

THE JACARANDA ESTATE

YALIKAVAK, BODRUM



THE JACARANDA ESTATE





THE JACARANDA ESTATE

The Jacaranda Estate is a collection of 15 individually designed villas of outstanding architectural elegance that nestle in the hills above Yalıkavak on the Bodrum Peninsula. Featuring contemporary and timeless design and a unique opportunity to customize your own villa interiors and floor plans, the development's eco-credentials promise to be as exciting as they are pioneering for residential properties in Turkey.

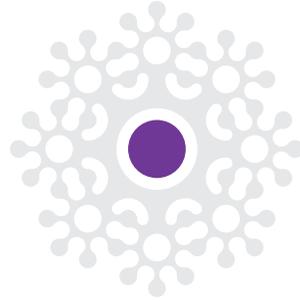
Braemore believes that a home is more than just a place. It is a fingerprint of who you are and what you would like to be. The Jacaranda Estate has been designed for life: for how you live today and how you dream of living tomorrow.





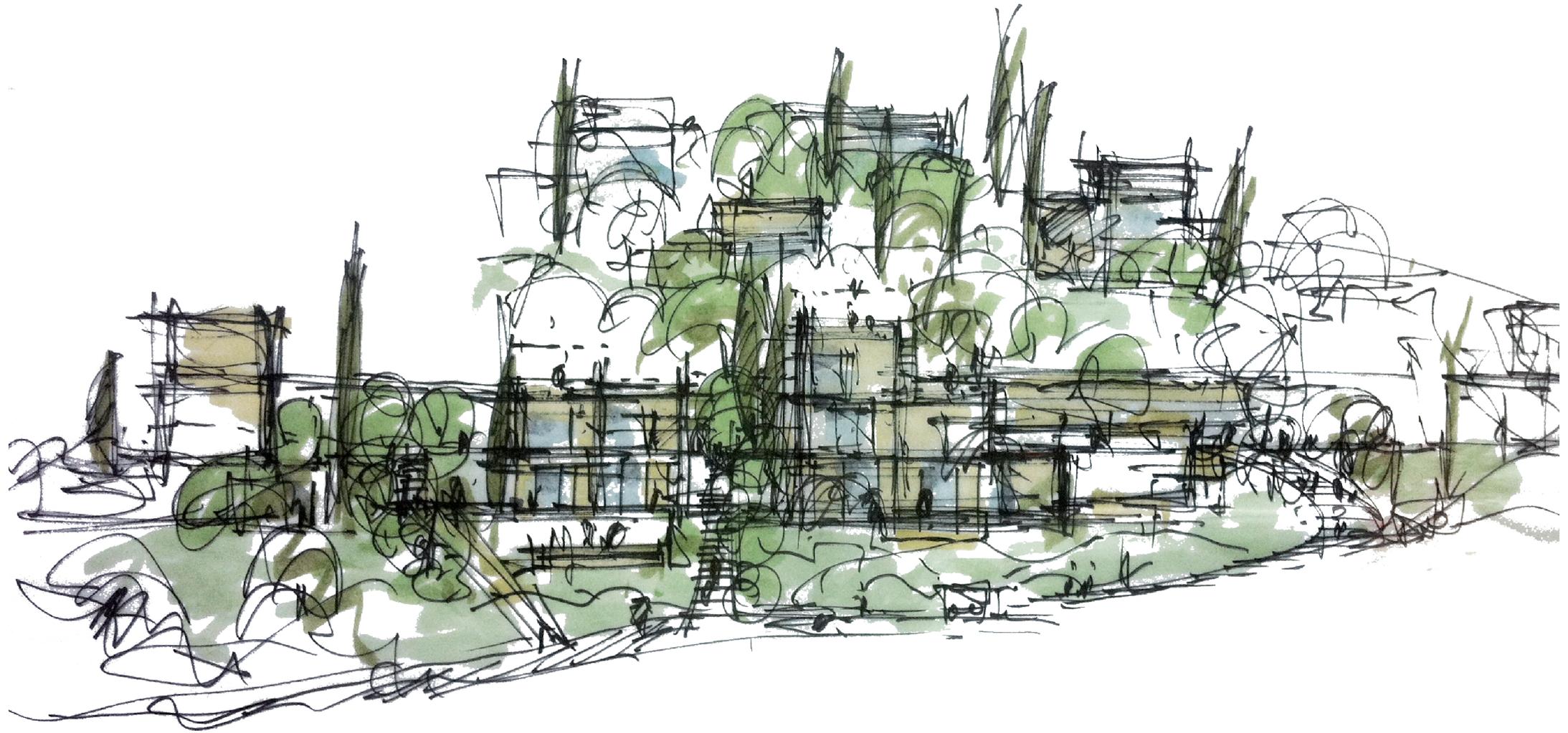
THE JACARANDA ESTATE MASTER PLAN





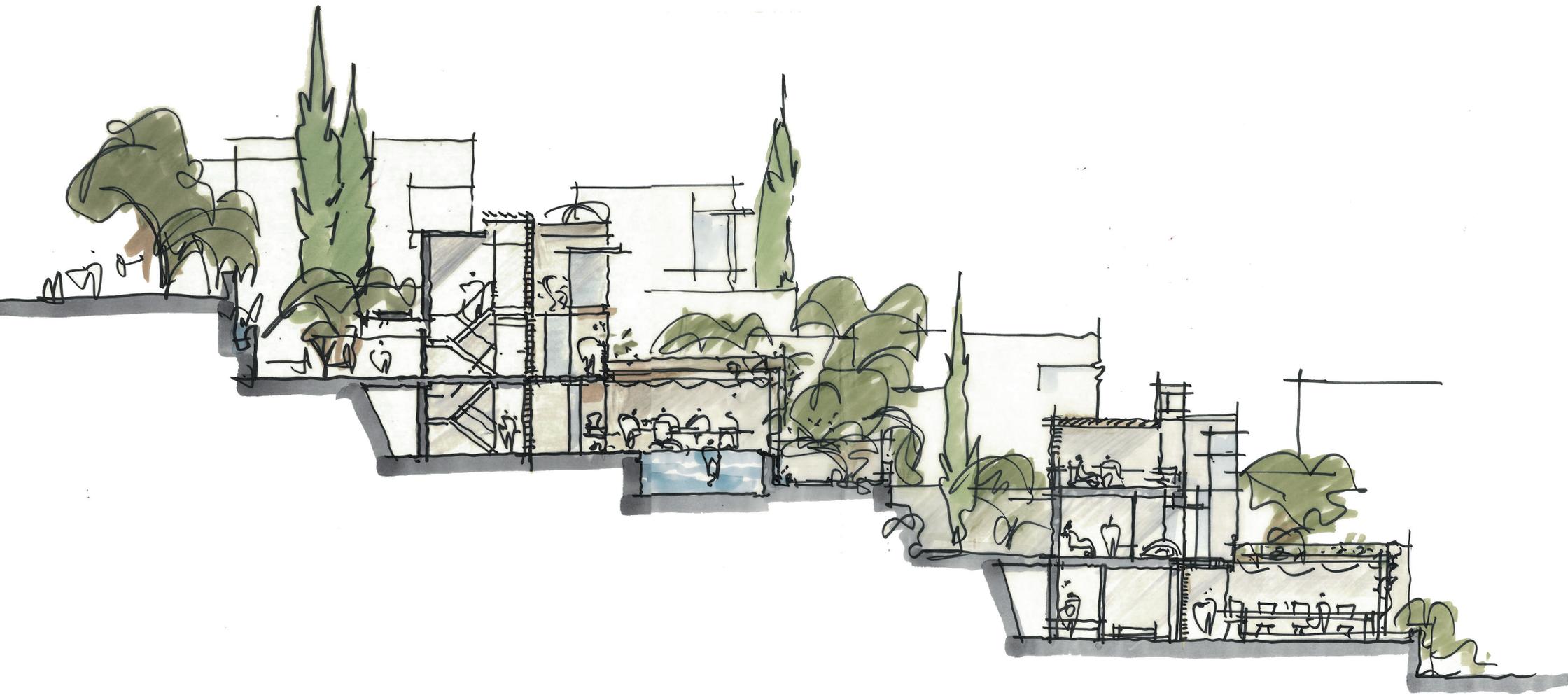
“This is the ideal chance to raise the standard: an incredible location, a visionary developer and a growing number of people ready to embrace the beautiful simplicity of truly sustainable design. This is going to be a signature project and the first of its kind in Turkey.”

Selçuk Avcı, *Principal*, AVCIARCHITECTS



THE JACARANDA ESTATE
DENSITY / SEGMENTS / CLUSTER / VERTICAL MOVEMENT





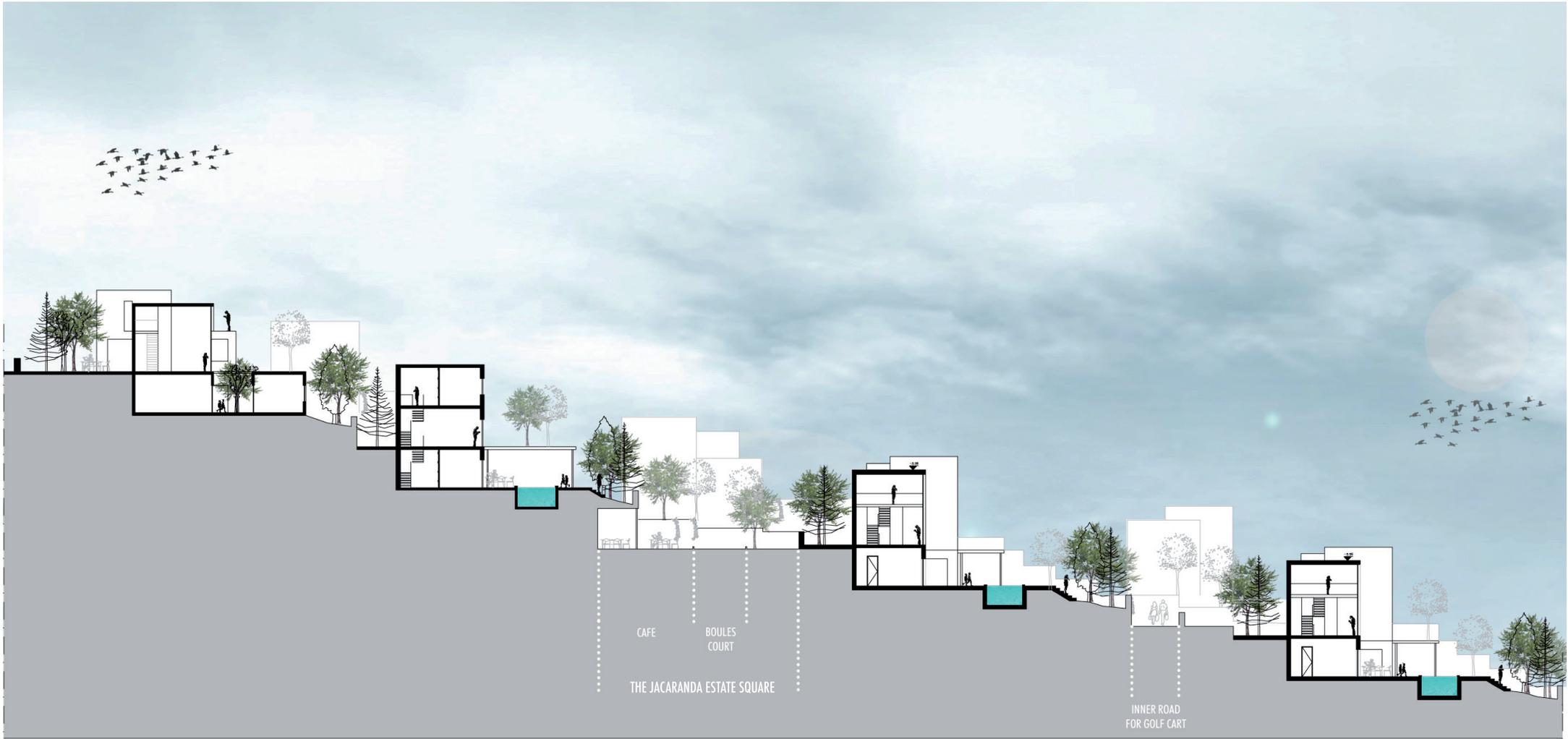
THE JACARANDA ESTATE
SECTION





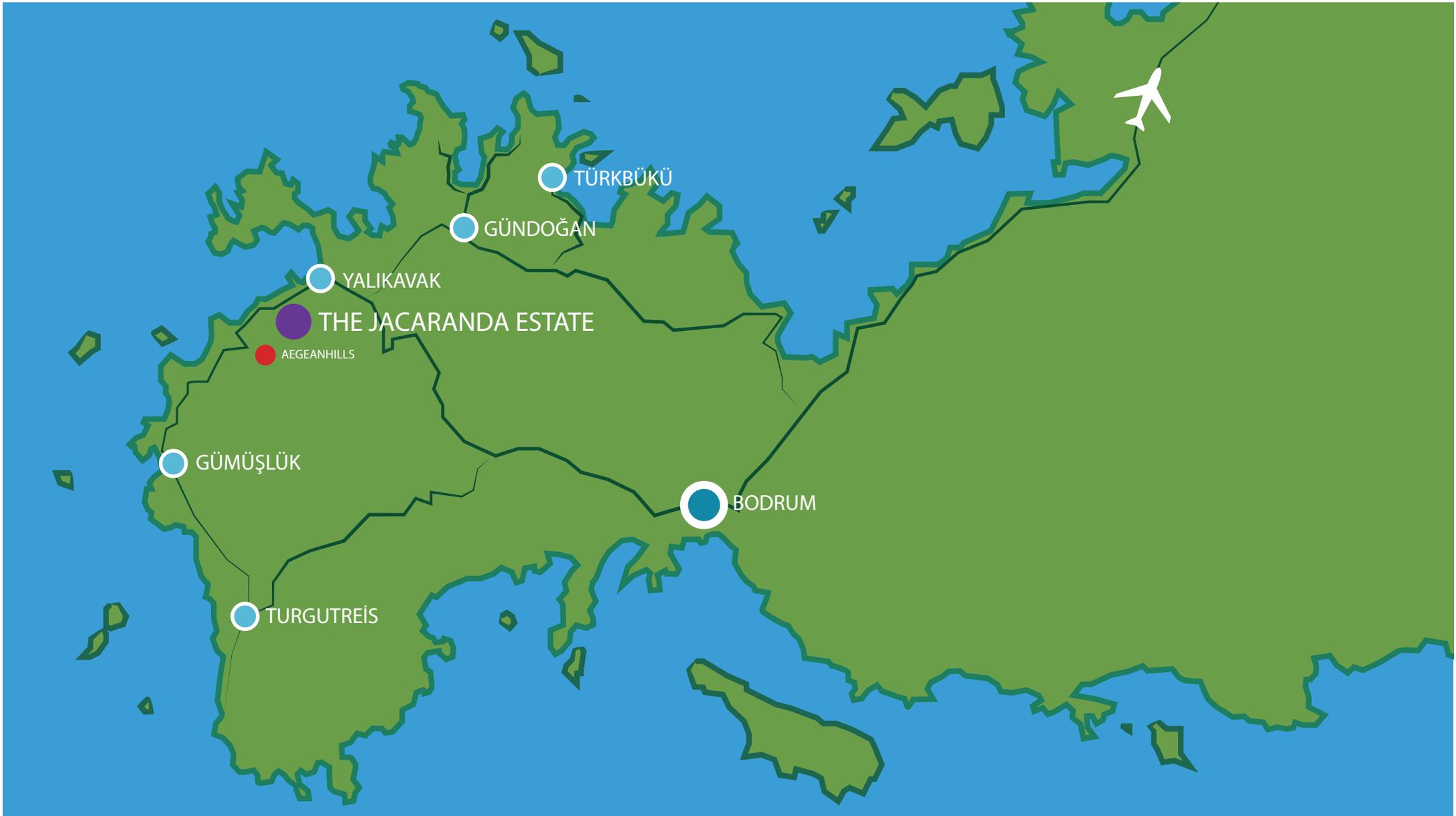
THE JACARANDA ESTATE
PANORAMIC VIEWS





THE JACARANDA ESTATE
SITE SECTION & VIEWS





THE JACARANDA ESTATE

AIRPORT 40mins; YALIKAVAK 5mins; BODRUM 20mins





THE JACARANDA ESTATE
AN IDYLLIC LOCATION





THE DEVELOPMENT

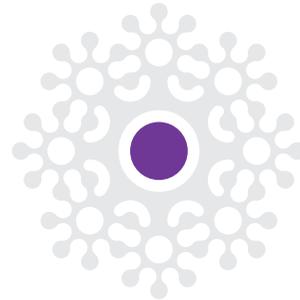
Designed as the ultimate expression of architectural originality and luxury, The Jacaranda Estate pushes the boundaries of contemporary architecture. Intelligently positioned villas cocooned within spacious plots embrace a feast of views that stream through floor to ceiling glass panels, while the sleek, bold lines of the external structures clad with natural stone, concrete and natural wood, are uncompromisingly cutting edge. Bespoke landscaping of each garden with a Mediterranean theme provides the perfect backdrop to each private pool with generous external terracing working as an extension of the open-plan living interiors.

A palette of organic hues and textures reflects the aspects across the sea and surrounding hillsides, infusing every room with a feeling of space and light. Villas benefit from state of the art technology throughout as well as Braemore's quality finish, meticulous attention to detail and quirky design features.

Jacaranda's environmental technology has already started to turn heads in the property industry with rock store cooling and solar profiling heading an impressive collection of eco-features, all designed to increase energy efficiency and reduce the carbon footprint of each villa.

The development is well placed for fast access to key places on the Bodrum Peninsula, with the bohemian chic coastal resort of Yalıkavak just 5 minutes away, and Bodrum airport only 40 minutes by car.





“We believe that the places we call ‘home’ need to be reflections of our desires, personalities, habits and positions in life. We want to involve you in the creative process and build your character into the design. Together we will find the voice of your home and make it the place that helps you really connect with each other and this remarkable setting.”

Ben Walsgrove, *Managing Director*, BRAEMORE



THE VILLAS

The overall tapestry of The Jacaranda Estate is a diverse, self-sustaining Mediterranean landscape rich in natural springs and native plants including oak, olive and citrus trees. The Jacaranda trees will be a key feature of the development.

The 10,000m² site is divided into 15 sizeable plots; each featuring a 3-storey villa comprising an open plan living space with kitchen, dining and lounge on the Entrance level.

A choice of 3, 4 or 5 bedrooms on different levels include features such as roof terraces with hot tubs offering remarkable sea views as well as privacy.

The third and fourth bedrooms may be customized as an extension of the living area so that owners can utilize this space flexibly to include anything from a cinema room, to a wine cellar or games room, or simply further bedrooms. Private courtyards and terraces replete with their own jacaranda and olive trees nestle alongside private pools, and exquisitely landscaped Mediterranean gardens.

Energy efficiency measures including shading and insulation, solar panels and a bespoke passive cooling and heating system all reduce environmental impact and the reliance on mechanical artificial heating and ventilation. Three villa styles with internal spaces from 180 - 350m² are available with plot sizes ranging from 650m² - 940m².





THE JACARANDA ESTATE
A PERFECT MATCH FOR YOUR LIFESTYLE





OWNER BENEFITS
FULL ON-SITE PROPERTY & RENTAL MANAGEMENT





OWNER BENEFITS

It's the custom touches that make buying and owning a home at The Jacaranda Estate so unique.

An exclusive opportunity is available to customize the interior layout of each villa so that your property is designed not as a show home, but as a home that shows exactly who you are. By taking the time to understand your requirements before construction begins, Braemore will infuse your villa with character and functionality to fit you and your lifestyle - be it an entertainment suite with 3D cinema screen, a creative studio or climate-controlled wine cellar.

Owners at Jacaranda will have access to a 24/7 online property management portal and a private concierge team who will tailor their support and services to meet individual requirements. Through local knowledge and life long friendships Braemore Turkey has unrivalled access to some of the most exclusive doors on the Bodrum Peninsula, so whether you're looking for the finest wines in Turkey, the most luxurious yacht charter, a scuba school or yoga classes, then the team based in Yalikavak are on hand to help.

There will be no large communal pools on The Jacaranda Estate. The focus will be on privacy and tranquility. A small private cafe and deli will provide fresh breads and seasonal produce from the area exclusively for the residents. A boules court will sit alongside the café and a stunning water feature provides the perfect backdrop for owners who wish to be more sociable.





THE JACARANDA ESTATE
CREATE YOUR OWN SIGNATURE INTERIORS





THE JACARANDA ESTATE
SEAMLESS BLEND OF INDOOR & OUTDOOR LIVING

** These images are references only and are not representative of the project, beyond atmosphere materiality and quality.*





THE JACARANDA ESTATE
INDOOR & OUTDOOR LIVING





THE JACARANDA ESTATE
A SEQUENCE OF SPACES LEADING FROM FRONT DOOR TO LANDSCAPE

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Demir Holiday Village / Turgut Cansever

THE JACARANDA ESTATE AS IF THEY WERE ALWAYS THERE

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La Boyita Residence / Martin Gomez Architects



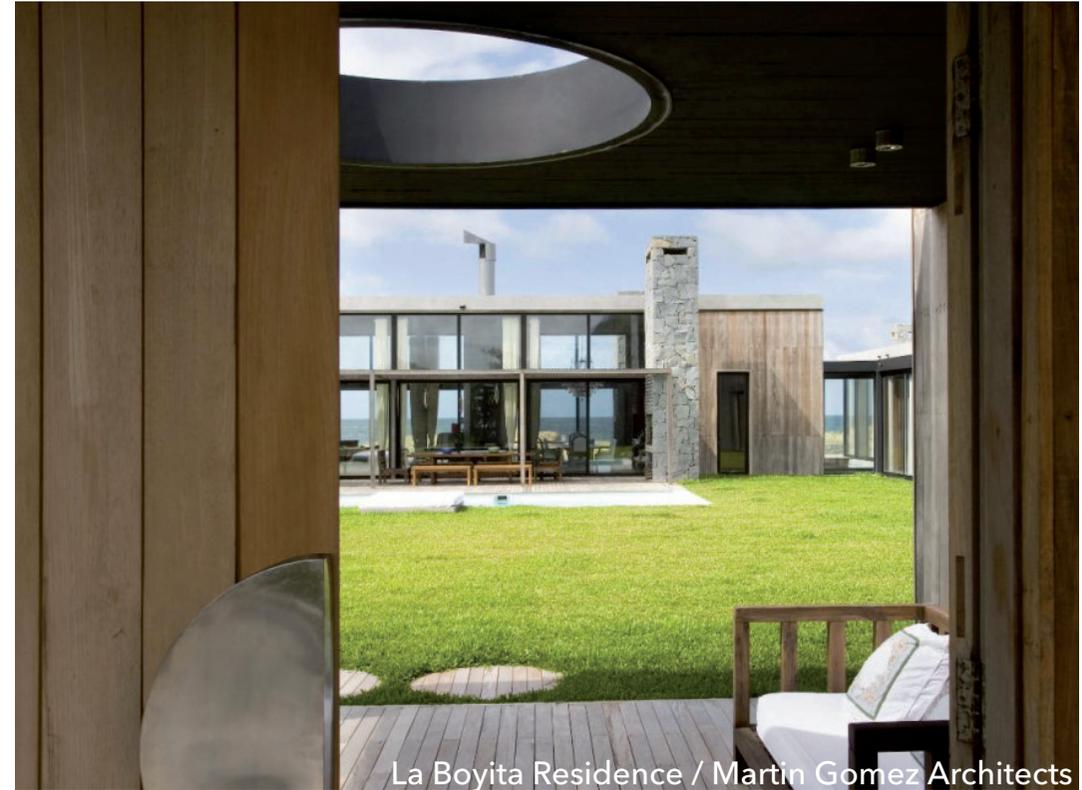
Private House / Avciarchitects



THE JACARANDA ESTATE BRIGHT & OPEN LIVING SPACES

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La Boyita Residence / Martin Gomez Architects



SM House / Han Tümertekin



THE JACARANDA ESTATE USE OF NATURAL MATERIALS IN A CONTEMPORARY STYLE

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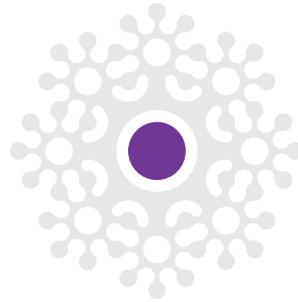


Aman Ruya / Ögün Architects

THE JACARANDA ESTATE EXQUISITE TERRACES AND POOLS

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“The climate in Turkey is ideal for natural ventilation and the rock store is one of the simplest and most effective ways to take the edge off daily temperature peaks. The potential to deliver low-tech sustainable design solutions at The Jacaranda Estate is just amazing. Comfort, economy, responsibility - delivered.”

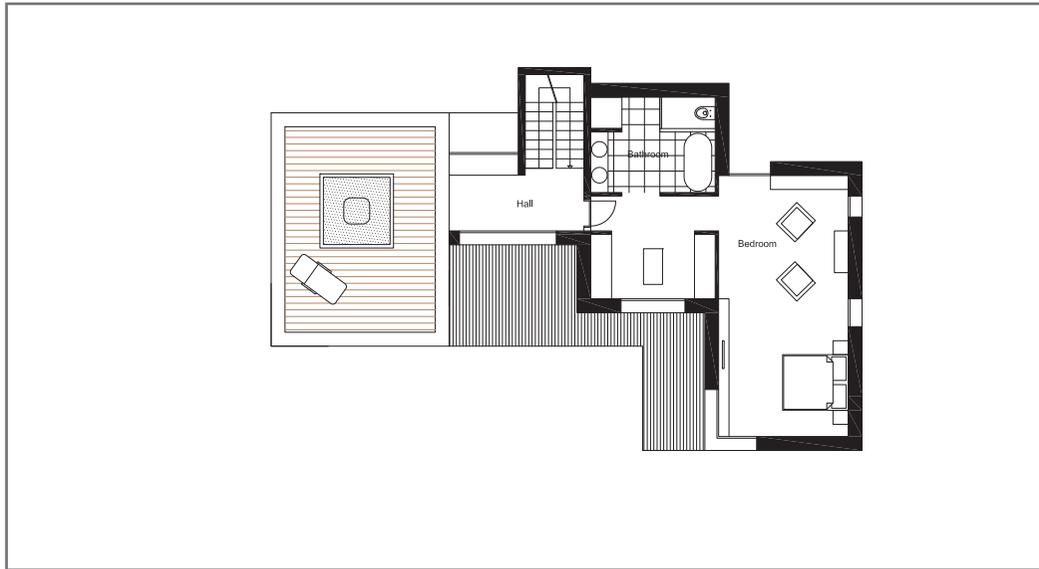
Patrick Bellew, *Principal*, ATELIER TEN



THE JACARANDA ESTATE
POOLSIDE LIVING



VILLA 1 - 1ST FLOOR - 78 m2



VILLA 1

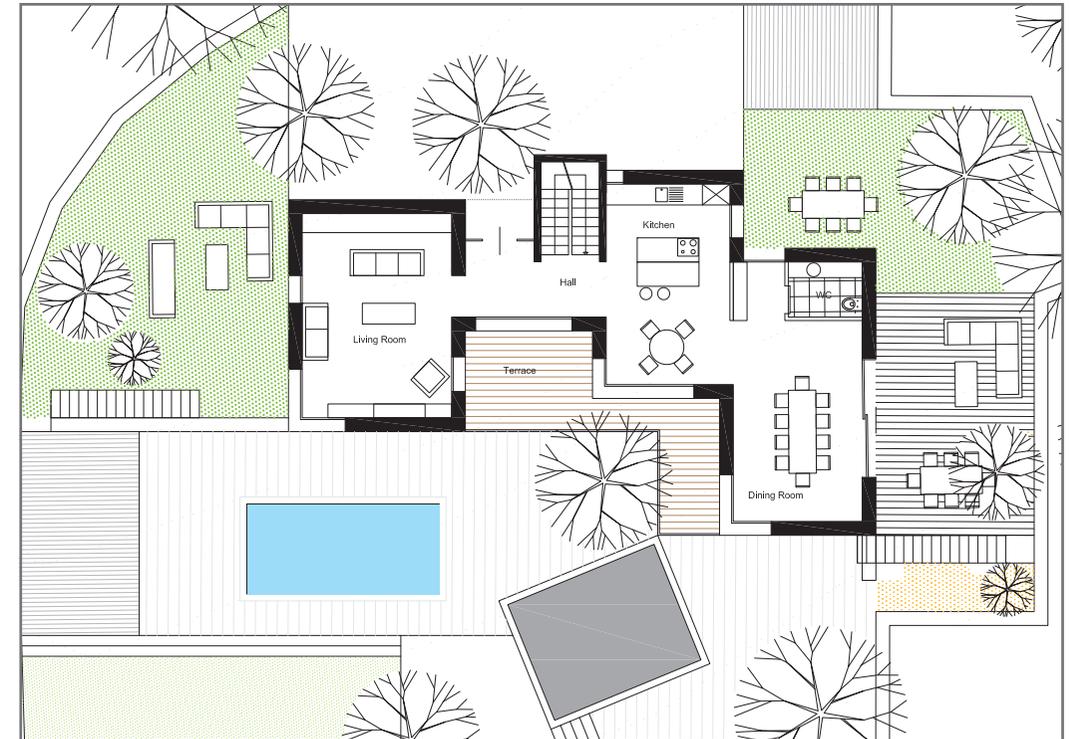
A substantial villa enjoying outstanding views, double height living spaces, and extensive gardens and terraces. A separate garden room allows for an extra bedroom and bathroom or a flexible additional living space.

Additional terraces:	19m ²
Pavilions:	20m ²
External spaces:	162m ²
Roof Terraces:	34m ²

VILLA 1 - BASEMENT FLOOR - 112 m2



VILLA 1 - GROUND FLOOR - 112 m2

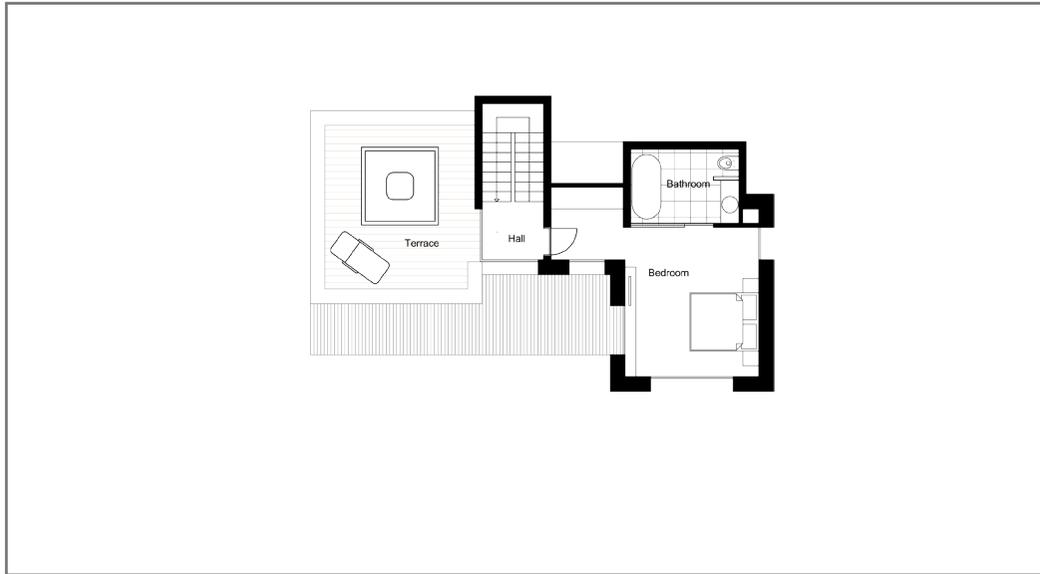




THE JACARANDA ESTATE
VILLA 2



VILLA 2 - 1ST FLOOR - 44 m²

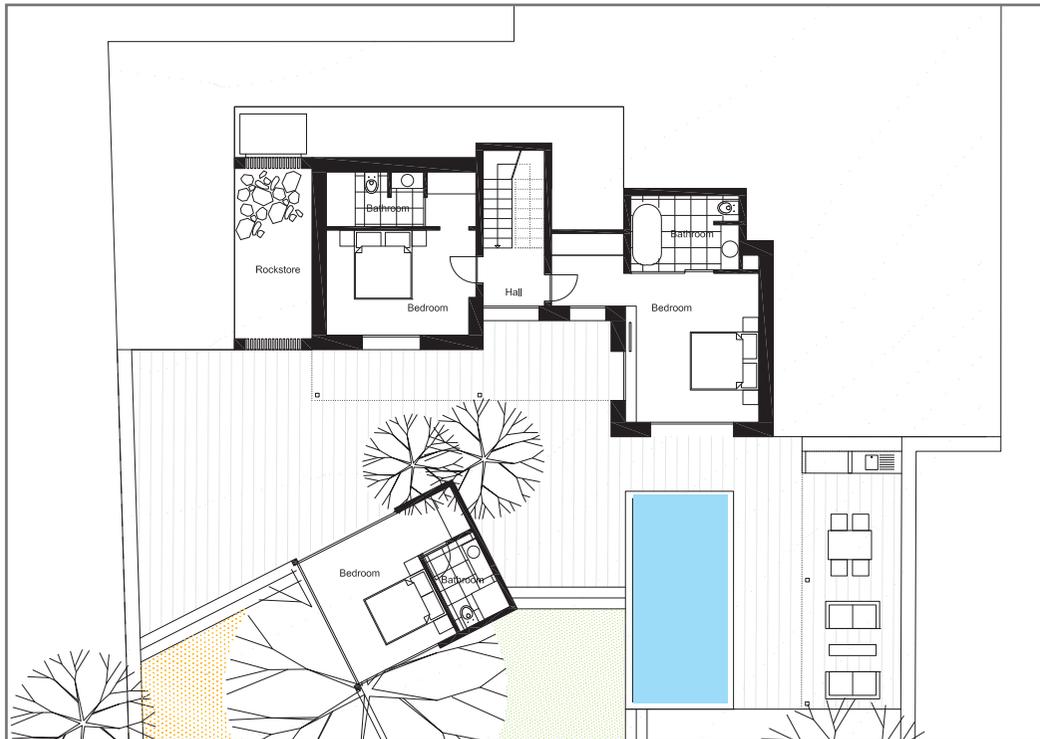


VILLA 2

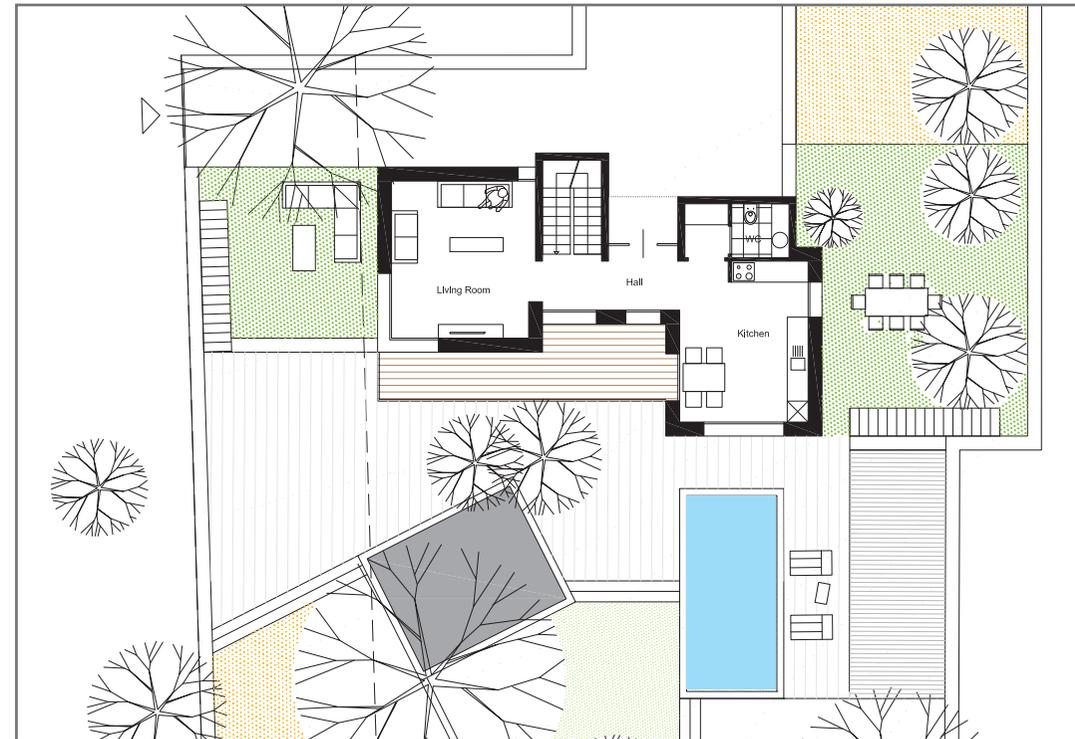
An outstanding villa enjoying private hot tub and terrace off the master bedroom, private garden and pool. A separate garden room allows for an extra bedroom and bathroom or a flexible additional living space.

Additional terraces:	15m ²
Pavilions:	20m ²
External spaces:	94m ²
Roof Terraces:	23m ²

VILLA 2 - BASEMENT FLOOR - 67 m²



VILLA 2 - GROUND FLOOR - 67 m²



VILLA 3 - 1ST FLOOR - 36 m2

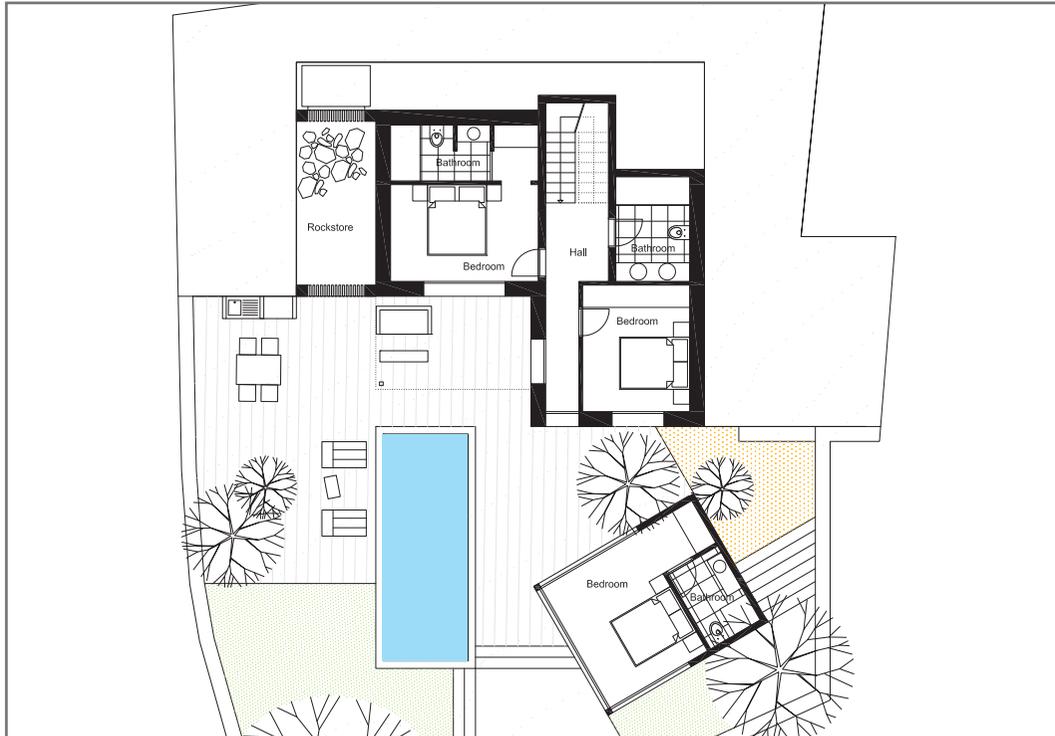


VILLA 3

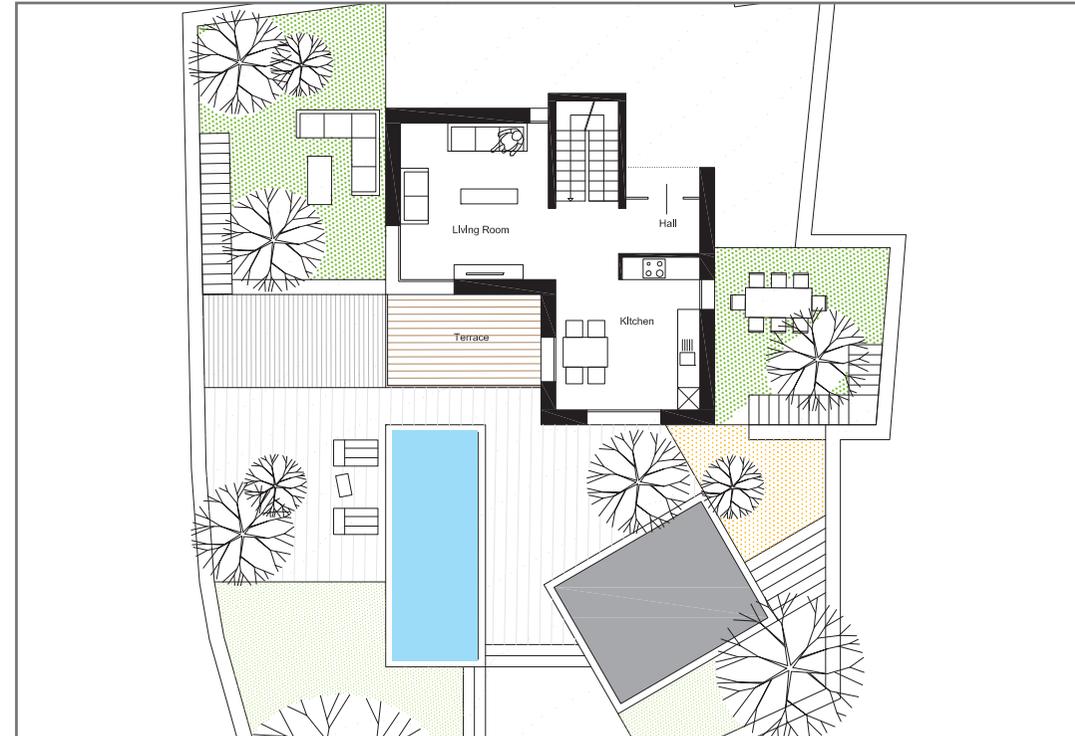
An outstanding villa enjoying private hot tub and terrace off the master bedroom, private garden and pool. A separate garden room allows for an extra bedroom and bathroom or a flexible additional living space.

Additional terraces:	10m ²
Pavilions:	20m ²
External spaces:	75m ²
Roof Terraces:	21m ²

VILLA 3 - BASEMENT FLOOR - 57 m2



VILLA 3 - GROUND FLOOR - 57 m2





THE JACARANDA ESTATE
A PRIVATE HAVEN





AEGEAN HILLS

CNBC INTERNATIONAL PROPERTY AWARDS - BEST DEVELOPMENT IN TURKEY

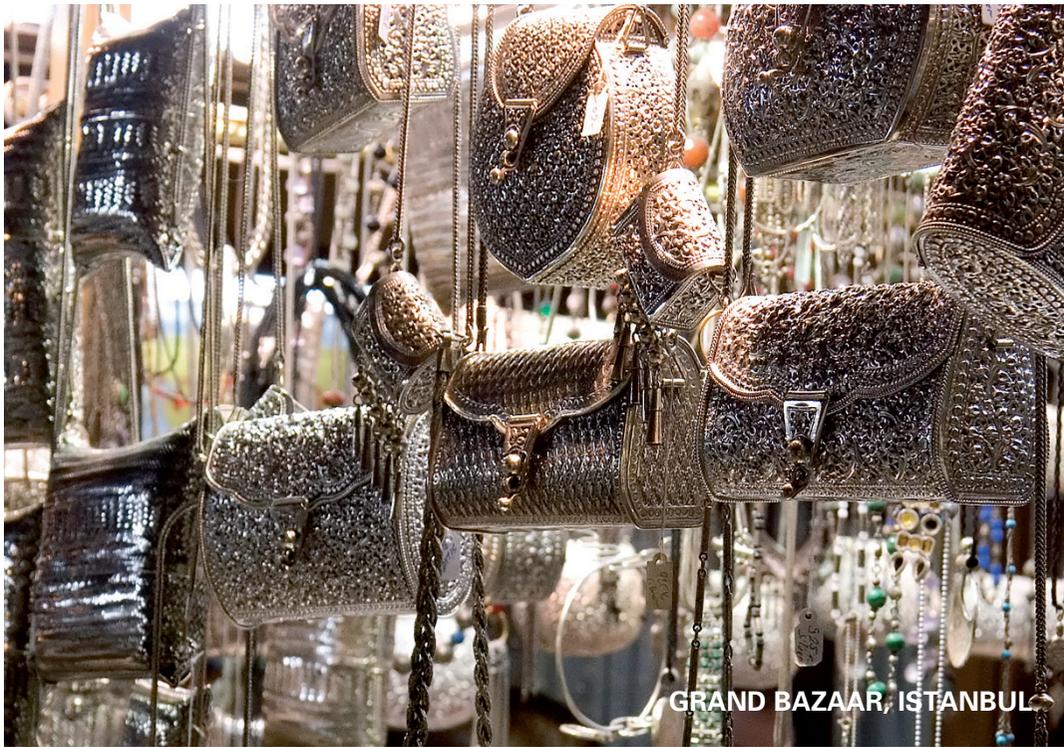
GOLD HOMES OVERSEAS AWARDS - BEST VILLAS IN TURKEY





DIP IN • DREAM • DISCOVER
EUROPE'S EXOTIC CORNER





GRAND BAZAAR, ISTANBUL

TURKEY

Billed as the Cradle of Civilization, Turkey has a magnificent past with a land full of historic treasures from thirteen successive civilizations spanning 10,000 years. A country of fascinating contrasts, it boasts a unique blend of east and west, tranquillity and buzz, culture and progress. English is a widely spoken second language and the locals welcome their guests with a genuineness of spirit and boundless generosity.

The country is closer to home than most people realise and despite offering some of the most striking shorelines and coastal towns in the world, it also benefits from cooler mountainous regions which experience snow cover for as much 6 months of year - making it a relatively undiscovered skiing destination.

Whether visiting the fairy chimneys in Cappadocia, indulging your handbag fetish in Istanbul's Grand Bazaar or watching an oil wrestling tournament in Edirne, Turkey's diverse landscape and culture provides every visitor with the feeling that they have stumbled across their very own piece of exotic paradise.



TÜNEL, ISTANBUL





THE BODRUM PENINSULA

With panoramic views, secluded resorts and a jet-set crowd to rival Capri, the Bodrum Peninsula is in a different league from the rest of Turkey's busy Aegean coast. Development has been carefully monitored and because much of the area retains an intrinsic charm, it swells in the summertime with families from Istanbul and Ankara.

Along the Peninsula's northern shore, a selection of exquisite Estates attracts well-heeled travellers who regularly visit the region for a dose of R&R - be it by yacht, plane or car. The coastline is punctuated with wooden jetties where guests laze on Ottoman-like cushions under stylish white umbrellas before sinking into the turquoise Aegean via old-fashioned ladder-like steps. Evenings are as laid-back or determinedly jet-set as you want them to be; with places like Gölturkbükü (the greenest town on the Peninsula) maintaining a reputation as the 'playground of Turkey's rich and glamorous' while Gümüşlük is known as the 'last refuge for bohemian spirits' and recently became the site of the Peninsula's first 'ashram' called Kun. Here, yoga devotees are free to meditate amidst the solitude of tangerine groves overlooking the Estate.

Bodrum, on the south side of the Peninsula, provides a more upbeat tempo. Increasingly popular with visitors all year round, this enchanting port town offers an eclectic mix of classical history, designer boutiques and one of the Mediterranean's most prestigious marinas housing a mix of traditionally hand-crafted gulets and luxury yachts. The harbour is lined with restaurants offering almost every cuisine imaginable and although the town is famous for its nightlife (including the Bodrum Catamaran - a floating nightclub), one of the best night's out can be found at The Yacht Club where attention to detail abounds; right down to the soft white pashminas handed out to guests as a night of live music unfolds...





YALIKAVAK

Although Yalıkavak may be difficult to pronounce* (even after a few glasses of raki known locally as 'lion's milk' for a reason!) this small town is impossible to forget. Just minutes from The Jacaranda Estate, it exudes a wonderful mix of laidback local life and Mediterranean chic.

Submerged in lemon and tangerine orchards, it is home to a brand-new international marina hosting numerous world-class sailing events throughout the year. Life in and around the region focuses on the sea and is a mecca for water sport enthusiasts, with kite and windsurfing and scuba diving topping the bill. For those in search of a more languid affair, a private gulet charter around some of the local islands is a must.

Once a small sponge-diving Estate, it has become a favourite bolthole for Turkey's celebrity enclave - many of whom take advantage of the inexpensive flights from Istanbul to escape for a weekend retreat in relative anonymity. As a result, some of Istanbul's top restaurants have opened satellite venues within the marina complex and the hugely acclaimed architect Eren Talu has been commissioned to deliver a sleek, minimalist retail hub that will include a range of couture shops and an independent cinema.

For many years the land around Yalıkavak has supplied bountiful harvests of olives and an array of organic wild herbs and vegetables. Consequently it has secured a reputation for delivering some of the finest gastro delights on the Peninsula including the infamous and wholly unpretentious Yalıkavak Köftecisi. This tiny spot in the heart of the town serves nothing but meatballs with a chilled glass of ayran on the side and is so good; it is listed as one of the top 10 restaurants in Turkey.



* pronounced yal-ee-ka-vak





THE JACARANDA ESTATE
BODRUM PENINSULA LIFESTYLE





BRAEMORE

THE DEVELOPER

Braemore is one of Britain's leading luxury property developers. What began in the mid-90's as a small development company in Nottingham has unfurled into an international enterprise operating in the UK, Croatia, Greece and Turkey.

A number of unmistakable characteristics define the properties Braemore build; award winning architecture, breathtaking locations, contemporary design, innovative interiors and meticulous attention to detail. Braemore's passion for creating distinctive properties, combined with their obsession for extraordinary client support ensures that the company makes the process of buying and owning property overseas as effortless as possible.

After a decade of industry success in the UK, Braemore has transferred its expertise to the international property arena by creating a collection of remarkable residential resorts overseas. From private residences to hip hotels and signature spas, every project is as distinctive as the country in which it is built. A sublime mix of quality finish and a carefully crafted palette of services and amenities offers a level of exclusivity and luxury rarely seen in the overseas property market.

www.braemoregroup.com



AVCIARCHITECTS

THE ARCHITECTS

Established in London in 1989, Avci Architects is a multi-disciplinary European practice operating in London, Budapest, Prague, Florence, Rome, Belgrade, Istanbul and Ljubljana. The practice has a wide range of experience working on both commercial private and public institutional projects and was listed in the Architecture Foundation's book 'New Architects 2: A Guide to Britain's Best Young Architectural Practices'.

Avci Architect's award winning design approach is eco-centric, holistic and sensitive to local markets and culture. Their focus is innovation and originality, sustainability, urban integration and quality of conception. They believe that architecture is a key ingredient to a better world, but realise it does not live in a bubble. The team relentlessly strives to seek the 'real story' in the development process and focuses on applying their craft in way that will stand the test of time.

www.avciarchitects.com



atelier ten

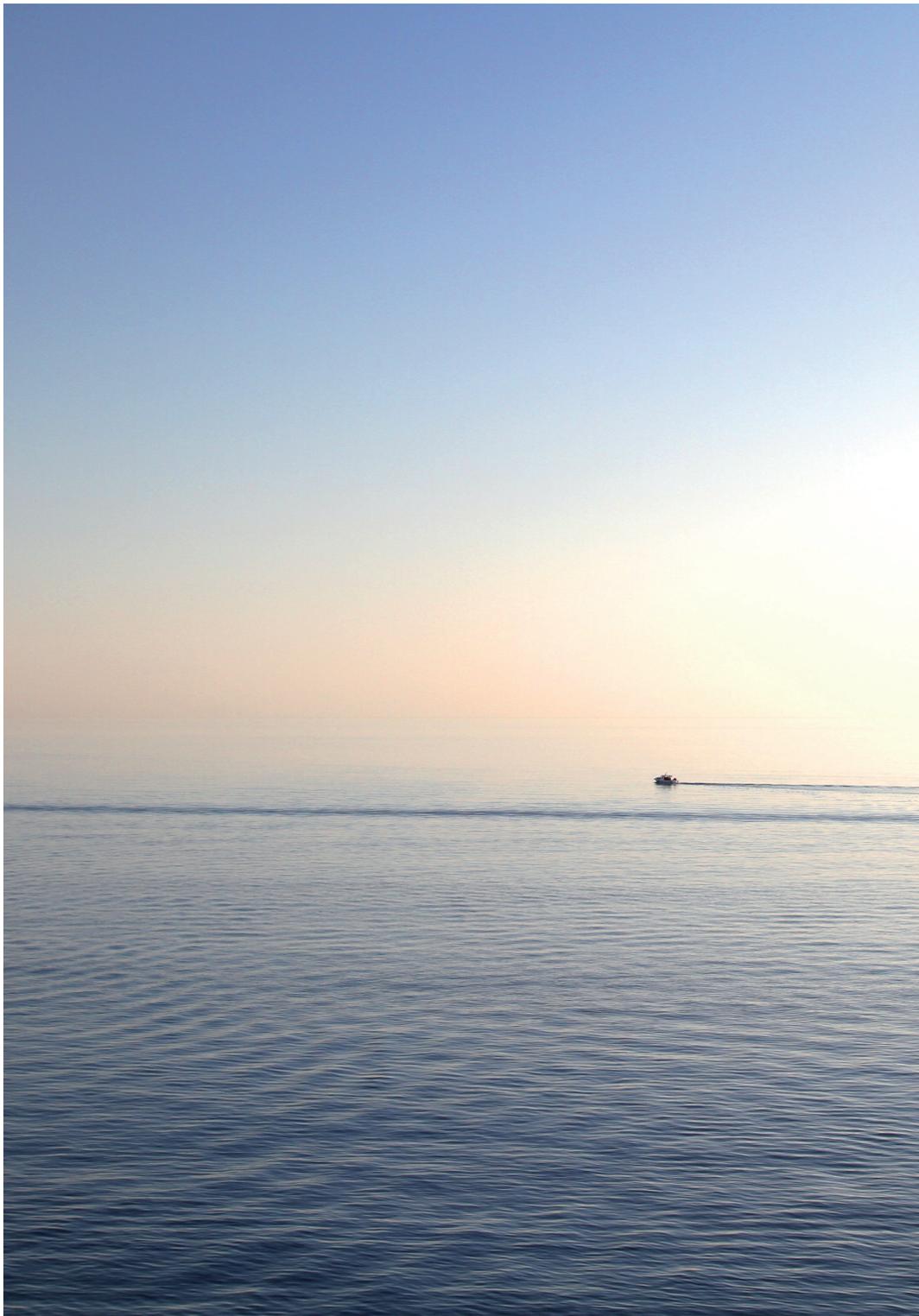
THE ENGINEERS

Recent winner of the 2011 UK Building Services Provider of the year (CIBSE), Atelier Ten takes a macro-to-micro approach to planning and design, always focused on making the most of environmental opportunities and enhancing the human experience in its projects.

A collaborative company by nature, Atelier Ten has extensive and state-of-the-art knowledge of green building design principles, strategies, technologies, and analytical tools to advocate creative, practical, and appealing design solutions. With a balanced approach that combines qualitative and quantitative thinking, Atelier Ten delivers design solutions based on the cornerstones of sustainability, environmental integrity, economic viability and social well-being.

www.atelierten.com





THE JACARANDA ESTATE

YALIKAVAK, TURKEY

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