

**NIVAK FLORYA**

TURKEY / ISTANBUL / BAKIRKÖY

**Project Status:  
Completed****Price Range:  
2,120,000 - 4,460,000 \$****Development Area:  
20,500 m<sup>2</sup>**

## **NIVAK FLORYA - Luxury Living in the Heart of Vibrant Istanbul**

The "NIVAK FLORYA" project is a luxurious residential and investment destination located in the prestigious Florya area, one of the most sought-after neighborhoods in Istanbul. Thanks to its strategic location in the heart of the city and its proximity to the coastline, the project perfectly combines the beauty of nature with modern architectural design. It's not just a residence, but a premium lifestyle experience tailored for families and business professionals seeking comfort and luxury.

### **Location**

NIVAK FLORYA is located in one of Istanbul's most luxurious areas, Florya, attracting families and business professionals due to its high-end ambiance and central location. The project is surrounded by several key landmarks, such as Atatürk Marine Mansion, Güneş Beach, and the famous Aqua Florya Mall connected to the Aquarium complex. In addition, it's close to the recreational Atatürk Forest and adjacent to Atatürk Airport, which is set to become Turkey's largest park.

The location also provides easy access to the Asian side of Istanbul through the Eurasia Tunnel, as well as convenient connections to main transportation routes like D100 and E5 highways. Nearby metro stations include Marmaray and M1 Metro, ensuring a seamless and flexible commute.

### **Services and Facilities**

NIVAK FLORYA offers a comprehensive living experience with a variety of services and amenities that ensure the highest standards of comfort and luxury:

- Leisure and Wellness Facilities: The project includes a 1,200 square meter social area, separated between men and women, featuring sauna, steam rooms, massage rooms, and an indoor pool of 368 square meters.

- Entertainment Zones: A 260-square-meter play area for children and all ages, featuring trampolines, a climbing wall, billiards, and a PlayStation.

- Mosque: A dedicated mosque space of 85 square meters.

- Sports Facilities: Dedicated walking and cycling paths.

- Security Services: A comprehensive 24/7 security system.

- Parking: Each building has its own private parking area.

### **Project Details**

- Total Land Area: 20,500 square meters.

- Number of Apartments: 96 apartments spread across 12 buildings, with 4 to 5 floors per building.

- Apartment Types: From 2+1 to 4+1, with various sizes. Each apartment includes a balcony of at least 13 square meters.

- Reception Service: Private reception service in each building, with separate entrances and exits.

### **Payment Plans and Additional Information**

- Payment Plan: 50% down payment with the option of installment over 18 months.

- Delivery Date: December 2024.

- Eligible for Turkish Citizenship.

- Taxes: Prices include VAT, with a 4% title deed fee.

NIVAK FLORYA is the perfect choice for those seeking luxury and comfort in the heart of Istanbul, guaranteeing a successful investment and a bright future in one of the city's most beautiful areas.

**Indoor/Covered Area (m<sup>2</sup>) : 1,200**  
**Available to Bank Credit : Yes**  
**Deed Status : Title Deed with Floor Easement**  
**Land m<sup>2</sup> : 20,500**

### **LOCATION :**

**Near the Sea, Near to E5 Highway, Near to Highway, Close to the tram, Close to City Center,**

### **ENVIRONMENT :**

**Shopping Center, Gas Station, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Post Office, Restaurant, Health Center, Veterinary, Movie Theater,**

### **INFRASTRUCTURE :**

**Earthquake Regulation Proof, Earthquake Resistant, Ground Survey,**

### **COMPOUND :**

**Security, Intercom, Cable TV, Cable TV / satellite, Parking - Outdoor, Parking - Indoor, Meeting Room, Security System, Indoor Garage, Suitable for Disabled, Fire Alarm, Security Camera,**

### **CONSTRUCTION PROPERTIES :**

**Built-in White Goods Kitchen, Heat Proofing, High Entrance, High Ceiling, Sound Isolation,**

### **SCENERY :**

**Nature View, City View,**

### **FACILITY ACTIVITIES :**

**Children Swimming Pool, Fitness Center, Social Facility, Gym, Tennis, Volleyball, Jogging / Walking Areas, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Olympic Pool, Turkish Hammam, SPA,**

### **Product Documents**

**[Nivak\\_Katalog.Tr.pdf](#) | [Nivak\\_katalog.En.pdf](#) | [NIVAK\\_FLORYA\\_DIJITAL\\_SUNUM\\_.pdf](#) |**

## ESTATE TYPES



**2,465,000 \$**

**252 m<sup>2</sup> , 4 + 1**  
**For Sale, Apartment**



**2,120,000 \$**

**225 m<sup>2</sup> , 3 + 1**  
**For Sale, Apartment**



**3,500,000 \$**

**384 m<sup>2</sup> , 5 + 1**  
**For Sale, Apartment**



**4,460,000 \$**

**674 m<sup>2</sup> , 7 + 1**  
**For Sale, Apartment**



















