

DEREKÖY · BODRUM · TÜRKİYE



Değirmen 81

*Surrounded by nature,
moments left to time.*

DEĞİRMEN 81

*Quietly lived, remembered
for a long while.*

Değirmen 81

A private windmill estate above the Aegean

Estate · Weddings & Private Events · Art · Gallery · Contact



THE ESTATE

Welcome

A windmill estate born from a vision in rural Bodrum.

Değirmen 81 is an exceptional private estate nestled in one of Bodrum's most beautiful and unspoilt villages, where time-honoured Aegean village life continues much as it has for generations. When the Karakaya family first acquired the land, there was nothing here at all. No buildings, no gardens, only a bare hillside and a vision. Everything that stands today was created entirely from scratch, completed in 2011 as a true labour of love, with the windmill built in homage to the region's architectural heritage.

Set within 50,000 m² of private grounds, Değirmen 81 offers its guests complete exclusivity and uninterrupted panoramic views over the picturesque countryside: rolling hills, olive groves, and the ever-changing light of the Bodrum peninsula.

The mill opens its doors only for select occasions and a handful of cherished guests, between the first warmth of May and the last light of October.



THE ESTATE

The House & Grounds

At the heart of the estate stands the windmill, home to two bedrooms, each with its own en-suite bathroom, along with an additional guest bathroom, a welcoming living space, and a fully equipped kitchen. Though newly built, it carries the timeless presence of structures that have watched over these hills for centuries, while offering all the ease and elegance of modern living. A separate guest house, with its own bedroom and bathroom, provides additional privacy and comfort for visiting family and friends.

Life at Değirmen 81 flows naturally between indoors and out. A charming gazebo offers an open-air living space gathered around a fireplace, alongside an open dining area that is perfect for long lunches and golden-hour aperitifs. The glasshouse, the estate's most recent addition, houses a spacious living space with its own fireplace and a dining area. By day it is a light-filled retreat; by night, an atmospheric venue for dinners, gatherings, and afterparties that carry on long after the sun has set.

A Living Sanctuary

The family's deepest devotion, however, is to nature itself. Over the years, they have poured their utmost care into nurturing and expanding the estate's greenery, transforming once-bare land into a flourishing private botanical sanctuary. Today the grounds are home to close to 500 different plant species, from tropical fruits to rare palms, a living collection that continues to grow season after season.

The grounds unfold as a series of further discoveries: a swimming pool inviting long, lazy afternoons in the sun, a tranquil lagoon adding an element of unexpected serenity, an organic vegetable and herb garden supplying the kitchen with seasonal produce grown just steps from the table, and a flourishing orchard offering fruit straight from the branch.

Değirmen 81 is more than a property; it is an invitation to slow down, breathe deeply, and experience the authentic beauty of rural Bodrum in absolute privacy.



WEDDINGS & PRIVATE EVENTS

From vow to final dance

Not simply a venue — a story that begins by the water and ends beneath the stars.

There are places that host celebrations, and there are places that become part of them. Değirmen 81 belongs firmly to the latter. Set against the rolling countryside of rural Bodrum, the estate offers a setting of rare natural beauty and complete privacy, where every wedding and private event unfolds within 50,000 m² of gardens, groves, and open sky.

The estate offers multiple locations across its grounds, allowing each celebration to be shaped around its own rhythm and character. Ceremonies may be held by the swimming pool, with the countryside stretching out beyond the water, or beside the tranquil lagoon, where the stillness of the setting lends the moment a quiet, almost sacred intimacy.

From the ceremony, guests are led along one of the estate's most enchanting features: the grape road. This vine-draped walkway connects the ceremony grounds to the dining area, and as guests stroll beneath a living canopy of grapevines, the journey itself becomes part of the celebration, a gentle passage from one chapter of the evening to the next.

The dining area awaits at the end of the path, an expansive open setting that comfortably seats up to 400 guests. Whether an intimate gathering or a grand celebration, dinner here is framed by the surrounding greenery and the soft glow of the Bodrum evening.



WEDDINGS & PRIVATE EVENTS

As the night deepens

As the night deepens, the celebration moves to the glasshouse. With its spacious living area, fireplace, and dining space, this striking structure is the estate's dedicated venue for afterparties: an atmospheric, light-filled room by day that transforms after dark into an intimate world of its own, where music and laughter carry on long after the last toast.

Every event at Değirmen 81 is catered by Daze, whose culinary artistry matches the spirit of the estate itself: refined, generous, and deeply rooted in the flavours of the region.

From the first vow to the final dance, Değirmen 81 offers not simply a venue, but a story. One that begins by the water, winds beneath the vines, and ends beneath the stars.



ART AT DEĞİRMEN 81

Shay Ceramics

The Studio of Şeyda Karakaya

At the heart of Değirmen 81 lies a quiet devotion to art and craft. Here, on the grounds of the property, ceramics artist Ms. Şeyda Karakaya, the owner of Değirmen 81, keeps her working studio, where earth, water and fire are slowly persuaded into form.

Working under her brand Shay Ceramics, Şeyda shapes pieces that carry the unhurried spirit of the place itself: vessels, objects and works that feel at once contemporary and timeless, each one bearing the subtle imprint of the hand that made it. No two pieces are alike, and that is precisely the point. In an age of the identical, Shay Ceramics is an invitation to live with objects that hold a story.

Her works are woven throughout Değirmen 81, and they are in good company. Alongside Shay Ceramics, the property is home to a carefully gathered collection of works by other artists, so that a walk through the grounds becomes a quiet encounter with art at every turn. You will find these pieces resting on a windowsill, gathered on a table, catching the light in a quiet corner — not displayed so much as inhabiting the property, the way art should. Guests who wish to take a piece of Shay Ceramics home will also find the collection available at our sister property, No:81 Hotel.

Feel the clay turn beneath your hands

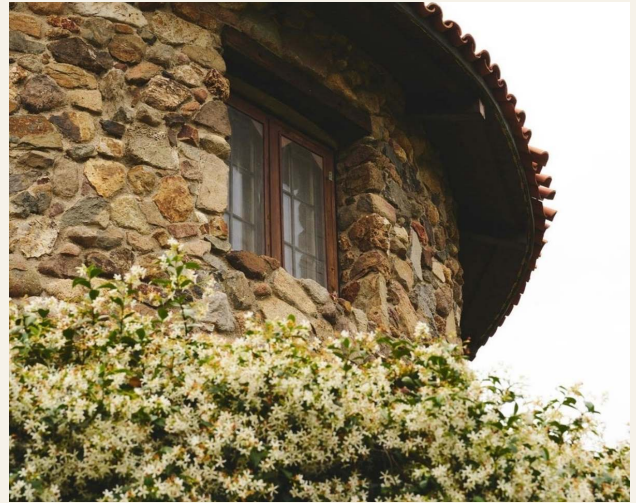
Beyond her own practice, Şeyda opens the doors of her studio to those who wish to feel clay turn beneath their own hands. She offers private sessions for an intimate, personal introduction to the craft, as well as group classes, a memorable way to share an afternoon with friends, family or colleagues, surrounded by the calm of Değirmen 81.

No prior experience is needed; only curiosity, and a willingness to slow down.

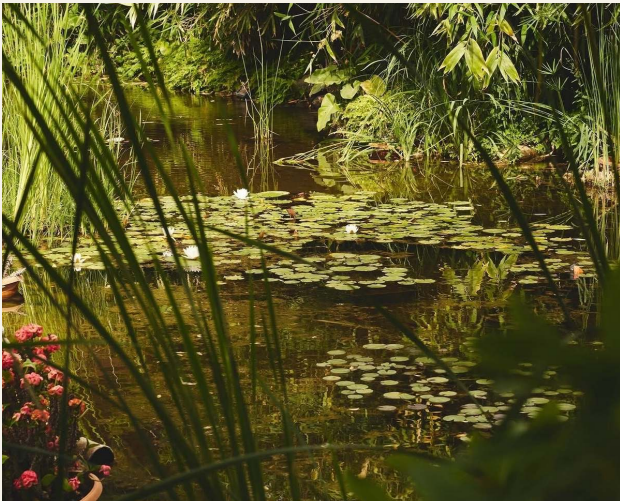
Gallery



Stone aqueduct arches in the garden



Jasmine at the stone house window



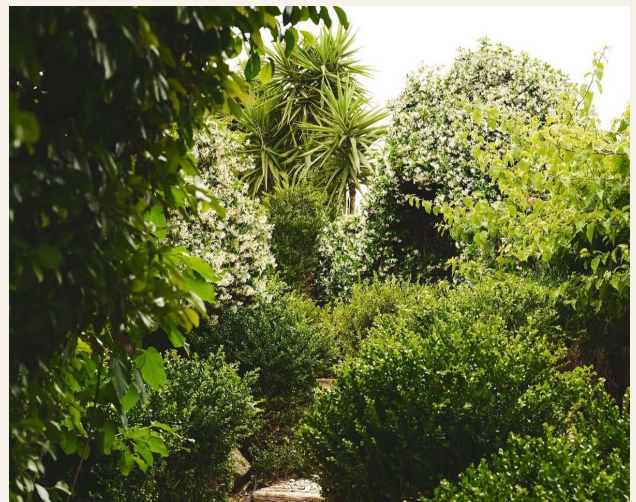
Lily pond among bamboo



Ceremony beneath a floral arch



A moment in the garden



Garden path framed by palms

Gallery



Terracotta amphorae



Pool framed by smoke tree blooms



The lawn and glass pavilion



Garden feast beside the windmill



Lemons ripening on the tree



Aqueduct from above

Gallery



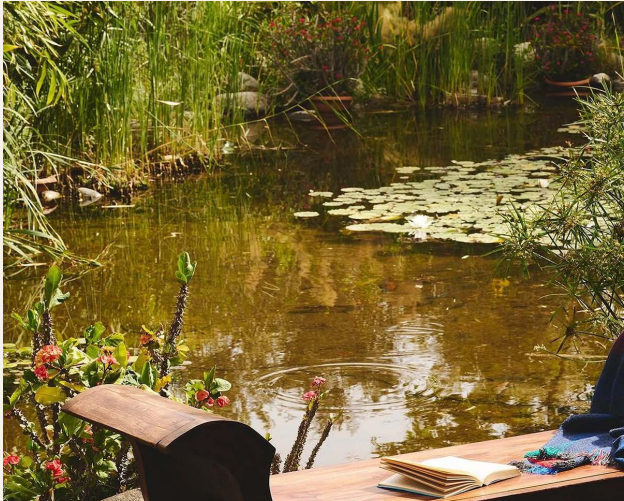
An edible flower, from the garden



Pool and olive trees



Lunch by the lily pond



Bench beside the pond



Ceremony beneath the arches



The garden pond in bloom

Gallery



The hand-painted '81' tile



A wedding table at dusk



The pool among the olives

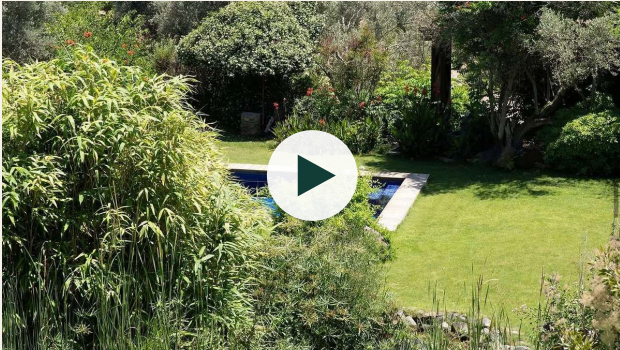


Evening in the candlelit courtyard

FILMS

Watch the estate

Tap any frame below to play the film on YouTube.



The Estate — a film

youtu.be/J77fZ7jaIj4



Weddings at Değirmen 81

youtu.be/dwTv0jtupS4

MOMENTS



Moments — I

youtu.be/PjMfesoqSR0



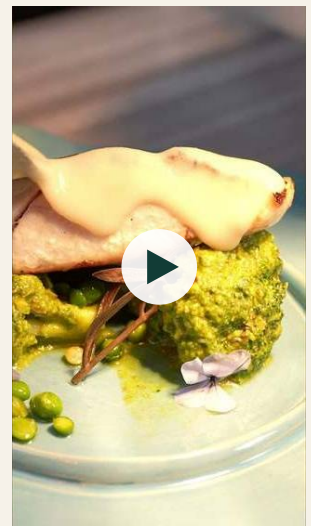
Moments — II

youtu.be/bdvrl8NvuRY



Moments — III

youtu.be/Zb4PJWm-q0k



Moments — IV

youtu.be/CNcybz7ijnc



REACH OUT

Contact Us

Whether you are dreaming of a quiet week by the sea or planning a celebration under the Aegean sky, we would love to hear from you.

The mill opens its doors only for select occasions and a handful of cherished guests, between the first warmth of May and the last light of October.

EMAIL

info@degirmen81.net

WEBSITE

degirmen81.net

INSTAGRAM

[@degirmen81derekoy](https://www.instagram.com/degirmen81derekoy)

SISTER HOTEL

no81hotel.com

LOCATION

Dereköy, Bodrum, Muğla, Türkiye

SEASON

May – October, by arrangement

Quietly lived, remembered for a long while.