

**VARIAN USKUMRUKÖY**

TURKEY / ISTANBUL / SARIYER

**Completion Date:**  
**04 / 2026****Price Range:**  
**1,400,000 - 1,600,000 \$****Development Area:**  
**11,000 m<sup>2</sup>****Opportunity | New |****Luxury Property |**

## Where Nature Meets Modern Living in Perfect Harmony

### A Dream Come True: Luxurious Villas in Varian Uskumruköy

#### Introduction:

Welcome to Varian Uskumruköy, an exceptional residential project nestled in one of Istanbul's most pristine and sought-after locations. Surrounded by verdant forests and steeped in historical charm, this boutique development offers an unparalleled lifestyle where the tranquility of nature blends seamlessly with modern architectural elegance. Experience the privilege of living in homes that redefine comfort and sophistication, in a setting that feels like a slice of paradise.

#### Project Description:

##### Location and Legacy:

Varian Uskumruköy is situated in the picturesque village of Uskumruköy, part of Istanbul's Sarıyer district, a region celebrated for its historical and natural significance. Once described by the famed traveler Evliya Çelebi as "a corner of paradise," this area boasts a rich history dating back to the Genoese era. Today, it is one of Istanbul's fastest-growing locales, offering residents the perfect balance between serene nature and urban convenience. Just 15 minutes from Istanbul Airport and 20 minutes from Maslak, the project ensures effortless connectivity to the city's vibrant hubs.

##### Villa Designs and Features:

Varian Uskumruköy comprises 48 meticulously designed villas that harmonize with their lush surroundings. These homes come in two distinct layouts:

1.

Type A Villas (5+1)

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Total Area: 278 m<sup>2</sup>

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Garden Area: 123 m<sup>2</sup>

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Optional Private Pool: 18 m<sup>2</sup>

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Spacious interiors with a focus on natural light and functionality.

2.

Type B Villas (4+1)

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Total Area: 230 m<sup>2</sup>

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Garden Area: 131 m<sup>2</sup>

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Optional Private Pool: 18 m<sup>2</sup>

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Ideal for families seeking a cozy yet luxurious living space.

Each villa features large terraces, modern kitchens, elegant bathrooms, and customizable winter gardens that invite you to embrace every season in style.

##### Finishes and Design Philosophy:

The villas are crafted with premium materials that reflect a commitment to quality and aesthetics. The seamless integration of indoor and outdoor spaces, coupled with thoughtfully designed private gardens, creates an ambiance of peace and exclusivity.

##### Facilities and Amenities:

Varian Uskumruköy offers a host of amenities to elevate your lifestyle:

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Indoor and outdoor sports facilities.

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Dedicated social spaces for relaxation and community activities.

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24/7 security to ensure a safe and serene environment for your family.

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Proximity to equestrian clubs, offering opportunities to enjoy horseback riding and foster a love for nature among children.

##### Natural Surroundings:

Living in Varian Uskumruköy means being enveloped by the beauty of nature. The project is adjacent to the vast Belgrad Forest and other scenic green areas such as Zekeriyaköy and Bahçeköy. These surroundings offer residents access to hiking trails, cycling paths, and picnic spots, making it a haven for outdoor enthusiasts.

##### Community and Lifestyle:

The development prioritizes a healthy and sustainable lifestyle. The nearby markets brim with organic produce, while local schools and healthcare facilities ensure that all essential services are within easy reach.

#### Conclusion:

At Varian Uskumruköy, you don't just buy a home—you invest in a lifestyle. With its unique blend of natural beauty, modern comfort, and strategic location, this project invites you to create memories in a sanctuary that feels far removed from the city's hustle, yet remains close to its heartbeat. Discover a life reimagined, where every day is an escape into luxury and tranquility.

Varian Uskumruköy: "Live the Difference."

**Block Number : 48**

### **LOCATION :**

**By Street, Near to Street, Near the Sea, Close to Airport, In Nature,**

### **ENVIRONMENT :**

**Shopping Center, Gas Station, Drugstore, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Post Office, Restaurant, Health Center, Veterinary, Dry-Cleaning,**

### **INFRASTRUCTURE :**

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

### **COMPOUND :**

**Solar Power, Security, Pressure Tank, Intercom, Generator-Power Unit, Cable TV, Cable TV / satellite, Central Air Conditioning, Parking - Outdoor, Parking - Indoor, Satellite Broadcast, Ground Heating, Carry Lift/Elevator, Security System, Indoor Garage, Suitable for Disabled, Fire Alarm, Security Camera,**

### **CONSTRUCTION PROPERTIES :**

**Built-in White Goods Kitchen, Purification Plant, Glass Mosaic Coated, Granite Coating, Granite Basement, Heat Proofing, Marble floors, High Entrance, High Ceiling, Reinforced Concrete, Marble Coated, Sound Isolation,**

### **SCENERY :**

**Nature View,**

### **FACILITY ACTIVITIES :**

**Basketball Court, Children Swimming Pool, Fitness Center, Golf - Mini, Social Facility, Gym, Squash, Tennis, Volleyball, Jogging / Walking Areas, Swimming Pool, Sauna (General), Indoor Restaurant, Olympic Pool, Turkish Hammam, Assistant Service, SPA,**



## ESTATE TYPES



**1,400,000 \$**

**219 m<sup>2</sup> , 4 + 1**  
**For Sale, Villa**



**1,600,000 \$**

**276 m<sup>2</sup> , 5 + 1**  
**For Sale, Villa**











