



ON BODRUM'S WATERFRONT... A HOME WITH A DIFFERENT PERSPECTIVE

LS LUXURY
SIGNATURE

Istanbul – Başakşehir

Luxury Investing

REAL ESTATE INVESTMENT

PROPERTY DESCRIPTION



Luxury Investing

Vera Bitez offers an exceptional waterfront living experience in Bitez, Bodrum, where the blue waters of the Aegean Sea meet lush greenery and contemporary architecture.

Located in a peaceful setting near the center of Bodrum, the project offers residents privacy and comfort away from the hustle and bustle of the city, while maintaining easy access to daily services and essential amenities. It has been designed for year-round living, not just summer holidays.

Vera Bitez features only 16 exclusive residential units, including apartments and villas with a variety of layouts and sizes, combining spacious interiors, sea views, private gardens, and architectural details inspired by the natural character of Bodrum.



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PROJECT DESIGN & LIFESTYLE

Architecture Inspired by Nature

The architectural design of Vera Bitez draws inspiration from the natural landscape of Bitez and the colors of the Aegean Sea, with a focus on creating visual harmony between the buildings, gardens, and sea.

The façades combine natural stone, weather-resistant wood, and Technowood materials, while the natural identity continues throughout the interiors through textures and finishes inspired by wood and stone.

The interiors feature an open and bright design, making the most of natural light and surrounding views to enhance the sense of spaciousness and connection with nature.



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FACILITIES FACILITIES & SERVICES

Vera Bitez offers a range of amenities designed to enhance comfort, relaxation, and social living within the project, including:

Private Beach

Outdoor Swimming Pool

Wellness Facilities: Sauna, Steam Room & Turkish Bath

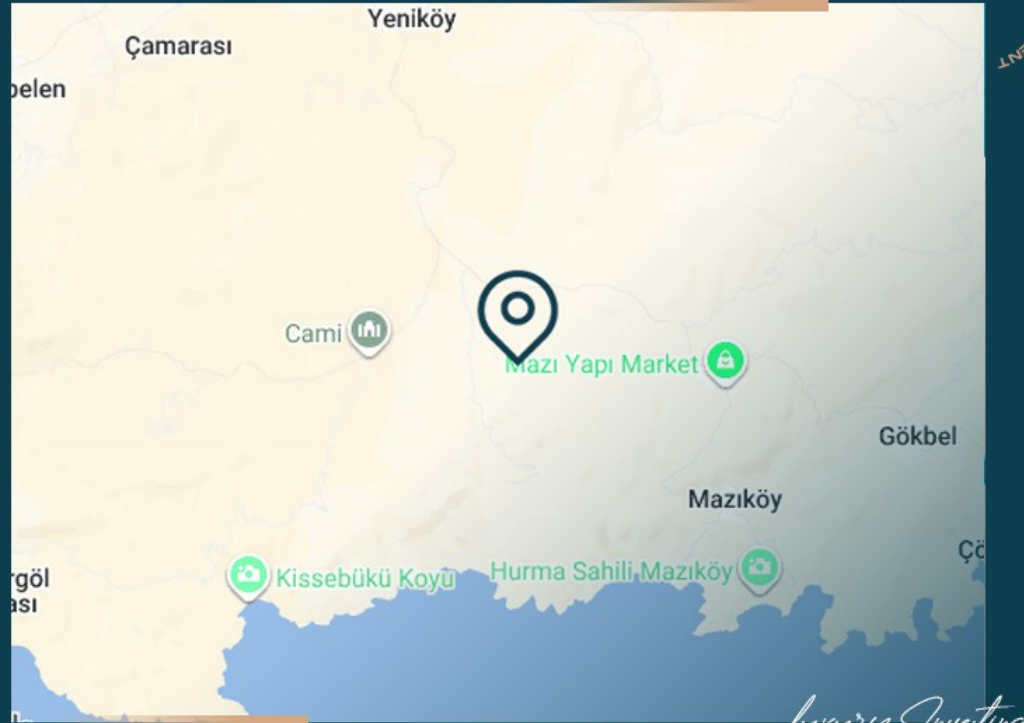
Fitness Center

Sports Facilities: Tennis & Basketball

Children's Play Area

Gardens & Green Spaces

PROPERTY LOCATION



The project's location provides easy access to a wide range of services and amenities, including:

- Shopping Centers
- Restaurants & Cafés
- Educational Facilities
- Healthcare Facilities
- Beaches
- Entertainment Areas
- Tourist & Historical Attractions

Milas–Bodrum Airport is approximately 43 km away, providing convenient connections to domestic and international destinations.



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PROPERTY FEATURES



Gardens



Gym



Security



Garage



Valet parking
service



Elevator



Sauna



Turk Hamam



Swimming Pool

































1+1



ZEMİN KAT

1	Salon	19,2 m ²
2	Mutfak	5,6 m ²
3	Banyo	3,1 m ²
4	Yatak Odası	12,9 m ²
5	Hol	2,7 m ²
6	Balcon	7,9 m ²

B5

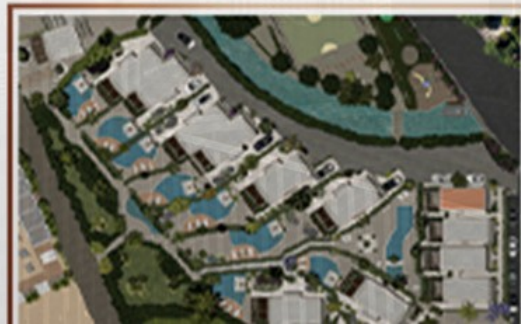
Vaziyet Planı



3+1

B1

Vaziyet Planı



BODRUM KAT

1	Yatak Odası 1	13,8 m ²
2	Yatak Odası Banyo 1	9,0 m ²
3	Personel Odası	5,5 m ²
4	Personel WC	2,5 m ²
5	Çamaşır Odası	1,5 m ²
6	Teknik Hacin	1,8 m ²
7	Koridor	3,3 m ²
8	Yatak Odası 2	20,2 m ²
9	Yatak Odası Duş 2	1,6 m ²
10	Yatak Odası WC 2	2,0 m ²
11	Oyunma Odası	6,4 m ²
12	Yatak Odası 1 Teras	6,2 m ²
13	Yatak Odası 2 Teras	7,2 m ²



ZEMİN KAT

1	Salon	25,5 m ²
2	Mutfak	6,0 m ²
3	WC	2,1 m ²
4	Ofis+Koridor	5,2 m ²
5	Merdiven	6,6 m ²
6	Teras	10,3 m ²

3+1

B7-8



1	Salon	17,0 m ²
2	Mutfak	6,3 m ²
3	Genel Banyo	4,1 m ²
4	Yatak Odası	13,0 m ²
5	Hol	20,99 m ²
6	Ebeveyn Yatak Odası	15,6 m ²
7	Ebeveyn Banyo	3,6 m ²
8	Yatak Odası 2	16,0 m ²
9	Yatak Odası 2 Banyo	3,6 m ²
10	Balkon 1	7,9 m ²
11	Balkon 2	7,9 m ²



5+1

A1

Vaziyet Planı



BODRUM KAT

1	Etv. Yatak Odası	22,9 m ²
2	Etv. WC	1,6 m ²
3	Etv. Duş	17 m ²
4	Yatak Odası 1	15,4 m ²
5	Yatak Odası Banyo	4,9 m ²
6	Personel Odası	5,6 m ²
7	Personel WC	3,1 m ²
8	Koridor	7,6 m ²
9	Merdiven	6,3 m ²
10	Teknik Hecim	3,5 m ²
11	Çamaşır Odası	2,3 m ²
12	Ortak Teras	13,6 m ²
13	Personel Odası Teras	4,3 m ²



ZEMİN KAT

1	Salon	36,6 m ²
2	Mutfak	4,1 m ²
3	WC	2,0 m ²
4	Giriş-Koridor	8,2 m ²
5	Merdiven	6,3 m ²
6	Teras	18,4 m ²



1. KAT

1	Etv. Yatak Odası 2	21,8 m ²
2	Etv. WC 2	1,8 m ²
3	Etv. Duş 2	1,5 m ²
4	Yatak Odası 2	14,8 m ²
5	Yatak Odası Banyo 2	3,8 m ²
6	Hall	6,1 m ²
7	Etv. Balkon	9,1 m ²





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