

**NIVAK FLORYA - 7+1 Istanbul / Bakırköy**

For Sale - Apartment 4,460,000 \$ | 674 m2 Istanbul / Bakırköy



# Rooms : 7  
# Saloons : 1  
# Baths : 3  
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



İsmail Can

Phone +90 542-811 80 80

Mobile Phone +90 542-811  
80 80

REALTY GALAXY

Phone +90 542-811 80 80

Mobile Phone +90 533-382  
39 79

Fax +90 212-855 74 75

Yavuz Sultan Selim Bulvarı

Büyükkçekmece /

Büyükkçekmece

34528 , Istanbul

Advert No:f-494589-997

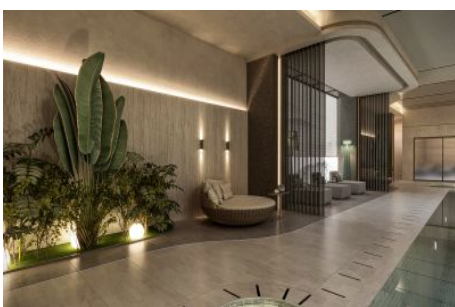
---

- \* 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,

Advert No:f-494589-997



Advert No:f-494589-997



Advert No:f-494589-997

B BLOK

7+1 DAİRE  
TİP A



ALT KAT

01	Orjinal Mülk	20.43 m <sup>2</sup>
02	Salon	85.91 m <sup>2</sup>
03	Mutfak	28.90 m <sup>2</sup>
04	WC	3.63 m <sup>2</sup>
05	Çamaş Odası	5.92 m <sup>2</sup>
06	Depo	2.95 m <sup>2</sup>
07	Koridor	5.08 m <sup>2</sup>
08	Yatak Odası	18.04 m <sup>2</sup>
09	Wc'ye	3.20 m <sup>2</sup>
10	Yatak Odası	16.84 m <sup>2</sup>
11	Banyo	3.03 m <sup>2</sup>
12	Ekst. Yatak Odası	22.43 m <sup>2</sup>
13	Giymene Odası	15.34 m <sup>2</sup>
14	Ekst. Banyo	15.83 m <sup>2</sup>
15	Yardımcı Odası	10.97 m <sup>2</sup>
16	Yardımcı Banyosu	3.42 m <sup>2</sup>
17	Balkon	48.52 m <sup>2</sup>
18	Balkon	5.04 m <sup>2</sup>
19	Balkon	1.42 m <sup>2</sup>



ÜST KAT



20	Konfor	6.60 m <sup>2</sup>
21	Façon Alanı	43.26 m <sup>2</sup>
22	Mutfak	6.08 m <sup>2</sup>
23	WC	3.87 m <sup>2</sup>
24	Çamaş Odası	11.35 m <sup>2</sup>
25	Yatak Odası	20.70 m <sup>2</sup>
26	Banyo	5.27 m <sup>2</sup>
27	Teras	58.37 m <sup>2</sup>
28	Teras	44.49 m <sup>2</sup>
<b>Net Alan (Balkon hariç)</b>		<b>361.98 m<sup>2</sup></b>
<b>Brüt Alan*</b>		<b>633.36 m<sup>2</sup></b>
<b>Satışa Elazs Brüt Alan**</b>		<b>674.66 m<sup>2</sup></b>

\*Net alan bodrumu belirlenmiş alanı içermezken kapalı alanlar dâhil değildir.  
\*\*Satışa elazs brüt alan bodrumun brüt alanına eşit alanlar hariç diğer paylar m-eklenmiş değildir.

B BLOK

7+1 DAİRE  
TİP A



ALT KAT

01	Orjinal Mülk	20.43 m <sup>2</sup>
02	Salon	85.91 m <sup>2</sup>
03	Mutfak	28.90 m <sup>2</sup>
04	WC	3.63 m <sup>2</sup>
05	Çamaş Odası	5.92 m <sup>2</sup>
06	Depo	2.95 m <sup>2</sup>
07	Koridor	5.08 m <sup>2</sup>
08	Yatak Odası	18.04 m <sup>2</sup>
09	Wc'ye	3.20 m <sup>2</sup>
10	Yatak Odası	16.84 m <sup>2</sup>
11	Banyo	3.03 m <sup>2</sup>
12	Ekst. Yatak Odası	22.43 m <sup>2</sup>
13	Giymene Odası	15.34 m <sup>2</sup>
14	Ekst. Banyo	15.83 m <sup>2</sup>
15	Yardımcı Odası	10.97 m <sup>2</sup>
16	Yardımcı Banyosu	3.42 m <sup>2</sup>
17	Balkon	48.52 m <sup>2</sup>
18	Balkon	5.04 m <sup>2</sup>
19	Balkon	1.42 m <sup>2</sup>



ÜST KAT

20	Konfor	6.60 m <sup>2</sup>
21	Façon Alanı	43.26 m <sup>2</sup>
22	Mutfak	6.08 m <sup>2</sup>
23	WC	3.87 m <sup>2</sup>
24	Çamaş Odası	11.35 m <sup>2</sup>
25	Yatak Odası	20.70 m <sup>2</sup>
26	Banyo	5.27 m <sup>2</sup>
27	Teras	58.37 m <sup>2</sup>
28	Teras	44.49 m <sup>2</sup>
<b>Net Alan (Balkon hariç)</b>		<b>361.98 m<sup>2</sup></b>
<b>Brüt Alan*</b>		<b>633.36 m<sup>2</sup></b>
<b>Satışa Elazs Brüt Alan**</b>		<b>674.66 m<sup>2</sup></b>

\*Net alan bodrumu belirlenmiş alanı içermezken kapalı alanlar dâhil değildir.  
\*\*Satışa elazs brüt alan bodrumun brüt alanına eşit alanlar hariç diğer paylar m-eklenmiş değildir.