

## NIVAK FLORYA - 3+1 Istanbul / Bakırköy

For Sale - Apartment 2,120,000 \$ | 225 m2 Istanbul / Bakırköy



# Rooms : 3

# Saloons : 1

# Baths : 2

Type of Property : Apartment Flat

Property Condition : Brand New

Usage Status : Empty

Heating : Central Heating

Heating Type : Natural Gas

Balcony Number : 1

Toilet Number : 2

Deed Status : Title Deed with Floor Easement

Available to Bank Credit : Yes



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Yavuz Sultan Selim Bulvarı

Büyükkçekmece /

Büyükkçekmece

34528 , Istanbul

Advert No:f-494589-995

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- \* Internal Properties : Alarm, Balcony, White-Goods, Shower cabin, With master bathroom, Stove, Formica Kitchen, Closet, Ready made kitchen, Double glazing, Cable TV / satellite, Covered Balcony, Custom Design Kitchen, Parquet, Ceramic Ground, Security System, PVC Coated,
- \* Building : Earthquake Resistant, Fiber Internet, Heat Proofing, Furniture Elevator, High Entrance, Sound Isolation,
- \* Environment : Shopping Center, Kindergarten, ATM, Gas Station, Cafe, Drugstore / Medical, Entertainment Center, Fair, Elementary School, Cafeteria, Coiffure & Beauty Center, High School, Market, Massage Saloon, Game Park, Police Station, Post Office, Veterinary, School,
- \* Compound : Children Swimming Pool, Fitness Center, Security, Jogging, Parking - Outdoor, Parking - Indoor, Social Facility, Gym, Tennis, Jogging / Walking Areas, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Garden - Private, Security Camera,
- \* Location : Near the Sea, Nature View, City View, Close to Marmaray,

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**E BLOK**  
**3+1 DAİRE**  
**TİP A**



01 Giriş Holü	5.83 m <sup>2</sup>
02 Salon	45.23 m <sup>2</sup>
03 Mutfak	15.90 m <sup>2</sup>
04 Ebr. Banyo	5.77 m <sup>2</sup>
05 Ebr. Yatak Odası	26.54 m <sup>2</sup>
06 Banyo	4.90 m <sup>2</sup>
07 Koridor	10.04 m <sup>2</sup>
08 Balkon	3.88 m <sup>2</sup>
09 Yatak Odası	16.59 m <sup>2</sup>
10 Yatak Odası	15.04 m <sup>2</sup>
11 Balkon	12.33 m <sup>2</sup>
12 Balkon	3.56 m <sup>2</sup>

**Net Alan (Balkon hariç)** 153.37 m<sup>2</sup>  
**Brüt Alan\*** 202.71 m<sup>2</sup>  
**Sabga Esas Brüt Alan\*\*** 227.68 m<sup>2</sup>

\*Net alan büyüme bilgisi ile ilgili ayrıntıların toplandığı vize planı sayılıdır.  
\*\*Sabga esas brüt alan büyüme bilgisi ile ilgili ayrıntıların ortala alanlarında ölçüm yapılmış olduğu görülmektedir.

**E BLOK**  
**3+1 DAİRE**  
**TİP A1-T**



01 Giriş Holü	4.80 m <sup>2</sup>
02 Salon	46.80 m <sup>2</sup>
03 Mutfak	15.20 m <sup>2</sup>
04 Ebr. Banyo	5.20 m <sup>2</sup>
05 Ebr. Yatak Odası	26.80 m <sup>2</sup>
06 Banyo	4.80 m <sup>2</sup>
07 Koridor	10.80 m <sup>2</sup>
08 Balkon	3.80 m <sup>2</sup>
09 Yatak Odası	16.80 m <sup>2</sup>
10 Yatak Odası	15.80 m <sup>2</sup>
11 Balkon	12.80 m <sup>2</sup>
12 Balkon	3.50 m <sup>2</sup>

**Net Alan (Balkon hariç)** 143.20 m<sup>2</sup>  
**Brüt Alan\*** 193.20 m<sup>2</sup>  
**Sabga Esas Brüt Alan\*\*** 213.20 m<sup>2</sup>  
**Balkon** 14.80 m<sup>2</sup>

**E BLOK**  
**3+1 DAİRE**  
**TİP A1**



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05 Ebr. Yatak Odası	26.80 m <sup>2</sup>
06 Banyo	4.80 m <sup>2</sup>
07 Koridor	10.80 m <sup>2</sup>
08 Balkon	3.80 m <sup>2</sup>
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**3+1 DAİRE**  
**TİP A-T**



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**Brüt Alan\*** 193.20 m<sup>2</sup>  
**Sabga Esas Brüt Alan\*\*** 213.20 m<sup>2</sup>  
**Yatak Odası (Balkon)** 14.80 m<sup>2</sup>