

# SOFA BUTIK BAHÇEŞEHIR

### TURKEY / ISTANBUL / BAŞAKŞEHIR

Completion Date: 07 / 2025

Price Range: 528,000 - 1,365,000 \$

Development Area: 11,000 m<sup>2</sup>







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### Your Luxury Escape in European side of Istanbul

Welcome to Sofa Butik Bahcesehir, an exclusive luxury villa and apartment project set in the lush and vibrant heart of Bahcesehir, the European gem of Istanbul. Designed for those seeking a premium lifestyle, this development spans a spacious 11,000 square meters and showcases the best in modern luxury living. Constructed by GÜL İNŞAAT, one of Istanbul's most respected developers, the project blends high-quality craftsmanship with cutting-edge features to create a unique residential experience.

Project Overview

Project Uverview

Sofa Butik Bahresehir offers a blend of duplex villas and modern apartments that cater to the discerning homeowner. With two distinct phases, this development provides a diverse range of living options, all featuring luxury finishes, state-of-the-art technology, and premium amenities.

Phase 1 Delivery: July 2025

Phase 2 Delivery: December 2025

Starting Price: From \$528,000 The project features:

26 Duplex Villas: Spacious 4+1 layout, ideal for families.

36 Modern Apartments: Ranging from 3+1 to 4+1 layouts, offering a variety of stylish living spaces. Phase Details:

Phase 1: 18 Apartments (3+1) & 8 Duplex Villas

Phase 2: 18 Apartments (4+1) & 18 Duplex Villas Project Highlights

Luxury Villa and Apartment Living Nestled in the green landscape of Bahçeşehir, the Sofa Butik project is designed for families seeking a luxurious lifestyle in a peaceful setting. Each residence offers high-quality materials, smart home systems, and underfloor heating, blending comfort and style seamlessly.

11,000 m2 Land Area, with full landscaping

A luxurious family concept focusing on comfort and elegance

Smart home technology, enhancing modern living

Energy-efficient underfloor heating for year-round comfort

Duplex Villas:

Spacious 4+1 layouts

Private gardens for each villa

High ceilings and large windows for ample natural light

Luxury finishes and fittings for a sophisticated living space

Modern Apartments:

3+1 and 4+1 layouts

Open-plan living and dining areas

Terraces and balconies for private outdoor enjoyment

Closed kitchens with modern appliances

Premium Finishes:

High-quality materials: Each unit is built with durable and elegant materials.

Smart home system: Control lighting, climate, and security with ease.

Underfloor heating: Efficient and comfortable heating throughout the year.

\*\*Investment Potential\*\*

\*\*Osfa Butki Bakhrsgehir represents an excellent investment opportunity, with a unique combination of location, quality, and lifestyle. The starting prices make it an attractive option for investors, while the project's planned development phases promise to add long-term value.

\*\*\*Total Control of Contr

Competitive starting price: From \$528,000

High rental potential due to location and quality

Developed by a trusted name in Istanbul's real estate market, GÜL İNŞAAT Amenitlies & Social Facilities Designed to provide an all-inclusive living experience, Sofa Butik Bahçeşehir offers a range of amenities for every lifestyle

Private Indoor Parking: Dedicated covered parking spaces for residents

Central Air Conditioning: High-efficiency systems for year-round comfort

24/7 Security: Secure living with round-the-clock surveillance

Fully Landscaped Areas: Beautifully maintained green spaces

Closed Fitness Center: State-of-the-art gym facilities for a healthy lifestyle

Turkish Bath and Saunas: Traditional wellness facilities for relaxation

Indoor Swimming Pools: Year-round swimming with modern pool facilities

Conference Room: Business and meeting space

. Children's Playgrounds: Safe and engaging areas for kids Location & Transportation Strategically positioned in Bahregehir, Sofa Butik offers unparalleled access to key parts of Istanbul, making it an ideal base for families and professionals alike

Train: 3 minutes

Bus Station: 3 minutes

Metro Station: 5 minutes

TEM Highway: 2 minutes

Canal Istanbul: 5 minutes

Bahçeşehir Pond: 3 minutes

Adventure Park: 3 minutes

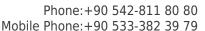
Restaurants: 3 minutes

Akbatı Mall: 8 minutes

Prestige Mall: 5 minutes

Istanbul Airport: 20 minutes

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### **LOCATION:**

Near to Street, Near to Highway,

### **ENVIRONMENT:**

Bank, Drugstore / Medical, Firefighting, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Post Office, Restaurant, Health Center, District Bazaar, Veterinary, Aquapark,

### **INFRASTRUCTURE:**

Earthquake Regulation Proof, Earthquake Resistant, Ground Survey,

### **COMPOUND:**

Security, Cable TV / satellite, Parking - Outdoor, Parking - Indoor, Meeting Room, Carry Lift/Elevator, Security System, Indoor Garrage, Fire Alarm, Security Camera,

### **CONSTRUCTION PROPERTIES:**

Built-in White Goods Kitchen, Granite Coating, Granite Basement, Heat Proofing, High Entrance, High Ceiling, Sound Isolation,

## **SCENERY:**

**Nature View,** 

### **FACILITY ACTIVITIES:**

Social Facility, Gym, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Turkish Hammam, Assistant Service,

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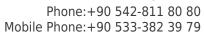








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