



HOTEL INFO & 2025 SUMMER ULTRA ALL INCLUSIVE CONCEPT

GENERAL INFORMATION

The Company	: Kaya Holding A.Ş.	Season	: 12 month
Category	: 5 *	Total Indoor Space	: 65.000 m
Board Status	: Ultra All Inclusive	Total Outdoor Space	: 165.000 m
Since	: 2007	Renovation	: 2016
Hotel Manager	:SN FİKRET TAN		

COMMUNICATION DETAILS

Address	: Bafra Turizm Bölgesi İskele-KKTC	Faks	: 0 392 630 60 90
Phone	: 0 392 630 60 00	E-posta	: artemis@kayahotels.com.tr
Call Center	: 0 212 444 52 92	Web Site	: www.kayahotels.com.tr

DISTANCES

Ercan Airport	: 75 km	Transfer Option	: VIP transfer, Taxi (Airport- Kyrenia-Famagusta-Nicosia) *Extra Charge
Famagusta City Center	: 32 km	Beach Location & Length	: 250 m long beach, sea side, private sandy beach and a Pier
Nearst Town Center	: 12 km (İskele)		

WELCOMING

Welcoming all guest at the door	Arrangement forhandicapped guestsincommonsplaces and rooms for the handicapped.
Welcoming with special walnut & pumpkin paste, Turkishdelight, and lemonade or cocktail during check in	The rainy days have umbrella and shuttle service.

ROOM FEATURES IN GENERAL

Total Number of Rooms: 739 / Main Building 163, Holiday Village 576								
ROOM TYPES & FEATURES	MAIN BUILDING					HOLIDAY VILLAGE		
	STANDART ROOM	STANDART SUPERIOR ROOM	DELUXE SUPERIOR ROOM	JUNIOUR SUITE	GRAND SUIT	SPA SUIT	STANDART ROOM	DUBLEX SUITE
Slippers	✓	✓	✓	✓	✓	✓	✓	✓
Rooms and public areas (24 hours, free of charge)	✓	✓	✓	✓	✓	✓	✓	✓
Digital Safe	✓	✓	✓	✓	✓	✓	✓	✓

Direct Phone Line	Paid	Paid	Paid	Paid	Paid	Paid	Paid	Paid
Hair Dryer	✓	✓	✓	✓	✓	✓	✓	✓
WC	✓	✓	✓	✓	✓	✓	✓	✓
Shower Cabin	✓	✓	✓	✓	✓	✓	✓	✓
Buthtub							✓	✓
Jakuzi	✓	✓	✓	✓	✓	✓		
Bathrobe	✓	✓	✓	✓	✓	✓		
LED TV (inch)	47"	47"	47"	47"	47"	47"	47"-50"	47"-50"
Hot set-up				✓	✓	✓		

- **Pets are not allowed.**
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ROOM & SUITE FEATURES

ROOM TYPE	TOTAL	MAXIMUM NUMBER OF PEOPLE	ROOM M ²	FEATURES
Standart Main Building	105	2 adults+2 child	34	1-2-3-4. Floors of the main building located overlooking the sea or Land view, 1 bedroom (twin or French),1 double sofa (the sofa that can be a single bed when it's opened), WC, shower and jacuzzi.
Superiour Main Building	46	2 adult+ 2 child	36	5-6. Floors of the main building overlooking the sea or Land view, 1 bedroom (twin or french), 1 double sofa (the sofa that can be a single bed when it's opened), WC, shower and jacuzzi, terrace or balcony.
Deluxe Superiour Main Building	4	2 adult+ 2 child	36	1-2-3-4. Floors of the main building located, Sea View or Land View, 1 bedroom (French),1 double sofa (the sofa that can be a single bed when it's opened), WC, shower and jacuzzi.
Juniour Suite Main Building	2	2 adult+2 child	61	Land view, 1 bedroom (French),1 double sofa (the sofa that can be a single bed when it's opened), 1 living room, shower ve jakuzi.
Grand Suit Main Building	4	2 adult+2 child	88	Seaview or Land view, 1 bedroom (French), 1double sofa (the sofa that can be a single bed when it's opened), 1 living room, shower and jacuzzi, balcony.
Spa Suit Main Building	2	2 adult+2 child	122	Seaview, 1 bedroom (French), 1 double sofa (the sofa that can be a single bed when it's opened), 1 living room,1 steam room,1 masage room,1 Turkish Bath jakuzi, shower, balcony.
Standart Holiday Village	528	2 adult+2 child	34	Land View, 1 bedroom (french and twin or french + single bed), 1 single cedar bed, WC, shower or bathtub, balcony.
Dublex Holiday Village	48	3 adult+2 child or 4 adult +1 child	78	Landview,1 bedroom (French), 1 living room,1 double sofa (the sofa that can be a single bed when it's opened),1 single cedar bed, 2 WC, shower and bathtub, 2 balcony.

HONEYMOON SERVICES

SERVICES	FREE	PAID	SERVICES	FREE	PAID
Room Bed Decoration Specially For Honeymoon	✓		Bathrobes can be purchased		✓
Free reservation for one of the charged a la carte restaurants (during the stay)	✓		Room Service		✓
Fruit basket and wine in the room on arrival	✓		Transfer from airport to the Hotel and Hotel to airport by private Transfer		✓
Honeymoon Breakfast in room (Once / Prior reservation required)	✓				

- ☐ Honeymoon couples will get 25% off for a massage in the spa Treatments

OTHER SERVICES

SERVICES	FREE	PAID	SERVICES	FREE	PAID
Market		✓	A la carte restaurant *		✓
Rent a Car		✓	Hookah Cafe **	✓	
Wireless internet access in lobby	✓		Beach Pavilion		✓
Wireless internet access in room	✓		Wheelchair (by availability)	✓	
Wireless internet access in common space	✓		Photographer		✓
Laundry and dry cleaning		✓	Man & Women Hairdresser		✓
Special celebration organization		✓	Doctor & Nurse Services		✓
Special dinner organization		✓			

* A'la Carte Restaurants are chargeable.

**Hookah cafe is included soft local drinks (Tee, Coffee etc.), Draft Beer and Beer. Hookah is paid

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FOOD & DRINKS

RESTAURANTS & BARS ULTRA ALL INCLUSIVE CONCEPT

FOOD COURT	The total capacity Food Court is 350 people
BARS	The concept of international rich bar (Pool Bar, Beach Bar, Lobby Bar, Artemis Bar, Aqua Bar, Temple Beach Bar) – Local and Import Premium alcoholic – non alcoholic drinks.
LOBBY COFFEE BREAK TIME	Rich patisserie choices at the Lobby Bar between 16:00 – 18:00 hours
AGORA MAIN RESTAURANT*	International buffet

*The Agora Main restaurant have a separate area for over 16 ages.

ULTRA ALL INCLUSIVE DRINKS CONCEPT

Specified in the bars of Premium Local & Import alcoholic and non- alcoholic drinks.	Tea and coffee varieties in Lobby Patisserie
International cocktails in the specified bar	

RESTAURANTS

RESTAURANT	ACTIVITY	FORM	EXPLANATION	SUMMER SEASON		
				APRIL 15 - OCTOBER 31		
				Opening Hours	Closing Hours	ALL INCLUSIVE
AGORA RESTAURANT (MAIN RESTAURANT)	Breakfast	Open Buffet	The Children Priority Service, Diet Buffet, All Drinks Served to The Tables	07:00	10:30	✓
	Brunch	Open Buffet	The Children Priority Service, Diet Buffet, All Drinks Served to The Tables	10:30	11:00	✓
	Lunch	Open Buffet	The Children Priority Service, Diet Buffet, All Drinks Served to The Tables	12:30	14:30	✓
	Dinner	Open Buffet	The Children Priority Service, Different Presentations, Diet Buffet, All Drinks Served to The Tables	19:00	21:30	✓

	Night Buffet	Menu	Night Soup and Snack	00:00	02:00	✓
FOOD COURT	Snack	Menu	Snack Treats (Grill, Pasta, Salad, Pita Bread, Pizza varieties, Meat/Chicken Doner and Hamburger)	12:00	16:00	✓
FOOD COURT	Snack	Menu	Hamburger	16:00	17:00	✓
TEMPLE CORNER	Sweet	Menu	Waffle	12:00	16:00	✓
			Ice Cream	12:00	18:00	✓
LOBBY PATISSERIE	Patisserie & Food Service		Pastry Varieties and Beverages	16:00	18:00	✓
ROOM SERVICE	Food & Drink Service	Menu	Room Service Menu	24 hour		Paid
POSEIDON FISH A'LA CARTE	A'la Carte Restaurant		Set Menu Alternatives	19:00	22:00	Paid
KÖZ OCAKBASI A'LA CARTE	A'la Carte Restaurant		Set Menu Alternatives	19:00	22:00	Paid
WAFFLE HOUSE	Food Service		Waffle and ice cream	20:00	22:00	✓

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BARS

BARS	AKTİVİTY	FORM	EXPLANATION	SUMMER SEASON		
				APRIL 15 - OCTOBER 31		
				Opening Hours	Closing Hours	ALL INCLUSIVE
LOBBY BAR	Beverage Service		Local and Import Premium alcoholic and non- alcoholic beverages	08:00	00:00	✓
ARTEMİS BAR(+16)	Beverage Service		Local and Import Premium alcoholic and non- alcoholic beverages	09:00	19:00	✓
FESTA POOL BAR	Beverage Service		Local and Import Premium alcoholic and non- alcoholic beverages	09:00	00:00	✓
BEACH BAR	Beverage Service		Local and Import Premium alcoholica nd non-alcoholic beverages	10:00	18:00	✓
AQUA BAR	Beverage Service		Soft drinks	10:00	17:00	✓
MINI-BAR	Beverage Service	Daily	Drinks are refreshed once a day			✓
TEMPLE NIGHT CLUB	Beverage Service		Local and Import beverages choices	23:00	02:00	✓
TEMPLE BEACH BAR	Beverage Service		Temple Beverage Menu	10:00	19:00	✓
HOOKAH CAFE	Beverage Service		Hookah & Soft Drinks, Tea, Coffe	16:00	24:00	Hookah Paid

MINIBAR MAIN BUILDING – ULTRA ALL INCLUSIVE

Water (4 x 0,50 cl)	Coke Coca Cola (1x20cl)	Coke Diet Coca Cola (1x20 cl)	Fanta (1x20 cl)	Sprite (1x20 cl)
Fruit Juice (1x22 cl)	Efes Malt Beer (2x25cl)	Mineral Water (2x33 cl)	Fruit Milk (1x20 cl)	Jelibons Candy (1x25 gr)

Mix Nuts (1 x 30 gr)	Chocolate (1x20gr)	Crisps (1x65 gr)	JP Wine (1x18 cl)	
MINIBAR HOLIDAY VILLAGE – ULTRA ALL INCLUSIVE				
Water (4 x 0,50 cl)	Coke Coca Cola (1x20cl)	Coke Diet Coca Cola (1x20) c	Fanta (1x20 cl)	Sprite (1x20 cl)
Fruit Juice (1x22 cl)	Efes Malt Beer (2x25cl)	Mineral Water (2x33 cl)	Fruit Milk (1x20 cl)	

ENTERTAINMENT					
ACTIVITY	FREE	PAID	ACTIVITY	FREE	PAID
Night Club	✓		Live Music Performances	✓	
The Daily Tournaments	✓		Professional Shows	✓	
Special Games	✓		Famous dance groups from different countries	✓	
Game Room		✓	Special Parties Organizations		✓

SPORT					
ACTIVITY	FREE	PAID	ACTIVITY	FREE	PAID
Dart	✓		Football	✓	
Water gymnastics	✓		Motorized Water Sports		✓
Table Tennis	✓		Banana		✓
Aerobics, Yoga, Plates	✓		Jet Ski		✓
Boccia	✓		Parasailing		✓
Beach Volly	✓		Water Polo	✓	

FITNESS		
SERVICE	FREE	PAID
Fitness center	✓	

FITNESS CENTER					
SERVICE	FREE	PAID	SERVICE	FREE	PAID
Football (1 court)	✓		Tennis Court (2 courts)	✓	

- **Tennis Court Floodlight is with fee.**
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DIANA SPA & WELLNESS					
SERVICE (08:30– 19:30)	FREE	PAID	SERVICE	FREE	PAID
Indoor Pools	✓		Rest Area	✓	
Fitness Center	✓		Massage Service		✓
Sauna (2 units; 70 and 90 degrees)	✓		Steam Bath	✓	
Turkish Bath (taken of carethe exclude in bath)	✓		VIP Turkish Bath		✓
Beauty Center / Skin and Body care		✓			

MINI CLUB

- For children between 04 – 12 Mini Club
- Special shows prepared for children at daytime. Theme days, daily and evening activities
- Cartoon movie TV Channels in the rooms
- Baby- sitter (Mini Club serves outside working hours-paid)
- Service hours at the Mini Club shows changes according to the seasons.

CLUB	MINI CLUB	ACTIVITY	ULTRA ALL INCLUSIVE	APRIL 15 - OCTOBER 31
4 – 12 years (Mini)	Activity Room, Playgrounds, Aqua Park, Outdoor park, Children's Pool, Mini Disco, children's menu in the A'la Carte Restaurant	Contests, Cooking	✓	10:00 – 17:00 20:00-23:00
		Mini Disco	✓	20:30 – 21:00
13 – 16 years	Game Room (paid)			

AQUAPARK

SERVICE (10:00-13:00/14:00-17:00)	FREE	PAID	SERVICE (10:00-13:00/14:00-17:00)	FREE	PAID
Rafting Slide (130 Meters long)	✓		Muliti-Slide(38 Meters long)	✓	
Black Hole Slide (125 Meters long)	✓		Wave Slide	✓	
Body Slide (73 Meters long)	✓		Children's Pool Aqua Tower	✓	
Free Fall Slide (39 Meter long)	✓				

- Some slides have a limit of age and height.

SWIMING POOLS

Swiming Pool	Outdoor	Indoor	Heated	Fresh Water	Inside the Garden	m²
Main Pool	✓			✓		1200
VIP Pool	✓			✓	✓	1000
Kids Pool	✓			✓		100
Spa Indoor Pool		✓	✓	✓		70
Slide Pools	✓			✓	✓	180

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EFES – CONGRESS CENTRE

	Height-m	Area-m2	Theatre	Classroom	Coctail	Banquet	U-Shape
EFES 1- 2 - 3	7,1	2000	2200	1375	2000	1429	400
EFES1	7,1	700	770	481	700	500	140

EFES 2	7,1	550	605	378	550	393	110
EFES3	7,1	750	825	516	750	536	150
FOÇA	6,6	200	220	138		143	40
İZMİR	6,6	225	248	155		161	45
AYDIN	6,6	200	220	138		143	40
URLA	6,6	125	138	86		89	25
BERGAMA	6,6	180	198	124		129	36
ÇEŞME FOYER	7,4	950			1425	1018	
SELÇUK FOYER	7,4	475					

ARCADIA – CONGRESS CENTRE								
	Height-m	Area-m2	Theatre	Classroom	Coctail	Banquet	U-Shape	Board
APOLLON	4,5	770	700	450	770	450		
ZEUS	4,5	370	400	220	370	220	50	
EROS	2,7	35						18
POSEİDON	2,7	35						18
ORION	2,7	35						18
ATLANTİS	2,7	25						10
ATHENA FOYER	6							

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