

BOUTIQUE

— PANORAMA —

BOUTIQUE

PANORAMA





An aerial photograph of a city, likely Istanbul, showing a mix of residential areas with red-tiled roofs and modern high-rise apartment buildings. A large green arrow with a black outline points from the left towards the center-right of the image. The arrow contains the word 'LOCATION' in white capital letters. The background shows a hazy horizon with more city buildings and green hills in the distance.

LOCATION

- ▶ The Project is located in the first part of bahcesehir (garden city in Turkish), exactly on a high hill which offer a panorama overlooking the intire gölet park
Boutique panorama will meet your expectations for a luxury and modern life where everything just one step next to you, and it's :
- ▶ 25 min from Mall Of İstanbul
- ▶ 7 min from Akbatı mall
- ▶ 9 min from Aqua Club Dolphin
- ▶ 10 min from Canal İstanbul
- ▶ 20 min from the third airport
- ▶ Directly on the train connecting Halkalı with Bulgaria
- ▶ Directly on the second Gölet park
- ▶ 25 min from the city center
- ▶ 5 min from Imam Al Khatib school (Cihangir bahcesehir College Branch)
- ▶ 1 min from Hacı Kamil mosque
- ▶ Less than 10 min from 5 hospitals (İstinye/Acıbadem...)



WELCOME TO OUR PROJECT

Introduction

The Project consists of :



The surface area is 17.000 m²

12 Blocks

12 commercial units and 147 flats

FLATS TYPES



2+1

- Areas :
- 100,37 m²
- 139,35 m²
- 147,42 m²
- 169,12 m²



3+1

- Area :
- 175,34 m²



4+1 Duplex

- Areas :
- 253,52 m²
- 260,12 m²

THE PROJECT PICTURES







SOCIAL FACILITIES

An aerial view of a modern, multi-story apartment complex. The building has a light-colored facade with many windows and balconies. In the center, there is a large, rectangular outdoor swimming pool with a curved edge. The pool is surrounded by a wooden deck with several lounge chairs and umbrellas. A small, circular hot tub is also visible. People are seen swimming in the pool and walking around the deck. The area is surrounded by lush green trees and a paved walking path. In the background, a city skyline is visible under a clear blue sky.

INDOOR SWIMING POOL

OUTDOOR SWIMING POOL

GYM

FOOTBALL

PLAYGROUND

WALKING AREA

SAUNA

TURKISH BATH

BASKETBALL

FLATS PLANS

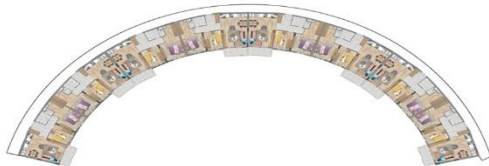
2+1

Kat Planı

Net Alan: 71,69 m²
Brüt Alan: 100,37 m²



MUTFAK + YAŞAM ALANI	25.59 m ²	BANYO	4.64 m ²
BALKON	5.38 m ²	YATAK ODASI	9.39 m ²
GİRİŞ HOLÜ	3.34 m ²	E. YATAK ODASI	17.98 m ²
KORİDOR	5.37 m ²		



Kat Planı

Net Alan: 90,59 m²
Brüt Alan: 139,35 m²



SALON	26.50 m ²	EBV. BANYO	3.56 m ²
MUTFAK	10.61 m ²	BANYO	4.31 m ²
BALKON	6.38 m ²	GİRİŞ HOLÜ	3.53 m ²
YATAK ODASI	13.00 m ²	KORİDOR	6.07 m ²
EBV. YATAK ODASI	15.00 m ²	ÇAMAŞIR ODASI	1.63 m ²



2+1

Kat Planı

Net Alan: 95,82 m²
Brüt Alan: 147,42 m²



SALON	29.10 m ²	EBV. BANYO	4.00 m ²
MUTFAK	10.75 m ²	BANYO	5.23 m ²
BALKON	6.38 m ²	GİRİŞ HOLÜ	4.32 m ²
YATAK ODASI	12.85 m ²	KORIDOR	5.92 m ²
EBV. YATAK ODASI	16.33 m ²	ÇAMAŞIR ODASI	0.95 m ²



Kat Planı

Net Alan: 109,93 m²
Brüt Alan: 169,12 m²



SALON	30.11 m ²	EBV. BANYO	5.43 m ²
MUTFAK	15.24 m ²	BANYO	4.70 m ²
BALKON	7.00 m ²	GİRİŞ HOLÜ	3.79 m ²
YATAK ODASI	15.58 m ²	KORIDOR	7.53 m ²
EBV. YATAK ODASI	19.11 m ²	ÇAMAŞIR ODASI	1.44 m ²



2+1

3+1

Kat Planı

Net Alan: 113,97 m²
Brüt Alan: 175,34 m²



SALON	30.54 m ²	EBV. BANYO	4.34 m ²
MUTFAK	14.28 m ²	BANYO	4.56 m ²
BALKON	7.00 m ²	GİRİŞ HOLÜ	3.96 m ²
YATAK ODASI	11.53 m ²	KORİDOR	8.56 m ²
YATAK ODASI	12.71 m ²	ÇAMAŞIR ODASI	1.40 m ²
EBV. YATAK ODASI	15.09 m ²		



4+1 BAHÇE
ALT DUBLEKS

Kat Planı

Net Alan: 175,00 m²
Brüt Alan: 253,52 m²



SALON	37.53 m ²	YATKAK ODASI	12.58 m ²
MUTFAK	18.60 m ²	BANYO	4.57 m ²
BALKON	11.40 m ²	GİRİŞ HOLÜ	6.84 m ²
MERDİVEN HOLÜ	8.40 m ²		



Kat Planı

Net Alan: 175,00 m²
Brüt Alan: 253,52 m²



BALKON	11.40 m ²	EBV. BANYO	4.74 m ²
YATKAK ODASI	12.28 m ²	BANYO	4.78 m ²
YATKAK ODASI	11.25 m ²	KORİDOR	6.70 m ²
EBV. YATKAK ODASI	23.91 m ²		



BAHÇE
ÜST DUBLEKS 4+1

4+1 ÜST DUBLEKS

Kat Planı

Net Alan: 188,27 m²
Brüt Alan: 260,12 m²



SALON	30.05 m ²	YATAK ODASI	12.01 m ²
MUTFAK	11.21 m ²	BANYO	4.84 m ²
BALKON	11.16 m ²	HOL	6.45 m ²
GİRİŞ HOLÜ	12.06 m ²	YEMEK BÖLÜMÜ	8.65 m ²
MERDİVEN HOLÜ	4.33 m ²		

Kat Planı

Net Alan: 188,27 m²
Brüt Alan: 260,12 m²



BALKON	5.40 m ²	EBV. YATAK ODASI	22.19 m ²
BALKON	7.97 m ²	EBV. BANYO	4.76 m ²
MERDİVEN HOLÜ	7.78 m ²	BANYO	4.74 m ²
YATAK ODASI	12.30 m ²	KORIDOR	7.50 m ²
YATAK ODASI	13.89 m ²		

THE PRICE LIST

FLATS TYPES	MIN AREA	MAX AREA	MIN PRICE	MAX PRICE
2+1	139,35 m ²	169,12 m ²	833.019 TL	1.128.222 TL
3+1	175,34 m ²	175,34 m ²	1.048.163 TL	1.277.998 TL
4+1 Duplex	253,52 m ²	260,12 m ²	1.706.339 TL	1.801.136 TL

*VAT IS EXCLUDED

PAYMENT PLAN

35% DOWN
PAYMENT

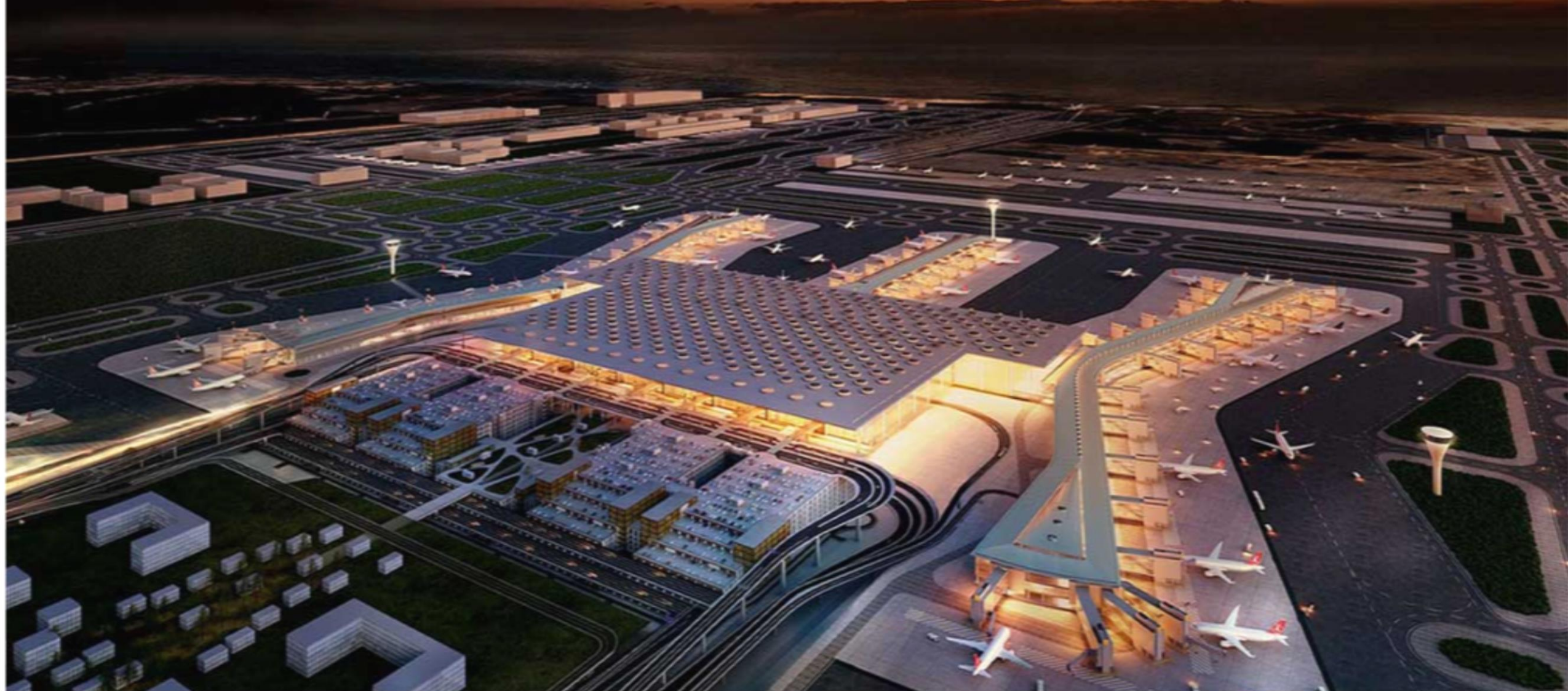
30 MONTHS
INSTALLMENTS

DELIVERY DATE : DECEMBER 2020

NEAR TO THE METRO LINE WHICH WILL BE ACTIVE AT THE END OF 2020
ALL APARTMENT HAVE THE SECOND GOLET VIEW WHICH WILL BE READY AT THE
END OF 2020



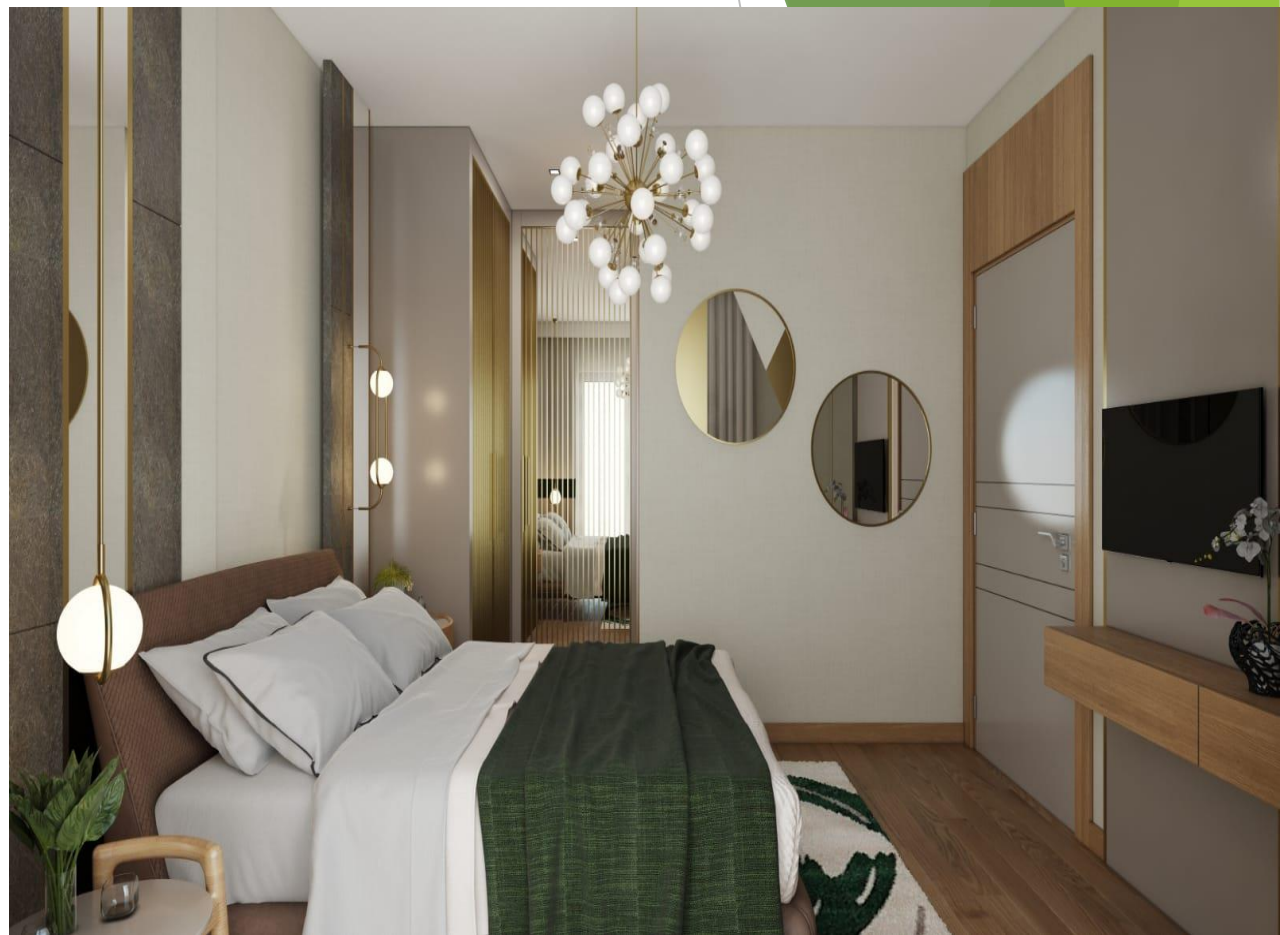
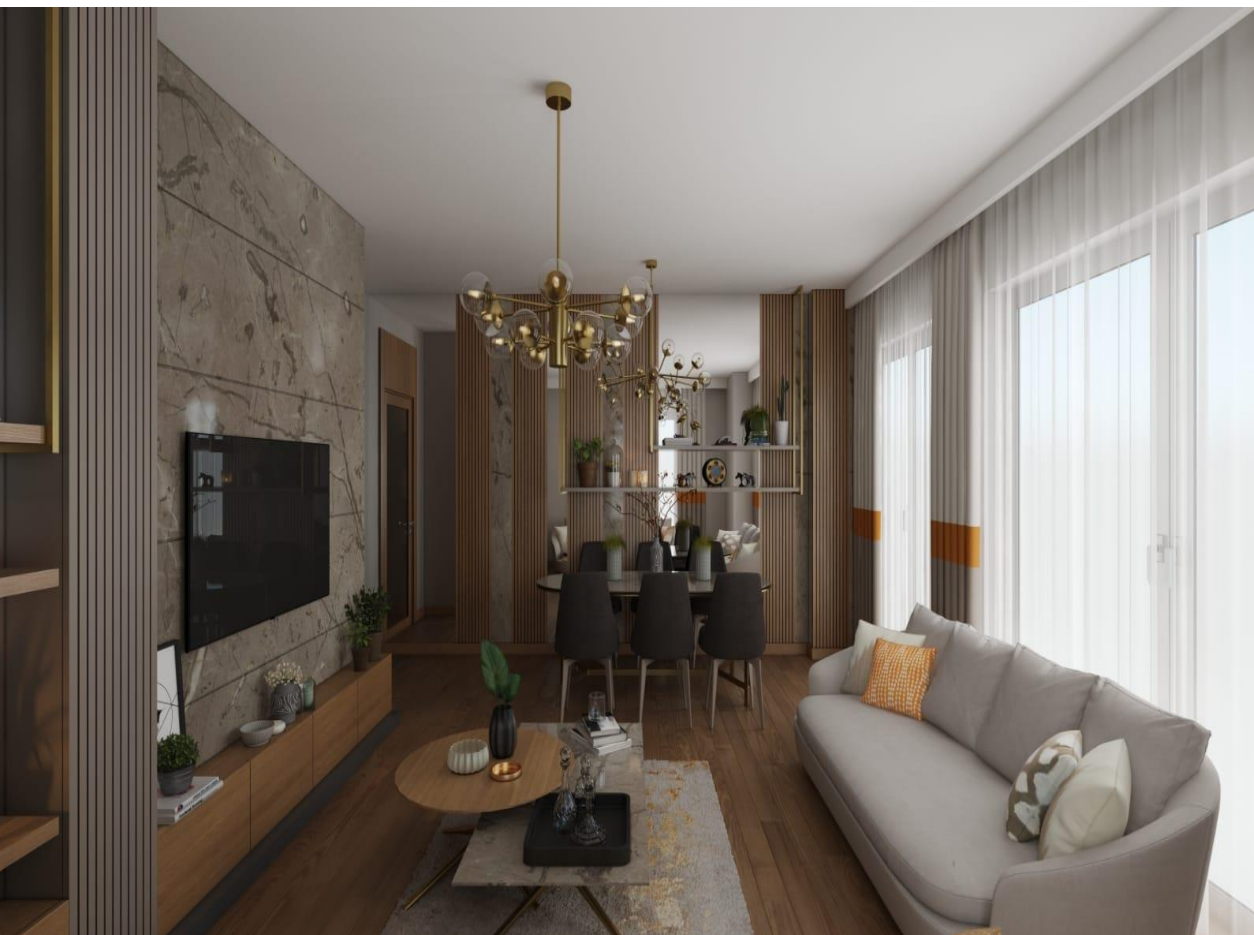
THE PROJECTS IS ONLY 25 KM FAR FROM THE THIRD AIRPORT



**THE TRAIN LINE IS ACROSSING IN FRONT OF OUR PROJECT WHICH IS
CONNECTING HALKALI WITH THE BULGARIA BORDERS**



SAMPLE FLAT



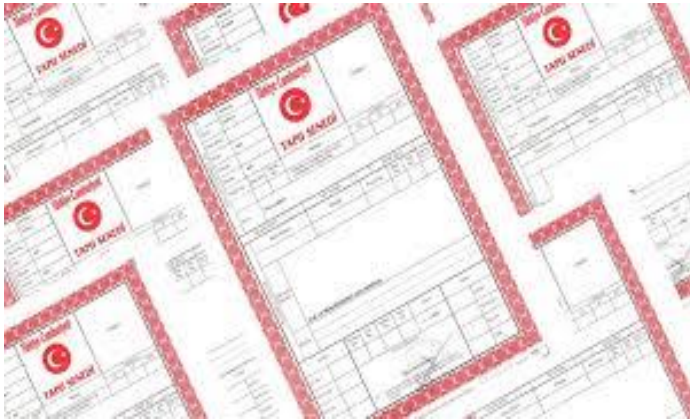








OUR PROJECT IS SUITABLE FOR CITIZENSHIP



The title deed is ready



The lawyer is for free

CITIZENSHIP OFFERS



BOUTIQUE
— PANORAMA —

CITIZENSHIP OFFER

FLAT 2+1
SURFACE AREA : 139.35 M²

FLAT 3+1
SURFACE AREA : 175.42 M²

- Open panorama view on the swimming pool
- Open panorama view on the golet park

PRICE **275.000 USD**

TÜRKİYE CUMHURİYETİ
REPUBLIC OF TURKEY

PASAPORT
PASSPORT



BOUTIQUE
— PANORAMA —

CITIZENSHIP OFFER

4+1 DUPLEX
(VILLA CONCEPT)

SURFACE AREA : 253.13 M²

- 55% green area
- Private entrance
- Direct panorama view on the Golet park
- Big private garden 124 m²

PRICE **263.000 USD**

TÜRKİYE CUMHURİYETİ
REPUBLIC OF TURKEY

PASAPORT
PASSPORT

BOUTIQUE

— PANORAMA —

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