
boho
BODRUM
Where time slows down
GÜMÜŞLÜK · BODRUM · 108 RESIDENCES

AN INVITATION

White houses, olive groves *and the Aegean close by*

Boho Bodrum: 108 residences in Gümüşlük, the quietest and most authentic corner of the Bodrum peninsula.

Two-storey houses in the Aegean style, private terraces and gardens, a club pool, bougainvillea on whitewashed walls. Gümüşlük harbour is seven minutes away.

We are creating Boho Bodrum for those who want to live by the sea all year or return every summer.





THE PLACE

Gümüşlük, *Bodrum's quietest* corner

Gümüşlük stands on the site of ancient Myndos. Its protected status shields it from high-rise development, so the village has kept its scale and character: low white houses, fish restaurants at the water's edge, olive groves, quiet bays and its celebrated sunsets.

It is home to an international community: roughly half the residents come from abroad. Many were drawn here by the sea, the art and the quiet, and chose to stay.

VIEW ON THE MAP →

Quiet, *and close to everything*

The peninsula's yacht marinas, beaches, golf clubs, schools and hospitals are a short drive away. Times are by car.

Boho Bodrum on the map

37.0650° N, 27.2492° E

Open in Google Maps

EVERYDAY

File Market	1 min

MARINAS

Yalıkavak Marina	13 min
Turgutreis Marina	17 min
Anthaven Marina	30 min
Milta Bodrum Marina	36 min

ANCIENT SITES

Myndos Ancient City	6 min
Mausoleum at Halicarnassus	34 min
Pedasa Ancient City	35 min
Bodrum Ancient Theatre	37 min
Bodrum Castle	40 min

NATURE & BEACHES

Gümüşlük Beach	7 min
Kuş Cenneti bird sanctuary	65 min

HEALTHCARE

Memorial Hospital	21 min
Acıbadem Hospital	22 min
Bodrum State Hospital	27 min
Bodrum American Hospital	34 min

EDUCATION

TED College	18 min
Bilnet Schools	21 min
Patika Kindergarten	21 min
Zeytin Ağacı School	26 min
Bodrum Anatolian High School	32 min

SHOPPING

Midtown Shopping Centre	24 min
Oasis Shopping Mall	33 min

ARTS & CULTURE

Inspera Life Centre	20 min

TRANSPORT

Milas–Bodrum Airport	70 min

SPORT

Ortakent Golf Club	18 min
Nano Padel Club	30 min
Bodrum Padel Club (padel & tennis)	40 min
Regnum Golf Club	60 min



Living to the rhythm *of the Aegean*

CONSTRUCTION

Construction is under way.
Handover in June 2028

Construction began in October 2026. On schedule, the main works complete by June 2027, interior finishing follows over the summer, and Boho Bodrum will be ready to welcome its first residents in June 2028.

Oct 2026
Construction begins

June 2027
Main works complete, interiors begin

June 2028
Handover

27	108	4
HOUSES	RESIDENCES	LAYOUT TYPES





SITE PLAN

27 houses *in harmony with the land*

Boho Bodrum brings together 27 two-storey houses in several architectural types. They follow the natural contours of the land and are linked by quiet internal lanes and planted walkways. Every residence has its own private space, while the club pool and lounge are reserved for residents.

Types 1 & 1A

10 houses

№ 6, 8, 13, 14, 15, 16, 17, 18, 21, 22

Type 2

10 houses

№ 5, 7, 9, 12, 19, 23, 24, 25, 26, 27

Type 3

7 houses

№ 1, 2, 3, 4, 10, 11, 20



ARCHITECTURE

Inspired by *Aegean villages*

Boho Bodrum reinterprets the traditional coastal villages of the Aegean for a contemporary life.

Soft geometry, pale façades with natural stone, arched openings, open terraces and pergolas draped in bougainvillea. The houses follow the land and sit naturally within the landscape.

THE CLUB POOL

Summer *by the water*

A generous club pool with sun loungers and inviting lounge areas sits among the greenery of the landscaped garden: a place to enjoy the sun and a resort atmosphere without ever leaving home.



Four types of *architectural layout*

Each house is a two-storey building with four residences, two on each floor. Every residence is planned with its own terrace and private garden.



Type 1

Ground floor · 2+1 · 83 m²
First floor · 2+1 · 71 m²



Type 1A

Ground floor · 2+1 · 83 m²
First floor · 2+1 · 71 m²
Domed ceiling



Type 2

Ground floor · 2+1 · 79 m²
First floor · 2+1 · 72 m²



Type 3

Ground floor · 2+1 · 76 m²
First floor · 1+1 · 46 m²

TYPE 1 · 10 HOUSES

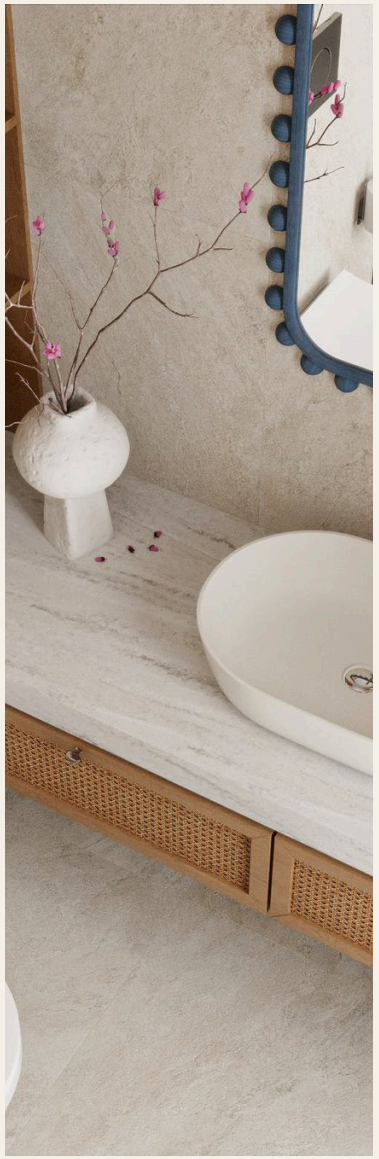
Type 1. *2+1 residences*

Two bedrooms, two bathrooms and an open-plan kitchen and living room create a space where the interior flows naturally onto your own terrace.









Ground floor · *2+1*

83.88 m²



01	Living room & kitchen	28.15 m²
02	Principal bedroom	12.35 m²
03	Principal en-suite	3.20 m²
04	Bedroom	9.15 m²
05	Bathroom	3.00 m²
06	Laundry room	1.25 m²
	Net area	57.10 m²
	Gross area	66.58 m²
	Terrace	17.30 m²
	Total incl. terrace	**83.88 m²**

First floor · *2+1*

70.88 m²



01	Living room & kitchen	24.55 m²
02	Principal bedroom	10.30 m²
03	Principal en-suite	2.95 m²
04	Bathroom & laundry	3.75 m²
05	Hall	1.70 m²
06	Bedroom	8.40 m²
	Net area	51.65 m²
	Gross area	63.68 m²
	Terrace	7.20 m²
	Total incl. terrace	**70.88 m²**

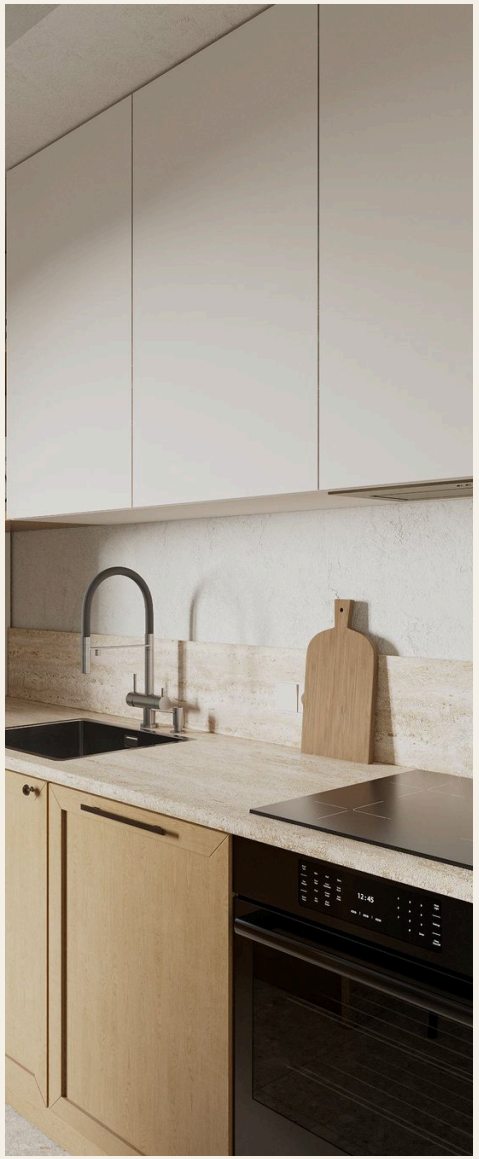
TYPE 1A

Type 1A. *2+1 residences with a domed ceiling*

The layout follows Type 1. Its signature feature is a domed ceiling in the living room, adding volume and underlining the Mediterranean character of the architecture.



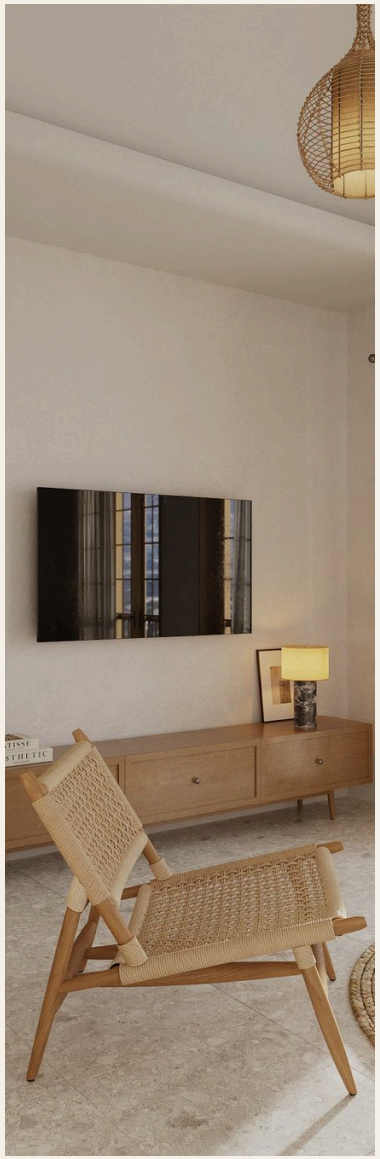




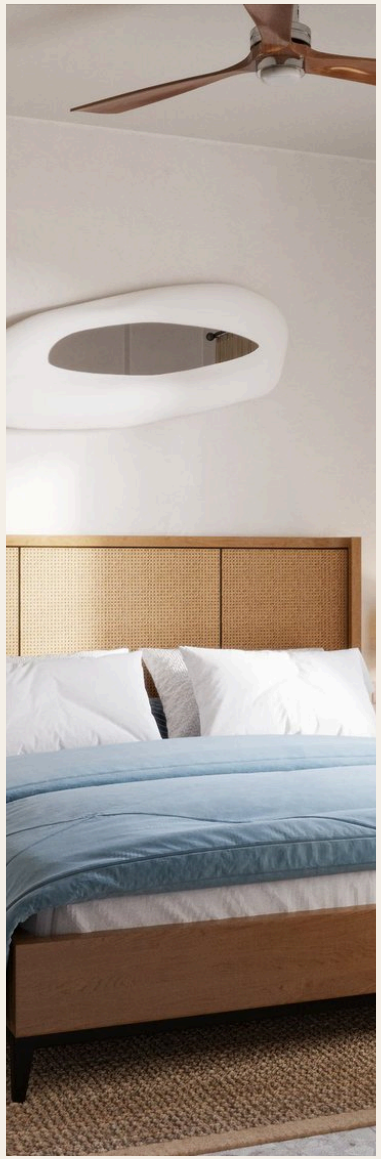
TYPE 2 · 10 HOUSES

Type 2. *2+1 residences*

Vaulted ceilings give the first-floor residences their particular character, their soft curves adding expression and a sense of space to the interior.









Ground floor · *2+1*

79.00 m²



01	Living room & kitchen	28.10 m²
02	Principal bedroom	12.20 m²
03	Principal en-suite	2.90 m²
04	Bedroom	9.70 m²
05	Bathroom	3.00 m²
06	Hall	1.55 m²
	Net area	57.45 m²
	Gross area	67.40 m²
	Terrace	11.60 m²
	Total incl. terrace	**79.00 m²**

First floor · *2+1*

72.20 m²



01	Living room & kitchen	23.80 m²
02	Principal bedroom	10.20 m²
03	Principal en-suite	2.85 m²
04	Bedroom	8.90 m²
05	Hall	1.80 m²
06	Bathroom	3.35 m²
07	Laundry room	1.00 m²
	Net area	51.90 m²
	Gross area	60.20 m²
	Terrace	12.00 m²
	Total incl. terrace	**72.20 m²**

TYPE 3 · 7 HOUSES

Type 3. *2+1 and 1+1 residences*

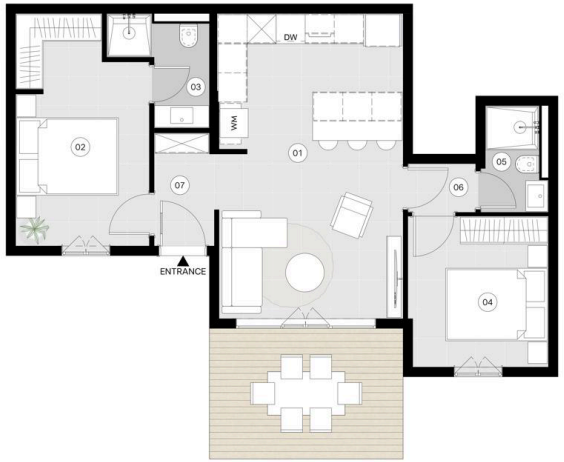
The ground floor holds spacious 2+1 residences of 76.15 m² with 10.80 m² terraces. The first floor offers the most compact format in the Boho Bodrum collection: 1+1 residences of 45.65 m² with a 10.20 m² terrace.





Ground floor · *2+1*

76.15 m²



01	Living room & kitchen	24.35 m²
02	Principal bedroom	12.00 m²
03	Principal en-suite	3.40 m²
04	Bedroom	8.95 m²
05	Bathroom	2.70 m²
06	Corridor	1.40 m²
07	Hall	2.80 m²
	Net area	55.60 m²
	Gross area	65.35 m²
	Terrace	10.80 m²
	Total incl. terrace	**76.15 m²**

First floor · *1+1*

45.65 m²



01	Living room & kitchen	15.90 m²
02	Bedroom	9.35 m²
03	Bathroom	2.80 m²
04	Hall	1.60 m²
	Net area	29.65 m²
	Gross area	35.45 m²
	Terrace	10.20 m²
	Total incl. terrace	**45.65 m²**

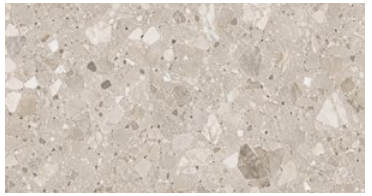
INTERIORS

Nature's textures, *Mediterranean character*

The noble texture of natural stone, the softness of lime-washed walls and the warmth of wood tones create an expressive palette inspired by the nature of the Aegean coast.

01 · WALLS
lime finish

02 · CEILING
matte paint



03 · FLOOR
terrazzo tile



04 · KITCHEN ISLAND
travertine



05 · WALLS
natural limestone



06 · FURNITURE
oak veneer



07 · BATHROOM
large-format tile



08 · BATHROOM
glazed ceramic



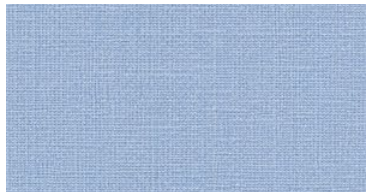
09 · BATHROOM
glazed ceramic



10 · CURTAINS
sheer linen



11 · TEXTILES
woven blue



12 · TEXTILES
woven light blue


MATISSE
AESTHETIC

BOHOBODRUM.COM



LIFE AT BOHO BODRUM

Year-round *care*

24/7 security

Round-the-clock security. Fire-safety systems in every residence are monitored from a central security post. You can check the CCTV from anywhere in the world, and the smart-home system connects you to the entrance gates and the management office.

Parking

Each residence has its own parking space. Guest spaces are provided within the grounds, with additional guest parking planned outside.

Management

A management company cares for the gardens and shared spaces all year round: irrigation, cleaning, maintenance, the pools, plant rooms and waste collection. A private well, water reserve and generator keep the grounds self-sufficient.



CONTACT

We'd love to *show you around*

To learn more about Boho Bodrum or to arrange a visit, get in touch.

WEBSITE

MAP

bohobodrum.com

info@bohobodrum.com

Instagram · @boho_bodrum

Gümüşlük, Bodrum / Muğla, Türkiye

boho

BODRUM

Living to the rhythm *of the Aegean*

BOHOBODRUM.COM