

**SİNPAŞ BOULEVARD SEFAKÖY**

TURKEY / ISTANBUL / KÜÇÜKÇEKMECE

**Project Status:**  
**Completed****Price Range:**  
**10,567,000 - 32,362,000 TL****Development Area:**  
**18,584 m<sup>2</sup>****Opportunity | New | For Investment |****Luxury Property |**



#### Modern Living and Investment Excellence in Küçükçekmece, Istanbul

Welcome to SİNPAŞ Boulevard Sefaköy, where contemporary design meets exceptional convenience. Strategically located in Küçükçekmece, Istanbul, this exclusive project by SİNPAŞ GYO offers unparalleled opportunities for investors and residents alike. Combining sophisticated architecture, premium amenities, and a central location, it stands as a testament to modern urban living.

#### Project Highlights

##### Key Specifications

- Developer: SİNPAŞ GYO
- Land Area: 18,584 m²
- Green Spaces: 50% of the project (9,174 m²)
- Delivery Date: February 2025
- Title Deed: Ready (Suitable for Turkish Citizenship)
- Blocks: 7 (6 Residential + 1 Home Office)
- Residential Units: 471 apartments
- Apartment Types:
  - Studio (0+1)
  - 1-Bedroom (1+1)
  - 2-Bedroom (2+1)
  - 3-Bedroom (3+1)
  - 4-Bedroom (4+1)
- Commercial Units: 5 shops
- VAT: Exempt

##### Apartment Features

- Finishing:
  - Central heating system
  - Air conditioning extensions
- Included Kitchen Appliances:
  - Arçelik brand oven, cooker, air hood, and dishwasher
- Additional Features:
  - Private storage areas (2-8 m² per unit)
  - Two floors of underground parking with dedicated spots based on apartment type

##### Amenities

- For Relaxation and Wellness:
  - Sauna, Turkish Hammam, Steam Room, and Yoga Room
- Active Living:
  - Sports club and family rest areas
- Entertainment:
  - Children's activity club and outdoor play areas
- Community Spaces:
  - Landscaped green spaces, water features, and a central cafeteria

##### Prime Location

SİNPAŞ Boulevard Sefaköy is ideally located near vital transportation hubs, shopping malls, educational institutions, and healthcare facilities:

- Transportation:
  - Sefaköy Metrobus Station: 1 minute
  - Halkalı Marmaray Metro Station: 14 minutes
  - Istanbul Airport: 30 minutes
  - National Park (Atatürk Airport): 5 minutes
- Shopping Malls:
  - Aqua Florya: 4 minutes
  - Mall of Istanbul: 15 minutes
- Universities:
  - Arel University: 1 minute
  - Istanbul University (Avcılar): 10 minutes
- Hospitals:
  - Biruni University Hospital: 1 minute
  - Medipol University Hospital: 11 minutes

##### Investment Value

- This project presents a lucrative opportunity:
- Ready Title Deed ensures smooth property transfer.
- Suitable for Turkish Citizenship, boosting international appeal.
- Exempt from evaluation reports and VAT, reducing acquisition costs.
- Ideal for short-term rentals, especially with home office options tailored for tourist leasing.

SİNPAŞ Boulevard Sefaköy redefines modern living, offering a perfect blend of luxury, convenience, and investment potential. Whether you're looking to settle in Istanbul or secure a high-value property investment, this project is your gateway to a vibrant and prosperous future. Secure your place in this prestigious community today!

**Block Number : 7**

### **LOCATION :**

**Near to Street, By E5 Highway, Near to E5 Highway, Close to Metrobus Transportation,**

### **ENVIRONMENT :**

**Shopping Center, Bank, Gas Station, Drugstore, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Firefighting, Nursery, Coiffure & Beauty Center, High School, Patisserie & Bakery, Polyclinic, Police Station, Post Office, Restaurant, Health Center, Veterinary, Dry-Cleaning, Movie Theater,**

### **INFRASTRUCTURE :**

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

### **COMPOUND :**

**Pressure Tank, Parking - Indoor, Meeting Room, Satellite Broadcast, Ground Heating, Carry Lift/Elevator, Security System, Indoor Garage, Suitable for Disabled, Fire Alarm, Security Camera,**

### **SCENERY :**

**City View,**

### **FACILITY ACTIVITIES :**

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

## ESTATE TYPES



**10,567,000 TL**

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



**16,218,000 TL**

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



**21,733,000 TL**

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



**32,362,000 TL**

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



















