



S E R E N E  
C O V E



KUŞADASI



# Serene Cove by CERM-EX

## Surround Yourself with Elegance

Envision your tranquil retreat at Serene Cove, where luxury seamlessly embraces the natural beauty of mountains and sea. Crystal-clear waters gently meander through an intricate, verdant landscape, casting an enchanting glow on the picturesque union of land and sky.

Experience unrestricted indulgence, anytime, with meticulous attention to every detail. Find solace in a sanctuary where stress effortlessly fades away.





## Redefining Luxury in Kusadasi

Serene Cove presents the pinnacle of opulent living in a secluded, resort-inspired ambiance, providing an unparalleled experience in luxurious living.

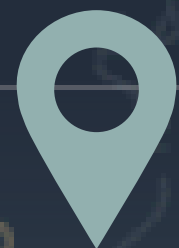
Serene Cove's grand, sunlit residences feature exquisite architecture and interior design seamlessly extending from indoors to the captivating outdoors, allowing you to bask in every moment surrounded by the natural beauty of mountains and the serene sea views.

A top-down view of a beach scene. On the left, a turquoise pool with a mosaic tile pattern is visible. In the center, a woven basket contains a pineapple and a striped bag. Next to it are a pair of sunglasses, an orange, and a piece of light-colored fabric. On the right, a large straw hat sits on the ground.

A place where you craft your world,  
your time, your life.



# Serene Cove



45 Min

to Adnan Menderes International Airport

8 Min

to Kusadasi International Golf Resort

10 Min

to Kusadasi Shopping Mall and Lunapark

20 Min

to Kusadasi Marina / City Center

Theme and Water Park



Kusadasi Mall



Lunapark



Kusadasi Long Beach



Kusadasi Castle



City Centre



Kusadasi Marina



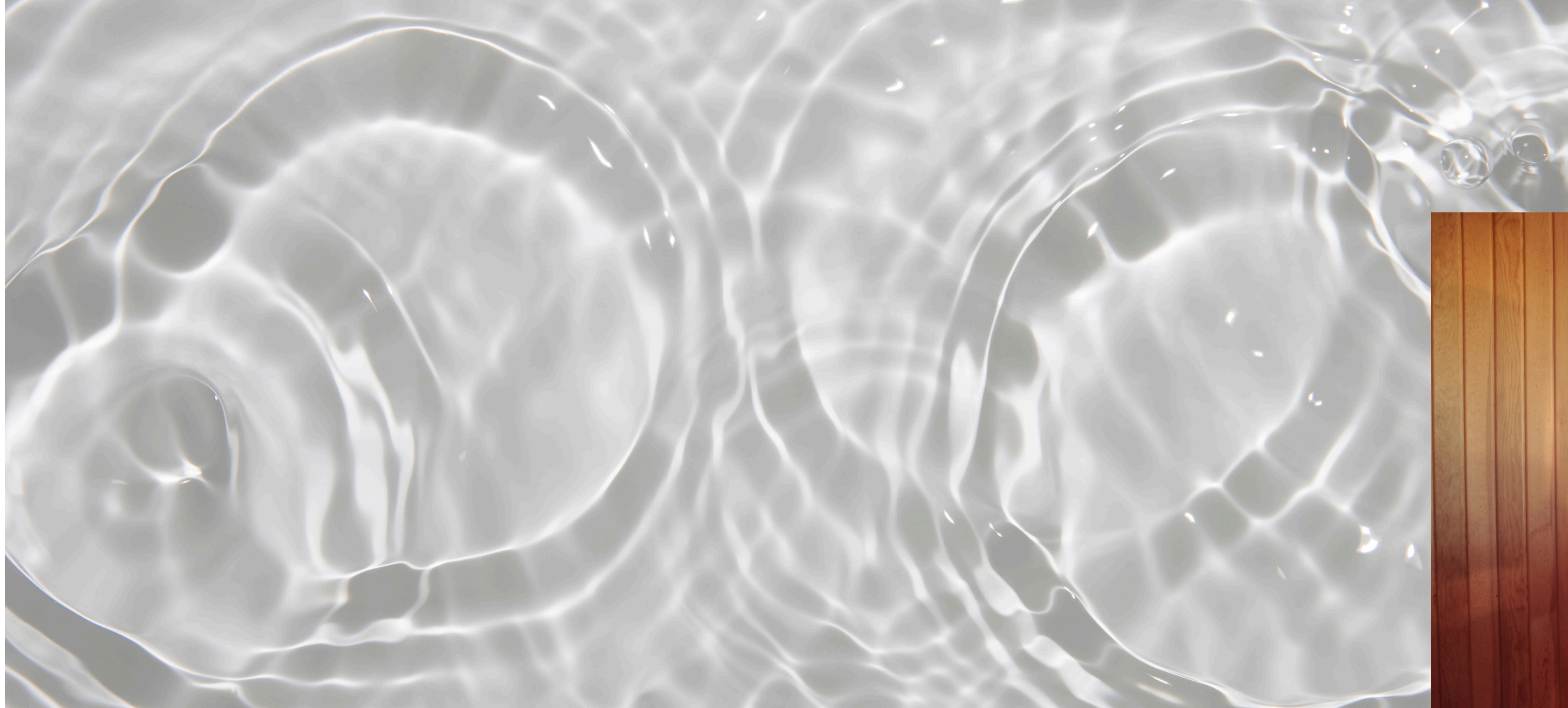
# Your Peaceful Sanctuary Amidst Mountains and Sea Views.





A close-up photograph of lush green palm fronds against a dark background. The fronds are long, slender, and pointed, with visible veins. The lighting is dramatic, highlighting the texture and color of the leaves. The text "Life, Activated" is centered in a white, serif font.

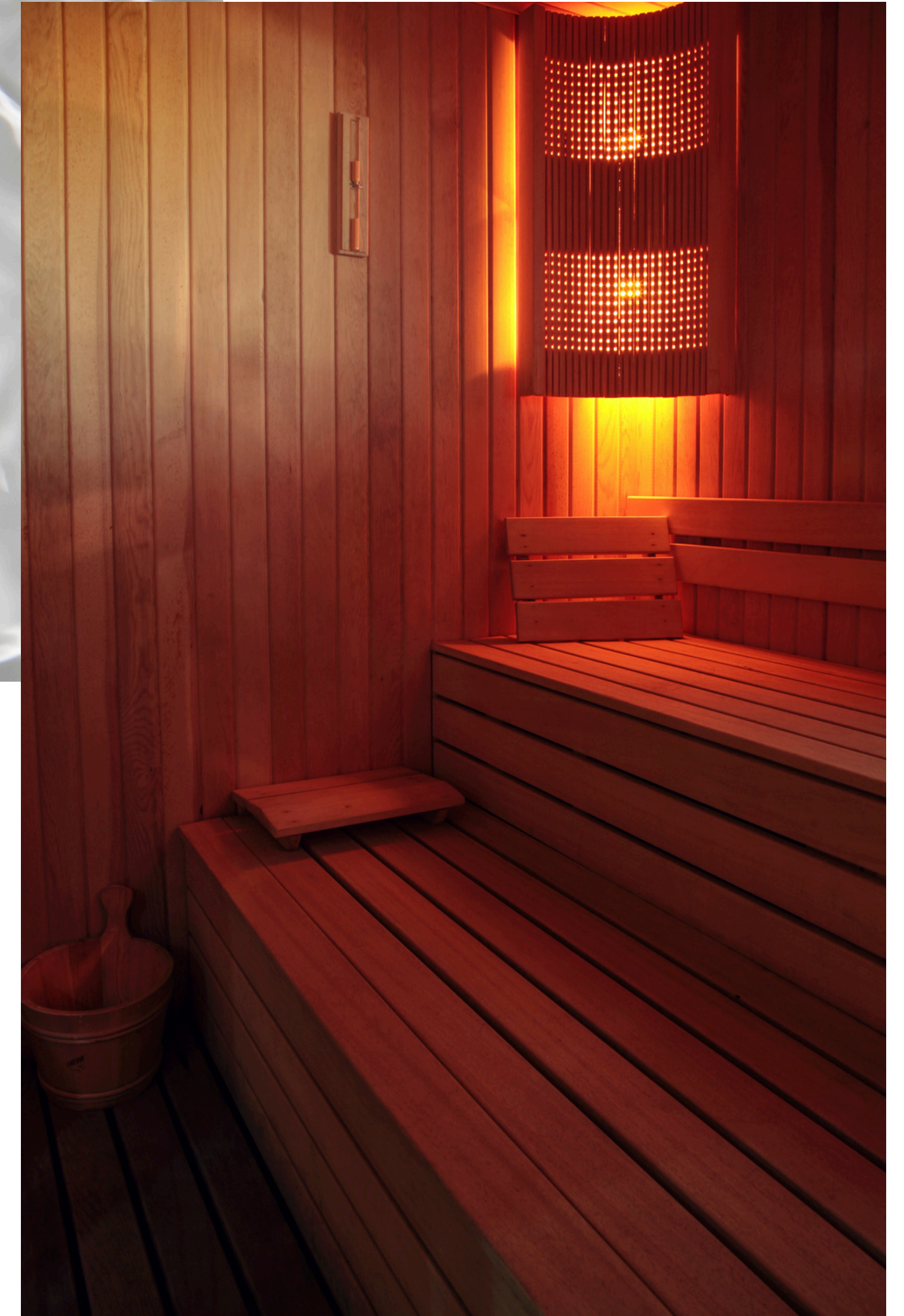
Life, Activated

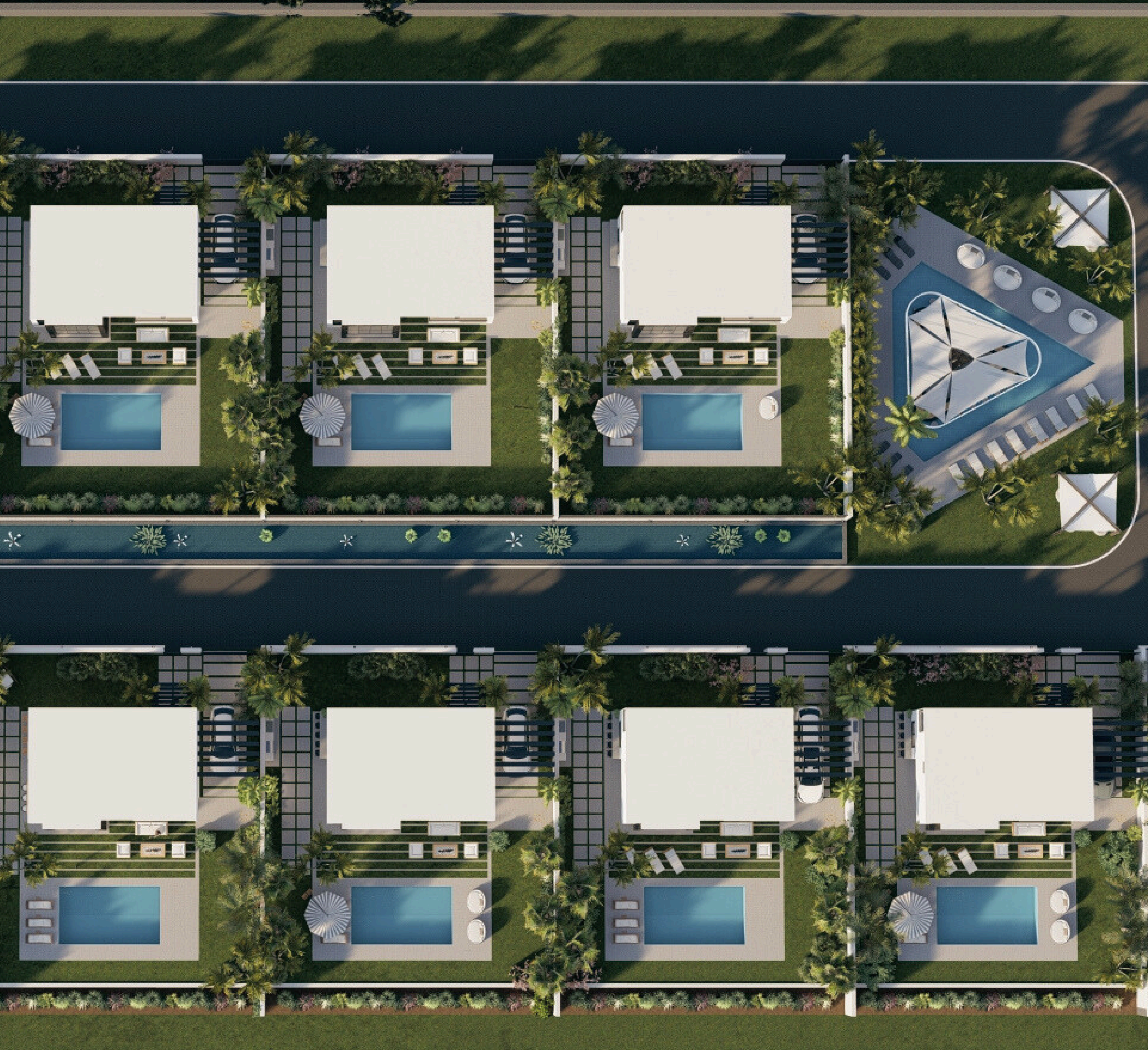


# An Unparalleled Destination

Serene Cove, a prestigious development, encompasses 23,781 square meters of extraordinary elegance. With its panoramic mountain and sea views, lush green surroundings, and thoughtful landscaping, it stands as an unparalleled sanctuary, offering a limited number of exclusive residences and expansive plots.

Select your dream home from our thoughtfully crafted range, featuring 3 to 4-bedroom villas. For those seeking added indulgence, explore our larger villas with basements, offering luxurious amenities such as Sauna, Turkish Hammam, Steam Shower, and a dedicated Theatre room—all meticulously designed to fulfill your every desire."





# Embrace the Present, Live Life Fully

Serene Cove, your haven for cultivating well-being, daily marvels of nature, and serene peace with utmost privacy, all complemented by unmatched amenities.

# Awaken Your Spirit and Delight Your Senses

Submerge into the embrace of nature—cycle along lush green paths, jog among the trees, and find inner serenity through sunrise yoga.

Revel in relaxation on the nearby beach, stay active in the state-of-the-art gym, and rejuvenate with laps in the pool. Explore the adjacent National Park, enhancing your well-being with invigorating walks and nature exploration.

Be part of a vibrant community where garden barbecues and picnics are common highlights, children discover endless joy in on-site playgrounds, and neighbors seamlessly become like family.







# Resort-Like Amenities





# Amenities

---



Community Parks  
& Playgrounds



Pocket  
Parks



Wellness and  
Spa Facilities



Sports and  
Fitness Facilities



Outdoor Tracks for  
Jogging and Cycling



Swimming  
Pools



Coffee  
Shop



Airport  
Service



Prayer  
Area

---



# Shopping, Dining and Other Pleasures

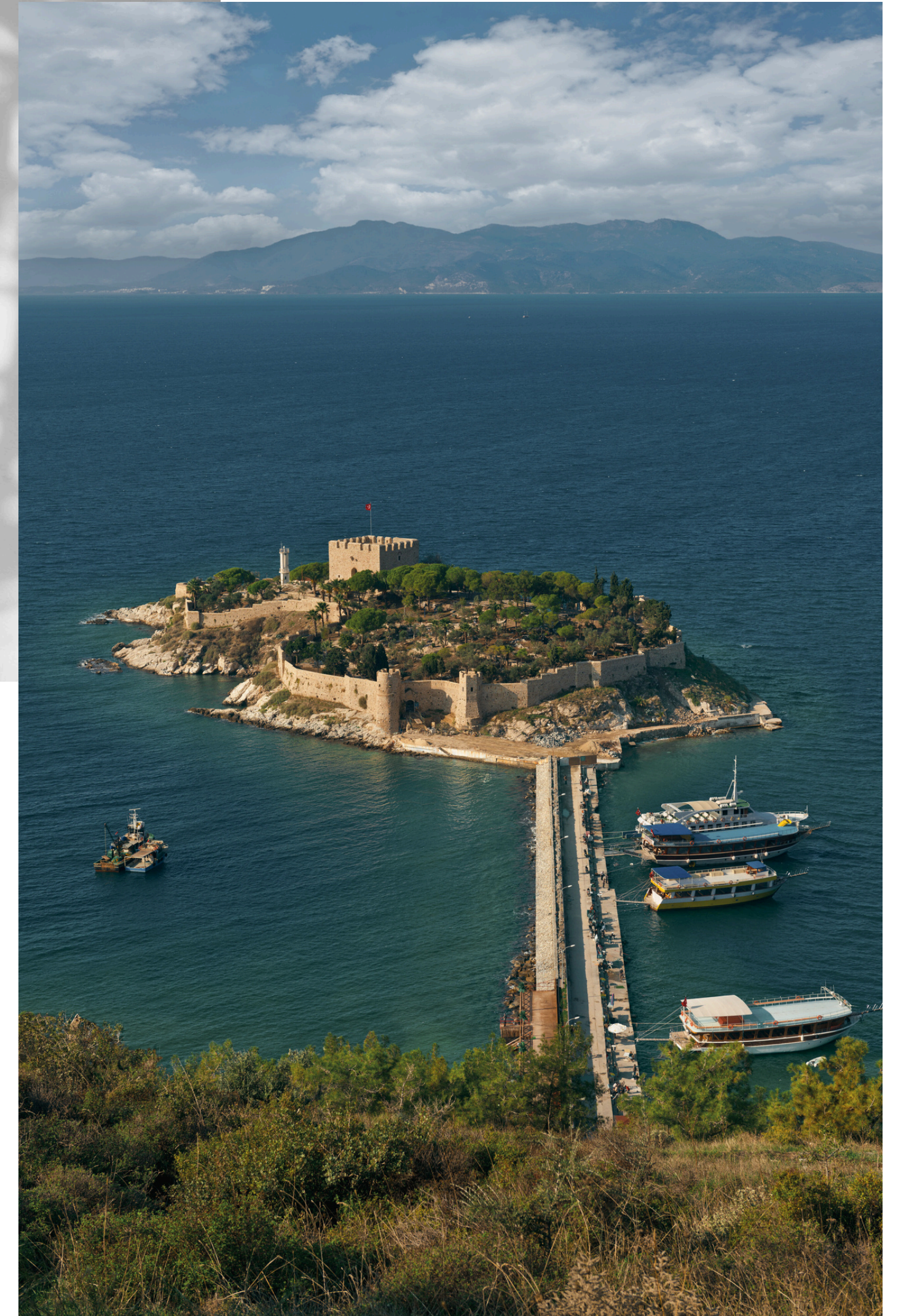
Whether you're looking for the perfect attire for a family event, dreaming of new accessories to complement your wardrobe, or shopping for high-quality ingredients for a meal, you'll find it all in a diverse selection of lifestyle brands in the nearby shopping malls

Indulging in culinary delights at Serene Cove is an exploration, with nearby restaurants, cafes, and lounges offering a variety of exquisite local and international cuisines tailored to satisfy your every taste.



# Responsible Elegance Living

Serene Cove, nestled in the breathtaking landscapes of Kusadasi, exemplifies the elevated environmental standards that discerning buyers anticipate. Here, pioneering technology, innovative design, and sustainable practices converge to shape one of Kusadasi's most eco-conscious and luxurious communities.



A black and white photograph capturing a serene outdoor scene. In the foreground, two hands are delicately holding small, clear glass cups filled with a light-colored beverage. Each cup is garnished with a slice of citrus fruit and a small, dark flower. The hands are positioned over a sandy surface, likely a beach or poolside. To the left, a large, dark, textured object, possibly a pool cover or a piece of fabric, dominates the frame. In the bottom right corner, a pair of sunglasses with dark lenses and a light-colored frame lies on the sand. The overall composition is clean and minimalist, emphasizing the textures and forms of the objects and the natural setting.

Design and Architecture





# Serene, Bright, Peaceful Open Spaces



Opulence defines every facet of Serene Cove, from the serene privacy of our landscapes to the uninterrupted vistas visible from your sundeck, balcony, or bedroom window.

Every detail meticulously attended to. Now, lean back, unwind, and savor the moment.

# Captivating Beauty at Every Turn



At Serene Cove, interiors and exteriors seamlessly merge with the surrounding landscape, bathed in natural light and expansive space. The synthesis of glass, stone, steel, and wood achieves a style that is both timeless and elegant.

The natural surroundings become captivating focal points, with verandas and sun decks strategically positioned to accommodate diverse moods and moments in our project.

Enriching the inherent charm of each living space, palm trees, flowers, and verdant plants are artfully woven through the Serene Cove landscape. This composition not only embodies the unique essence of our location but also celebrates the beauty and tranquility of greenery and water, creating a serene haven in our scenic surroundings.





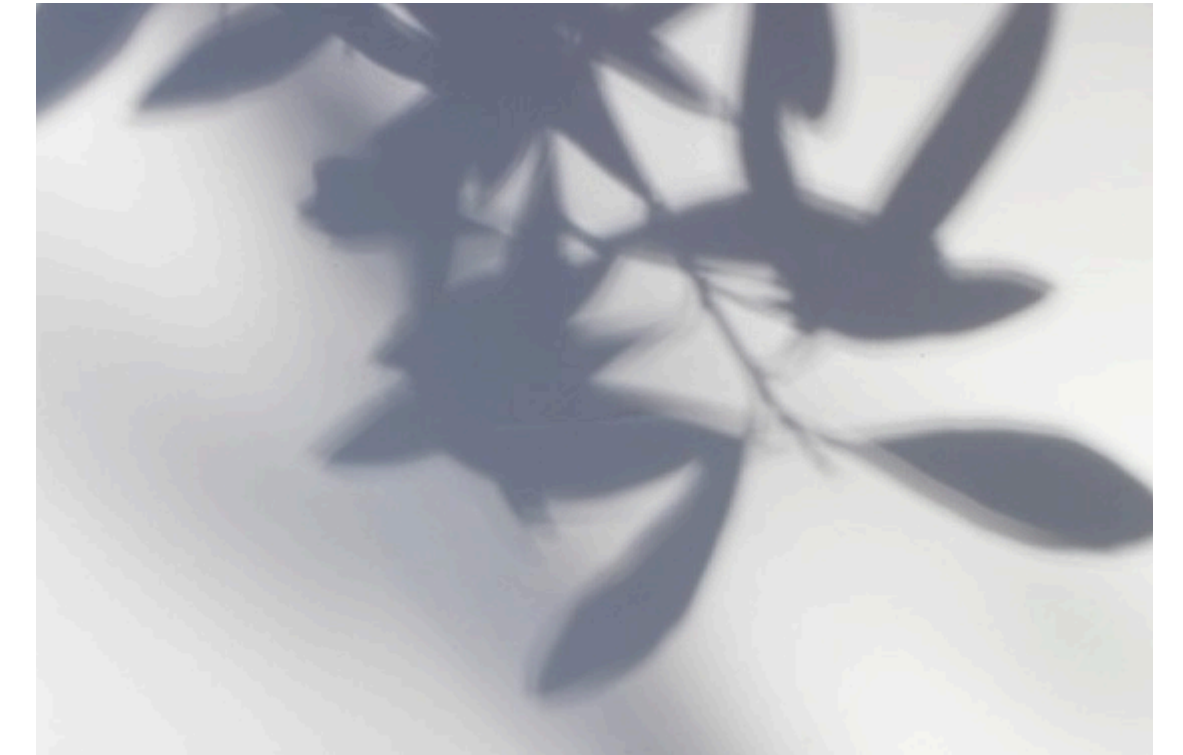
# A Portal to Your Ideal and Harmonious Lifestyle at Serene Cove

Serene Cove offers luxury villas with spacious living areas and expansive terraces, seamlessly blending interior and exterior spaces. Each home features inviting entryways, ample interiors, and opens onto private gardens that lead to the nearby natural landscapes.









# Breathtaking Scenic Vistas from Every Residence

Amidst the captivating natural setting, our architecture engages with light and shadows, seamlessly blending with the landscape. Intimate private spaces, well-lit interiors, and expansive outdoor living areas come together to evoke an ambiance of serenity and luxury at Serene Cove.



Your Dream Homes



# An Intersection of Elegance and Efficiency

## 140 m2 Villas








Villas are exquisitely designed for discerning buyers who value efficient use of space, with everything precisely where it needs to be.



# Floor Plans








## Ground Floor (70 m2)

-  Living room
-  Dining Area
-  Kitchen
-  Powder Room
-  Laundry Area
-  Guest Bedroom
-  Guest Bathroom



## First Floor (70 m2)

-  Three Bedrooms
-  Three Bathrooms
-  Two Closets
-  Office/Study Area
-  Balcony

# Your Private Sanctuary

## 150 m2 Villas








Villas are meticulously crafted for those discerning buyers seeking expansive living spaces, where every detail is thoughtfully placed for those who appreciate a generous and well-utilized layout. Immerse yourself in the colours, textures, and sounds of nature.



# Floor Plans








Ground Floor (75 m<sup>2</sup>)

-  Living room
-  Dining Area
-  Kitchen
-  Powder Room
-  Laundry Area
-  Guest Bedroom
-  Guest Bathroom



First Floor (75 m<sup>2</sup>)

-  Three Bedrooms
-  Three Bathrooms
-  Two Closets
-  Office/Study Area
-  Balcony







# Your Exclusive Haven of Elegance and Efficiency

## 225 m2 Villas








These exclusive villas with basement floors are meticulously designed for discerning buyers who desire expansive living spaces. Every detail is carefully placed to cater to those who appreciate a generous and well-utilized layout. Indulge in the luxurious amenities of your basement, featuring a Workout Room, Theatre, Sauna, Steam Room, and Game Room, offering a retreat where comfort meets entertainment in perfect harmony.



# Floor Plans








Ground Floor (75 m<sup>2</sup>)

-  Living room
-  Dining Area
-  Kitchen
-  Powder Room
-  Laundry Area
-  Guest Bedroom
-  Guest Bathroom






First Floor (75 m<sup>2</sup>)

-  Three Bedrooms
-  Three Bathrooms
-  Two Closets
-  Office/Study Area
-  Balcony



Basement Floor (75 m<sup>2</sup>)

-  Sauna Room
-  Steam Shower
-  Theatre Room
-  Workout Room
-  Game Room
-  Bathroom

# Amenities In Your Basement

Where Your Villa Boasts Its Own Distinct Amenities



Sauna Room



Steam Room



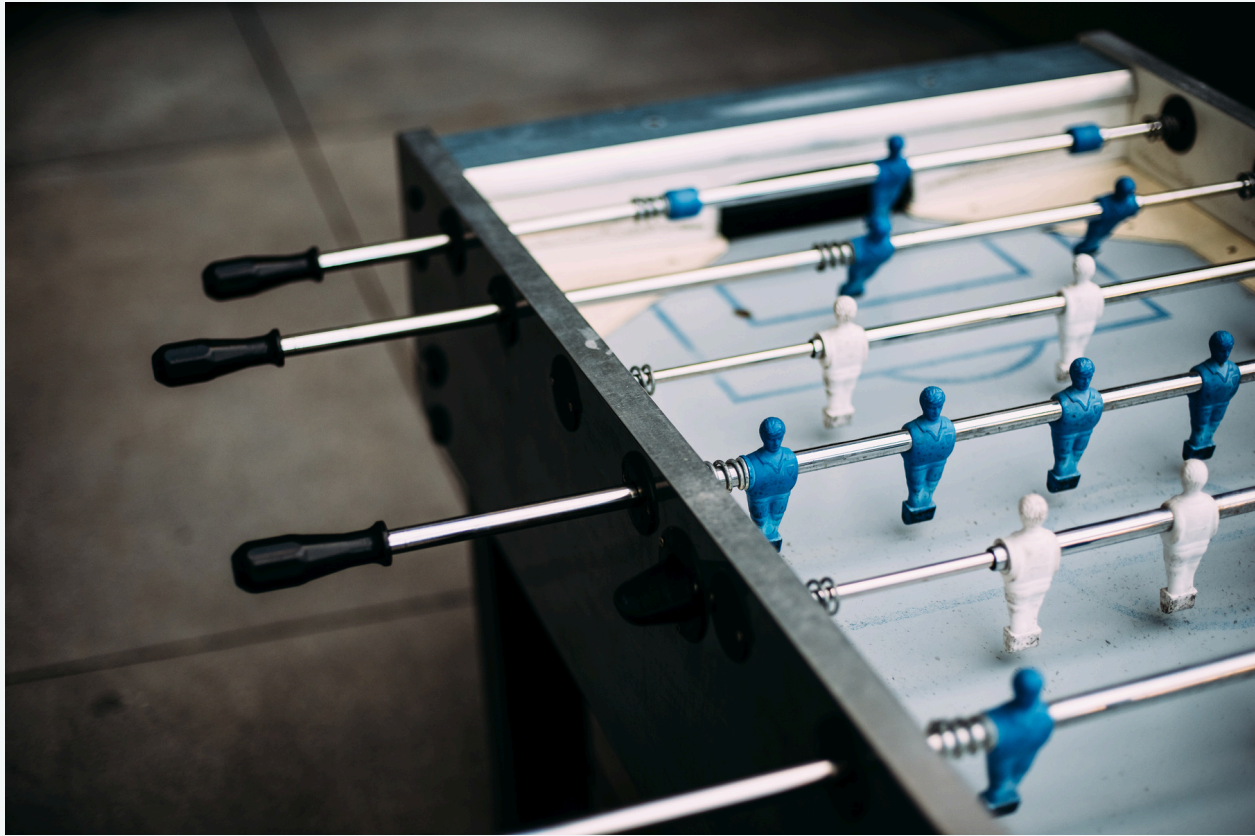
Workout Room



Theatre Room



Game Room







# SERENE COVE

For more information please call +90 535 015 39 85 to talk to our Property Advisor directly from 9 AM to 7 PM (GMT+3), Monday to Friday. Visit our online sales centre at [cermexproperties.com](http://cermexproperties.com) or our Sales Centre in Aydin, Turkey.

Aydin, Turkey

CERM-EX Properties Sales Centre | Kurtuluş mahallesi adanan menderes  
bulvarı, Aydin, Turkey 9:30 AM to 10 PM, Sunday - Friday  
9:30 AM to 7 PM, Saturday

**CERM-EX**  
Properties