



NEST ADEN BODRUM
A NEW STANDARD OF LUXURY LIVING IN
BODRUM

LS LUXURY
SIGNATURE

Istanbul – Bodrum

Luxury Investing

REAL ESTATE INVESTMENT

PROPERTY DESCRIPTION



Luxury Investing

Nest Aden Bodrum is an exclusive residential community that redefines luxury living on the Aegean coast. Built across 71,000 m² of landscaped land, the project combines elegant architecture, premium services, and resort-style amenities to create an exceptional lifestyle in one of Bodrum's most prestigious locations.

Designed for both permanent living and investment, the development consists of 140 luxury villas, surrounded by nature while offering every modern comfort within a fully integrated community.



Luxury Investing

Project Overview

140 Luxury Villas

71,000 m² Land Area

Ready Title Deeds (Condominium Ownership)

Occupancy Permit (Iskan) Ready

Delivery: June 2027

The project features:

50 Twin Villas

40 Detached Villas

6 Exclusive Mansions

Every standard villa is designed as 1+4, offering approximately 160 m² of indoor living space on private plots ranging between 400–350 m².

For those seeking an extraordinary residence, the project also includes 2+8 luxury mansions with significantly larger living areas and premium specifications.



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Private Beach Experience

One of the project's most distinctive features is its exclusive private coastal area. Nest Aden Bodrum has secured a 49-year lease on a private section of Haydar Bay, accessible only to project residents. This exclusive beach concept includes:

- Private Beach
- Private Pier
- Water Sports Area
- Boat Parking Facilities
- Marina Access

Residents can conveniently reach the beach through dedicated shuttle and buggy services, enjoying seamless access to one of Bodrum's most beautiful bays.

Luxury Villas Designed for Comfort

Every villa has been carefully planned to maximize privacy, comfort, and outdoor living. Optional features include:

- Private Swimming Pool
- Fire Pit
- BBQ Area

Each villa also benefits from:

- Smart Home System
- Two-Car Private Parking
- Electric Vehicle Charging Infrastructure
- Backup Generator
- Water Storage System
- Advanced Security System
- License Plate Recognition Access
- 7/24 CCTV Monitoring



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Premium Lifestyle Services

Nest Aden Bodrum offers hotel-inspired services that elevate everyday living.

Residents can enjoy:

Housekeeping Services

Landscape Maintenance

Pool Maintenance

Technical Support

Room Service

Private Chef (Upon Request)

Babysitting Services

Pet-Friendly Facilities

Nest Mobile Application

VIP Airport Transfer

Every detail has been designed to provide effortless luxury and year-round comfort.

Investment Advantages

Nest Aden Bodrum is more than a luxury residence—it is a valuable investment opportunity.

Project highlights include:

Ready Condominium Title Deeds

Occupancy Permit Available

High-End Resort Concept

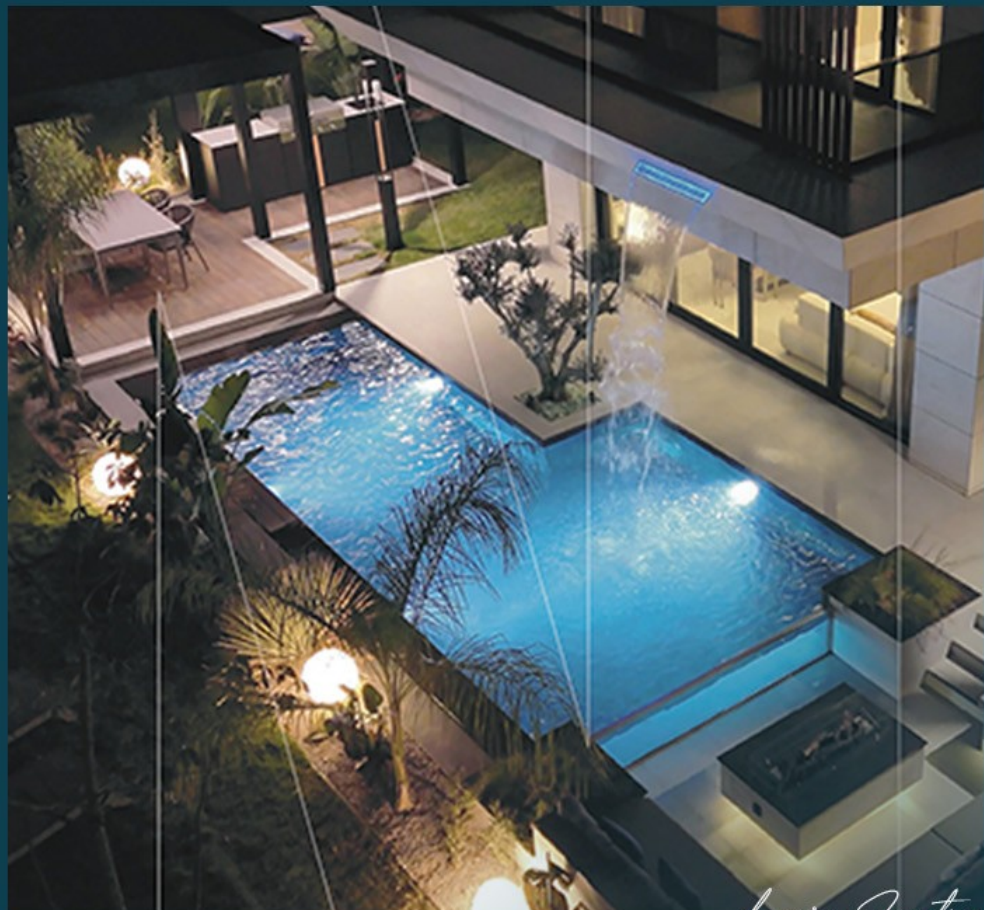
Premium Bodrum Location

Strong Capital Appreciation Potential

Limited Number of Villas

Ideal for Holiday Living and Long-Term Residence

REAL ESTATE INVESTMENT



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PROPERTY FEATURES



Gardens



Gym



Security



Garage



Valet parking
service



Elevator



Sauna



Turk Hamam



Swimming Pool

Luxury Investing



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PROJECT
PHOTOS

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PROJECT
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Twin
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