

SEBA GÓLKÓY

Nature meets luxury



Nature meets luxury





BELIEVED TO EMANATE SPIRITUAL RADIANCE AND PROTECTIVE ENERGIES, THE MAGIC OF SANDALWOOD HAS BEEN PART OF HUMAN RITUALS FOR OVER THOUSANDS OF YEARS. INSPIRING US ON OUR JOURNEY TO CREATE A REFUGE FOR THOSE WHO ARE SEEKING TO SAY FAREWELL TO STRESS AND HELLO TO COMFORT, WE HAVE CHOSEN SANDALWOOD AS OUR GUIDING SYMBOL.

DRAWING THOSE IN SEARCH OF A SLICE OF SERENE LUXURY, SEBA GOLKOY PROVIDES HOMEOWNERS A SANCTUARY AS INSPIRING AS THE TERRAIN. LOCATED ON STAGGERED HILLTOPS ABOVE THE AEGEAN, SEBA GOLKOY OFFERS ITS RESIDENTS A CALMING COMBINATION OF LUSH SURROUNDINGS AND A TRANQUIL, LAID-BACK SUMMER ESCAPE.

ACCOMPANYING THE RICHNESS OF THE SURROUNDINGS, THE SANDALWOOD TREE TAKES CENTER STAGE. THIS CONTINUOUSLY FLOWERING, EVERGREEN PLANT SERVES AS A METAPHOR FOR THE RESIDENCE ITSELF. KNOWN FOR ITS TRANSFORMATIVE, SOOTHING, AND GROUNDING EFFECTS, SANDALWOOD IS A PLANT THAT MIMICS SEBA GOLKOY'S MISSION: CREATING A LUXURY EXPERIENCE OF INNER UNITY OF MIND, BODY, AND SPIRIT.

AS SEBA GOLKOY WE HOPE TO BE JUST LIKE THE BEAUTIFULLY FRAGRANT SANDALWOOD; CALMING, VITALIZING AND UNFORGETTABLE. LEAVING YOU WITH A SENSATION THAT MAKES YOU WISH SUMMER WOULD STRETCH ON AND ON...

STORY



MILAS AIRPORT

LOCATED IN THE ENCHANTING ATMOSPHERE OF DEMIRBUKU, SEBA GOLKOY IS THE PERFECT GETAWAY FOR THOSE WHO WISH TO UNWIND WHILST EXPERIENCING THE HARMONY OF NATURE AND MODERN LUXURY.

A CAPTIVATING SETTING WHERE BODRUM'S LUSH GREENERY AND TURQUOISE WATERS CROSS PATHS, SEBA GOLKOY IS SITUATED RIGHT IN THE CENTER OF THIS MAGNIFICENT LOCATION. DESIGNED TO CAPTURE THE PERFECT COMBINATION OF OPULENCE AND SERENITY, SEBA GOLKOY OOZES A PEACEFUL BALANCE BETWEEN THE LUXURIOUS EASE OF A MODERN VILLA AND A SECLUDED AEGEAN ESCAPE.

STANDING OUT WITH ITS IMPECCABLE VIEWS OF THE AEGEAN AND PICTURESQUE FLORA, SEBA GOLKOY'S CONVENIENT LOCATION AND PROXIMITY TO THE MOST BEAUTIFUL COASTS OF BODRUM PROVIDES ITS RESIDENTS WITH UNMATCHED COMFORT.

WITH ITS TRANQUIL LIVING SPACES AND EXTRAORDINARY NATURAL SURROUNDINGS SEBA GOLKOY OFFERS AN ISOLATED YET CONNECTED LIFE THAT IS,

- 9 KM TO GOLTURKBUKU
- 18 KM TO YALIKAVAK
- 20 KM TO PALMARINA
- 12 KM TO GUNDOGAN
- 15 KM TO CENTRAL BODRUM
- 40 KM TO MILAS-BODRUM AIRPORT

SEBA
GÓLKÓY



DEMIRBUKU

GUNDOGAN

YALIKAVAK

TORBA

BODRUM







CONCEPT



STRETCHING OVER AN AREA OF 67 THOUSAND SQUARE METERS, SEBA GOLKOY OFFERS ITS RESIDENTS SO MUCH MORE THAN A GATED COMMUNITY. THE NEUTRAL TONES AND NATURAL MATERIALS USED IN THE DESIGN OF THE 45 VILLAS MIMIC THE NATURAL HABITAT WITHOUT SACRIFICING COMFORT AND QUALITY, CREATING A CONTEMPORARY AND LUXURIOUS INTERIOR DESIGN CONCEPT. IDEAL FOR LIVING ALL YEAR ROUND, SEBA GOLKOY OFFERS ITS RESIDENTS IMPECCABLE SERVICE STANDARDS THAT IS COMBINED WITH A MATCHLESS ENVIRONMENT.

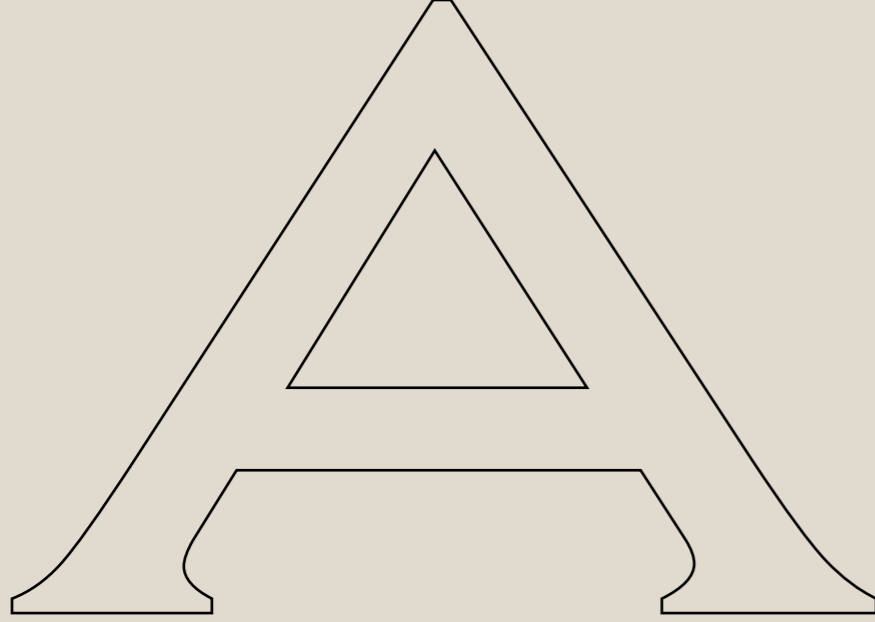


TYPE A

TYPE B

TYPE C

TYPE D



TYPE A

LOCATED IN A GARDEN SURROUNDED BY MAGNIFICENT SANDALWOOD TREES, TYPE A VILLAS ARE **455,60 SQUARE METERS** LARGE. WITH ONLY 15 TYPE A VILLAS, EACH HOUSE IN SEBA GOLKOY HAS BEEN DESIGNED AND CONSTRUCTED WITH AN ENVIRONMENTALLY FRIENDLY APPROACH. WITH DESIGN ELEMENTS THAT REFLECT A MODERN, OPEN-PLAN LIFESTYLE TO THE INTERIORS, TYPE A VILLAS OFFER ITS RESIDENTS A LUXURIOUS AND ELEGANT LIVING SPACE ALL AT ONCE. POSITIONED IN A WAY THAT FACES THE FASCINATING BEAUTY OF THE AEGEAN SEA, TYPE A VILLAS PROVIDE PRIVILEGED LIVING AREAS TO THEIR RESIDENTS WITH THEIR MODERN LAYOUT AND DESIGN APPROACH THAT IS INTERTWINED WITH TECHNOLOGICAL SOLUTIONS AND MANY MORE. INCORPORATING NATURAL MATERIALS SUCH AS MARBLE AND SOLID WOOD INTO THE ARCHITECTURE, EACH TYPE A VILLA HAS A PRIVATE GARDEN THAT IS INTRICATELY DESIGNED BY A LANDSCAPE ARCHITECT, TERRACES, A PERSONAL POOL, AND AN OUTDOOR GARAGE THAT EASILY FITS TWO VEHICLES. BUILT WITH A DESIGN PERSPECTIVE THAT INTEGRATES NATURE WITHIN ARCHITECTURE, THE VILLAS ALSO INCLUDE COURTYARDS THAT BLUR THE LINE BETWEEN EXTERIOR AND INTERIOR, CARRYING THE ASTONISHING LANDSCAPE INDOORS. OFFERING SPACIOUS LIVING AREAS TO ITS RESIDENTS WITH ITS COMFORTABLE DESIGN APPROACH THAT SHAPES AROUND THE POOL AND TERRACE, TYPE A VILLAS DRAW ATTENTION WITH THEIR CEILING HEIGHTS AS WELL AS THEIR CONTEMPORARY FLOOR PLANS.

SUITABLE TO LIVE ALL YEAR ROUND, TYPE A VILLAS COME WITH

- **5 BEDROOMS**
- **5 BATHROOMS**
- **1 STAFF BEDROOM AND BATHROOM**
- **1 DRESSING ROOM**
- **1 LIVING ROOM**
- **1 KITCHEN**

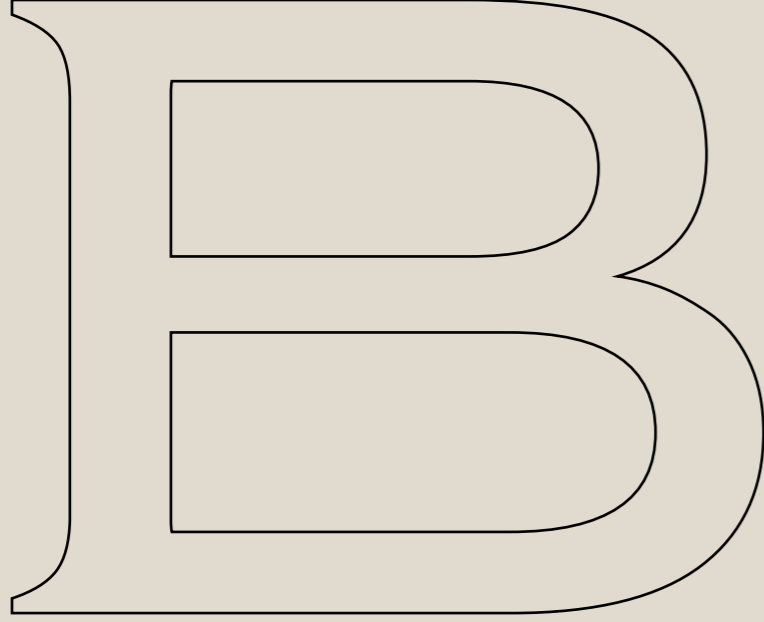
PAINTED WITH A LEED GOLD CERTIFIED ORGANIC PAINT, EACH ALSO INCLUDES A FIREPLACE AND AN INDEPENDENT HEATING, COOLING AND VENTILATION SYSTEM.











TYPE B

TUCKED AWAY IN A BEAUTIFUL GARDEN, TYPE B VILLAS ARE **424,93 SQUARE METERS** LARGE, FALLING BETWEEN A AND C TYPE VILLAS IN SIZE. TURNING HEADS WITH THEIR CASCADING LAYOUT, TYPE B VILLAS ARE A CONTINUATION OF SEBA GOLKOY'S EYE-CATCHING BUT NATURAL DESIGN LANGUAGE. USING ONLY NATURAL MATERIALS SUCH AS MARBLE AND SOLID WOOD, EACH OF THE B TYPE VILLAS HAVE BEEN DESIGNED WITH A SIMPLE AND CONTEMPORARY AESTHETIC THAT DOESN'T COMPETE WITH THE UNIQUE NATURE SURROUNDING SEBA GOLKOY, INSTEAD IT CARRIES TRACES OF IT. WITH AN IMPECCABLE VIEW OF THE BREATHTAKING CENNET KOYU/PARADISE BAY, TYPE B VILLAS ARE DESIGNED IN HARMONY WITH THE SURROUNDING LANDSCAPE. PROVIDING THE COMBINATION OF LUXURY AND COMFORT, TYPE B VILLAS COME WITH A STUNNING TURQUOISE POOL, A MODERN LAYOUT, AND A DESIGN APPROACH THAT IS INTERTWINED WITH TECHNOLOGICAL SOLUTIONS AND MANY MORE. EACH OF THE B TYPE VILLAS HAVE A PRIVATE GARDEN THAT IS INTRICATELY DESIGNED BY A LANDSCAPE ARCHITECT, TERRACES, AND AN OUTDOOR GARAGE THAT EASILY FITS TWO VEHICLES. BUILT WITH A DESIGN PERSPECTIVE THAT INTEGRATES NATURE WITHIN ARCHITECTURE, THE VILLAS ALSO INCLUDE COURTYARDS THAT BLUR THE LINE BETWEEN EXTERIOR AND INTERIOR, ENABLING THEIR RESIDENTS TO HAVE AREAS WHERE THEY CAN FEEL SECLUDED WHENEVER THEY WISH.

SUITABLE TO LIVE ALL YEAR ROUND, TYPE B VILLAS COME WITH

- **5 BEDROOMS**
- **4 BATHROOMS**
- **1 STAFF BEDROOM AND BATHROOM**
- **1 DRESSING ROOM**
- **1 LIVING ROOM**
- **1 KITCHEN**

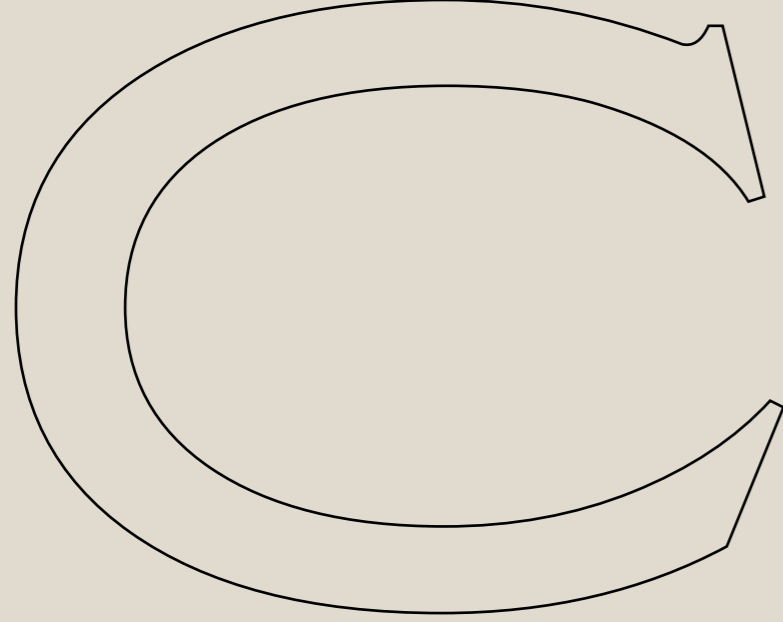
PAINTED WITH A LEED GOLD CERTIFIED ORGANIC PAINT, EACH ALSO INCLUDES A FIREPLACE AND AN INDEPENDENT HEATING, COOLING AND VENTILATION SYSTEM.











TYPE C

WITH **433,02 SQUARE METERS** OF SPACE AND A STUNNING GARDEN OASIS THAT FEATURES SANDALWOODS, LEMON TREES, OLIVE TREES, AND BOUGAINVILLEAS, EACH OF THE TYPE C VILLAS HAVE BEEN BUILT TO PROVIDE A SERENE LIFE THAT IS CONNECTED TO NATURE. WHILE THE SPACIOUS LIVING AREAS OF THE TWELVE C TYPE VILLAS BRING TOGETHER THE OUTSIDE WORLD AND THE INSIDE, THE SITTING AREA AND DINING AREA THAT IS POSITIONED AROUND THE DEEP BLUE POOL WITNESS AN EXTRAORDINARY VIEW AT SUNSET. NEUTRAL TONES AND NATURAL MATERIALS AS WELL AS TECHNOLOGICAL SOLUTIONS WERE USED IN THE DESIGN OF THE TYPE C VILLAS, WHICH OFFER MORE THAN ONE LOUNGE AREA WITH THEIR MULTI-LEVELLED GARDENS. EACH OF THE TYPE C VILLAS ALSO HAVE MULTIPLE TERRACES AND AN OUTDOOR GARAGE THAT EASILY FITS TWO VEHICLES. WITH ADDITIONAL COURTYARDS THAT BLEND CONTEMPORARY TOUCHES WITH THE SURROUNDING HABITAT, TYPE C VILLAS OFFER BOTH LUXURY AND TRANQUILITY.

SUITABLE TO LIVE ALL YEAR ROUND, TYPE C VILLAS COME WITH

- **5 BEDROOMS**
- **4 BATHROOMS**
- **1 STAFF BEDROOM AND BATHROOM**
- **1 WATER CLOSET**
- **1 DRESSING ROOM**
- **1 LIVING ROOM**
- **1 KITCHEN**

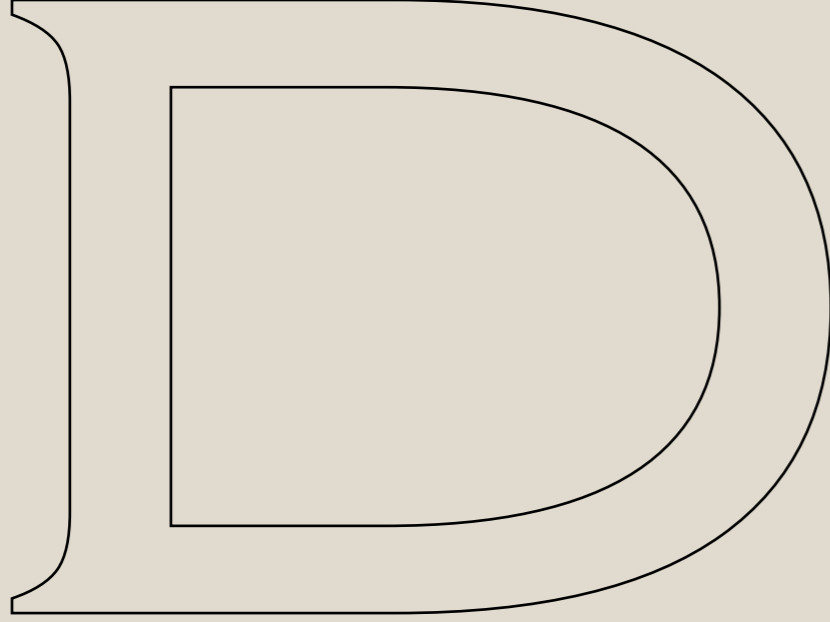
PAINTED WITH A LEED GOLD CERTIFIED ORGANIC PAINT, EACH ALSO INCLUDES A FIREPLACE AND AN INDEPENDENT HEATING, COOLING AND VENTILATION SYSTEM.











TYPE D

TYPE D VILLAS STAND OUT AS THE LARGEST HOUSE IN SEBA GOLKOY'S PORTFOLIO. **540,35 SQUARE METERS** LARGE, TYPE D VILLAS AND THEIR SPACIOUS LAYOUT OFFER ITS RESIDENTS A CONVENIENT AND COMFORTABLE LIFE THAT IS WALKING DISTANCE TO THE SEA. WITH ONLY 8 AVAILABLE, TYPE D VILLAS CAN EASILY BE CALLED THE MOST PRIVILEGED HOUSES WITHIN SEBA GOLKOY.

WITH HIGH CEILINGS AND A WINTER GARDEN, TYPE D VILLAS INVITE ITS RESIDENTS TO A LUXURIOUS LIFE. DESIGNED IN HARMONY WITH CENNET KOYU/PARADISE BAY'S UNIQUE LOCATION AND GEOGRAPHICAL FEATURES, EACH D TYPE VILLA HAS A CAREFULLY DESIGNED GARDEN THAT FACES THE STUNNING AEGEAN. THE OPEN AREAS THAT INCLUDE THE WINTER GARDEN AND TERRACE AREAS PROVIDE THE OPPORTUNITY TO EXPERIENCE THE BEAUTIES OF CENNET KOYU/PARADISE BAY THROUGHOUT THE YEAR. NEUTRAL TONES AND NATURAL MATERIALS AS WELL AS TECHNOLOGICAL SOLUTIONS WERE USED IN THE DESIGN OF THE D TYPE VILLAS, WHICH OFFER MORE THAN ONE LOUNGE AREA WITH THEIR MULTI-LEVELLED GARDENS. EACH D TYPE VILLA ALSO COMES WITH A DISTINCT POOL THAT IS INTERTWINED WITH THE LIVING AREAS AND AN OUTDOOR GARAGE THAT EASILY FITS TWO VEHICLES.

SUITABLE TO LIVE ALL YEAR ROUND, TYPE D VILLAS COME WITH

- **5 BEDROOMS**
- **5 BATHROOMS**
- **1 STAFF BEDROOM AND BATHROOM**
- **1 WASHROOM**
- **1 DRESSING ROOM**
- **1 LIVING ROOM**
- **1 KITCHEN**

PAINTED WITH A LEED GOLD CERTIFIED ORGANIC PAINT, EACH ALSO INCLUDES A FIREPLACE AND AN INDEPENDENT HEATING, COOLING AND VENTILATION SYSTEM.











SEBA CONSTRUCTION IS A FAMILY OWNED PROPERTY DEVELOPMENT AND CONSTRUCTION COMPANY ESTABLISHED IN 1993. SEBA HAS EARNED THE TRUST AND RESPECT OF THEIR INVESTORS AND CLIENTS BY DELIVERING DOZENS OF SUCCESSFUL, HIGH-END PROJECTS AND ALSO CONTRIBUTED TO THE GROWTH OF TURKISH ECONOMY BY PROVIDING EXCLUSIVE INVESTMENT OPPORTUNITIES AND MODERN REAL ESTATE DEVELOPMENT SOLUTIONS.

PROJECT ID

PROJECT NAME SEBA GOLKOY
CONTRACTOR SEBA CONSTRUCTION

TOTAL LAND AREA 67.800M²
TOTAL CONSTRUCTION AREA 27.800M²
VILLA UNITS 45
VILLA TYPES 4 (A/E,B,C,D)
A/E 15 UNITS
B 10 UNITS
C 12 UNITS
D 8 UNITS

ON-SITE SERVICES PRIVATE BEACH, FITNESS CENTER, SPA, LOUNGE AREA, RESTAURANT,
PET AND CHILD FRIENDLY GREEN AREAS

PROJECT





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