

# CAJA

by MAXXROYAL

**B-Type Villas**



## **Are you ready to meet the privileged world of Caja by Maxx Royal?**

*Experience the height of exclusivity and luxury at Caja by Maxx Royal set in the breath-taking atmosphere of Bodrum's Hebil Bay!*

Offering unique accommodation and tailor-made services at Maxx Royal Belek Golf Resort and Maxx Royal Kemer Resort, Maxx Royal now brings its distinguished world of ultimate luxury and refined elegance to a brand new concept: Caja by Maxx Royal!

Enjoy the peace, comfort and fun together in Hebil Bay, one of the most exquisite places in Bodrum where a lush nature embraces the crystal-clear waters. Caja by Maxx Royal is distinguished by its beachfront location and offers unique experiences with its 22 sleekly designed residences and gorgeous villas, all with sea views. Crowning the enchanting beauty of its location with an excellent quality of service, Caja by Maxx Royal promises an exclusive world with a magnificent beach where you can bask in the sun, an outdoor pool, restaurants with delicious flavours, a well-equipped gym, SPA and many other privileged services. In addition, a wide range of facilities awaits you at Caja by Maxx Royal, from the Coffee Corner, which offers a pleasant working environment, to eateries where you can embark on a delicious culinary journey.

A mini club hosting various activities and events for children of all ages, digital game zones for the little ones who love to play and many other entertainment options await children to create unforgettable memories all day long.

A brand-new exclusive complex where every detail is designed with utmost care, Caja by Maxx Royal offers the Aegean charm in its stylish and comfortable living spaces in Bodrum where sea, sand, sun, entertainment, nature and history are all intertwined. A peaceful life awaits you in Bodrum with its 2 km distance to Türkbükü, unique facilities and mild climate that allows you to enjoy all seasons.





## Bodrum

One of the first destinations that comes to mind when summer holidays are mentioned, Bodrum is among the most extraordinary corners of the Aegean. Bodrum, which has hosted many civilisations throughout history, is one of the most important tourist spots in the world. It offers an unforgettable experience with its magnificent natural beauty, Blue Flag beaches, white houses, lush green forests, picturesque Bodrum Castle and many historical sites for both seaside holidays and cultural tourism.

With important historical sites such as the Mausoleum of Halicarnassus, which is one of the Seven Wonders of the World, the holiday destination is at the same time a source of inspiration for many famous artists... One of the Bodrum lovers, the Fisherman of Halicarnassus shows his love for Bodrum with these words: "When you reach the top of the hill, you'll see Bodrum. Don't assume that you'll leave as you came. The others before you were the same too. As they departed, they all left their souls behind."

Bodrum is characterised by many places that appeal to all tastes, from world-renowned restaurants to marina and entertainment venues. Located 45 km from Bodrum/Milas Airport and 22 km from the centre of Bodrum, Caja by Maxx Royal awaits you for unique experiences in a place where blue and green come together perfectly.

## Hebil Bay

Hebil Bay, located just behind Türkbükü on the Bodrum peninsula, welcomes its visitors with stunning views in all four seasons in a place where lush nature meets crystal-clear waters. An exclusive complex of villas and residences where nature embraces luxury in Hebil Bay, one of the most special spots in Bodrum, Caja by Maxx Royal stands out with its beachfront location, 2 km from Türkbükü.





## Modern Villas with a Touch of Luxe

Enjoy the luxury villas, all of which offer amazing sea views, and the charm of Bodrum at any time of the year at Caja by Maxx Royal that is nestled in the most beautiful corner of Hebil Bay. Magnificent villas with a view that brings the Aegean Sea to your home, a refreshing design with high ceilings, large windows that allow you to wake up to the Bodrum's sun in the morning, and a private garden and pool will host your unforgettable moments. The villas, which combine natural materials with state-of-the-art technology, offer you an impeccable experience all year round thanks to the balconies and terraces where you can soak up the enchanting atmosphere, the kitchen seamlessly integrated into the living room and the underfloor heating system. Offering a spacious and refreshing living space with an elegant design, the villas boast a kitchen that consists of two separate areas, one equipped for presentation with luxury household appliances from Gaggenau and the other for preparation and cooking with appliances from Siemens. All details are carefully thought out to make you feel at home in a picturesque setting where from your villa, exceptional views can be seen of the luxurious nature of the Bodrum peninsula.

Aesthetic yet comfortable villas are presented with enchanting interiors, where you will feel the luxury at first sight, and various options for a perfect experience. You can revel in a privileged world by buying the villas that bear the signature of the Architect Han Tümertekin amidst olive trees.





*Villa Type*

## **B-Type Villas**

9 B-Type Villas offer unmatched areas to meet all your needs with their own terrace, en-suite bedrooms, courtyard, large garden, balcony, kitchen intertwined with the living room and private garages.

These specially designed villas promise unforgettable moments with a perfect setting that harmoniously unites with nature and luxury in every corner, the natural stone design that elevates the atmosphere to the next level and many other privileges. The 5-bedroom villas have an additional living space consisting of a 1+1 villa, a 2+1 villa or 2 studio apartments with separate entrances. With the additional villas, we aim to provide ideal living for the growing family structure while protecting your privacy...

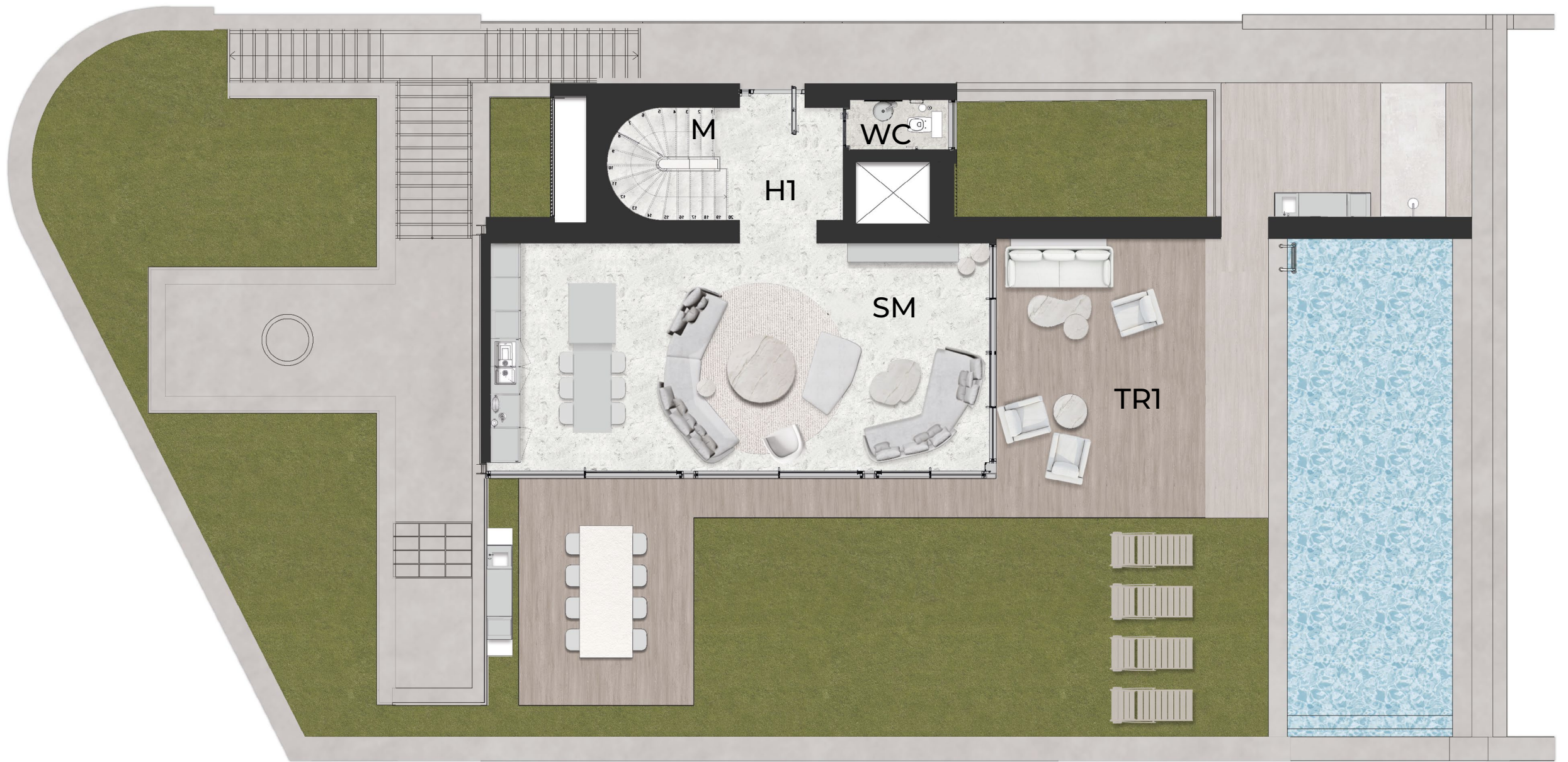




HDD	POOL STORAGE TANK	6.6 m <sup>2</sup>
HMD	POOL ENGINE ROOM	15.2 m <sup>2</sup>
MO	MECHANICAL ROOM	21.0 m <sup>2</sup>
D1	MECHANICAL ROOM	7.0 m <sup>2</sup>
D2	MECHANICAL ROOM	4.0 m <sup>2</sup>
G1	GARAGE	45.2 m <sup>2</sup>
AV1	COURTYARD-GARDEN	20.4 m <sup>2</sup>
AV2	COURTYARD-GARDEN	17.7 m <sup>2</sup>
AV3	COURTYARD-GARDEN	12.5 m <sup>2</sup>
Y3	BEDROOM	17.36 m <sup>2</sup>
B3	BATHROOM	4.8 m <sup>2</sup>
GO	DRESSING ROOM	3.0 m <sup>2</sup>
Y4	BEDROOM	20.0 m <sup>2</sup>
B4	BATHROOM	5.9 m <sup>2</sup>
Y5	BEDROOM	26.6 m <sup>2</sup>
B5	BATHROOM	4.8 m <sup>2</sup>
Y6	BEDROOM	21.0 m <sup>2</sup>
B6	BATHROOM	4.2 m <sup>2</sup>
B7	BATHROOM	4.27 m <sup>2</sup>
S2	LIVING ROOM	27.95 m <sup>2</sup>
K1	CELLAR	8.9 m <sup>2</sup>
V1	CLOAKROOM	2.6 m <sup>2</sup>
H1	HALLWAY	17.0 m <sup>2</sup>

## CAJA B-TYPE BASEMENT FLOOR PLAN





M	STAIRS	6.0 m <sup>2</sup>
H1	HALLWAY	9.0 m <sup>2</sup>
WC	WC	2.8 m <sup>2</sup>
SM	LIVING ROOM+KITCHEN	62.2 m <sup>2</sup>
TR1	TERRACE	89.4 m <sup>2</sup>

## CAJA B-TYPE GROUND FLOOR PLAN



An Italian-design stylish, elegant and practical kitchen with a private island, which blends seamlessly with the living room... Fascinating with its architecture, the fully equipped kitchen will meet all your needs.



Feel the touch of the Gaggenau brand in your kitchen with its outstanding architecture and timeless design!









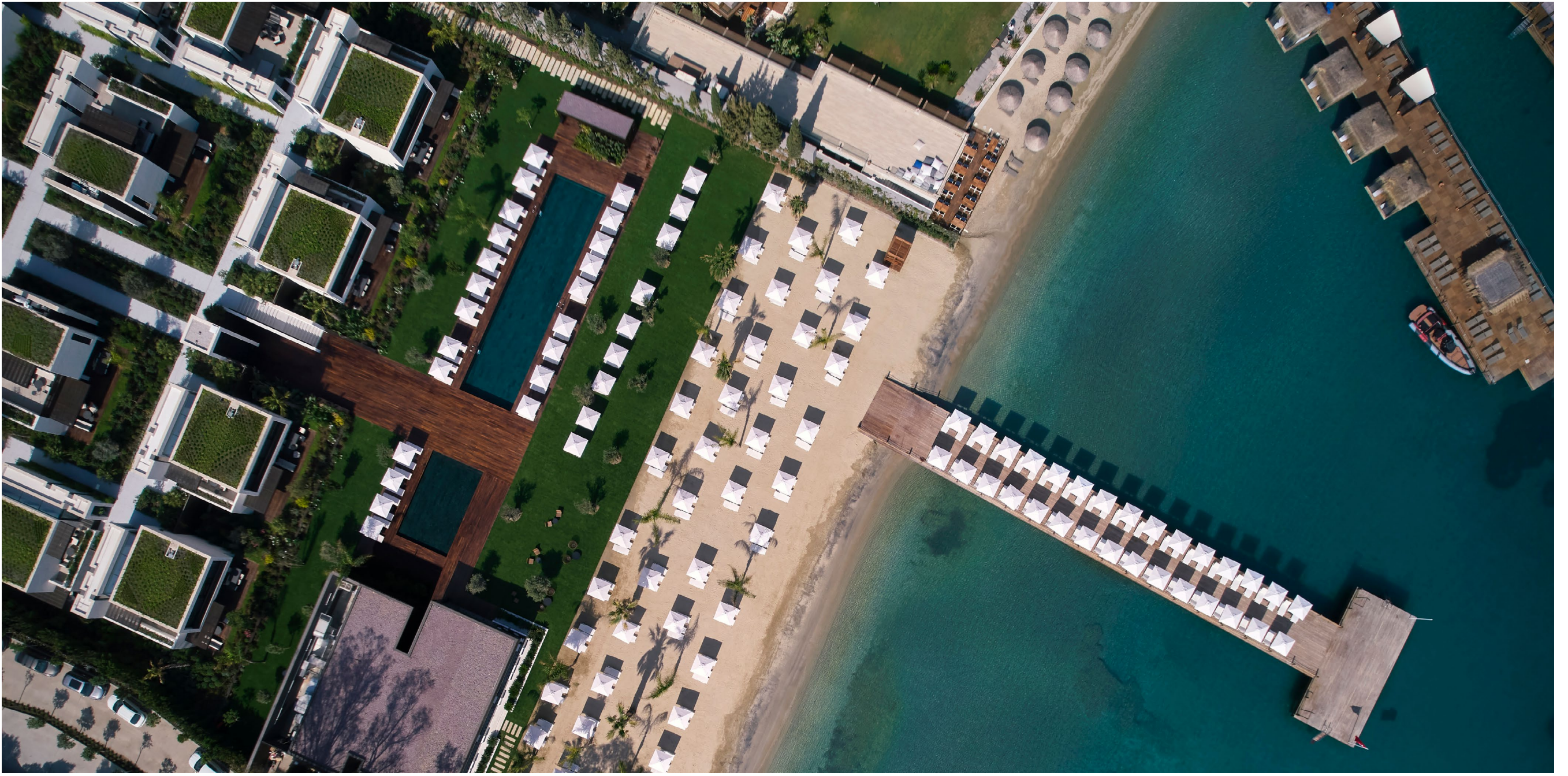


Y1	BEDROOM	20.05 m <sup>2</sup>
B1	BATHROOM	3.6 m <sup>2</sup>
B-1	BALCONY	4.0 m <sup>2</sup>
Y2	BEDROOM	15.0 m <sup>2</sup>
B1	BATHROOM	7.4 m <sup>2</sup>
B-2	BALCONY	3.0 m <sup>2</sup>
GB	GALLERY SPACE	17.3 m <sup>2</sup>
H1	HALLWAY	7.8 m <sup>2</sup>

## CAJA B-TYPE FIRST FLOOR PLAN







## **Cherish Every Moment in Comfortable Spaces**

You will feel the exclusivity of Maxx Royal in every corner of Caja by Maxx Royal. At Caja by Maxx Royal, which boasts gym, cinema, playgrounds, working space and bar, you can experience nostalgic moments in the outdoor cinema along with amazing films and head to the pilates room for a fitter body. Furthermore, you can have lots of fun at the Youth Centre with table tennis, PlayStation, billiards etc. Caja by Maxx Royal, where every detail is thought of selectively for your comfort, offers a private buggy service for villas and features a Coffee Corner, which is a quiet and peaceful working environment for remote workers.

At every step you take, you'll feel the upscale standard of quality and service that are the hallmark of Maxx Royal. You can use a buggy to access the common areas and the beach from your villa. Services to be offered in 2024 include privileges such as providing access to the Maxx Royal Bodrum Resort with private boat trips and offering special discounts for visitors to use the resort's common areas. At Caja by Maxx Royal, experience the magic and wonder of an endless dream, where imagination knows no bounds!







## **Children Are Happy Too...**

The mini club offers special activities for the little ones, where they will not only learn but also have lots of fun. Fun hours also await the children in the skate park and on the climbing wall. In addition to the playgrounds and kids' pool designed in harmony with nature, children at Caja by Maxx Royal will also have the privilege of having a special game room and digital game corner in the villas.



## Climbing Wall

Adrenaline-filled moments await children with the climbing wall, which combines fun and sport perfectly.





## Gym

Get ready for a fitter body at Caja by Maxx Royal's well-equipped gym! The large and spacious gym has all the equipment to meet the needs of fitness enthusiasts. You will feel the healing power of yoga in your soul and get a fit body with pilates in the indoor and outdoor yoga and pilates areas.

## **SPA**

Whether at your home or in the SPA area... Caja by Maxx Royal offers you special massage and care treatments with special products in your own place. Discover the peace that envelopes your whole body and soul in the steam room, sauna and massage rooms.





## **Restaurant & Bar**

Restaurant & Bar ravishingly communes with the pool and serves villa owners throughout the four seasons. Get ready for a unique culinary journey with its indoor and outdoor spaces, rich menu and perfect presentations.



## **Lounge**

Lounge is a beautiful space where you can relax and welcome your guests all year round. Its stylish ambiance and impeccable decor will elevate your experience and make each moment special. This exclusive area is reserved for villa owners, and it offers breath-taking views of the Aegean Sea, making it the perfect place to enjoy a drink while creating unforgettable memories with your loved ones.

## Adults' Pool

A shared pool with a depth of 140 cm, where you can bask in the sun, and the private pool, reserved exclusively for the villa owners, promise an exceptional swimming experience all day long.



## **Kids' Pool**

In the kids' pool with a depth of 35 cm, the little ones enjoy swimming to the fullest and create unforgettable memories with their friends.



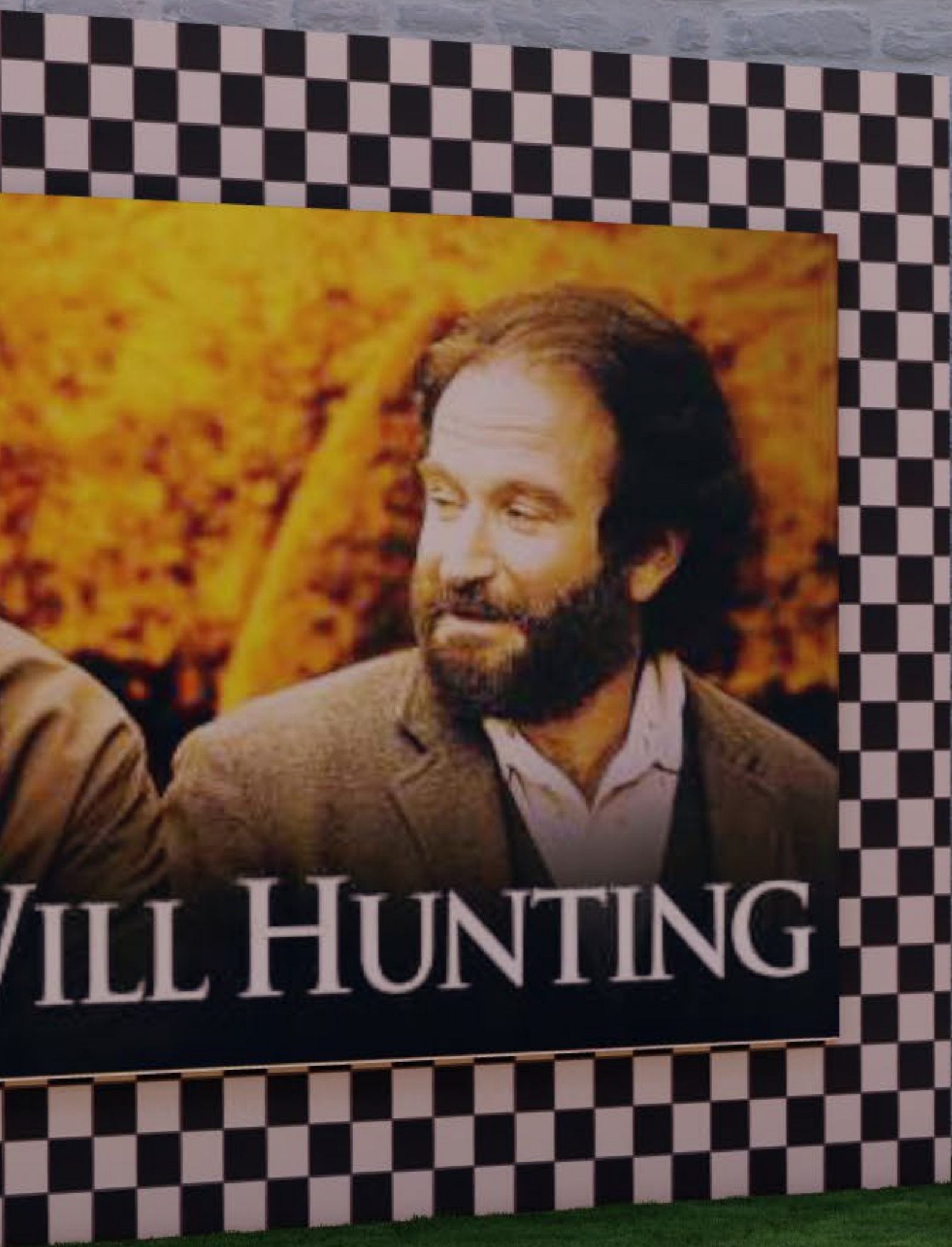
## **Skate Park**

Take your skateboard and get ready to enjoy the thrill. Experience the exclusivity of Caja by Maxx Royal at the skate park with your friends.



## Outdoor Cinema

How about a nostalgic evening under the stars? Caja by Maxx Royal's outdoor cinema shows your favourite films amid the backdrop of the magnificent Aegean.

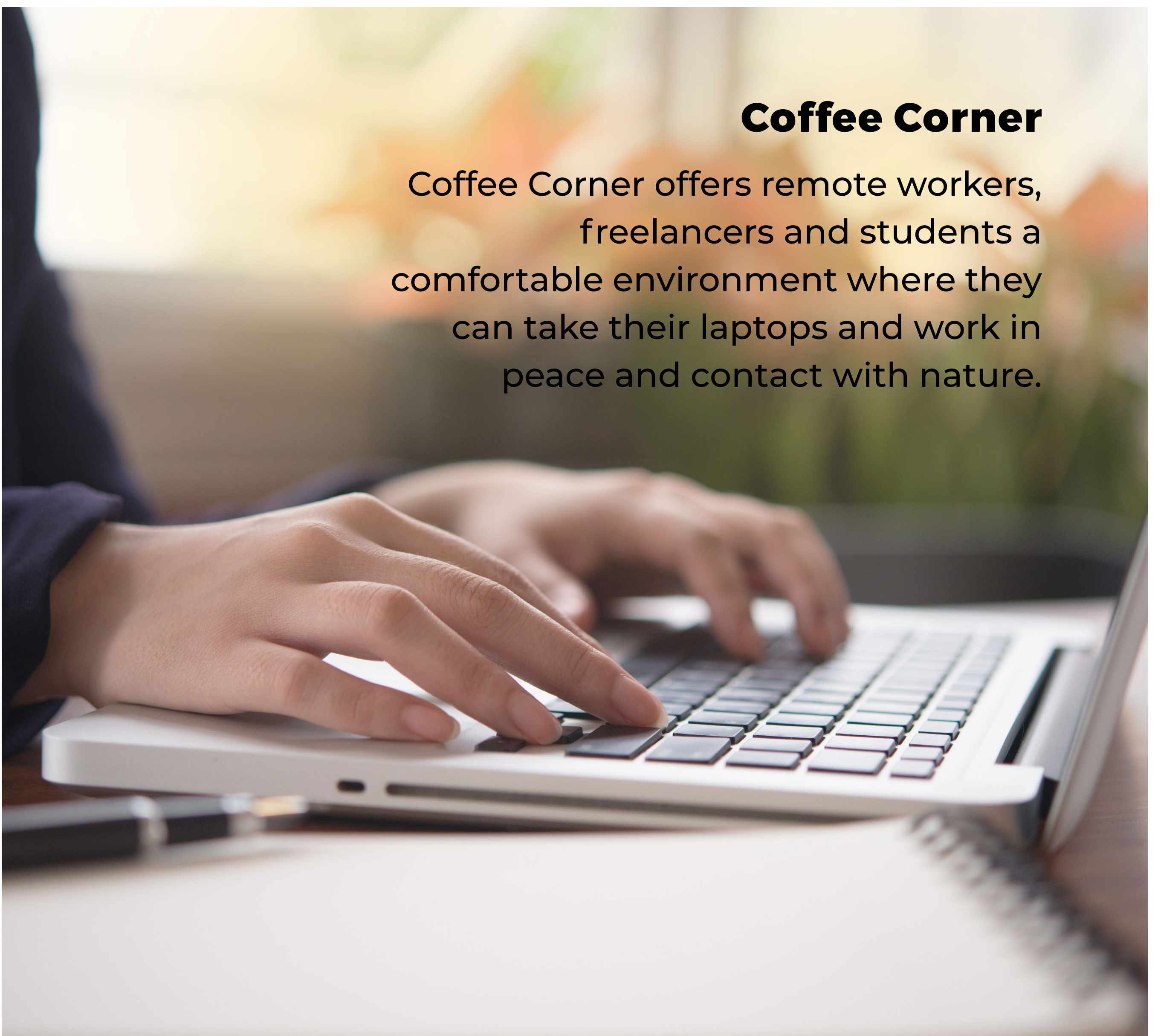






## **Coffee Corner**

Coffee Corner offers remote workers, freelancers and students a comfortable environment where they can take their laptops and work in peace and contact with nature.





**We Care About Your Safety...**

For your safety and health, our nurses are  
always by your side whenever you need  
throughout the summer...



## **Pilates Room**

Achieve a healthier and more flexible body and free your mind from the hustle and bustle of daily work! Pilates Room is waiting for you to strengthen your muscles, increase your flexibility and create a solid skeletal system...

## Youth Centre

PlayStation, billiards, table tennis...  
The Youth Centre offers hours of fun  
for all its guests who cannot  
stop playing games!







Roda



**An Unforgettable Dining Experience...**

## **Roda Restaurant**

Villa owners will enjoy an exclusive experience with the elegant atmosphere and unique presentations of Roda Restaurant & Bar, where exquisite flavours from world cuisines are served. Delicious flavours, prepared with special recipes by master chefs, are brought to the chic tables.



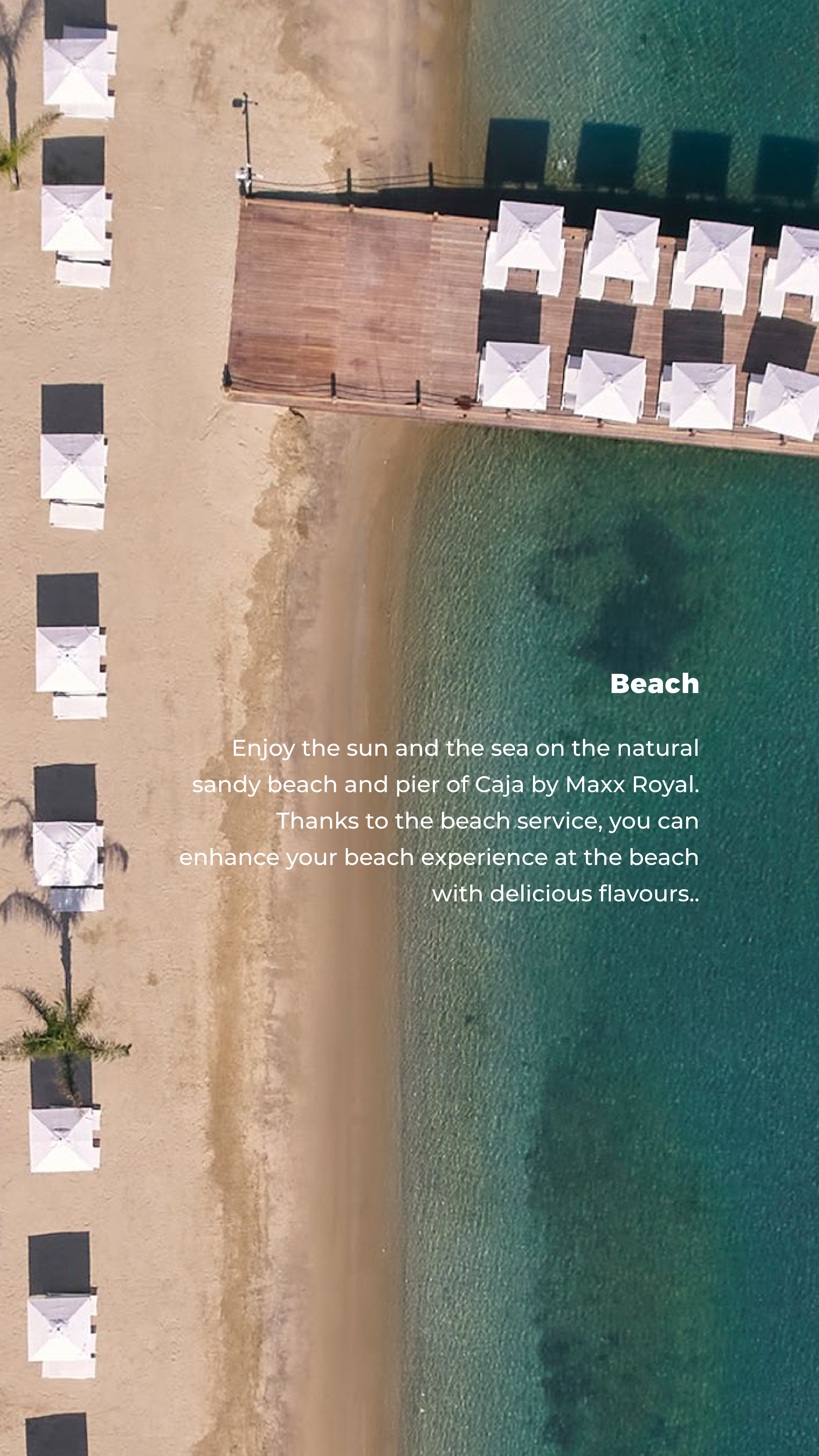
A photograph of an outdoor lounge area. In the foreground, a large olive tree trunk is on the right. To the left, there's a wooden deck with a modern lounge chair and a wicker chair. A small table with a succulent is in the bottom left. The background shows more greenery and a building.

## **Nature and Landscape**

Relax a little in the seating areas surrounded by olive trees or take a short walk in the greenery. You'll feel at one with nature at Caja by Maxx Royal, which is a visual delight with its landscapes illuminated at night.

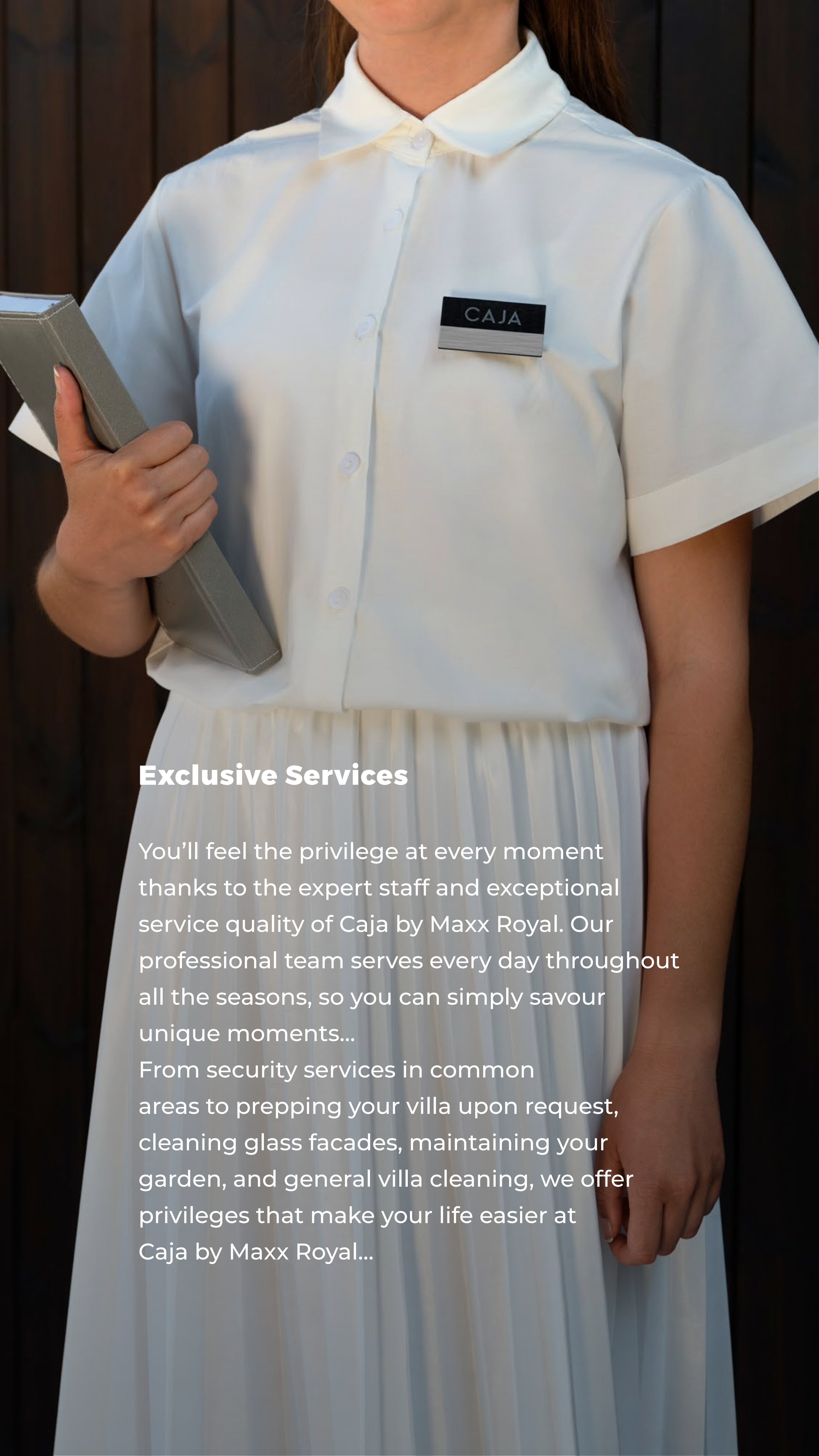






## **Beach**

Enjoy the sun and the sea on the natural sandy beach and pier of Caja by Maxx Royal. Thanks to the beach service, you can enhance your beach experience at the beach with delicious flavours..



## **Exclusive Services**

You'll feel the privilege at every moment thanks to the expert staff and exceptional service quality of Caja by Maxx Royal. Our professional team serves every day throughout all the seasons, so you can simply savour unique moments...

From security services in common areas to prepping your villa upon request, cleaning glass facades, maintaining your garden, and general villa cleaning, we offer privileges that make your life easier at Caja by Maxx Royal...

## PROJECT TEAM

### **Han Tmertekin**

The stylish villas of Caja by Maxx Royal bear the signature of the Architect Han Tmertekin. Han Tmertekin, who carries out his architectural activities within the frame of the company he founded in Istanbul in 1986, Mimarlar ve Han Tmertekin Project Consultancy Services Ltd Sti., also stands out with projects in the Netherlands, Japan, Canada, the United Kingdom and France.



### **Geo\_ID Design Studio**

Founded in 2013 in collaboration with the renowned design firm GeoMIM, Geo\_ID has designed the interiors of the Caja by Maxx Royal residences and villas with an innovative and modern approach. Geo\_ID, which carries out original works in many areas from brand identity to product design, styling, interior design and production, stands out with its projects that it creates taking into account the dynamics of the times and cultural values.



## Caja by Maxx Royal

Maxx Royal brings exclusive services, unparalleled experiences and a world unlike any other to the shores of the Aegean with its brand-new concept Caja by Maxx Royal! Following Maxx Royal Kemer Resort and Maxx Royal Belek Golf Resort, Maxx Royal is now introducing its expertise in the tourism-accommodation sector to its guests at Caja by Maxx Royal, offering a privileged lifestyle...

[www.cajabymaxxroyal.com](http://www.cajabymaxxroyal.com)

# CAJA

by MAXXROYAL

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