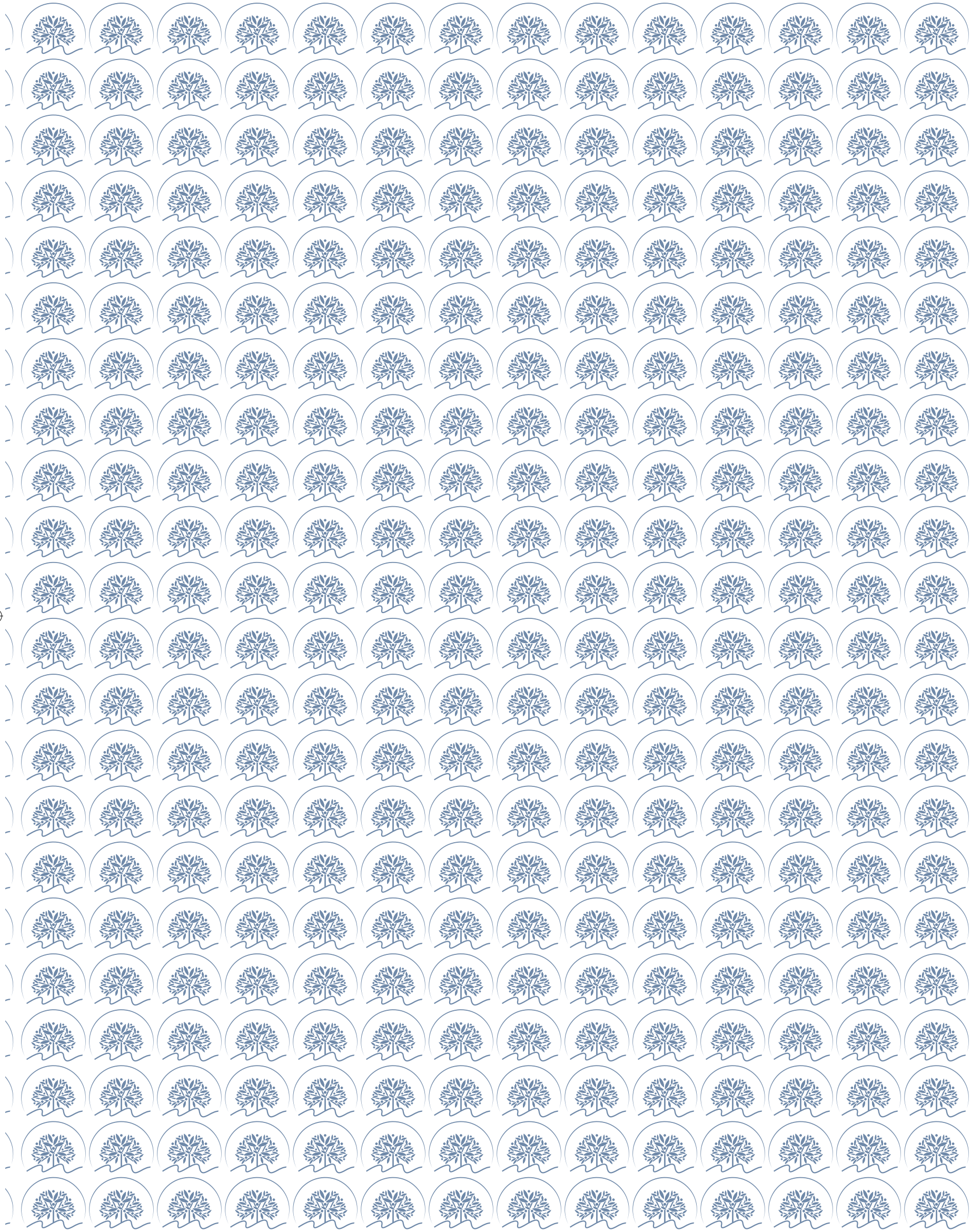


Ground and 1st Floor Plan









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