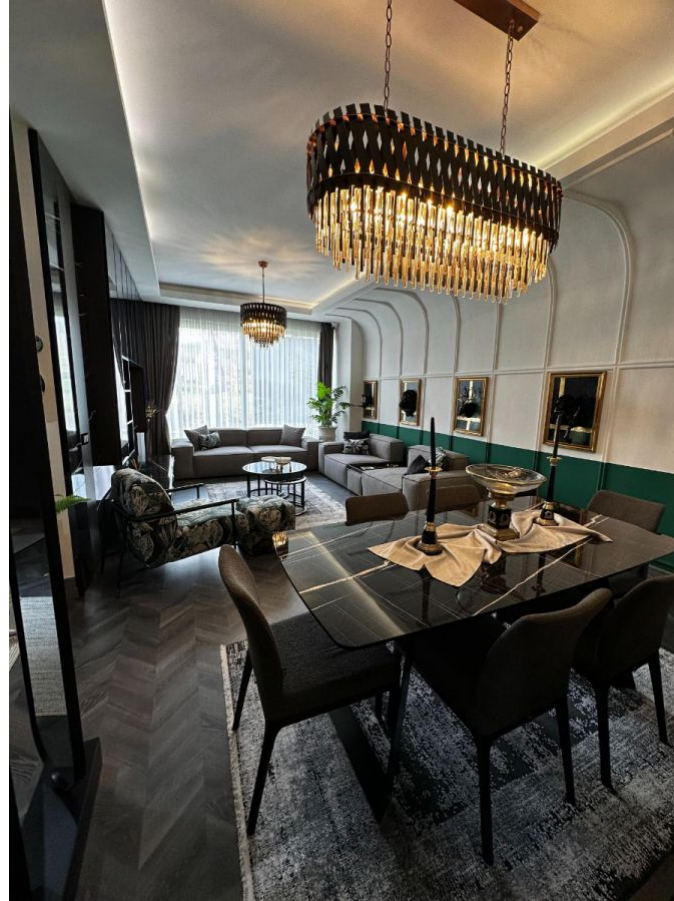


**ZERAY DORA HILL**

TURKEY / KOCAELI / İZMIT

**Project Status:**  
**Completed****Price Range:**  
**177,000 - 627,000 \$****Development Area:**  
**30,000 m<sup>2</sup>****Opportunity | New |****Holiday Properties | Distressed Properties | Luxury Property |**

## Discover Serenity and Elegance at Dora Hill, Izmit Kocaeli

### A Perfect Harmony of Nature and Modern Living

Welcome to Dora Hill, an exceptional residential project nestled in the scenic Çayırköy area of Izmit, Kocaeli. Spread over an expansive 30,366 square meters, this masterpiece combines modern architecture with the serene beauty of nature, offering an unparalleled living experience. Designed to cater to diverse lifestyles, Dora Hill is more than just a residence; it is a sanctuary where luxury and tranquility converge.

### Prime Location: Your Gateway to Convenience and Nature

Situated in Çayırköy, Kocaeli, Dora Hill boasts a strategic location that harmonizes urban convenience with natural charm. Key highlights include:

- Proximity to Major Destinations:
  - 10 minutes to Symbol Mall
  - 12 minutes to Kocaeli University Research Hospital
  - 15 minutes to Kartepe State Hospital
  - 30 minutes to Masukiye and Sapanca Lake
  - 45 minutes to Kartepe Ski Center and Sabiha Gökçen Airport
- Easy Accessibility: Located near major highways and the vibrant Izmit city center, Dora Hill ensures seamless connectivity.
- Natural Surroundings: Nestled close to green spaces like Paşasuyu Nature Park and Sapanca Lake, the project offers a refreshing escape from city life.

### Diverse Apartment Types: Homes That Fit Your Lifestyle

Dora Hill offers a variety of apartment options to meet the needs of families, couples, and individuals alike:

- Apartment Types: 1+1, 2+1, 3+1, 4+1, and 4.5+1
- Spacious Layouts: Ranging from cozy units to expansive family apartments, each home is designed with functionality and comfort in mind.
- Modern Design: Panoramic windows, open-concept spaces, and high-quality materials create bright and airy interiors.

### Luxurious Amenities: Enhancing Your Everyday Life

Dora Hill is equipped with state-of-the-art facilities to ensure a lifestyle of comfort and leisure:

- Outdoor and indoor swimming pools
- Fitness center, sauna, and Turkish bath
- Kids club and playgrounds
- Event areas and amphitheater
- Basketball and tennis courts
- 24/7 security and private parking for each residence

### Unmatched Views and Quality Finishes

- Breathtaking Scenery: Surrounded by lush forests and offering views of Marmara and the Black Sea, Dora Hill is a visual retreat.
- Premium Materials: From sleek kitchens to luxurious bathrooms, every detail is crafted to perfection.
- Sustainability: The project incorporates eco-friendly practices and maintains harmony with the surrounding environment.

### A Lifestyle Beyond Expectations

Dora Hill redefines modern living by offering a seamless blend of luxury, nature, and convenience. Whether you're seeking a serene retreat or an active lifestyle, this project caters to every aspiration. Discover your dream home at Dora Hill and embrace a life of unparalleled elegance in the heart of Kocaeli.

Make Dora Hill your haven and enjoy a life where every moment feels extraordinary.

**Block Number : 6**

### **LOCATION :**

In Nature,

### **ENVIRONMENT :**

Drugstore, Drugstore / Medical, Hospital / Health facility, High School, Patisserie & Bakery, Restaurant, Health Center, Dry-Cleaning,

### **INFRASTRUCTURE :**

Earthquake Regulation Proof, Earthquake Resistant, Ground Survey,

### **COMPOUND :**

Solar Power, Security, Pressure Tank, Intercom, Generator-Power Unit, Cable TV / satellite, Parking - Outdoor, Parking - Indoor, Satellite Broadcast, Ground Heating, Carry Lift/Elevator, Security System, Indoor Garage, Suitable for Disabled, Fire Alarm, Security Camera,

### **CONSTRUCTION PROPERTIES :**

Purification Plant, Granite Coating, Heat Proofing, High Entrance, Reinforced Concrete, Sound Isolation,

### **SCENERY :**

Nature View,

### **FACILITY ACTIVITIES :**

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

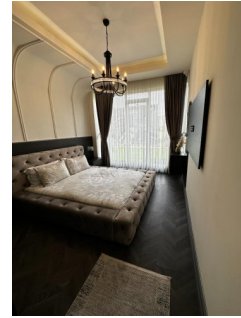
### **Product Documents**

[PROJECT\\_DETAILS\\_Dora\\_Hill.docx.pdf](#) | [DORA\\_HILL\\_CATALOG.pdf](#) |

## ESTATE TYPES



181,000 \$



182,000 \$

105 m<sup>2</sup>, 1 + 1

For Sale, Apartment



177,000 \$

85 m<sup>2</sup>, 1 + 1

For Sale, Apartment



257,000 \$

97 m<sup>2</sup>, 1 + 1

For Sale, Apartment



212,000 \$

142 m<sup>2</sup>, 2 + 1

For Sale, Apartment



302,000 \$

95 m<sup>2</sup>, 2 + 1

For Sale, Apartment

132 m<sup>2</sup>, 2 + 1

For Sale, Apartment





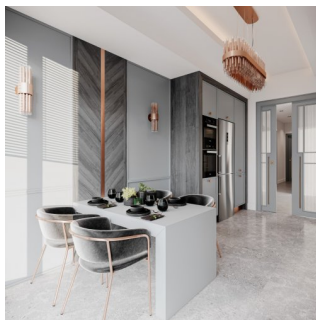
481,000 \$

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



239,000 \$

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



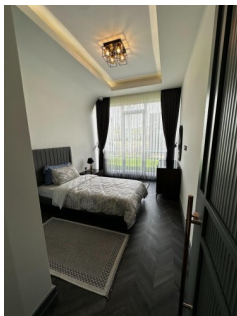
348,000 \$

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



496,000 \$

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



341,000 \$

187 m<sup>2</sup>, 2 + 1  
 For Sale, Apartment



573,000 \$

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



**627,000 \$**

**255 m<sup>2</sup>, 2 + 1**

**For Sale, Apartment**









