SEADEN
De Mar
RESORT & SPA ★★★★★
KIZILAĞAÇ / MANAVGAT





2027 Summer Fact Sheet

CONTACT DETAILS

Kızılağaç Mahallesi 10590 Sok. No:3 07600 Manavgat/ANTALYA
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GENERAL INFORMATION

Official Category	: 5 Stars
Board Type	: Ultra All Inclusive
Opening Date	: 2026
Opening Period	: 7 Months
Number of Floors	: 8
Number of Elevators	: 6
Number of Rooms	: 348
Credit Cards	: Visa, Master
Languages	: Turkish, English, German, Russian
Size of the Hotel Area	: Approx. 50,000 m2
General Atmosphere	: Elegant, quiet, international, for couples, teens and families

Check in for rooms: 14:00 | Check out from the rooms: 12:00

LOCATION

70 km – Antalya Airport
10 km – Manavgat | 15 km – Side
Direct access to the Beach | 10 m – Bus Station
Places to Visit: Side Ancient City, Seleukia, Aspendos, Manavgat Waterfall, Köprülü Canyon – National Park – Rafting Area, Manavgat City – Farmer's Market (Bazaar)

HOTEL FACILITIES

- Main Restaurant, A' la carte Restaurants (Mediterranean, International, Turkish and Italian Cuisine), Snack Restaurant & Bar, Beach Bar, Disco, Patisserie, High Speed WIFI (All over the Hotel Area), Safe Box in Room, Wake up call, limited Parking area

BEACH

- Private Sand Pebbled Beach (Direct access to the Beach)
- Free Sunbeds, Sunshades and Beach Towels
- Changing Room and Showers

POOL

- 3 Outdoor Pools; Main Pool (2,040 m2, 1,40 m. deep, sweet water), Relax Pool (575 m2, 1,40 m. deep, sweet water), 1 Separate Children's Pool (93 m2, 30 cm. deep, sweet water, separate from main pool)
- 1 Indoor Pool (187 m2, 1,40 m. deep) & 1 Separate Children's Pool (20 m2, 30 cm deep) (Indoor pools have sweet water and are heated and available for use between 01.11 and 31.03.)
- Free Sunbeds, Sunshades and Towels / Changing Room is available

SPORTS & ENTERTAINMENT & KIDS SPECIAL

- Daily Diverse Evening Animation Program:
  Dance Shows, Guest Shows, Bingo, Competitions, Live Music, Stage Shows, Turkish Night and Folklore Shows
- Daily Activities: Boccia, Beach Volleyball, Aerobic, Water Aerobic, Water Polo, Darts, Gymnastics, Beach/Pool-Games, Ping Pong, Fitness
- Watersports by Local Company on the Beach with extra charge
- Disco: 00:00 – 02:00/ Four days a week (Entrance and Drinks are free of charge)
- **For Children's;** Mini Club for children's between 4 and 12 years old, Children's Animation, Mini Disco, Playground, Highchair in the Main and A 'la Carte Restaurants, Baby Cot, Children's Corner in the Main Restaurant, Children's Buffet and Baby food at dinner, 24-hour microwave, blender, baby bottle warmer, sterilizer in the Main Restaurant, changing area in public toilets

SEADEN JOYLAND:

- **This area is shared with the guests of Seaden Sea World Resort & SPA Hotel / Between 10:00 – 12:00 & 14:00 – 16:00**

Big Aqua Park with 10 Water Slides (Height restriction min. 120 cm):
1: Rafting-Blockhole-Slicer /2: Tube Body / **3: Kamikaze**/ 4: Tube Freefall / **5: Three Line Multi** / 6: Blackhole-Rafting /
7: Rafting /8: Tube Body-Aquacone /**9: Body** /10: Blackhole-Aqua Ring (Only in the area with 4 Slides, 12.5 m2, 1.20 m. deep, sweet water)

Kid's Aqua Park with 10 Water Slides (Height restriction max. 120 cm):
1,2,3,4,5,6:Tube Minimax /7:Two Line Multi/**8,9: Tube Minimax-Body** /10: Tube Minimax-Aquacone (1,350 m2,30 cm. deep, sweet water)

Spray Park: For small children, with animal and planet figures (300 m2, 0 m. deep, sweet water)

ULTRA ALL INCLUSIVE / FOOD

- Breakfast/Lunch/Dinner Buffet with seasonal dishes in the Main Restaurant
- Breakfast at the Main Restaurant 07:00 – 10:30
- Lunch at the Main Restaurant 12:30 – 14:00
- Demar Snack À La Carte Restaurant 12:30 – 15:00
- Ice cream at the Snack Restaurant 12:30 – 17:00
- Waffle at the Snack Restaurant 15:30 – 17:00
- Dinner at the Main Restaurant 19:00 – 21:00
- Ice cream at the Main Restaurant 19:00 – 21:00
- Coffee, cake and ice cream at the De Belem Patisserie 10:00 – 18:00
- De Mix À La Carte Restaurant 21:00 – 07:00
  À la carte food and beverage service with a selection from the menu
- **Dinner at À La Carte Restaurants** 19:00 – 21:00
  Guests staying for a minimum of **7 nights** are entitled to **one complimentary dinner per week** at one of our four À La Carte Restaurants, offering **Mediterranean, International, Turkish, and Italian cuisines**.**Reservation is required at least 1 day in advance**

HONEYMOON SPECIAL

• Special room decoration, special treats & sparkling wine upon arrival, 1 additional free reservation at one of the à la carte restaurants.
Marriage certificate required (wedding date must be within 30 days prior to arrival)

ULTRA ALL INCLUSIVE / BEVERAGE

- At Several Bars; Local Alcoholic – Non-Alcoholic and Selected Imported Alcoholic Beverages are served
- Local/Imported drinks at the Lobby Bar 10:00 – 00:00 o'clock
- Local/Imported drinks at the Dejavu Bar 10:00 – 00:00 o'clock
- Local/Imported drinks at the Sonnen Bar 10:00 – 00:00 o'clock
- Local/Imported drinks at the Moonlight Bar 10:00 – 00:00 o'clock
- Local/Imported drinks at the Pool Bar 10:00 – 18:00 o'clock
- Local/Imported drinks at the De-Ar Bar 10:00 – 18:00 o'clock
- Local/Imported drinks at the D Bar 7/24
- Local/Imported drinks at the De Passion Disco Bar 00:00 – 02:00 o'clock
- Mini Bar replenishment daily (Beer, Water, Soft Drinks)

WELLNESS & SPA

- Sauna and Turkish Bath are available for free
- Spa applications such as Massages, Skin Care, Beauty Treatments are subject to a fee

OTHERS

- **Paid Services:** Late Check-out depending on Availability (After 12:00), Room Service 24 Hour, Bottled Alcoholic Beverage Service, Laundry, Telephone, Shops: Hairdresser, Jeweler, Photographer, Leather, Shoes & Bags, Mini Market, Boutique, Optic, rent a Car, Transfer and Taxi Services, Game Room (Billard's, Pinball, Videogames), All applications and treatments in the wellness area, Doctor's Office

ACCOMMODATION	Standard Side Sea View	Standard Sea & Pool View	Comfort Deluxe Sea View	Swim Up	Swim Up Deluxe Sea View	Family Room With 2 Bathroom & 2 Balcony Side Sea View
Total Number of Rooms-348	35	180	32	43	6	52
m2	28	32	40	28	40	55
Minimum Person	1	1	2	2	2	2
Maximum Person	2 + (1 inf.)	3 + (1 inf.)	2	2	2	4 + (1 inf.)
Pool view	-	✓	-	-	-	-
Sea View	-	✓	✓	-	✓	-
Side Sea View	✓	-	-	-	-	✓
Phone (Charged Service)	✓	✓	✓	✓	✓	2
LCD TV – Satellite	✓	✓	✓	✓	✓	2
Hairdryer	✓	✓	✓	✓	✓	2
WC	✓	✓	✓	✓	✓	2
Walk-In Shower	✓	✓	✓	✓	✓	2
2 Single Beds	✓	-	-	-	-	-
Or 1 French Bed	✓	-	✓	✓	✓	-
Or 1 French Bed + 1 Single Bed	-	✓	-	-	-	-
Or 1 French Bed + 2 Single Beds	-	-	-	-	-	✓
Connection Door	-	-	-	-	-	✓
Sitting Corner	-	-	✓	-	✓	-
Number of Room inside	1	1	1	1	1	2
Mini Bar	✓	✓	✓	✓	✓	2
Kettle & Tea/Coffee Setup	✓	✓	✓	✓	✓	2
Safe Box (Free of Charge)	✓	✓	✓	✓	✓	2
Air Conditioner (Hot/Cold) (Individually Control)	✓	✓	✓	✓	✓	2
Balcony with 2 Seats	✓	✓	✓	-	-	2
Balcony with 2 Sunbeds	-	-	-	✓	✓	-
Ceramic floor	✓	✓	✓	✓	✓	✓
Accessible Room	4 Available (On Request)	-	-	-	-	-

CONFERENCE ROOM	Size	Banquet	Class	Theater	Cocktail
Hall	340 m2	200 Pers.	200 Pers.	280 Pers.	350 Pers.

Meeting Material: Stage, Cine-Vision, Slide Projector, Screen, Giant Screen, Laser Pointer, Microphones: 1 Headset und 1 Protocol Table / Meeting Room and Equipment use on request & with extra charging