

# CAJA

by MAXXROYAL





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

Discover the breathtaking charm of Bodrum's Hebil Bay with the refined elegance of Caja by Maxx Royal!

Caja by Maxx Royal seamlessly combines the renowned refinement of Maxx Royal Resorts, celebrated for its exceptional accommodations in Belek, Kemer, and Bodrum. This new concept is defined by a commitment to personalised service and meticulous attention to detail. Located in the serene Hebil Bay, Caja by Maxx Royal is surrounded by lush green hills and peaceful shores, lapped by crystal-clear waters.

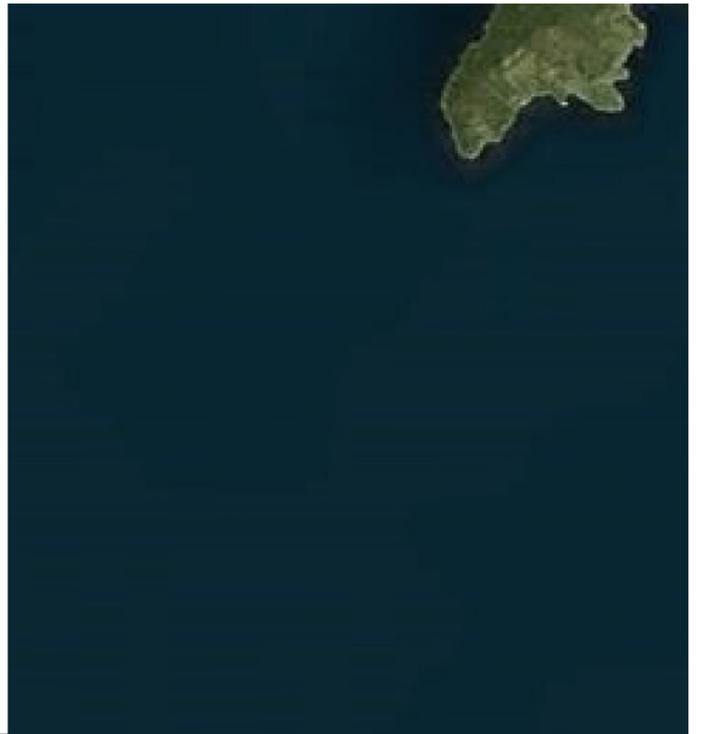
Caja by Maxx Royal is a meticulously designed project that offers long-term stays in Bodrum through 22 fully equipped, elegantly appointed residences, redefining the holiday experience. Every aspect of the design has been carefully crafted to ensure effortless comfort, with each residence showcasing striking interiors that seamlessly blend contemporary aesthetics with functional design. Available in 1+1 to 3+1 options, all residences feature a private terrace or garden, inviting residents to fully immerse themselves in the enchanting spirit of Bodrum as part of their everyday life.

More than just a place to stay, Caja by Maxx Royal invites you to make Bodrum your home, with exclusive villas available for purchase. Here, villa owners embark on a new chapter of life, where each day is defined by Maxx Royal's renowned excellence and the comfort of true exclusivity.

With its beachfront location and signature service, Caja by Maxx Royal offers a unique lifestyle where every moment feels elevated. Guests can immerse themselves in the serenity of a stunning bay, relax by the outdoor pool, explore exquisite flavours at the restaurants and indulge in wellness at the SPA and fitness centre. While adults unwind, younger guests are welcomed into a world of imagination and discovery at the mini club, where each day is filled with joy, creativity and cherished memories.

Discover Bodrum's most treasured moments, where the sea, sun, nature and joy converge under the refined elegance of Caja by Maxx Royal. Thoughtfully curated spaces, sophisticated design and a tranquil atmosphere define a lifestyle unlike any other.





## An Exceptional Location







## Bodrum

Bodrum is one of the top destinations for summer holidays, a truly exceptional corner of the Aegean. Steeped in history and once home to numerous civilisations, it stands today as one of the world's most renowned holiday destinations. From its Blue Flag beaches and iconic whitewashed houses to its lush green landscapes, the majestic Bodrum Castle and countless historical landmarks, the region offers an unforgettable mix of seaside relaxation and cultural discovery.

Home to important historical landmarks like the Mausoleum of Halicarnassus, one of the Seven Wonders of the Ancient World, Bodrum has long served as a source of inspiration for many renowned artists and writers. Among its most devoted admirers was Cevat Şakir Kabaağaçlı, the Fisherman of Halicarnassus, who expressed his love for Bodrum with these unforgettable 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 offers something for everyone, from world-class restaurants to stylish marinas and vibrant entertainment venues. Located 45 kilometres from Bodrum-Milas Airport and just 22 kilometres from the town centre, Caja by Maxx Royal invites you to experience unforgettable moments in a setting where shades of blue and green meet in perfect harmony.

## Türkbükü

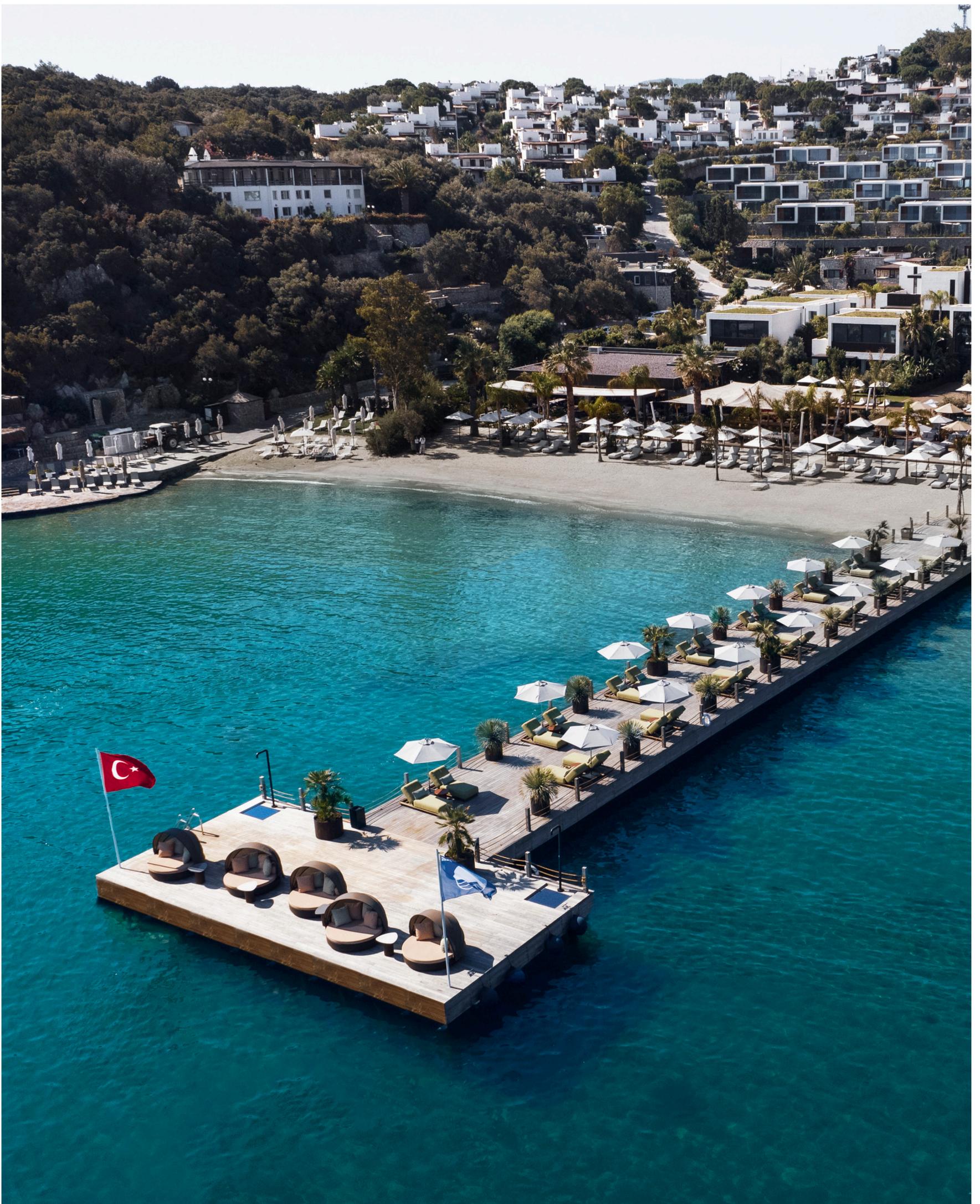
Located 20 km from the heart of Bodrum, Türkbükü stands out with its turquoise waters, mandarin gardens, long beaches and vibrant entertainment venues - a destination that charms every visitor. Caja by Maxx Royal is just 2 km away from Türkbükü.





## Hebil Bay

Nestled on the Bodrum Peninsula, just behind Türkbükü, Hebil Bay is a hidden gem where lush greenery stretches down to the shoreline and panoramic views open onto crystal-clear waters. At the heart of this natural beauty, Caja by Maxx Royal shines as a unique lifestyle project, combining seafront living with elegant design and providing easy access to Bodrum's most desirable destinations.







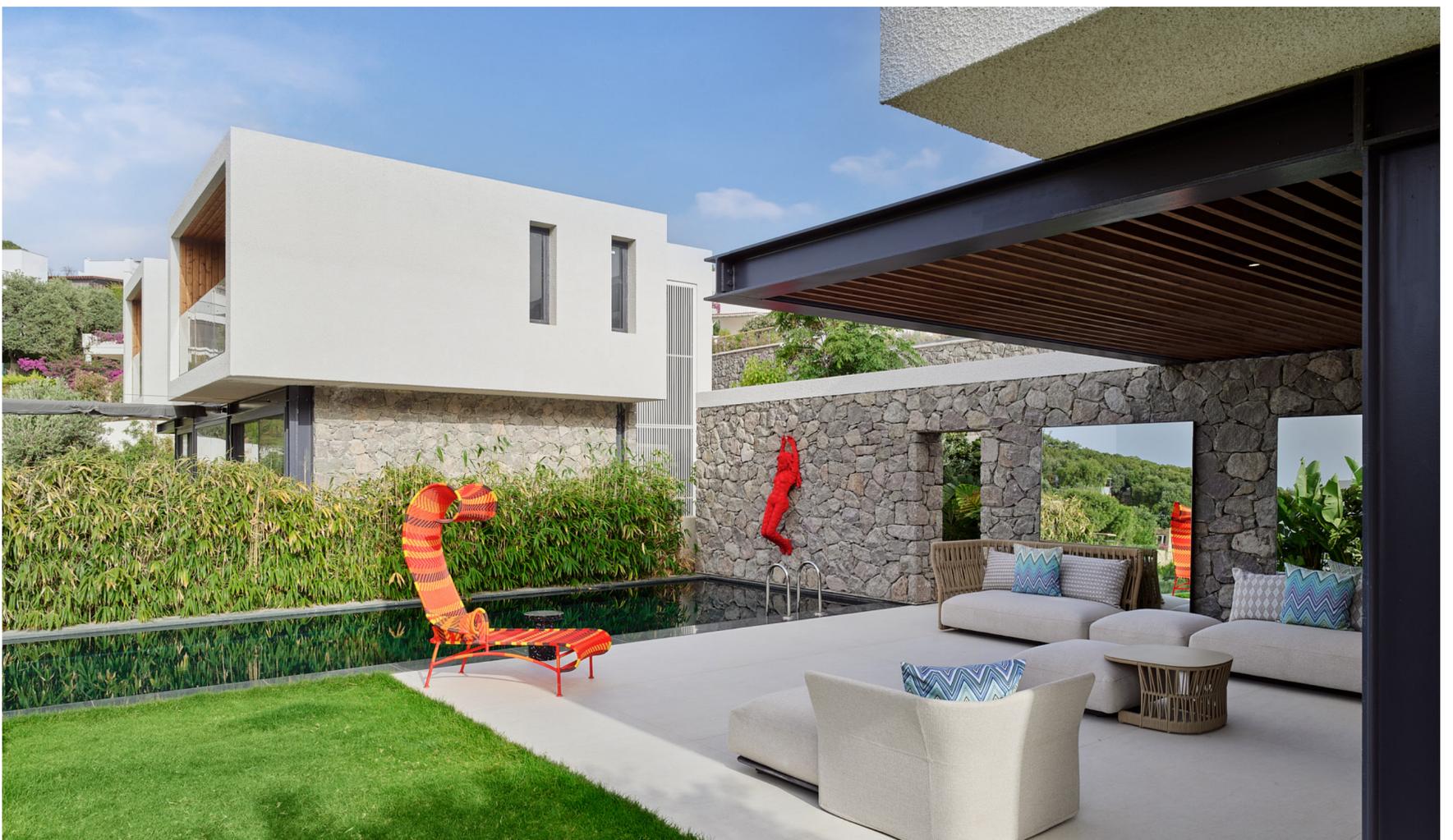


## Stylish Villas with Exceptional Design

Caja by Maxx Royal, set in the picturesque surroundings of Hebil Bay, is a lifestyle project designed to offer the beauty of Bodrum throughout the year. Comprising 84 meticulously designed villas across two phases, Caja by Maxx Royal offers a diverse range of living options, including 45 Type A villas with 5+1 layouts, 18 Type B villas opening onto unique garden spaces, and 21 Type C villas available as 3+1 simplexes or 4+1 duplexes. All villas feature panoramic sea views and the exceptional service excellence of Maxx Royal.

The villas at Caja by Maxx Royal are designed to embody elevated living, with high ceilings framing spectacular views, expansive windows that welcome the morning light, and private gardens and pools that elevate everyday luxury. Each villa includes balconies and terraces opening onto stunning natural surroundings, open-plan kitchens that seamlessly integrate with the living space, and underfloor heating for year-round comfort. Timeless in style and contemporary in spirit, these homes offer a refined living experience throughout the seasons.

Where aesthetics meet luxury, these villas are presented with a range of thoughtfully designed layouts and interiors, showcasing exquisite craftsmanship from the very first glance. Designed by renowned architect Han Tümertekin and nestled among olive trees, these villas provide an invitation to live a life of enduring elegance and exclusivity.





## *Villa Type*

### **C-Type Villas**

#### **Perfectly Crafted Spaces, Remarkable Experiences**

Designed as twin villas, 21 C-Type Villas offer two refined living options: a 4+1 duplex villa and a 3+1 simplex suite. The simplex suites offer a lifestyle immersed in nature, with private terraces that open onto expansive gardens. The duplex villas reflect contemporary living at every turn, with functional interiors and lush outdoor spaces that invite you to become part of this exceptional setting.

The tranquil gardens of the simplex suites provide a private retreat, perfect for gathering with loved ones over memorable meals or making the most of the nearby social amenities just moments away. In the duplex villas, every detail is finished with elegant touches, creating a serene atmosphere where you can unwind amid greenery and take full benefit from the exclusive services tailored to your comfort.



# C-TYPE VILLA LAYOUT



## The Art of Refined Living

Set within the distinguished setting of Bodrum's Hebil Bay, Caja by Maxx Royal offers a refined lifestyle, combining nature with luxury. Crafted by architect Han Tümertekin, the villas embody a timeless design language. Here, from secluded shoreline to curated SPA rituals, every detail centres on comfort and tranquillity.

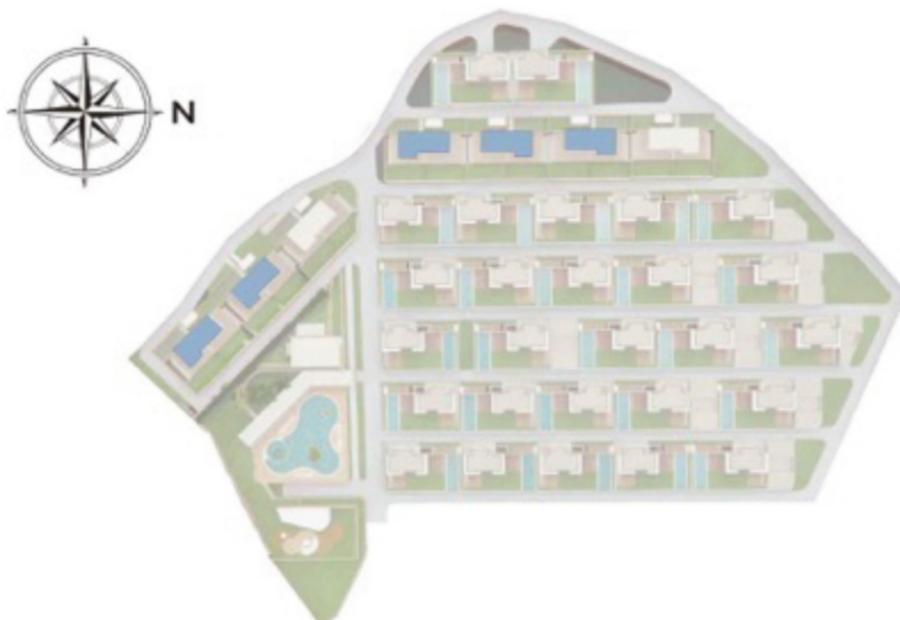


# CAJA C-TYPE

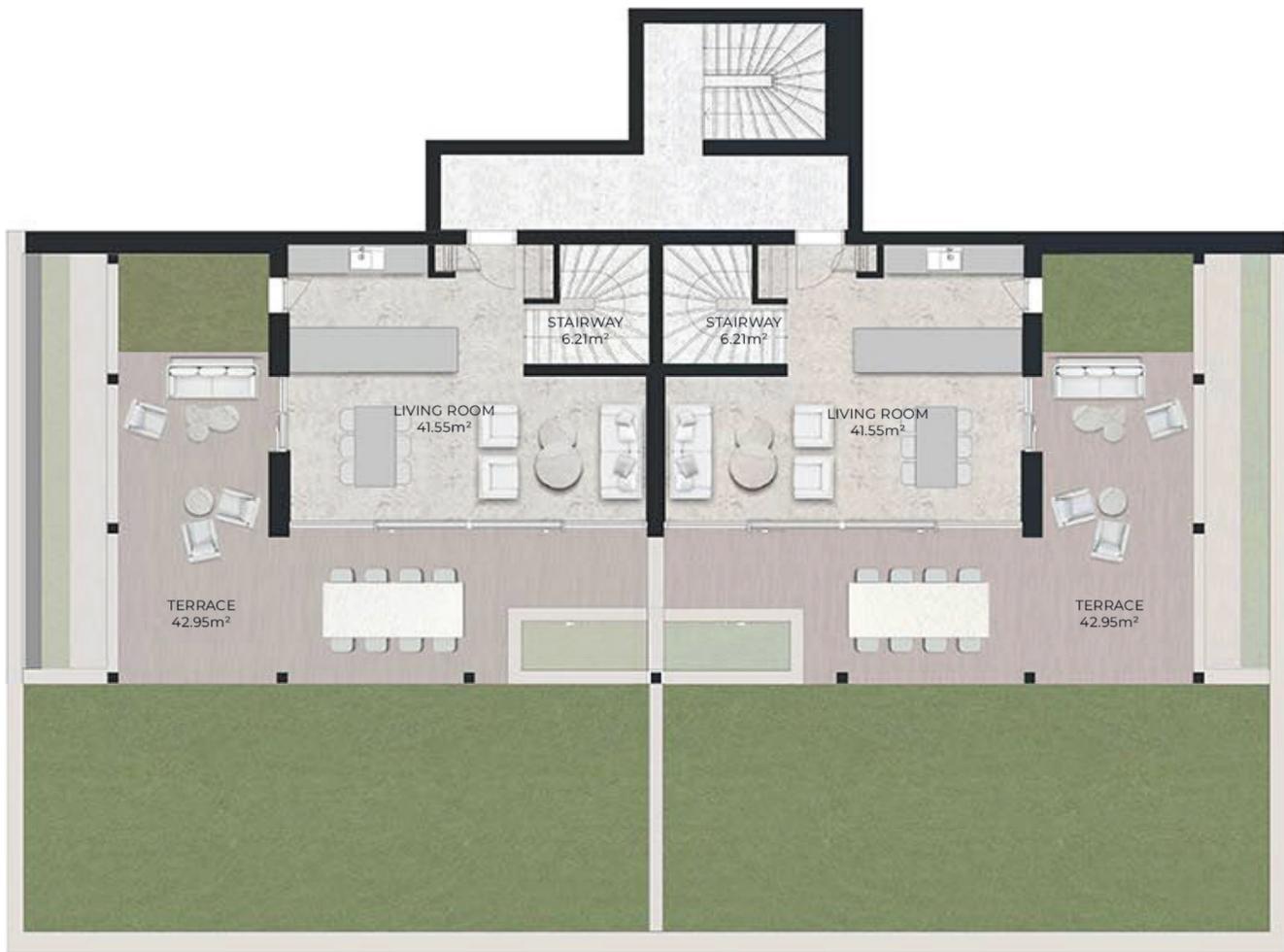
## VILLA 26, 33, 34 SIMPLEX 3+1 1. FLOOR PLAN



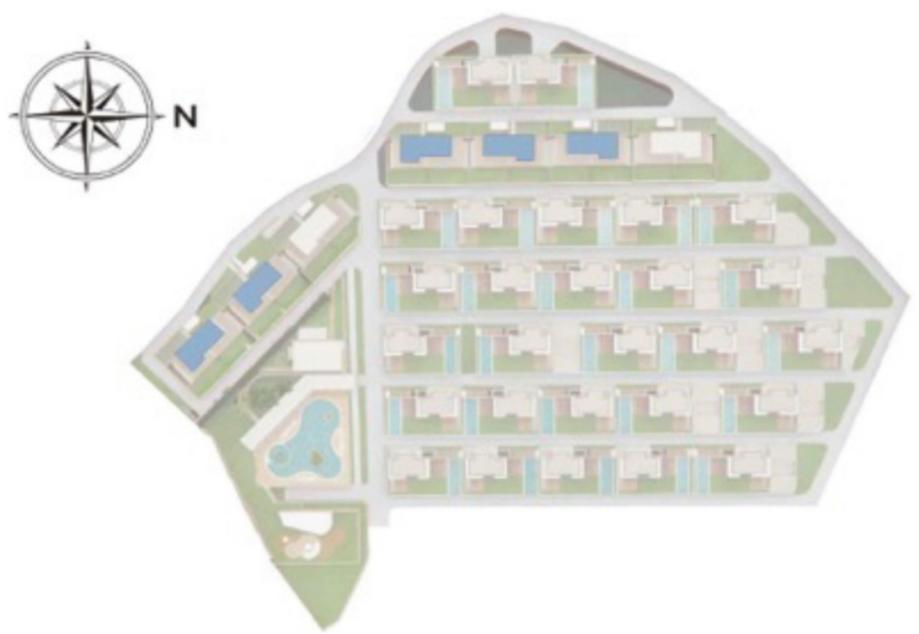
ENTRANCE	4.45 m2
CORRIDOR	7.70 m2
LIVING AREA	37.78 m2
BALCONY	7.80 m2
BEDROOM 1	9.88 m2
BEDROOM 2	10.06 m2
MAST. BEDROOM	15.99 m2
BATHROOM 2	5.08 m2
DRESSING ROOM	4.67 m2
BATHROOM 1	5.78 m2
TECHNICAL SPACE	7.20 m2
TERRACE	24.34 m2



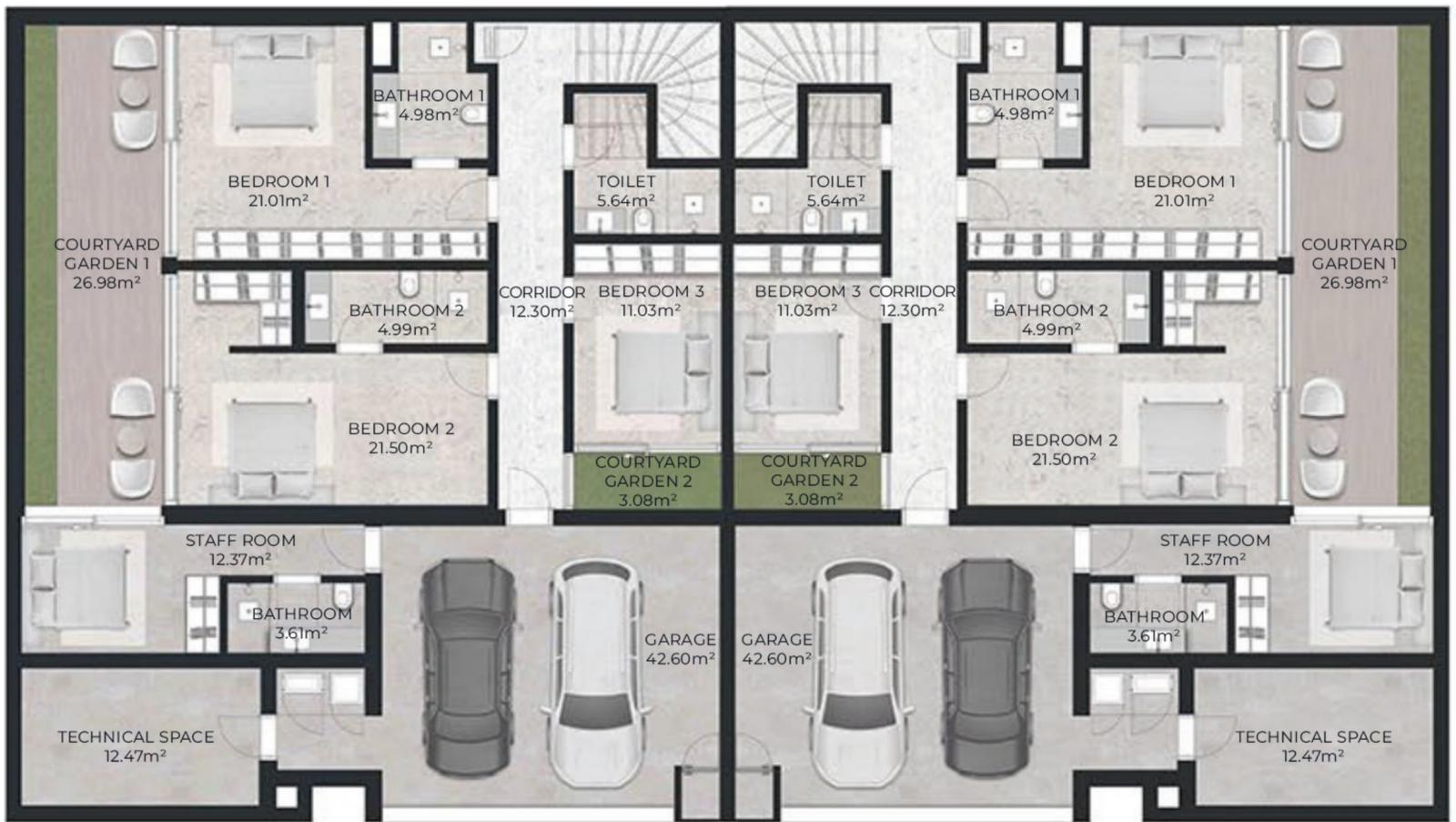
# CAJA C-TYPE DUPLEX 4+1 GARDEN FLOOR PLAN



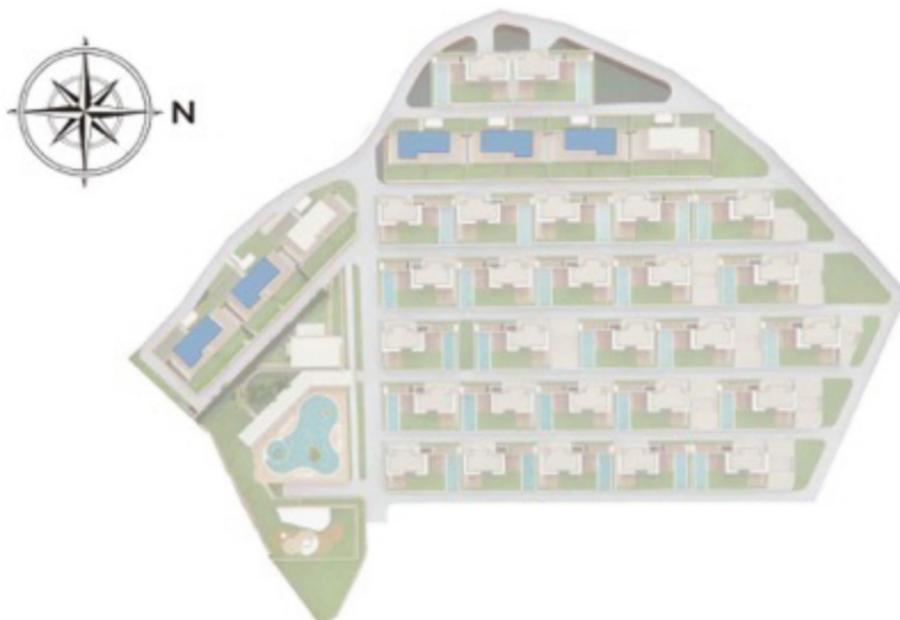
<b>STAIRWAY</b>	<b>6.21 m2</b>
<b>LIVING ROOM</b>	<b>41.55 m2</b>
<b>TERRACE</b>	<b>42.95 m2</b>



# CAJA C-TYPE DUPLEX 4+1 GROUND FLOOR PLAN



<b>CORRIDOR</b>	<b>12.30 m2</b>
<b>BEDROOM 1</b>	<b>21.01 m2</b>
<b>BATHROOM 1</b>	<b>4.98 m2</b>
<b>BEDROOM 2</b>	<b>21.50 m2</b>
<b>BATHROOM 2</b>	<b>4.99 m2</b>
<b>BEDROOM 3</b>	<b>11.03 m2</b>
<b>TOILET</b>	<b>5.64 m2</b>
<b>COURTYARD GARDEN 1</b>	<b>26.98 m2</b>
<b>COURTYARD GARDEN 2</b>	<b>3.08 m2</b>
<b>STAFF ROOM</b>	<b>12.37 m2</b>
<b>BATHROOM</b>	<b>3.61 m2</b>
<b>TECHNICAL SPACE</b>	<b>12.47 m2</b>
<b>GARAGE</b>	<b>42.60 m2</b>





### **VILLA 3+1 SIMPLEX TOTAL M<sup>2</sup>:**

<b>NET AREA INCLUDING THE TERRACE:</b>	<b>129.7 m<sup>2</sup></b>
<b>ALLOCATED GARDEN AREA:</b>	<b>64.6 &gt; 105.7 m<sup>2</sup></b>

### **VILLA 4+1 DUPLEX TOTAL M<sup>2</sup>:**

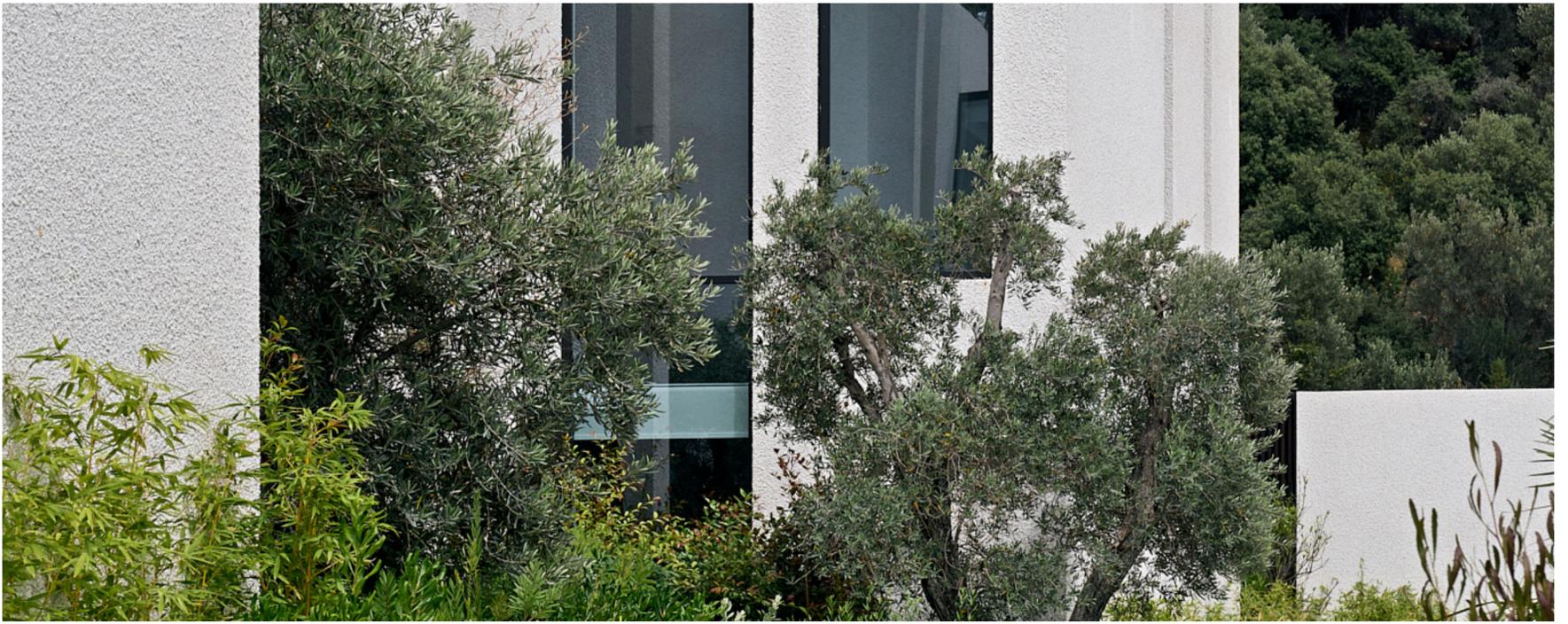
<b>NET AREA INCLUDING THE TERRACE:</b>	<b>223.5 &gt; 235.3 m<sup>2</sup></b>
<b>ALLOCATED GARDEN AREA:</b>	<b>148.8 &gt; 195.5 m<sup>2</sup></b>





# DESIGN AND LANDSCAPE



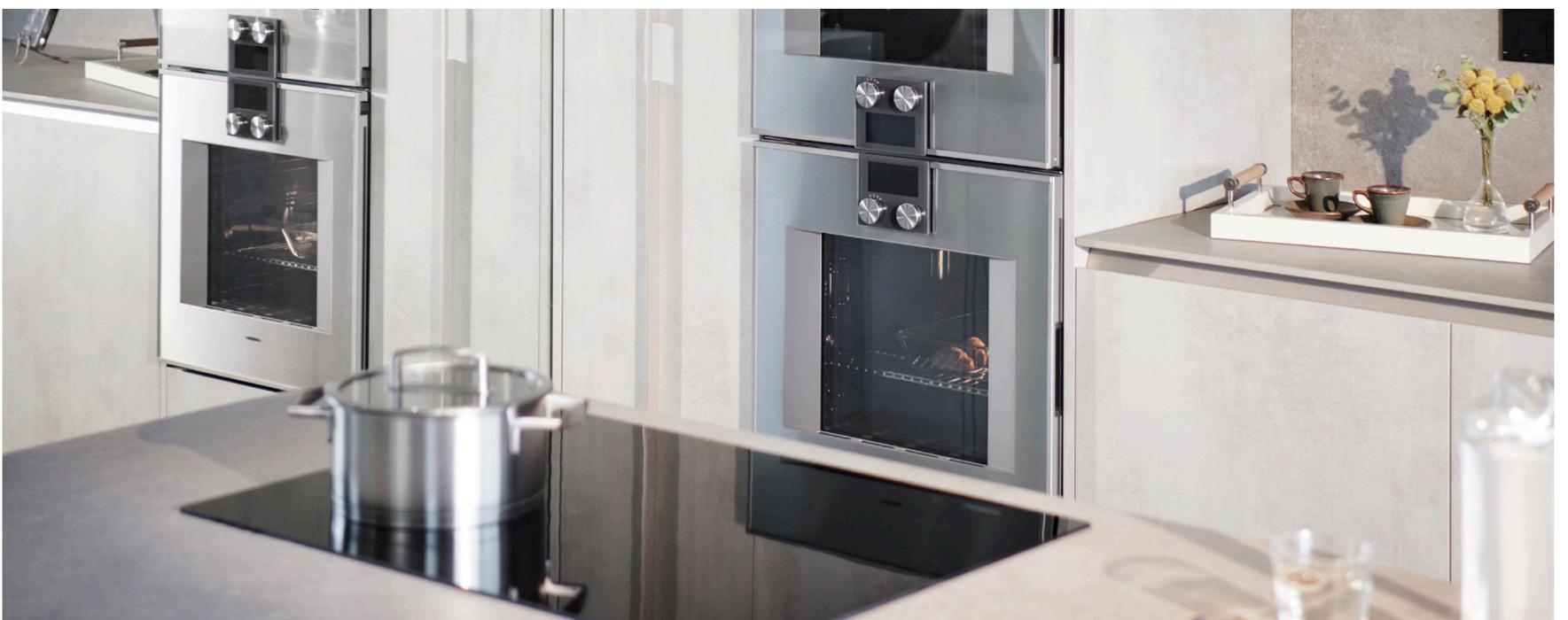


Exceptional design creates unforgettable experiences. At Caja by Maxx Royal, meticulously curated landscaping, enriched by ambient lighting at night, transforms the surroundings into a visual masterpiece, inviting you to live in perfect harmony with nature. Unwind beneath the shade of olive trees, wander through lush green paths, and absorb the tranquil charm of Hebil Bay. Allow yourself to be enchanted by the captivating allure of Bodrum's coastline.

From interiors to garden, the villas at Caja by Maxx Royal embody a refined yet distinctive aesthetic that elevates every moment. Thoughtfully designed for both beauty and functionality, each room opens onto Bodrum's iconic landscape, infusing the home with a natural sense of energy and serenity.

A stylish, elegant and highly functional open-plan kitchen with a private island, crafted in Italian design and seamlessly integrated with the living space. Defined by its remarkable architecture, the kitchen effortlessly meets every need. Experience the signature sophistication of Gaggenau and DADA, brought to life through timeless design and exceptional craftsmanship!

Your private garden becomes the backdrop to life's most treasured moments. Whether overlooking the whitewashed houses nestled in green hills or gazing out at the endless blue of the sea, time seems to slip quietly by.





## Enjoy Every Moment in Comfort

At Caja by Maxx Royal, every detail is a testament to the hallmark quality of Maxx Royal. Thoughtfully designed with both comfort and connection in mind, these exclusive facilities offer villa owners a refined social lifestyle, where everyday moments become extraordinary. Set along the shores of Hebil Bay, Caja by Maxx Royal features a private beach, gym, spa, mini club, co-working areas, bars and restaurants, all created to inspire both relaxation and meaningful interaction. A dedicated buggy service provides easy access to all communal areas and the beach, with private buggies available for each villa.

Maxx Royal Bodrum Resort is also easily accessible via private boat transfers, offering visitors exclusive access to the resort's restaurants and social facilities.

Caja by Maxx Royal invites you to embrace a dream you'll never want to end, where every corner reflects the distinguished quality of Maxx Royal.



# RESTAURANT AND BARS





## **Roda Restaurant**

Villa owners are invited to indulge in an exceptional dining experience at Roda Restaurant & Bar, where global cuisines are harmoniously blended with elegant presentation in a sophisticated setting. Exquisite dishes, crafted by master chefs using signature recipes, are served with impeccable flair.





## CaSo Restaurant

CaSo Restaurant, ideally positioned by the pool, offers villa owners a warm welcome year-round, with a seamless blend of indoor and outdoor dining. From Mediterranean and Turkish classics to refined fast food dishes, each plate is crafted to delight, beautifully presented throughout every season.





## Castana Bar

Whether you're enjoying your favourite drink or exploring new cocktails, Castana Bar is your guide to moments of indulgence. Effortlessly stylish, it's set to become a part of your everyday Bodrum ritual.



# SOCIAL FACILITIES

Enjoy a refined social life at Caja by Maxx Royal, where exclusive spaces are dedicated to enriching each day. Available throughout the day for villa owners and their guests, these amenities are effortlessly integrated into your daily routine.



## Lounge

Lounge is a refined space where you can unwind and host guests in comfort throughout the year. With its sophisticated atmosphere and impeccable service, it elevates every moment to a memorable experience. Exclusively reserved for villa owners, this elegant venue offers stunning views of the Aegean Sea, the ideal backdrop for a quiet drink or meaningful time shared with loved ones.



## **Coffee Corner**

Coffee Corner provides a calm and comfortable setting for remote workers, freelancers and students, a space where you can bring your laptop and work in harmony with nature.



## Youth Room

Brimming with energy and excitement, Youth Room is a dedicated space where fun never goes out of style!



## Mini Club

At the Mini Club, little ones enjoy a world of fun through carefully curated activities that also support their learning and development.

From nature-integrated play areas and a dedicated kids' pool to exclusive playrooms and digital gaming corners in the villas, young guests experience the exclusivity of Caja by Maxx Royal in their own special way.





## **TV & Games Room**

The television and gaming area shall serve as an exquisite gathering spot for you and your neighbours, providing an opportunity to relish delightful moments in each other's company.

# BEACH AND POOLS





## Beach

Enjoy the sun and sea on Caja by Maxx Royal's private sandy beach and pier. With dedicated beachside service, your seaside moments are elevated by delicious refreshments and impeccable comfort.

## Adult Pool

The 140 cm-deep shared pool and the private pool, reserved exclusively for villa owners, offer a seamless and exceptional swimming experience throughout the day.

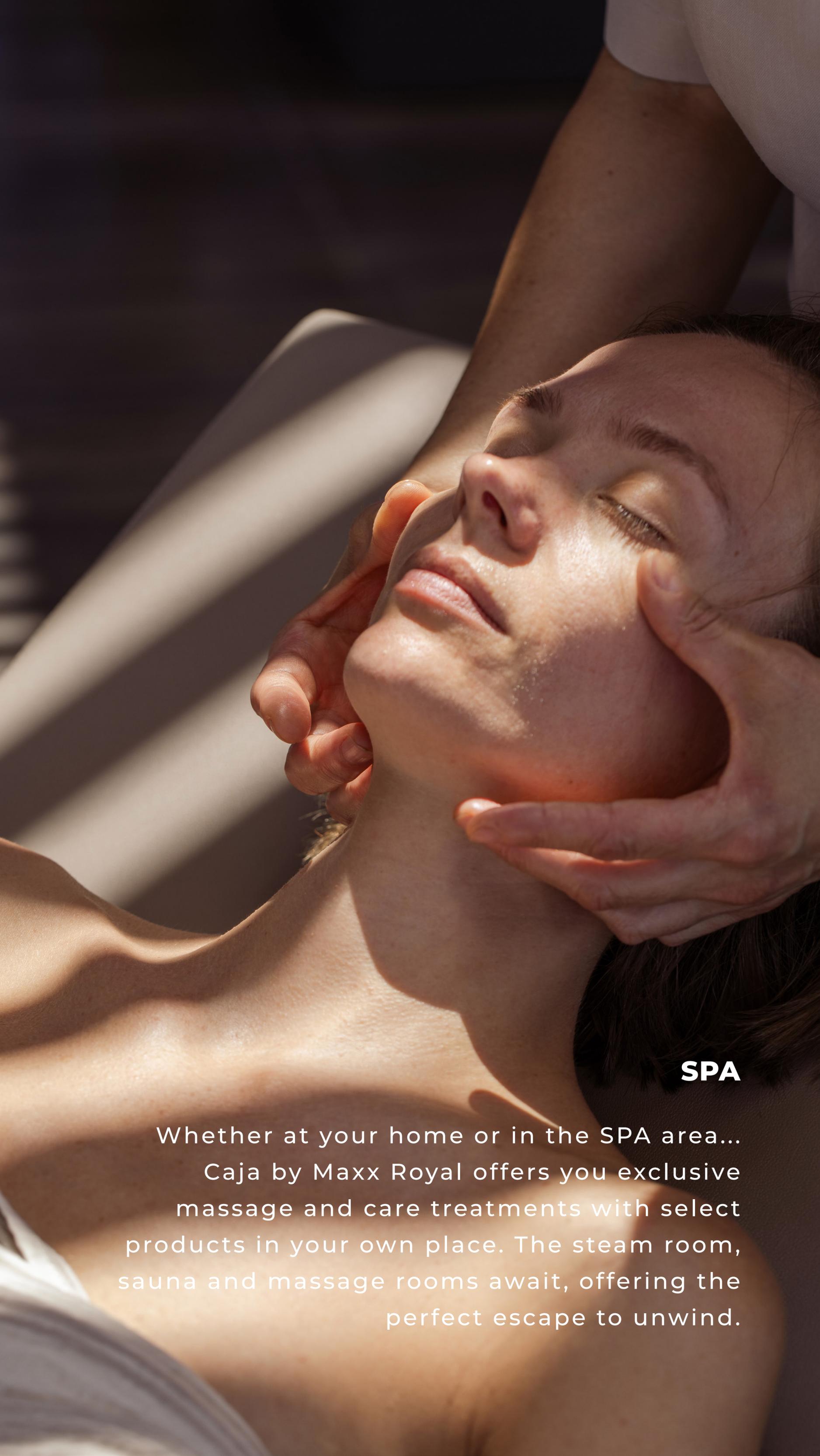
## Kids' Pool

The 35 cm-deep kids' pool offers little ones the chance to enjoy swimming freely and make lasting memories with their friends.



# SPA FACILITIES



A close-up photograph of a woman lying down, receiving a facial massage. Her eyes are closed, and her expression is relaxed. Two hands are gently massaging her face, one near her eye and the other near her cheek. The lighting is soft and warm, highlighting the contours of her face and the texture of her skin. The background is dark and out of focus, suggesting a spa or treatment room environment.

## **SPA**

Whether at your home or in the SPA area...  
Caja by Maxx Royal offers you exclusive  
massage and care treatments with select  
products in your own place. The steam room,  
sauna and massage rooms await, offering the  
perfect escape to unwind.



## GYM

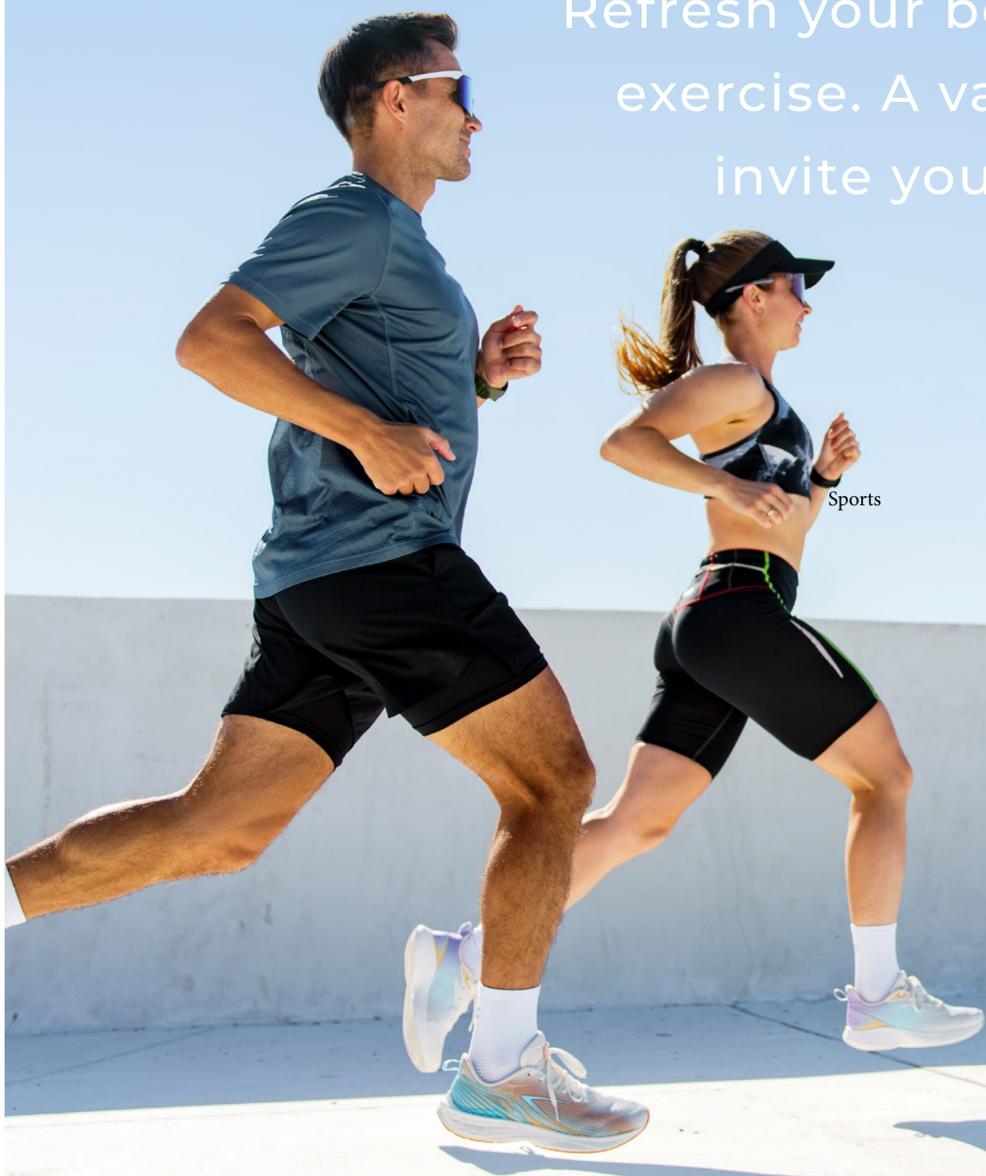
Get ready for a fitter body at Caja by Maxx Royal's well-equipped gym! The large and spacious gym has all the equipment to meet the needs of fitness enthusiasts.

# FACILITIES

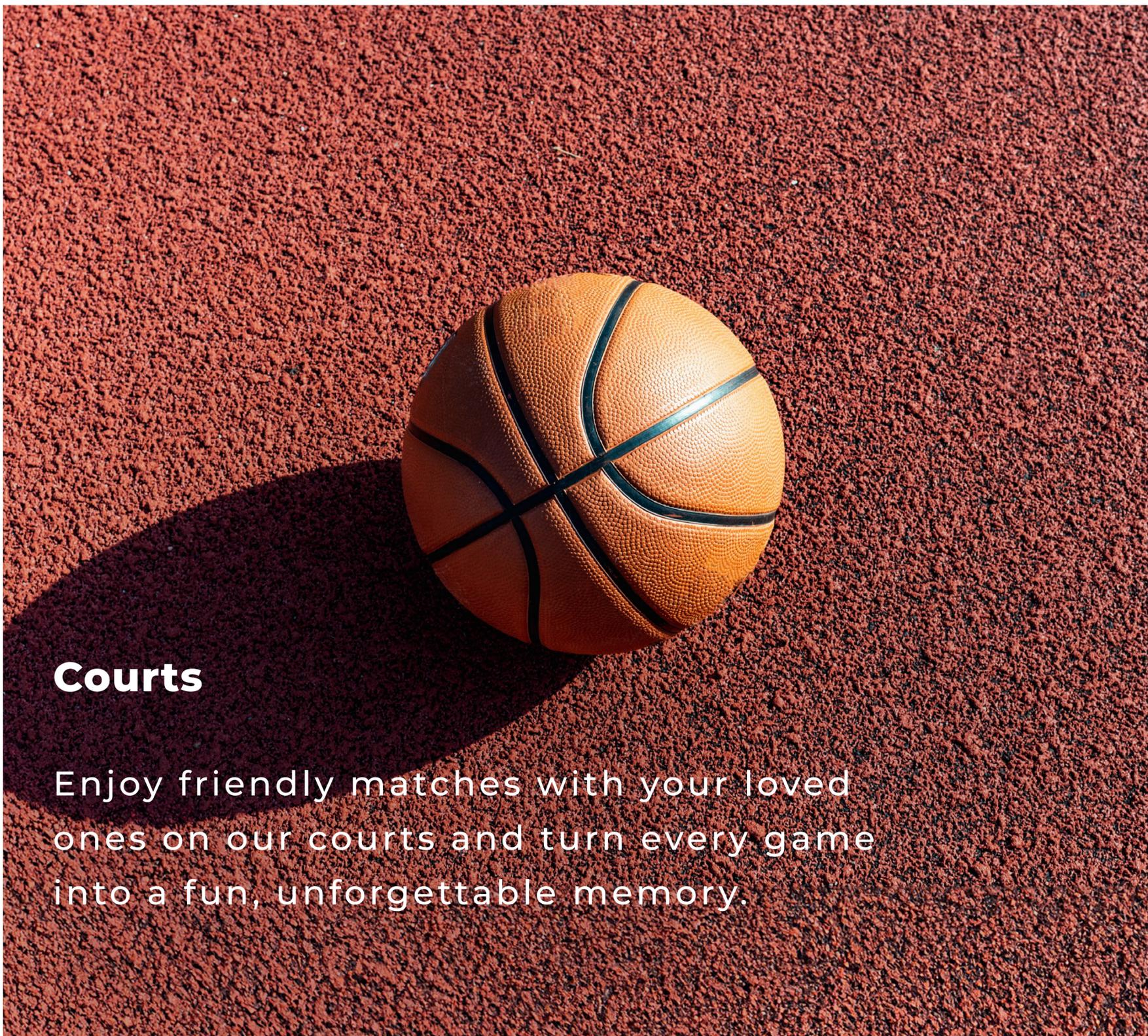


## Sports

Refresh your body and mind with daily exercise. A variety of sports activities invite you to enjoy every moment while feeling energised and renewed.



Sports



## Courts

Enjoy friendly matches with your loved ones on our courts and turn every game into a fun, unforgettable memory.



## **Indoor Parking**

Enjoy the comfort of a dedicated indoor parking space, one of the many privileges thoughtfully offered at Caja by Maxx Royal.



## **Health Services**

Your health and wellbeing are always our top priority. Our health services are available whenever you may need assistance.

# EXCLUSIVE SERVICES



Life at Caja by Maxx Royal is defined by exclusive services designed to meet your every need. A dedicated team is at your service year-round, at any hour of the day, to respond to personal requests and ensure that everyday living remains seamless, comfortable and entirely tailored to you.

- Reception, concierge and security services are available 24/7 to make everyday living effortless.
- All technical maintenance, housekeeping, garden and pool care for your villa is professionally managed.
- A buggy service is available throughout Caja by Maxx Royal, ensuring easy access to every corner.

Every service bears the signature of Maxx Royal's unwavering commitment to excellence. From dry cleaning to private helicopter charter, every request is handled with precision. All that's left is for you to indulge in a lifetime of refined living.



## PROJECT TEAM

### **Han Tmertekin**

The elegant villas of Caja by Maxx Royal bear the signature of architect Han Tmertekin. Since founding Mimarlar ve Han Tmertekin Project Consultancy Ltd. in Istanbul in 1986, he has led a distinguished architectural career. His work has gained international recognition through notable projects across the Netherlands, Japan, Canada, the United Kingdom and France.





## **The Story Begins to Unfold at Caja by Maxx Royal!**

Caja by Maxx Royal, an exclusive Maxx Royal concept, has taken shape in the captivating setting of Hebil Bay with a collection of thoughtfully crafted villas. The first phase, comprising 36 units, is now fully owned, and each villa has embarked on its own unique journey. Be part of the next phase and step into a lifetime of serenity and distinction.

[www.maxxroyal.com/tr/caja-by-maxx-royal](http://www.maxxroyal.com/tr/caja-by-maxx-royal)

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