

**KULELİ EVLERİ LA MARİN**

TURKEY / ISTANBUL / BEYLİKDÜZÜ

**Project Status:**  
**Completed****Price Range:**  
**475,000 - 665,000 \$****Development Area:**  
**14,000 m<sup>2</sup>****Opportunity | New |****Luxury Property |**

## Where Luxury Meets Family Living

### Kuleli Evleri: The Address of Luxury

A unique residential project in the heart of Beylikdüzü, Istanbul, where modern design meets luxury to offer a complete living experience for families seeking comfort, privacy, and proximity to nature.

### Elegant Apartments with Spacious Design

Kuleli Evleri is located in the prestigious area of Beylikdüzü, offering spacious apartments with modern designs that cater to a contemporary lifestyle. The project features villa-like apartments with large spaces and refined architectural details, starting from 211 sqm for 4+1 apartments and reaching up to 397 sqm for luxurious duplexes, providing privacy and comfort with soundproofing for a quiet living experience.

### Project Features:

#### • High-end Finishes and Quality

Developed by Yıldırım Yapı Group, with over 50 years of experience in construction, every detail of the interior and exterior design has been meticulously crafted using the finest materials and the latest building techniques.

#### • Horizontal Architecture and Luxurious Villas

The project features a horizontal architectural design that enhances the feeling of privacy and spaciousness, with wide balconies or terraces overlooking the vast green spaces, which cover 60% of the total project area.

#### • Comprehensive Social Facilities

The project includes a wide range of social facilities such as:

- **Sports fields:** Including basketball and football courts.
- **Indoor pool and fitness center:** Equipped with the latest fitness equipment, along with sauna and steam rooms for maximum relaxation and comfort.
- **Walking and jogging tracks** within the vast gardens.
- **Children's playgrounds** to ensure a complete experience for all family members.

### Strategic Location

Kuleli Evleri is located in **Kavaklı - Beylikdüzü**, just minutes away from **West Istanbul Marina**, adding additional value to the project with its proximity to the sea and related recreational activities. The location offers quick access to key transportation options, as the project is:

- **4 minutes** from West Istanbul Marina.
- **5 minutes** from the metrobus station, which connects all parts of Istanbul with ease.
- **3 minutes** from the **TEM highway**, making it easy to reach different areas of the city.

### Close to Key Services and Vital Centers

The project is surrounded by various **educational institutions** such as **Doğa** and **Bilfen Schools** and **Beykent University**, making it ideal for families seeking high-quality education for their children. Several nearby **hospitals** such as **Acibadem** and **Medicana** ensure fast access to healthcare services.

### An Active and Luxurious Lifestyle

With over **4,000 sqm** of green spaces, residents can enjoy fresh air and engage in sports activities such as jogging and yoga along the walking paths. Additionally, the project offers a private social area where families can spend quality time together away from the hustle of daily life.

### Proximity to Major Malls and Shopping Centers

Residents of Kuleli Evleri enjoy quick access to **Marmara Park**, **Torium**, and **Perla Vista malls**, located just **8-10 minutes** away by car. These malls provide all the shopping, dining, and entertainment needs for residents.

### Project Specifications:

- **Project area:** 6,450 sqm
- **Number of buildings:** 6
- **Number of apartments:** 48 luxurious apartments
- **Apartment types:** 4+1 (211 sqm), and duplex apartments 4.5+2 (up to 397 sqm)
- **Ceiling heights:** 3.2 meters for ground-floor apartments, 2.9 meters for standard apartments

### Additional Facilities and Services:

- Closed parking for each apartment with **electric generators** to ensure uninterrupted power supply.
- **Complete internet infrastructure** in all apartments.
- **24/7 security** for maximum safety and comfort.
- **Extensive green areas and gardens**, providing residents with a tranquil and comfortable natural setting.

### Suitable for Turkish Citizenship

The project offers the opportunity to obtain **Turkish citizenship**, increasing its investment value. In addition to its prime location near key transportation and vital centers in Istanbul, the project is an ideal investment opportunity for families seeking a comfortable life with added value to their investments.

### Summary:

Kuleli Evleri in Beylikdüzü is an ideal choice for families seeking luxury and comfort. It combines modern design with comprehensive facilities, in a prime location that offers easy access to the sea, transportation, schools, and shopping centers. It is a place where a new life full of privacy, luxury, and activity begins.

**Open Area (m<sup>2</sup>) : 4,000**

**Deed Status : Title Deed with Floor Easement**

### **LOCATION :**

**Near the Sea, By E5 Highway, Near to E5 Highway, Close to Minibus Route, Close to Metrobus Transportation,**

### **ENVIRONMENT :**

**Shopping Center, Bank, Gas Station, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Coiffure & Beauty Center, High School, School (Education facility), Polyclinic, Post Office, Restaurant, District Bazaar, Veterinary, Dry-Cleaning,**

### **INFRASTRUCTURE :**

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

### **COMPOUND :**

**Solar Power, Security, Intercom, Generator-Power Unit, Parking - Outdoor, Parking - Indoor, Ground Heating, Security System, Indoor Garage, Suitable for Disabled, Fire Alarm, Security Camera,**

### **CONSTRUCTION PROPERTIES :**

**Built-in White Goods Kitchen, Heat Proofing, Reinforced Concrete, Marble Coated, Sound Isolation,**

### **SCENERY :**

**Sea View, City View, Close to Marine Transportation,**

### **FACILITY ACTIVITIES :**

**Basketball Court, Children Swimming Pool, Social Facility, Gym, Jogging / Walking Areas, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Turkish Hammam,**

## ESTATE TYPES



**665,000 \$**

**380 m<sup>2</sup>**  
**For Sale, Apartment**



**475,000 \$**

**250 m<sup>2</sup>**  
**For Sale, Apartment**



















