

## NIVAK FLORYA - 4+1 Istanbul / Bakırköy

For Sale - Apartment 2,465,000 \$ | 252 m2 Istanbul / Bakırköy



# Rooms : 4  
# 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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REALTY GALAXY

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Yavuz Sultan Selim Bulvarı

Büyükkçekmece /

Büyükkçekmece

34528 , Istanbul

Advert No:f-494589-994

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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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## D BLOK

### 4+1 DAİRE TİP D-T



01 Giriş Halli	9.31 m <sup>2</sup>
02 Salon	43.15 m <sup>2</sup>
03 Mutfak	16.39 m <sup>2</sup>
04 Yardımcı Oda	6.96 m <sup>2</sup>
05 Yardımcı Banyo	3.78 m <sup>2</sup>
06 Ekv. Banyo	5.43 m <sup>2</sup>
07 Ekv. Yatak Odası	23.45 m <sup>2</sup>
08 Yatak Odası	14.96 m <sup>2</sup>
09 Yatak Odası	15.16 m <sup>2</sup>
10 Banyo	3.99 m <sup>2</sup>
11 Koridor	9.94 m <sup>2</sup>
12 Banyo	4.55 m <sup>2</sup>
13 Cıvama Odası	2.48 m <sup>2</sup>
14 Teras	42.23 m <sup>2</sup>

<b>Net Alan (Balkon hariç)</b>	<b>159.55 m<sup>2</sup></b>
<b>Brüt Alan*</b>	<b>238.59 m<sup>2</sup></b>
<b>Satışa Esas Brüt Alan**</b>	<b>262.64 m<sup>2</sup></b>
<b>Bahçe</b>	<b>60.30 m<sup>2</sup></b>

\*Böce alanı bağimsiz bölüme ait tüm mahallelerin kapsadığı alanı göstermektedir.  
\*\*Satışa esas Brüt alan bağimsiz bölümlerin brüt alanına ortak alanlardan oluşan bölümlerin katları dâhilidir.

## A BLOK

### 4+1 DAİRE TİP A-T



01 Giriş Halli	10.00 m <sup>2</sup>
02 Salon	45.00 m <sup>2</sup>
03 Mutfak	17.00 m <sup>2</sup>
04 Yardımcı Oda	7.00 m <sup>2</sup>
05 Yardımcı Banyo	4.00 m <sup>2</sup>
06 Ekv. Banyo	6.00 m <sup>2</sup>
07 Ekv. Yatak Odası	24.00 m <sup>2</sup>
08 Yatak Odası	16.00 m <sup>2</sup>
09 Yatak Odası	16.00 m <sup>2</sup>
10 Banyo	4.00 m <sup>2</sup>
11 Koridor	10.00 m <sup>2</sup>
12 Banyo	5.00 m <sup>2</sup>
13 Cıvama Odası	2.50 m <sup>2</sup>
14 Teras	43.00 m <sup>2</sup>

<b>Net Alan (Balkon hariç)</b>	<b>170.00 m<sup>2</sup></b>
<b>Brüt Alan*</b>	<b>250.00 m<sup>2</sup></b>
<b>Satışa Esas Brüt Alan**</b>	<b>275.00 m<sup>2</sup></b>
<b>Bahçe</b>	<b>70.00 m<sup>2</sup></b>

## C BLOK

### 4+1 DAİRE TİP C-T



01 Giriş Halli	10.00 m <sup>2</sup>
02 Salon	45.00 m <sup>2</sup>
03 Mutfak	17.00 m <sup>2</sup>
04 Yardımcı Oda	7.00 m <sup>2</sup>
05 Yardımcı Banyo	4.00 m <sup>2</sup>
06 Ekv. Banyo	6.00 m <sup>2</sup>
07 Ekv. Yatak Odası	24.00 m <sup>2</sup>
08 Yatak Odası	16.00 m <sup>2</sup>
09 Yatak Odası	16.00 m <sup>2</sup>
10 Banyo	4.00 m <sup>2</sup>
11 Koridor	10.00 m <sup>2</sup>
12 Banyo	5.00 m <sup>2</sup>
13 Cıvama Odası	2.50 m <sup>2</sup>
14 Teras	43.00 m <sup>2</sup>

<b>Net Alan (Balkon hariç)</b>	<b>170.00 m<sup>2</sup></b>
<b>Brüt Alan*</b>	<b>250.00 m<sup>2</sup></b>
<b>Satışa Esas Brüt Alan**</b>	<b>275.00 m<sup>2</sup></b>
<b>Bahçe</b>	<b>70.00 m<sup>2</sup></b>

## B BLOK

### 4+1 DAİRE TİP B-T



01 Giriş Halli	10.00 m <sup>2</sup>
02 Salon	45.00 m <sup>2</sup>
03 Mutfak	17.00 m <sup>2</sup>
04 Yardımcı Oda	7.00 m <sup>2</sup>
05 Yardımcı Banyo	4.00 m <sup>2</sup>
06 Ekv. Banyo	6.00 m <sup>2</sup>
07 Ekv. Yatak Odası	24.00 m <sup>2</sup>
08 Yatak Odası	16.00 m <sup>2</sup>
09 Yatak Odası	16.00 m <sup>2</sup>
10 Banyo	4.00 m <sup>2</sup>
11 Koridor	10.00 m <sup>2</sup>
12 Banyo	5.00 m <sup>2</sup>
13 Cıvama Odası	2.50 m <sup>2</sup>
14 Teras	43.00 m <sup>2</sup>

<b>Net Alan (Balkon hariç)</b>	<b>170.00 m<sup>2</sup></b>
<b>Brüt Alan*</b>	<b>250.00 m<sup>2</sup></b>
<b>Satışa Esas Brüt Alan**</b>	<b>275.00 m<sup>2</sup></b>
<b>Bahçe</b>	<b>70.00 m<sup>2</sup></b>