

**HEBIL BLUE: QUIET SEAFRONT LUXURY IN ONE
OF BODRUM'S MOST REFINED BAYS**

LS LUXURY
SIGNATURE

Istanbul – Bodrum

Luxury Investing

REAL ESTATE INVESTMENT

PROPERTY DESCRIPTION



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In Bodrum, lasting value begins with the right bay. Set on the peninsula's northern coastline, Hebil Bay is distinguished by calm waters, preserved natural character, controlled development and its close connection to Türkbükü's sophisticated lifestyle. Hebil Blue introduces a contemporary expression of quiet luxury through 82 villas designed around the sea, privacy, panoramic views and year-round outdoor living.

The project occupies 30,000 m² and combines a seafront setting with architecture that belongs to the landscape and service standards inspired by premium resorts. Every home is planned to maximise natural light and create a fluid connection between interiors, terraces, landscaped gardens and private pools.



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Villa types and areas

The development comprises two principal villa categories with layouts created for different lifestyles:

- Type A: 44 villas in a 2+4.5 configuration; total net area of 339.91 m² and gross saleable area of 542.27 m².
- Type B: 38 villas in 1+4.5, 1+3.5 and 1+5.5 configurations; total net areas from 235.67 to 264.60 m² and gross saleable areas from 335.38 to 380.67 m².
- The detailed Type A 2+4.5 example provides 227.84 m² net interior area excluding balconies and terraces, and 339.91 m² including them.
- One detailed Type B 1+4.5 example provides 180.61 m² net interior area, 242.49 m² including balconies and terraces, and 374.72 m² gross saleable area.

The illustrated villa plans span three levels and include en-suite bedrooms, living areas, kitchens, dressing and laundry spaces, staff accommodation, inner courtyards, terraces and indoor or outdoor parking depending on the villa type.

Architecture shaped by the landscape

- A natural material palette of stone, wood and light tones that blends into Hebil Bay.
- Wide openings that welcome daylight and preserve a continuous relationship with the view.
- Sea-facing terraces and pool areas designed for generous outdoor living.
- A holistic indoor-outdoor concept, natural stone and STO façades.
- Thermowood Ayous sunbreakers, Cortizo or Reynaers aluminium systems, and custom natural-wood-veneer entrance doors.
- Porcelain ceramic and natural stone flooring, custom lacquered interior doors and Binova dressing wardrobes.



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Private beach and resort-style amenities

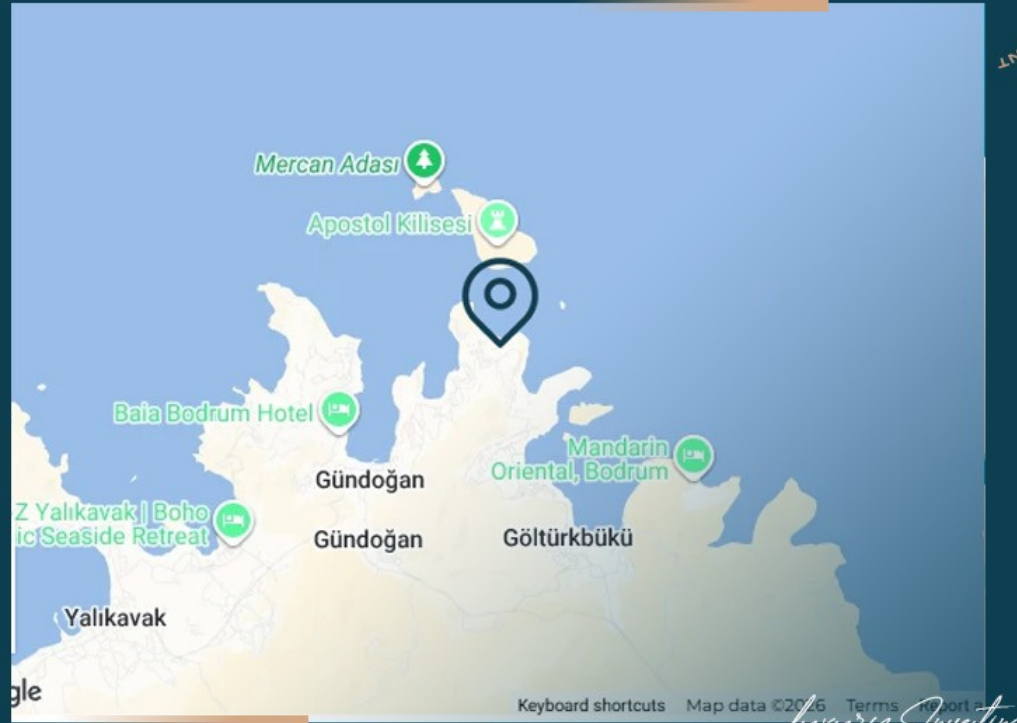
- Private beach and pier, beach restaurant, snack bar and residence restaurant.
- Fitness and spa facilities, lobby and buggy service.
- Concierge, housekeeping, cleaning, gardening, technical support and 7/24 security.
- A private terrace and landscaped garden for every villa; private pools vary by villa type and include pool-heating infrastructure.
- Indoor and outdoor parking options with electric-vehicle charging infrastructure.

Carefully selected kitchens and bathrooms

- Italian Binova kitchens with porcelain worktops and Gaggenau or Miele built-in appliances.
- Grohe or Hansgrohe faucets and premium Geberit or Villeroy & Boch sanitary ware.
- Hüppe or APC/Kabinet shower enclosures, with a freestanding bathtub in Type B villas.

Smart comfort and technical assurance

- Underfloor heating, VRF/VRV air conditioning and independent temperature control in every room.
- KNX-based smart-home automation, mobile climate control and indoor/outdoor lighting scenarios.
- Fibre internet infrastructure and central satellite television.
- A %100 backup generator system, central water treatment and a project-specific seawater desalination system.
- A 10 m³ reinforced-concrete water tank for each villa and fire-safety infrastructure.



A privileged location between Türkbükü and Yalıkavak

Hebil Blue is located in Hebil Bay, Türkbükü, at the centre of an exceptional Bodrum axis: Türkbükü's exclusive social scene on one side and Yalıkavak Marina on the other. The address offers a quieter, more selective environment while keeping the peninsula's leading destinations within easy reach.

- Türkbükü: 5 minutes
- Gündoğan: 5 minutes
- Yalıkavak Marina: 20 minutes
- Mandarin Oriental: 20 minutes
- Bvlgari Resort: 25 minutes
- Bodrum city centre: 30 minutes
- Milas-Bodrum Airport: 45 minutes

Why choose Hebil Blue?

Hebil Blue combines the rarity of a seafront address with the serenity of Hebil Bay, convenient access to Türkbükü and Yalıkavak, and a low-density master plan limited to 82 villas. It is a compelling choice for buyers seeking a luxury villa for sale in Bodrum with privacy, sea views, a private pool, professional services and genuine all-season comfort.



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PROPERTY FEATURES



Gardens



Gym



Security



Garage



Valet parking
service



Elevator



Sauna



Turk Hamam



Swimming Pool

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PROJECT
PHOTOS

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Type A - Ground Floor

Net Area:

1. Hall	4,74 m ²
2. Living Room	27,65 m ²
3. Kitchen	10,37 m ²
4. WC	2,04 m ²
5. Gallery Void	2,47 m ²
6. Bedroom	20,85 m ²
7. Bathroom	4,34 m ²
8. Staircase	6,72 m ²

9. Courtyard	5,81 m ²
10. Terrace-1	53,89 m ²
11. Terrace-2	14,20 m ²

Net Area Excluding Balcony/Terrace 79,18 m²

Net Area Including Balcony/Terrace 153,08 m²

Gross Area:

Ground Floor Area	97,43 m ²
Terrace-1 Area	63,61 m ²
Terrace-2 Area	17,64 m ²
Pool Area	37,10 m ²

Total Gross Floor Area 215,78 m²





Type A - 1st Floor

Net Area:

1. Entrance Hall	4,15 m ²
2. Gallery Void	2,47 m ²
3. Bedroom	15,98 m ²
4. Dressing Room	6,59 m ²
5. Bathroom	5,28 m ²
6. Bedroom	11,26 m ²
7. Bathroom	3,08 m ²
8. Stairwell	6,72 m ²

9. Balcony	11,95 m ²
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Net Area Excluding Balcony/Terrace 55,53 m²

Net Area Including Balcony/Terrace 67,48 m²

Gross Area:

1st Floor Area	81,07 m ²
Open Parking Area	21,77 m ²

Total Gross Floor Area 102,84 m²



Type A - Basement Floor

Net Area:

1. Hall	11,53 m ²
2. Living Area	31,20 m ²
3. WC	1,95 m ²
4. Laundry Room	7,41 m ²
5. Bedroom	16,07 m ²
6. Dressing Room	4,02 m ²
7. Bathroom	3,83 m ²
8. Maid's Room	5,43 m ²
9. Maid's Bathroom	2,50 m ²
10. Gallery Void (Inner Courtyard)	2,47 m ²
11. Staircase	6,72 m ²
12. Inner Courtyard	23,08 m ²
13. Secondary Inner Courtyard	3,14 m ²

Net Area Excluding Balcony/Terrace 93,13 m²

Net Area Including Balcony/Terrace 119,35 m²

Gross Area:

Basement Floor Area	190,95 m ²
Indoor Parking Area	32,70 m ²
Total Gross Floor Area	223,65 m²

Type B - Ground Floor

Net Area:

1. Hall	2,74 m ²
2. Living Room	23,33 m ²
3. Kitchen	8,83 m ²
4. WC	2,15 m ²
5. Bedroom	19,16 m ²
6. Bathroom	4,02 m ²
7. Staircase	5,51 m ²

8. Courtyard	5,75 m ²
9. Terrace-1	32,64 m ²
10. Terrace-2	8,92 m ²

Net Area Excluding Balcony/Terrace 65,74 m²

Net Area Including Balcony/Terrace 113,05 m²

Gross Area:

Ground Floor Area	79,16 m ²
Terrace-1 Area	40,58 m ²
Terrace-2 Area	11,37 m ²
Pool Area	25,02 m ²

Total Gross Floor Area 156,13 m²





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