

**KILIÇ CEYLAN COUNTRY VILLAS**

TURKEY / ISTANBUL / SILIVRI

**Project Status:**  
**Completed****Price Range:**  
**36,000,000 - 40,000,000 TL****Development Area:**  
**48,000 m<sup>2</sup>****New |****Luxury Property |**

## *A New Era of Luxury Living in Silivri*

# Kılıç Ceylan Country Villas

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### Introduction

Welcome to Kılıç Ceylan Country Villas, a prestigious residential project designed for those who seek comfort, elegance, and a harmonious lifestyle within nature. Situated in Selimpaşa, Silivri, this exclusive development features 84 detached villas, each thoughtfully crafted to provide modern luxury and serene living. With its vast green landscapes, private pools, and world-class amenities, Kılıç Ceylan Country Villas redefines contemporary suburban living just minutes away from Istanbul's vibrant city life.

### Exclusive Villas: Styles, Finishes & Spaces

Kılıç Ceylan Country Villas offers three distinct villa types, each designed with sophistication and functionality in mind:

- Type A: 5+1 layout with a spacious private garden and pool, perfect for family living.
  - Type B (Single): Offers a more compact yet equally luxurious design.
  - Type B (Twin): A semi-detached option that maintains privacy while offering modern aesthetics.
- Each villa includes:
- Spacious interiors ranging from 252 to 262 m<sup>2</sup>
  - Private gardens between 170 to 350 m<sup>2</sup>
  - A 24.5 m<sup>2</sup> private pool for exclusive enjoyment
  - Fully landscaped outdoor spaces
  - High-end finishes, including a built-in kitchen set and air conditioning
- The blend of modern and classic architecture ensures a timeless appeal, making these villas an ideal choice for both living and investment.

### Prime Location & Scenic Views

Located in Selimpaşa, Silivri, Kılıç Ceylan Country Villas enjoys a perfect balance between nature and accessibility:

- 5 minutes to the beach – Enjoy the refreshing sea breeze anytime
- 22 minutes to Istanbul Airport – Seamless travel connections
- 9 minutes to top universities – A great environment for students and families
- 12-15 minutes to international colleges – Quality education at your doorstep
- 12-30 minutes to major shopping malls – Everything you need within reach

Additionally, the project is just minutes from E-5 and TEM highways, providing easy access to Istanbul's city center while allowing you to escape into tranquil greenery and fresh air.

### Unparalleled Amenities & Social Facilities

Kılıç Ceylan Country Villas offers an enriched lifestyle, combining relaxation, wellness, and entertainment with premium facilities:

- Fitness Center – Stay active in a fully equipped gym
- Sauna & Turkish Bath – Indulge in traditional relaxation
- Restaurant & Café – Enjoy fine dining and cozy coffee breaks
- On-site Market – Daily essentials at your convenience
- Children's Playground – A safe and fun space for young ones
- Lush Green Areas – Experience peaceful nature right at home

With 1,200 m<sup>2</sup> of social spaces, this community fosters a vibrant and family-friendly environment.

### Investment Benefits & Purchase Options

Kılıç Ceylan Country Villas is not just a home but a smart investment:

- Eligible for Turkish Citizenship – Secure your future in Turkey
- Suitable for a Residence Permit – Live in a thriving and prestigious community
- Flexible Payment Plans – 50% down payment & 12-month installment options
- High ROI Potential – A prime location for long-term value appreciation

With delivery set for June 2024, this is the perfect opportunity to invest in a luxurious lifestyle and a secure future.

### Conclusion

Kılıç Ceylan Country Villas is more than just a residential project—it's a gateway to a refined lifestyle where comfort, elegance, and nature come together seamlessly. Whether you are looking for a dream home for your family or a profitable investment, this project offers unmatched value and quality in one of Istanbul's most sought-after locations. Secure your place in this exclusive community today and step into a world of luxury and serenity!

**Indoor/Covered Area (m<sup>2</sup>) : 1,100**

### **LOCATION :**

**By Street, Near to Street, Near the Sea,**

### **ENVIRONMENT :**

**Shopping Center, Hospital / Health facility, High School, School (Education facility), Patisserie & Bakery, Police Station, Post Office, Restaurant,**

### **INFRASTRUCTURE :**

**Earthquake Regulation Proof, Earthquake Resistant,**

### **COMPOUND :**

**Intercom, Cable TV / satellite, Parking - Outdoor, Parking - Indoor, Ground Heating, Indoor Garage, Fire Alarm,**

### **CONSTRUCTION PROPERTIES :**

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

### **SCENERY :**

**Sea View, City View,**

### **FACILITY ACTIVITIES :**

**Basketball Court, Children Swimming Pool, Fitness Center, Gym, Squash, Jogging / Walking Areas, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Turkish Hammam, Assistant Service, SPA,**

## ESTATE TYPES



**40,000,000 TL**

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



**36,000,000 TL**

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



