

SEADEN
De Mar

RESORT & SPA ★★★★★
KIZILAĞAÇ / MANAVGAT



2026 Summer Fact Sheet

CONTACT DETAILS

Kızılağaç Tourism Center – Manavgat - ANTALYA
Tel. +90 242 748 81 81

sales@seadenhotels.com | www.seadenhotels.com

GENERAL INFORMATION

Official Category : 5 Stars
Board Type : Ultra All Inclusive
Opening Date : June 2026
Opening Period : 7 Months
Number of Floors : 8
Number of Elevators : 6
Number of Rooms : 377
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 (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 lunch and 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-Boomeranga-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 m. 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
- Snack Restaurant 12:30 – 15:00
- Dinner at the Main Restaurant 19:00 – 21:00
- Ice cream at the Main Restaurant 19:00 – 21:00
- A'la carte Restaurants 19:00 – 21:00
- Ice cream at the Snack Restaurant 12:30 – 17:00
- Coffee, cake and ice cream at the Patisserie 10:00 – 18:00
- Waffle at the Snack Restaurant 15:30 – 17:00
- Dining and Drinking in Patisserie as A la Carte Service / 24 Hours
- A'la Carte Restaurants: Mediterranean, International, Turkish and Italian Cuisine (With prior reservation, once per week in one of the 4 à la carte restaurants, for a minimum stay of 7 nights)

OTHERS

- **Paid Services:** Late Check-out depending on Availability (After 12:00), Room Service 24 Hour, Bottled 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

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 Lounge 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 Snack Bar 12:30 – 17:00 o'clock
- Local/Imported drinks at the Beach Bar 10:00 – 18:00 o'clock
- Local/Imported drinks at the 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

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)

ACCOMMODATION	Standard Side Sea View	Standard Sea & Pool View	Comfort Deluxe Sea View	Swim Up Pool View	Swim Up Deluxe Pool View	Family Room With 2 Bathroom & 2 Balcony Side Sea View
Total Number of Rooms-377	52	180	31	48	6	60
m2	28	32	40	28	40	55
Minimum Person	1	1	2	2	2	2
Maximum Person	2	2+1+(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