

**ALYA 4 MEVSİM**

TURKEY / ISTANBUL / BEYLİKDÜZÜ

**Project Status:  
Completed****Price Range:  
145,000 - 228,000 \$****Opportunity | New |****Luxury Property |**

**Live the Comfort, Embrace the Luxury**

**Alya 4 Mevsim: Happiness in All Seasons**

**Introduction**

Nestled in the vibrant heart of Istanbul's European side, Alya 4 Mevsim is a beacon of modern elegance and convenience. Designed by the prestigious BOSS4 Real Estate, this flagship project offers a blend of comfort and luxury, reimagining urban living with a contemporary touch. From its strategic location in Beylikdüzü, where serene residential settings meet seamless connectivity, to its innovative design and unmatched amenities, Alya 4 Mevsim stands as the ultimate destination for those seeking a lifestyle of harmony and prosperity.

**Project Specifications**

**Apartment Styles and Layouts**

- 1+1 Apartments
  - Gross Area: 61.54 m<sup>2</sup> | Net Area: 40.00 m<sup>2</sup>
  - Features: Open-plan living room with integrated kitchen, a cozy bedroom, modern bathroom, and a balcony offering views of the vibrant surroundings.

- 2+1 Apartments
  - Gross Area: 114.62 m<sup>2</sup> | Net Area: 74.50 m<sup>2</sup>
  - Features: Spacious living room, separate kitchen, two bedrooms including a master bedroom with an en-suite bathroom, and an additional balcony for relaxation.

- 3+1 Apartments
  - Gross Area: 153.85 m<sup>2</sup> | Net Area: 100.00 m<sup>2</sup>
  - Features: Generous living spaces including a separate living room and kitchen, three bedrooms, dressing area in the master suite, and a private balcony. Each unit boasts high-quality finishes, maximizing functionality while maintaining aesthetics, ensuring that every corner is thoughtfully crafted for a superior living experience.

**Amenities That Elevate Your Lifestyle**

- Indoor Swimming Pool: Accessible all year round, perfect for relaxation and family time.
- Fitness Center: Fully equipped gym to cater to your fitness needs.
- Traditional Turkish Bath & Sauna: Indulge in a rejuvenating spa experience.
- Steam Room: Designed for stress relief and relaxation.
- Children's Playgrounds: Safe and vibrant play areas for your children's joy and development.
- Beautiful Landscaping: Lush green spaces for peaceful walks and recreational activities.

These amenities are curated to promote wellness, comfort, and a balanced lifestyle, making Alya 4 Mevsim more than just a residence—it's a haven for holistic well-being.

**Prime Location**

Strategically located in the thriving district of Beylikdüzü, Alya 4 Mevsim offers unparalleled convenience:

- Transportation:
  - 3 km to Beylikdüzü Metrobus Station.
  - Easy access to E5 and TEM Highways.
- Education: Proximity to renowned schools like Private Emel Ninova International School (150 m).
- Shopping: Close to major malls such as Marmara Park (3.7 km) and Torium (7 km).
- Healthcare: Near leading medical facilities, including Beylikdüzü State Hospital (1.79 km).
- Recreation: Minutes away from parks, exhibition centers, and cultural hubs.

This central yet tranquil location offers residents the best of both worlds—a serene home environment with urban conveniences at their fingertips.

**Investment Opportunity**

Owning an apartment in Alya 4 Mevsim is more than acquiring a home; it's an investment in the future. With Istanbul's real estate market on the rise and Beylikdüzü emerging as a hotspot for growth, this project guarantees high returns and unmatched rental potential. Its proximity to main highways, international schools, and major commercial centers ensures sustained value and demand.

**Conclusion**

Alya 4 Mevsim is a masterpiece that transcends traditional living spaces. With its luxurious apartments, state-of-the-art amenities, and a location that bridges tranquility and connectivity, it is the ideal choice for families, professionals, and investors alike. Discover a lifestyle where every season is filled with happiness—welcome to Alya 4 Mevsim.

**Block Number : 2**

### **LOCATION :**

**Near to E5 Highway, Close to bus terminal, Close to Metrobus Transportation,**

### **ENVIRONMENT :**

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

### **INFRASTRUCTURE :**

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

### **COMPOUND :**

**Security, Pressure Tank, Intercom, Generator-Power Unit, Parking - Outdoor, Parking - Indoor, Satellite Broadcast, Ground Heating, Security System, Indoor Garage, Security Camera,**

### **CONSTRUCTION PROPERTIES :**

**Glass Mosaic Coated, Heat Proofing, High Entrance, High Ceiling,**

### **SCENERY :**

**City View,**

### **FACILITY ACTIVITIES :**

**Children Swimming Pool, Fitness Center, Social Facility, Gym, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Turkish Hammam,**

## ESTATE TYPES



**145,000 \$**

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



**228,000 \$**

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









