



**THE
ONE**
BODRUM





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A Birleşik A.Ş. Project

THE ONE BODRUM

A hidden paradise in the crowded world of Yalıkavak: **The One Bodrum;** offers a comfort zone where you can experience the spirit of the earth and the salt of the sea along with its uninterrupted views and flowing topography in the midst of cypress and olive trees.

79 villas, each overlooking the blue sea on a **72-hectare** land and boasting **63.000 m²** of landscape, form an impressive silhouette. The project site, carefully protected, presents rocky paths, more than **200** endemic plant species and **850 meters** of quiet sandy beach.



An experience that will make every single day of your life a vacation.



ALL IN THE ONE

TREASURED

HARMONIZED

ENCHANTING

ORIGINAL

NATURAL

EVERLASTING

A unique blue, a unique beach, a breathtaking view,
an eco-friendly architecture, fascinating shades of
green; as quiet as it can be, yet so centrally located...

All in The One.



UNIQUE LOCATION

Located at the northwest end of the peninsula, The One Bodrum is 7 minutes from Yalıkavak Marina, 10 minutes from Gündoğan and Tilkicik Bay, 15 minutes from Göltürkbükü and Gümüşlük, 20 minutes from Cennet Bay and Ortakent, 25 minutes from Torba and Bitez, 30 minutes from the center of Bodrum and Turgutreis Marina, 35 minutes from Akyarlar and 45 minutes from Milas-Bodrum Airport, offering the speed of modern cities and the tranquility of coastal towns.

Close to tourist attractions, in the midst of tranquility.



Close or far away! Manage your own privacy in this paradise. Three miles from the sea, surrounded by nature, in the heart of Bodrum. But as far away as you want...

All in The One.





EXQUISITE FEAT OF ARCHITECTURE

Each of the 6 types of villas, tailor-made for different needs and shaped according to the landscape, is positioned as a unique element in the landscape. With the privilege of the unique structure of the region, 79 detached villas, located in special angles with an emphasis on privacy, have an uninterrupted command of the sea and nature views from every point.

79 villas far from each other, but close to the sunset.

RESPECT OF CIRCULARITY

The One Bodrum embraces the invisible ecosystem with its philosophy of minimal destruction of the ordinary layers of the earth; with a sustainable perspective against underground settlement.

The One Bodrum prides itself on being an eco-friendly project built without high retaining walls to preserve the cliffs and elevations, and without basements to unite modern architecture with nature without disturbing the natural structure.





CONTROLLED PERMEABILITY WITH MOVABLE PANELS





YOUR NEIGHBORS; CYPRESS AND OLIVE TREES

LET THE SKY BE YOUR GUEST!

The natural stone cladding used on the facades, made of local materials, becomes an impressive painting when it meets the landscape. Reynaers joinery, pushing the limits of slenderness, and panoramic windows that feel like a continuation of the sky and reflect the design, bring the endless views inside.



An eco-friendly architecture that will make you lose yourself
in the unique shades of green and blue, taking into account
the features of nature in every detail...

All in *The One*.

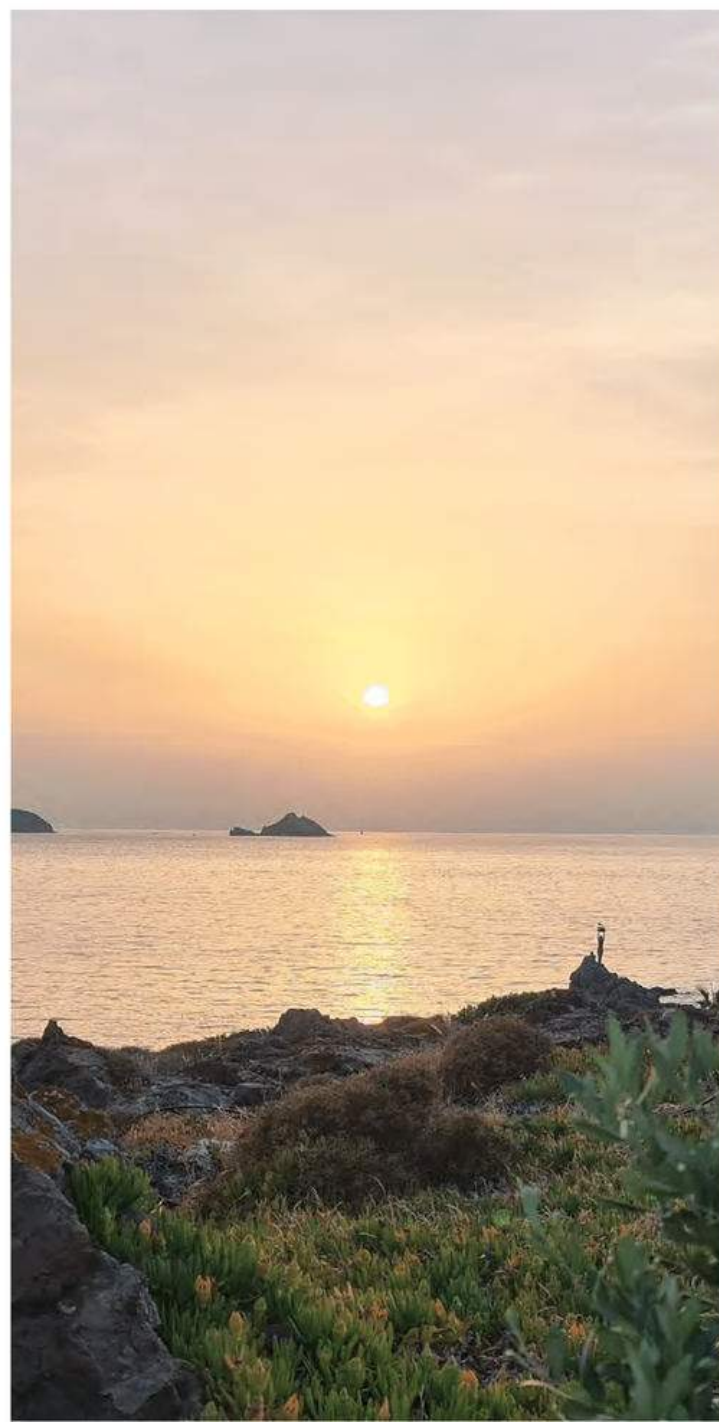


LIVING IN THE FOOTSTEPS OF ETERNITY

Cypresses a.k.a. the symbol of eternity, olive trees and cacti, rocks that accompany the project while preserving their naturalness, more than 200 endemic species of plants, 850 meters of beach that has no equal... Despite their naturalness and reality, they blend together in a surreal harmony.



Unique
sunset...



More than 200
endemic species
of plants...



Harmony
in every texture,
in every tone...



850 meters of
sandy beach...
A bay of
paradise...
Wave-free sea...

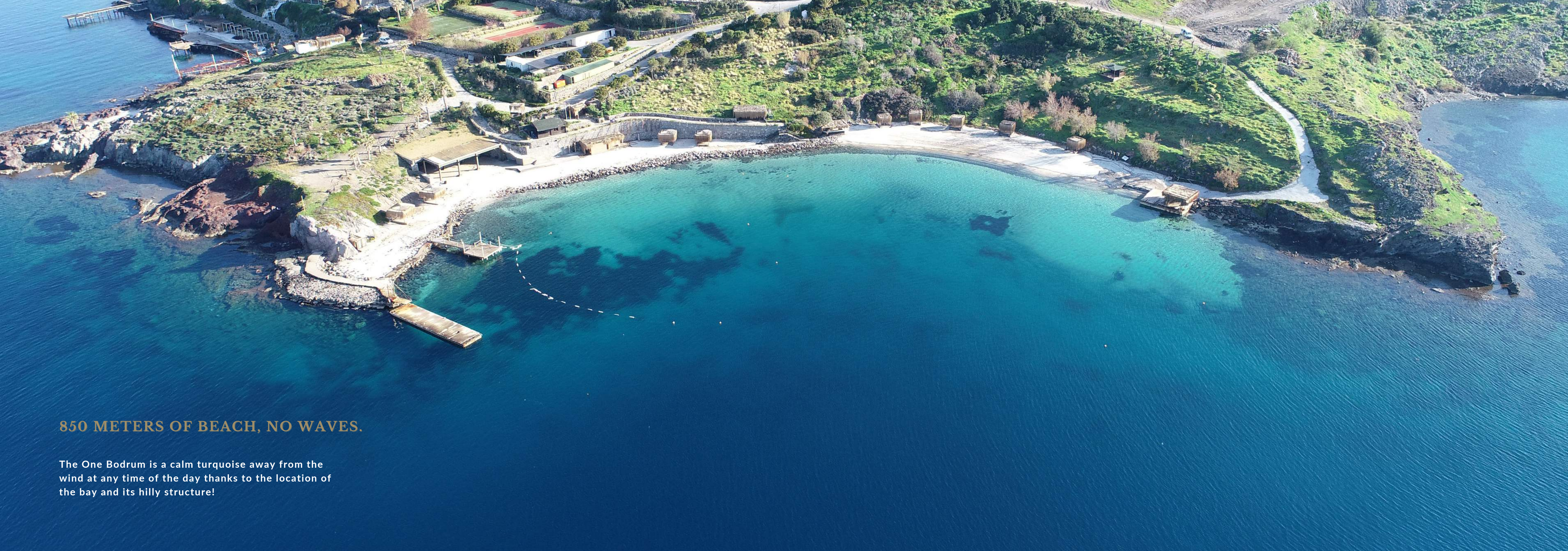


...All in *The One*.



A LANDSCAPE INTEGRATED INTO THE NATURAL STRUCTURE OF THE GROUND





850 METERS OF BEACH, NO WAVES.

The One Bodrum is a calm turquoise away from the wind at any time of the day thanks to the location of the bay and its hilly structure!

A TRAVEL BY SEA!

A sea breeze that refreshes the soul... The true meaning of freedom... Let the warm feeling of the wind be your travel companion when you reach your home in the blue of Bodrum.



PEERLESS SPACE DESIGN

With its user-centric design, The One Bodrum promises perfection for 4 seasons. Each room, designed according to the orientation of the landscape, combines comfort and luxury.





German giants bring function and aesthetics together in your kitchen with built-in appliances by Gaggenau, kitchen cabinets by Nolte and faucets by Hansgrohe.

KITCHEN



LIVING ROOM



BATHROOM



BEDROOM



DINING ROOM



LIVING ROOM



MASTER BEDROOM



MASTER BATHROOM



MAKE YOUR LIFE UNIQUE

Aiming to make a difference in your life with every detail, The One Bodrum awaits with unforgettable sunsets, hidden gardens, exclusive restaurants and cafés, private sandy beach, rock pool and sun piers.

Carefully crafted amenities for a unique experience.





MODEL PICTURES





SAMPLE VILLA VISUALS





VILLA TYPES

Each of the 79 villas consisting of 6 types with 4,5 + 1 and 5,5 + 1 options in the most special location of Bodrum is preparing to give you a new home with its private pool, outbuildings, outdoor parking for 2 cars and bright design .

VILLA A1

4,5+1 • 325 m²



VILLA A2

4,5+1 • 325 m²



VILLA B2

5,5+1 • 375 m²



VILLA B3

4,5+1 • 375 m²



VILLA B4






4,5+1 • 400 m²



VILLA C2

5,5+1 • 600 m²

LAYOUT PLAN

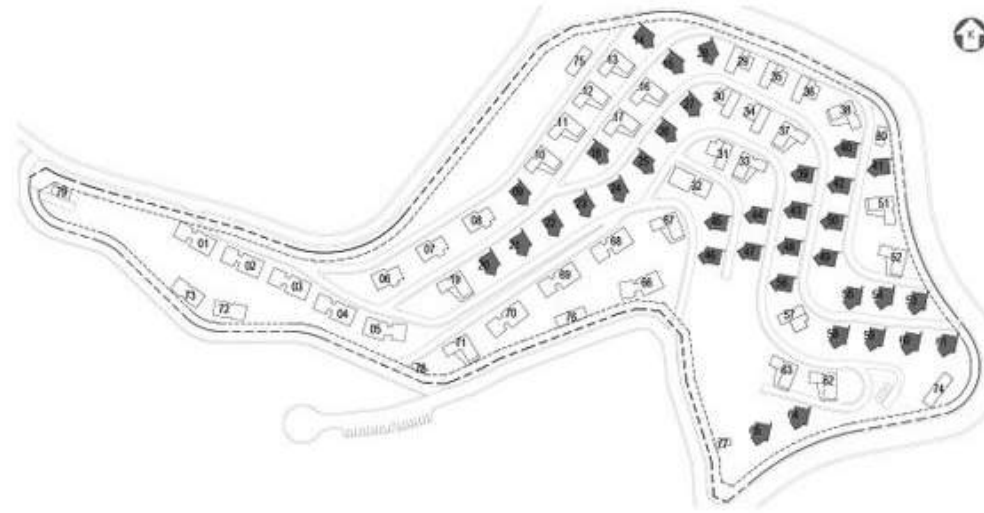
	4.5+1 2 katlı A1 34 adet
	4.5+1 2 katlı A2 7 adet
	5.5+1 2 katlı B2 20 adet
	4.5+1 1 katlı B3 13 adet
	4.5+1 2 katlı B4 2 adet
	5.5+1 3 katlı C2 3 adet
TOPLAM 79 adet	

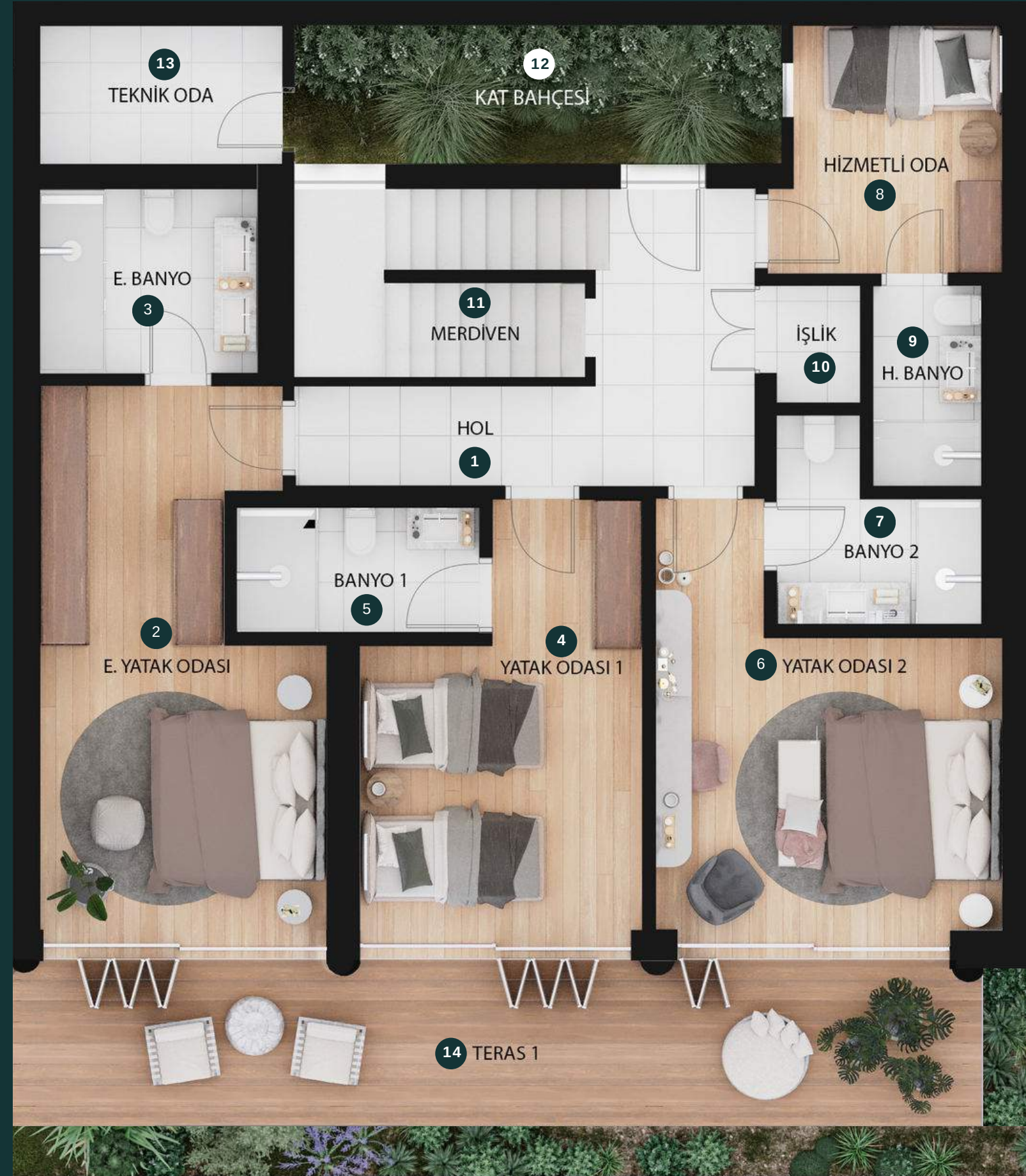


VILLA A1

4,5+1

VILLA GROSS SALES: 325,0 m²
VILLA CLOSED NET AREA: 175,7 m²
VILLA CLOSED GROSS AREA: 223,9 m²





BASEMENT FLOOR PLAN

1- HALLWAY	11,6 m ²
2- MASTER BEDROOM	18,7 m ²
3- MASTER BATHROOM	4,8 m ²
4- BEDROOM 1	14,4 m ²
5- BATHROOM 1	3,9 m ²
6- BEDROOM 2	16,4 m ²
7- BATHROOM 2	4,4 m ²
8- SERVANT BEDROOM	7,7 m ²
9- SERVANT BATHROOM	3,2 m ²
10- WORKSHOP	1,5 m ²
11- STAIRCASE	7,5 m ²
12- FLOOR GARDEN	9,2 m ²
13- TECHNICAL ROOM	4,6 m ²
14- TERRACE	22,9 m ²



GROUND FLOOR PLAN

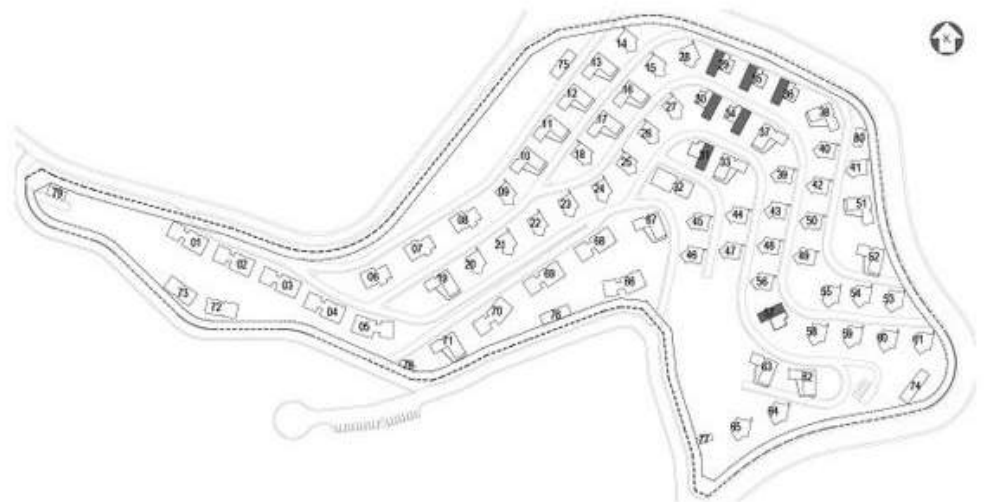
1- ENTRANCE HOLE	10,4 m ²
2- LIVING ROOM+DINING	41,2 m ²
3- KITCHEN	11,0 m ²
4- GUEST BEDROOM	9,2 m ²
5- GUEST WC	2,6 m ²
6- STAIRCASE	7,3 m ²
7- SHOWER	2,7 m ²
8- TERRACE	62,3 m ²
9- POOL	25,0 m ²
10- PARKING LOT	26,0 m ²



VILLA A2

4,5+1

VILLA GROSS SALES: 325,0 m²
VILLA CLOSED NET AREA: 169,9 m²
VILLA CLOSED GROSS AREA: 199,4 m²



VILLA A2



BASEMENT FLOOR

1- STAIRCASE	4,3 m ²
2- HALLWAY	7,8 m ²
3- BEDROOM 1	19,3 m ²
4- BATHROOM 1	5,2 m ²
5- BEDROOM 2	15,6 m ²
6- BATHROOM 2	3,6 m ²
7- MASTER BEDROOM	28,8 m ²
8- MASTER BATHROOM	6,4 m ²
9- SERVANT BEDROOM	9,0 m ²
10- SERVANT BATHROOM	3,2 m ²
11- FLOOR GARDEN	4,3 m ²
12- TECHNICAL ROOM	3,5 m ²
13- TERRACE	26,5 m ²



GROUND FLOOR

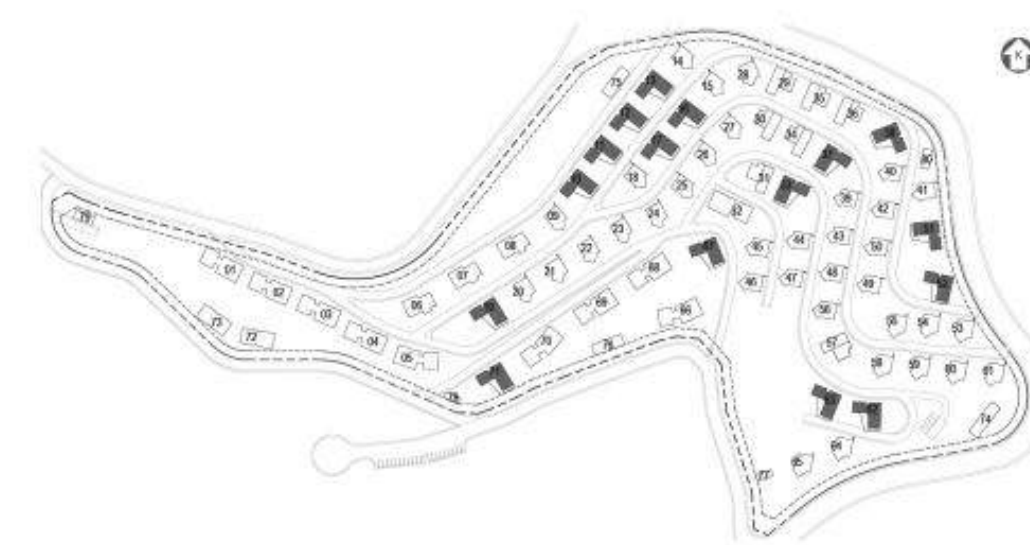
1- HALLWAY	5,2 m ²
2- KITCHEN	11,0 m ²
3- LIVING ROOM+DINING	32,2 m ²
4- GUEST WC	2,0 m ²
5- GUEST BEDROOM	9,8 m ²
6- GUEST BATHROOM	3,0 m ²
7- STAIRCASE	4,6 m ²
8- ENTRANCE	17,5 m ²
9- TERRACE 2	42,5 m ²
10- TERRACE 3	15,4 m ²
11- POOL	25,0 m ²
12- PARKING LOT	26,0 m ²



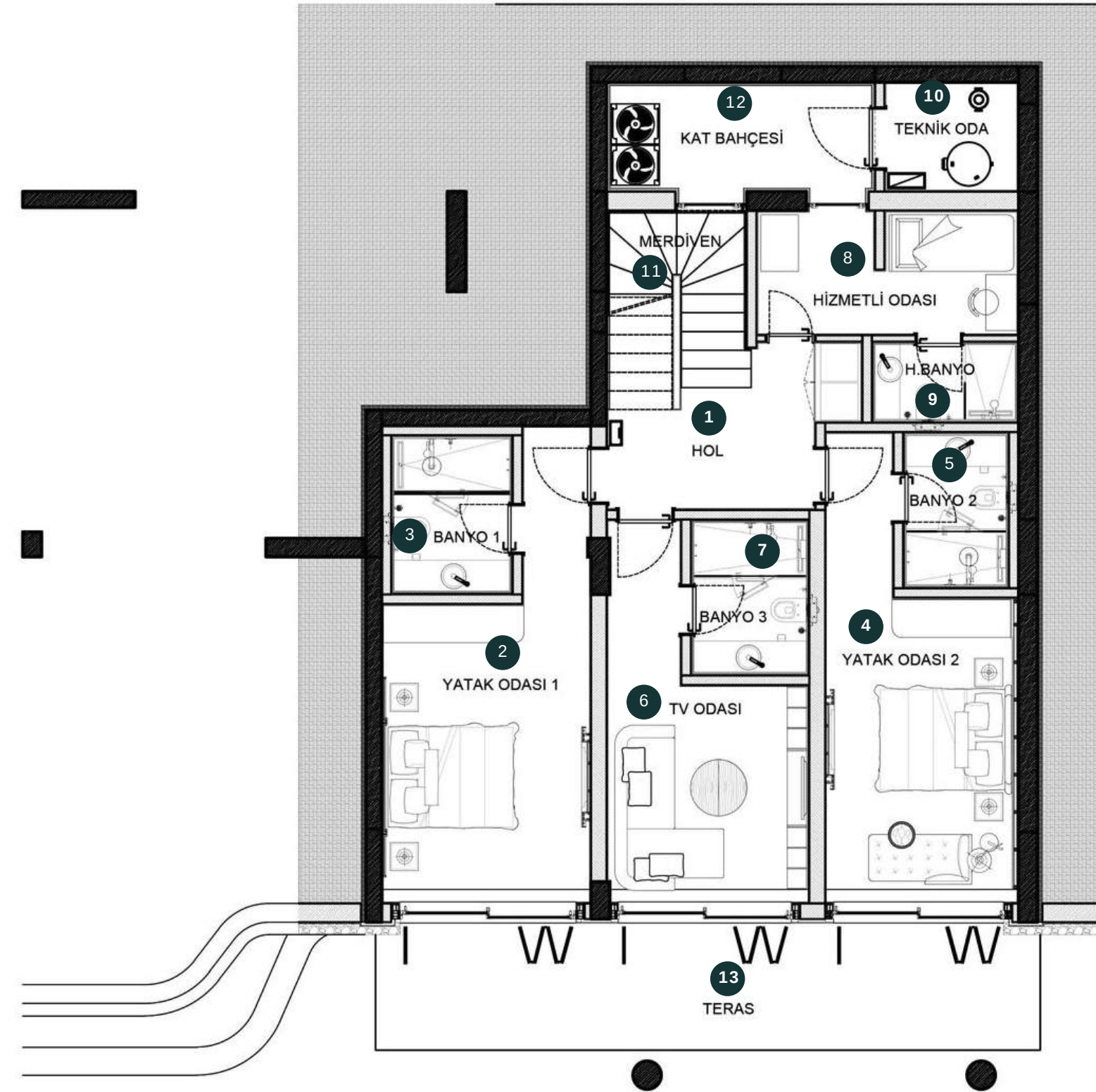
VILLA B2

5,5+1

VILLA GROSS SALES: 375,0 m²
VILLA CLOSED NET AREA: 216,8 m²
VILLA CLOSED GROSS AREA: 270,9 m²



VILLA B2



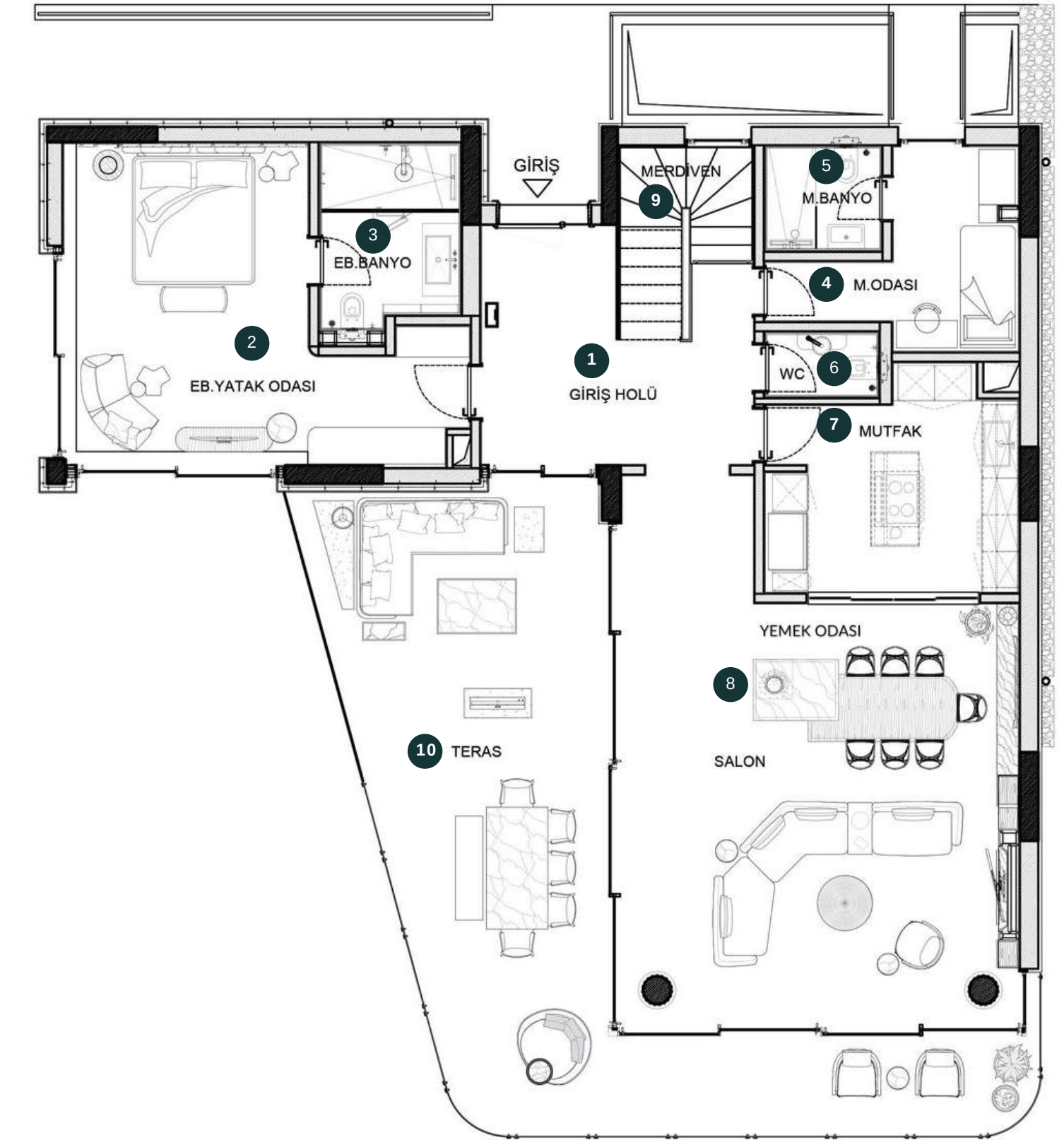
BASEMENT FLOOR PLAN

1- HALLWAY	8,3 m ²
2- BEDROOM 1	18,8 m ²
3- BATHROOM 1	4,5 m ²
4- BEDROOM 2	17,7 m ²
5- BATHROOM 2	3,9 m ²
6- TV ROOM	14,2 m ²
7- BATHROOM 3	4,3 m ²
8- SERVANT ROOM	8,5 m ²
9- SERVANT BATHROOM	2,7 m ²
10- TECHNICAL ROOM	3,8 m ²
11- STAIRCASE	6,6 m ²
12- FLOOR GARDEN	6,8 m ²
13- TERRACE	21,4 m ²



GROUND FLOOR PLAN

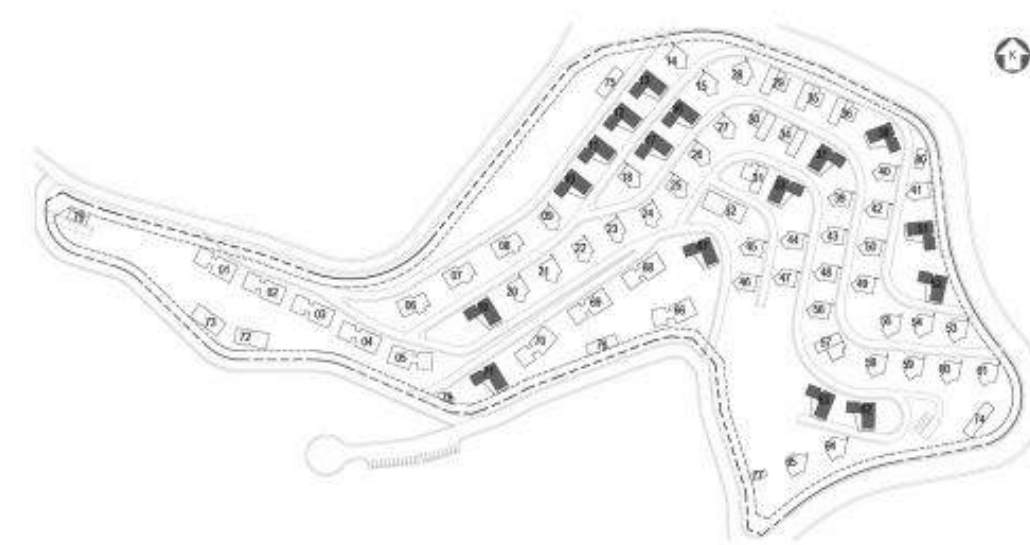
1- HALLWAY	15,5 m ²
2- MASTER BEDROOM	26,2 m ²
3- MASTER BATHROOM	6,4 m ²
4- GUEST BEDROOM	8,9 m ²
5- GUEST BATHROOM	3,7 m ²
6- WC	1,8 m ²
7- KITCHEN	13,5 m ²
8- LIVING ROOM + DINING	49,1 m ²
9- STAIRCASE	5,6 m ²
10- TERRACE	48,9 m ²
11- POOL	25,0 m ²
12- PARKING LOT	26,0 m ²



VILLA B3

4,5+1

VILLA GROSS SALES: 375,0 m²
VILLA CLOSED NET AREA: 216,8 m²
VILLA CLOSED GROSS AREA: 270,9 m²



VILLA B3

GROUND FLOOR PLAN

1- HALLWAY	10,8 m ²
2- KITCHEN	21,9 m ²
3- LIVING ROOM+DINING	35,2 m ²
4- CORRIDOR	12,8 m ²
5- BEDROOM 1	18,7 m ²
6- BATHROOM 1	4,4 m ²
7- BEDROOM 2	18,7 m ²
8- BATHROOM 2	4,4 m ²
9- BEDROOM 3	16,0 m ²
10- BATHROOM 3	3,5 m ²
11- SERVANT BEDROOM	9,3 m ²
12- SERVANT BATHROOM	3,1 m ²
13- GUEST WC	3,7 m ²
14- WORKSHOP	4,5 m ²
15- TECHNICAL VOLUME	3,8 m ²
16- STAIRCASE	5,7 m ²
17- TERRACE 1	13,2 m ²
18- TERRACE 2	65,7 m ²

19- POOL	25,0 m ²
20- PARKING LOT	26,0 m ²

FIRST FLOOR PLAN

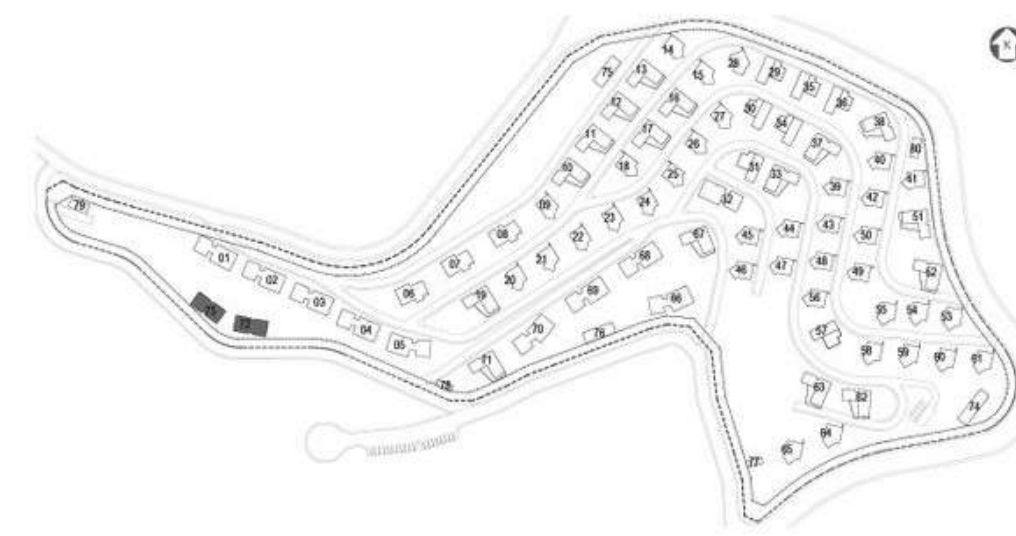
1- STAIRCASE	5,5 m ²
2- HALLWAY	2,7 m ²
3- MASTER BEDROOM	22,3 m ²
4- MASTER BATHROOM	5,6 m ²
5- TERRACE	18,1 m ²



VILLA B4

4,5+1

VILLA GROSS SALES: 400,0 m²
VILLA CLOSED NET AREA: 247,2 m²
VILLA CLOSED GROSS AREA: 307,6 m²



VILLA B4



GROUND FLOOR PLAN

1- ENTRANCE HOLE	9,1 m ²
2- CORRIDOR	4,2 m ²
3- GUEST WC	2,7 m ²
4- SERVANT BEDROOM	6,7 m ²
5- SERVANT BATHROOM	3,1 m ²
6- LIVING ROOM	43,0 m ²
7- STAIRCASE	7,0 m ²
8- DINING HALL	20,4 m ²
9- KITCHEN	16,0 m ²
10- TECHNICAL VOLUME	5,2 m ²
11- CELLAR	4,7 m ²
12- SHOWER	2,3 m ²
13- DRESSING ROOM	1,8 m ²
14- TERRACE	64,4 m ²

15- POOL	25,0 m ²
16- PARKING LOT	26,0 m ²



FIRST FLOOR PLAN

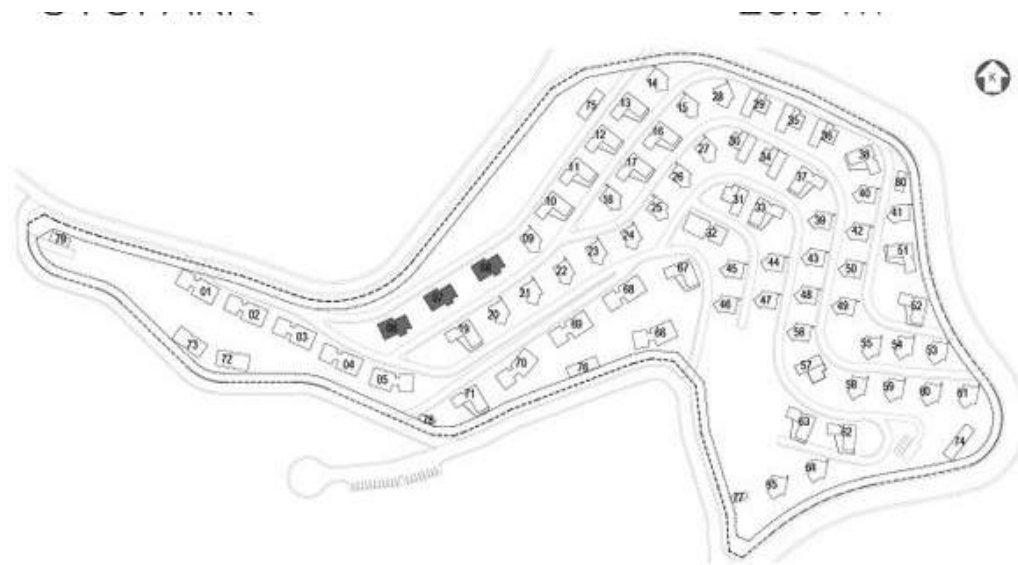
1- CORRIDOR	13,4 m ²
2- STAIRCASE	9,1 m ²
3- MASTER BEDROOM	20,4 m ²
4- MASTER BATHROOM	12,2 m ²
5- MASTER DRESSING ROOM	5,5 m ²
6- BEDROOM 1	14,9 m ²
7- BATHROOM 1	3,7 m ²
8- BEDROOM 2	14,8 m ²
9- BATHROOM 2	3,7 m ²
10- BEDROOM 3	22,2 m ²
11- BATHROOM 3	5,1 m ²
12- WORKSHOP	5,1 m ²
13- BALCONY 1	13,1 m ²
14- BALCONY 2	11,8 m ²



VILLA C2

5,5+1

VILLA GROSS SALES:	600,0 m ²
VILLA CLOSED NET AREA:	311,9 m ²
VILLA CLOSED GROSS AREA:	400,7 m ²

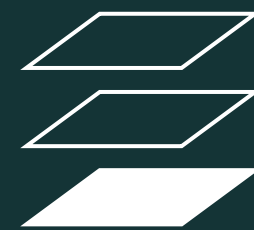


VILLA C2



BASEMENT FLOOR PLAN

1- HALLWAY	20,2 m ²
2- BEDROOM 1	22,0 m ²
3- BATHROOM 1	4,1 m ²
4- BEDROOM 2	17,5 m ²
5- BATHROOM 2	4,2 m ²
6- LIVING AREA	20,2 m ²
7- BEDROOM 3	21,9 m ²
8- BATHROOM 3	4,1 m ²
9- SERVANT BEDROOM	8,3 m ²
10- SERVANT BATHROOM	2,8 m ²
11- LAUNDRY ROOM	4,0 m ²
12- TECHNICAL ROOM	3,9 m ²
13- STAIRCASE	4,6 m ²
14- ELEVATOR GAP	3,5 m ²
15- TERRACE	78,7 m ²



GROUND FLOOR PLAN

1- HALLWAY	13,9 m ²
2- STAIRCASE	5,8 m ²
3- GUEST WC	2,5 m ²
4- LIVING ROOM	63,6 m ²
5- KITCHEN	18,5 m ²
6- CELLAR	1,8 m ²
7- WC	2,7 m ²
8- SHOWER	2,2 m ²
9- CORRIDOR	3,5 m ²
10- WAREHOUSE	2,3 m ²
11- SAUNA	4,1 m ²
12- ELEVATOR GAP	3,5 m ²
13- TERRACE 2	89,0 m ²
14- TERRACE 3	22,0 m ²
15- POOL	32,0 m ²



VILLA C2



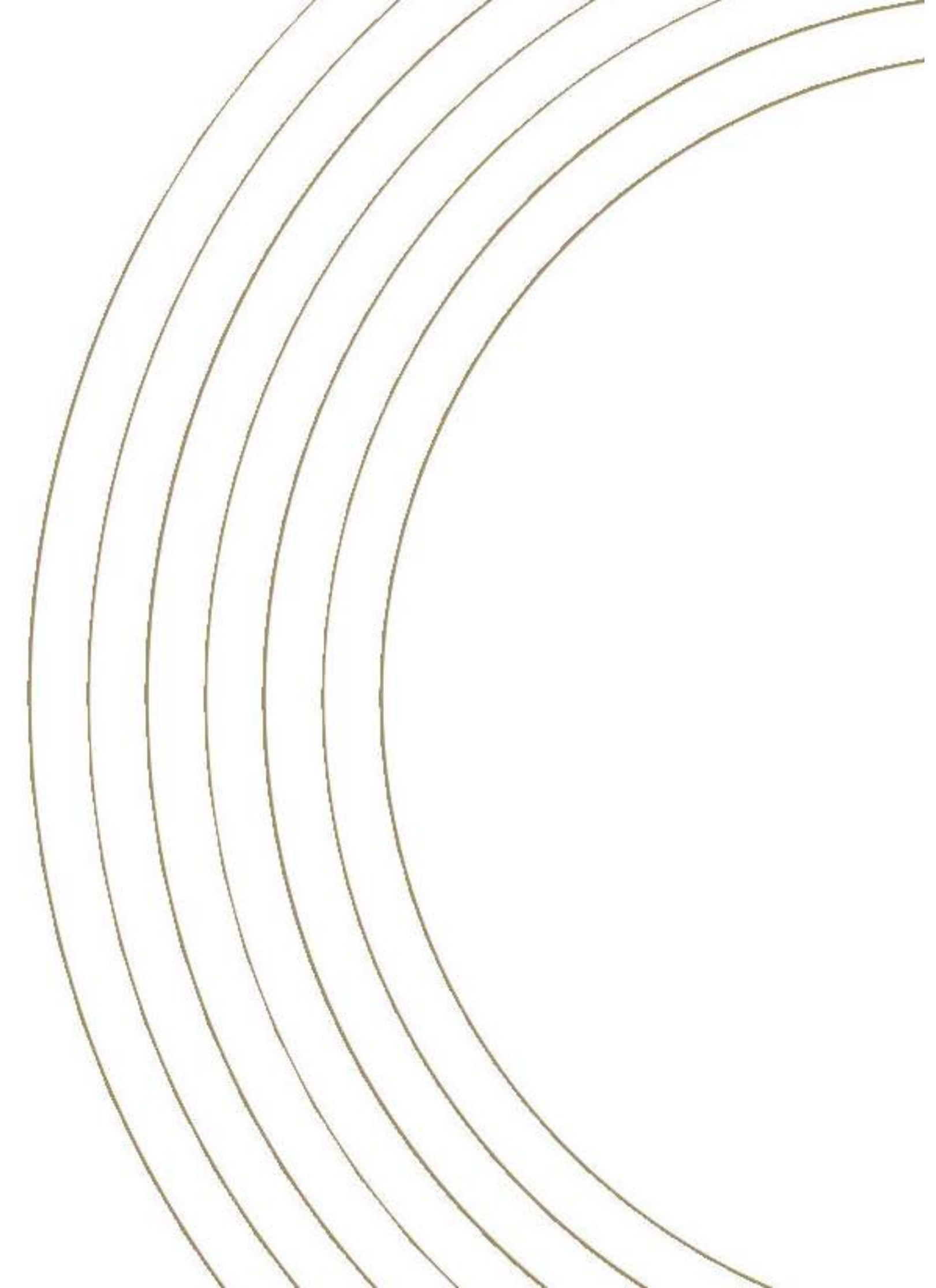
FIRST FLOOR PLAN

- 1- ENTRANCE HOLE 8,9 m²
- 2- STAIRCASE 7,6 m²
- 3- MASTER BEDROOM 32,1 m²
- 4- MASTER BATHROOM 13,5 m²
- 5- MASTER BALCONY 8,0 m²
- 6- ELEVATOR GAP 3,5 m²

- 8- PARKING LOT 26,0 m²



ALL IN THE ONE.



ARCHITECTURAL MANIFEST

With teams from Turkey's leading architects;
Erginoğlu&Çalışlar (architectural design), HBA and Dzine
(interior design) and DS Architecture (landscape design),
The One Bodrum, a work of art, will make you feel at
home.



KEREM **ERGİNOĞLU**

Erginoğlu & Çalışlar
Master Architect



HASAN **ÇALIŞLAR**

Erginoğlu & Çalışlar
Master Architect



SAYELİ **UYSAL**

HBA
Interior Architect



Doç. Dr. DENİZ **ASLAN**

DS Architecture
Landscape Architect



ALL IN THE ONE BODRUM

The One Bodrum, located "uniquely", exists to make your life "unique" with its "exquisite" feat of architecture, nature in the "footsteps of eternity" and "peerless" space design..

Be a part of it all and experience every day like a vacation!

Be part of the whole!

A BİRLEŞİK A.Ş. PROJECT

Birleşik A.Ş. is an investment company specializing in raising standards in the real estate sector with 38 years of experience.

Birleşik Real Estate's projects are handled and managed with attention to detail, quality and meticulousness, representing a synthesis of art, technology and skill.



THE ONE

BODRUM

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