

# Villa Ardica

Region: Kalkan Sleeps: 5

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## Overview



Situated in the charming hillside village of Islamlar, Villa Ardica commands an idyllic position in the Turkish countryside, overlooking the exclusive resort of Kalkan on the sun-soaked shores of the South Mediterranean coast. This two-storey detached villa offers a modern family retreat with a relaxing design and serene surroundings.

The villa's ground floor has an open-plan living area with floor-to-ceiling windows that seamlessly connect to the inviting pool terrace. A tastefully furnished seating area welcomes guests with two comfortable sofas, an armchair, and handcrafted wooden coffee tables, all facing a flat-screen television for your entertainment. The adjoining modern kitchen is equipped with state-of-the-art amenities, including an island with a built-in hob and oven. A stylish four-seater dining set caters to family meals with a handy high chair for young ones.

Take the stairs to the first floor, where you will find two spacious double bedrooms. The master has a double bed, a free-standing open wardrobe, and an in-room Jacuzzi for ultimate relaxation. The ensuite marble bathroom has a walk-in shower, hand basin, and WC. The second bedroom is elegantly appointed with a double bed, fitted wardrobes, and a dressing table, supplemented by a cot with changing facilities for families with infants. The second bathroom has a walk-in shower, hand basin, and WC.

The enclosed mature gardens are populated by majestic palm and ancient olive trees, infusing the surroundings with a sense of tranquillity. The focal point is a refreshing swimming pool that boasts a separate hot tub cascading gracefully into the main pool. Sun loungers, a hammock, and a tree swing chair provide ample relaxation opportunities, while a comfortable soft seating set offers a shaded respite. A dining set for four with a brick-built barbecue invites al fresco dining, accompanied by the sounds of nature. The children's playground ensures that younger guests are equally entertained.

Villa Ardica doesn't compromise on modern amenities, offering complimentary air conditioning and Wi-Fi for your convenience. Private parking secures your vehicle, while practical facilities such as a dishwasher, washing machine, oven, hob, and microwave make everyday tasks effortless. The inclusion of a high chair and baby cot underlines the villa's family-friendly ethos, catering to the needs of all guests.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Air-Con • Walk to Village • BBQ • Washing Machine • Dishwasher • Microwave • Hairdryer • Satellite TV • TV • Parking Space • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Ardica is a two bed, two bath property with a private pool and hot tub located under twenty minutes from Kalkan Beach.

### Interior

- Open plan living, dining area
- Fully equipped kitchen
  
- Bedroom 1 - Double bed, ensuite bathroom with bath, balcony
- Bedroom 2 - Double bed, balcony
- Bathroom

### Exterior

- Private swimming pool
- Hot tub
- Sunbeds
- Dining area
- Seating area
- Shaded terrace
- Garden

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Microwave
- Washing machine
- Iron & board
- Hairdryer
- Cot
- Highchair
- Barbecue
- Parking



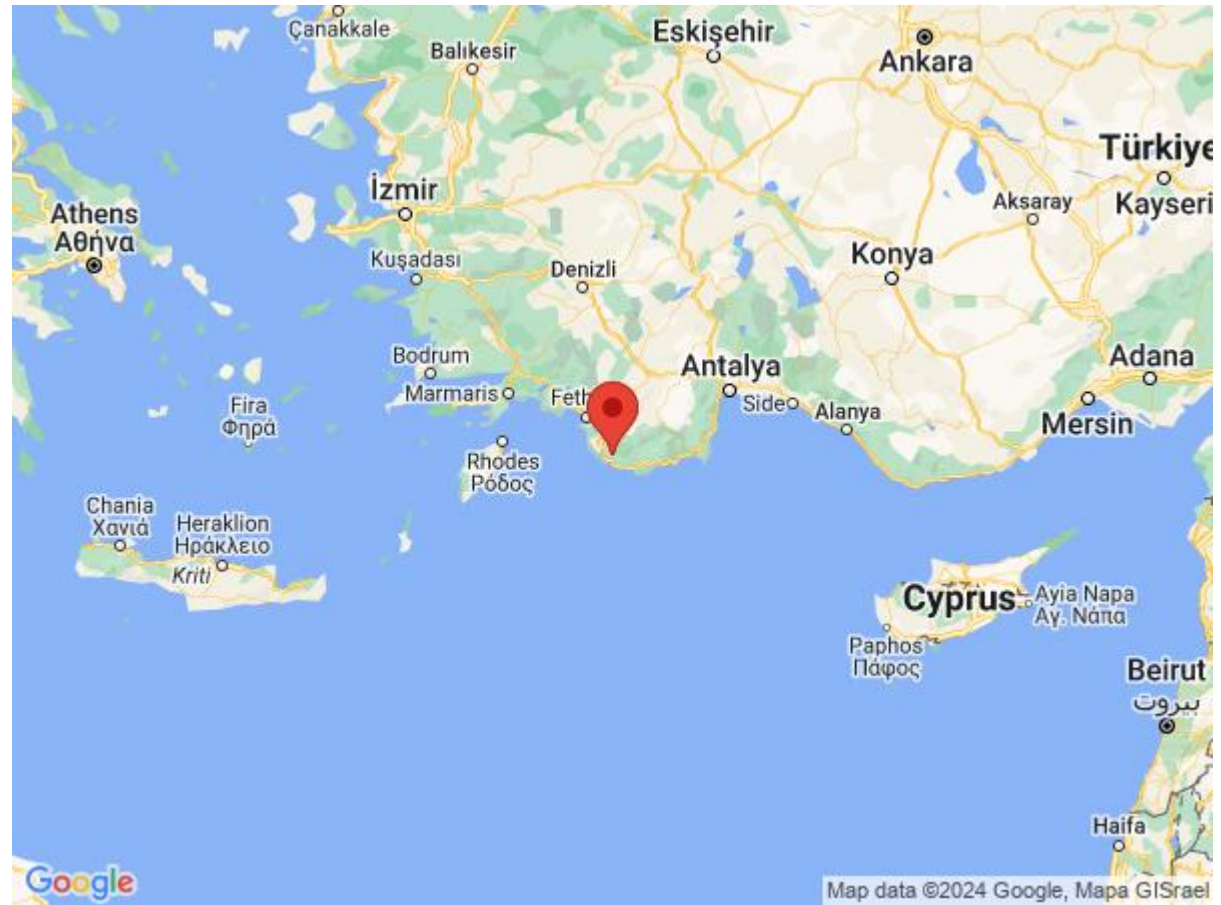
## Location & Local Information

Villa Ardica, nestled in Islamlar village above Kalkan, offers a tranquil escape. The nearest international airport is Dalaman, a scenic one hundred and twenty-kilometre drive through the Turkish countryside to your holiday home. The village of Islamlar has a few minimarts to cater for your holiday and some famous trout farm restaurants, where you can enjoy traditional local cooking.

From Islamlar, venture to the nearby Lycian Way for scenic hikes, historical sites, stunning views, and a close-up of the local flora and fauna. Explore the ancient ruins of the city of Patara with their archaeologically important significance. Sunbathe on its twenty kilometres of golden sandy beaches and swim in the azure waters of the Mediterranean Sea. In season, observe the Caretta Caretta nesting turtles as they hatch and make their way to the sea.

Just eight kilometres from the villa is the exclusive resort of Kalkan, with its sun-drenched beach clubs, captivating boat trips, and an array of water sports. The bougainvillea festooned town features a vibrant dining scene with diverse rooftop restaurants and harbour sidebars, whilst shopping enthusiasts can explore local markets and luxury boutiques.

Villa Ardica's strategic location ensures a well-rounded vacation, blending nature, cultural exploration, and leisurely pursuits between Islamlar and Kalkan. Engage in scenic hikes, discover ancient history, and enjoy the rich local culture during your stay.



## Local Amenities

Nearest Airport	<b>Dalaman Airport</b> (118 km )
Nearest Village	<b>Islamlar Centre</b> (1.2 km )
Nearest Town	<b>Kalkan</b> (6.9 km )
Nearest Restaurant	<b>Zeytin Dali</b> (500 m )
Nearest Supermarket	<b>M Migros</b> (6.7 km)
Nearest Beach	<b>Kalkan Public Beach</b> (8.1 km )



## What we love

- Villa Ardica is set in nature, the grounds and gardens are sublime, tall trees for shade, flowering shrubs in season, hammocks, swing seats and a children's playground make it perfect.
- The bedrooms at Villa Ardica are a generous size, and each comes with added extra amenities, such as a Jacuzzi hot tub with a mountain view.
- Villa Ardica enjoys the best of both worlds, located in a traditional Turkish village and within sight of the exclusive holiday hot spot of Kalkan.

## What you should know...

- Villa Ardica has two bedrooms, both with double beds, one with a cot, the villa can sleep up to five, and there are sofas in the sitting room for an extra guest.
- Villa Ardica is snuggled in an authentic village with limited amenities, the resort of Kalkan is a winding seven kilometres downhill, there is no public transport between the village and the town, and it is a long, steep walk there and back, we recommend hiring a car when staying here.

# Terms & Conditions

- Arrival time: 16:00 - 00:00

- Departure time: 10:00

- Security deposit: £100 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- Energy costs included?: Yes, included in the rental price.

- Heating costs included?: Yes, included in the rental price.

- Linen & towels included?: Yes, included in the rental price.

- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- Internet access?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service

- Minimum stay: 3 nights.

- Changeover day: Flexible.

- Pets welcome?: Not allowed.

- Smoking Allowed?: Smoking & Vaping are not permitted.

- Tax: Included in the rental price.

- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.

- Other Ts and Cs: Please note that on occasions, in Turkey, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.

- Other 2: In Turkey the plumbing system is not designed to have paper and sanitary items flushed down the lavatory. In these cases a bathroom bin is provided.

## Travelling to Turkey

All British (and most other nationalities) citizens require a full 10 year passport with at least 6 months validity to enter Turkey. UK passport holders are exempt from visa for tourist visits of up to 90 days within 180 days starting from the first entry date. For all other passports please visit the Turkish Government Website or the Turkish Consulate for details of whether you require a visa or not.

Whilst in Turkey local regulations require you keep your passport and a printed copy of your e-visa with you at all times.