

**LUXURIOUS INVESTMENT PROJECT IN BEYLIKDUZU/ISTANBUL**

**\$320,000**

**Lot No:** 2101

**Bathrooms:** 1-2

**Area (m2):** 134 - 268

**Balconies:** 1

**Land Area (m2):** 31309

**Distance to Sea:** 10 KM

**Bedrooms:** 2

**Distance to Airport:** 70 KM

**Property Features;**

Balcony  
Swimming Pool  
Concierge

Parking  
Elevator

Smart House  
Appliances

**Description;**

This project, which is implemented by a reliable construction company, is being built on a land of 31 thousand 309 square meters. The project, which is planned in the form of four blocks, includes 868 residences and 28 commercial units.

The new project, which was implemented in Yakuplu Neighborhood, is being built in an area close to D-100 Highway, TEM connection road and Ambarlı Port. There are 868 residences as well as 28 shops

With its wide green areas, variety of social areas, fully detached garden concept, it increases the quality of the time you spend in your home.

With its central location, the hospital is within 3 minutes of access to all schools and shopping malls, while living areas such as marina and living valley are within 5 minutes of transportation.

Istanbul's most preferred public transportation is only 2.5 km away from the metrobus.









### 2+1 A

Yaşam Mahall - Living Space	24,1 m <sup>2</sup>
Hol/Antre - Hallway/Entrance	7,6 m <sup>2</sup>
Ebev Yatak Odası - Master Bedroom	13,5 m <sup>2</sup>
Yatak O - Bedroom	11 m <sup>2</sup>
Genel Banyo - Bathroom	4,7 m <sup>2</sup>
Balkon - Balcony	5,6 m <sup>2</sup>
Net Alan - Net Area	61 m <sup>2</sup>
Net A + Balkon - Net A + Balcony	66,6 m <sup>2</sup>
SATIS BRÜT ALANI - GROSS AREA	94,7 m <sup>2</sup>



### 2+1 B

Salon - Living Room	28,6 m <sup>2</sup>
Mutfak - Kitchen	9,7 m <sup>2</sup>
Ebev Yatak Odası - Master Bedroom	16,7 m <sup>2</sup>
Ebev Banyo - Master Bedroom's Bathroom	3,8 m <sup>2</sup>
Yatak Odası - Bedroom	11 m <sup>2</sup>
Genel Banyo - Bathroom	4,2 m <sup>2</sup>
Çamaş Nisi - Laundry Closet	0,6 m <sup>2</sup>
Balkon - Balcony	9,6 m <sup>2</sup>
Antre/Hol - Hallway/Entrance	9 m <sup>2</sup>
Net Alan - Net Area	83,7 m <sup>2</sup>
Net A + Balkon - Net A + Balcony	93,3 m <sup>2</sup>
SATIS BRÜT ALANI - GROSS AREA	134,2 m <sup>2</sup>



Kiler ODT ve Balkon'ları genel görüntüde olduğu gibi gösterildiği şekilde projelendirilmiştir. - Kiler ODT and Balcony have the right to make changes in the project if they deem necessary.

### 4,5+1 B

#### Bahçe Dubleks

Garden Duplex Apartment

#### Dubleks Alt Kat / Duplex Lower Floor

Salon - Sitting Room	35,5 m <sup>2</sup>
Mutfak - Kitchen	17,8 m <sup>2</sup>
Suiz Oda - Suite Room	13,9 m <sup>2</sup>
Suiz Banyo - Suite Bathroom	3,4 m <sup>2</sup>
Antre/Merdiven - Entrance/Staircase	15,9 m <sup>2</sup>
Wc - Half Bathroom	2 m <sup>2</sup>
Teras - Terrace	33,5 m <sup>2</sup>

#### Dubleks Üst Kat / Duplex Upper Floor

Ebev Yatak Odası - Master Bedroom	24,3 m <sup>2</sup>
Ebev Banyo - Master Bedroom's Bathroom	4,3 m <sup>2</sup>
Yatak Odası 1 - Bedroom 1	12,8 m <sup>2</sup>
Yatak Odası 2 - Bedroom 2	10,8 m <sup>2</sup>
Hemşeli O. Ban - Servants B. with Bathroom	6,8 m <sup>2</sup>
Genel Banyo - Bathroom	4 m <sup>2</sup>
Hol/Merdiven - Hallway/Staircase	13,3 m <sup>2</sup>
Çamaş Nisi - Laundry Closet	0,7 m <sup>2</sup>
Balkon - Balcony	4,2 m <sup>2</sup>
Teras - Terrace	5,8 m <sup>2</sup>

Net Alan - Net Area	163,3 m <sup>2</sup>
Net A + Balkon/Teras - Net A + Balcony/Terrace	206,8 m <sup>2</sup>
SATIS BRÜT ALANI - GROSS AREA	280 m <sup>2</sup>



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