



## Project Summary

Sylvana Istanbul, situated in Bahçeşehir, one of İstanbul's most alluring and rapidly developing areas, features a collection of 4+1 garden townhouse villas.

Designed with meticulous attention to Italian architectural details, Sylvana İstanbul offers a unique lifestyle for those seeking aesthetic and comfort.

Furthermore, Sylvana İstanbul distinguishes itself as a special project by receiving the prestigious "Best Townhouse Community" award from the European Property Awards, a leading real estate award organization in Europe.

Sylvana İstanbul perfectly integrates horizontal architecture with a secure building concept to provide you with a comfortable living space.

The modern and eye-catching facade designed in Italian architectural style, along with the detailed touches seen in the interiors of the villas, conveys a sense of high quality throughout the project.

Sylvana İstanbul's impressive landscaped areas and social amenities tailored to your needs make villa living a more enjoyable part of your daily life.

## Project Details

Type: Residential Townhouses

Plot Area: 44,000 m<sup>2</sup>

Total Height: 10.40 m

Levels: Ground Floor + 2 Floors

## Amenities & Services

- ✓ BBQ area
- ✓ Private parking
- ✓ Children's playground
- ✓ Landscaped areas
- ✓ One-sided basketball court
- ✓ Recreation areas
- ✓ Sports and social facilities
- ✓ Outdoor fixed table tennis
- ✓ Outdoor fixed chess table
- ✓ Electric vehicle charging stations
- ✓ 7/24 private security and entry-exit control

## Unit Features

- ✓ Private bathroom and balcony in all bedrooms
- ✓ Kitchen cabinets and countertops
- ✓ Guest toilet
- ✓ Double-glazed windows.
- ✓ Ready-to-use, customizable basement area
- ✓ Shower cabin in each bathroom
- ✓ Private parking areas and 24/7 security control
- ✓ Sattelite master antenna and fiber optic connection for high-speed internet access



## Location Features

- |                            |         |
|----------------------------|---------|
| ✓ National Park            | 4 min.  |
| ✓ Metro (Expected to open) | 5 min.  |
| ✓ Bahçeşehir Train Station | 10 min. |
| ✓ Akbatı Shopping Center   | 10 min. |
| ✓ Bahçeşehir Pond Park     | 14 min. |
| ✓ Restaurants Street       | 15 min. |
| ✓ Atatürk Olympic Stadium  | 25 min. |
| ✓ Mall of İstanbul         | 25 min. |
| ✓ İstanbul Airport         | 30 min. |

\*Minutes may vary according to the intensity of traffic.



## Unit Mix

**All Units are Four Bedroom Townhouses. For each townhouse:**

- Gross Internal Area: 179 m<sup>2</sup>
- Gross Outdoor Area: 59.30 m<sup>2</sup> - 303.75 m<sup>2</sup>
- Total Sellable Area: 238.30 m<sup>2</sup> - 482.75 m<sup>2</sup>
- Total Building Height: 10.40 m
- Land Area: 44,000 m<sup>2</sup>

**Total No. of Units: 232**



**SYLVANA**  
İSTANBUL BAĞÇEŞEHİR

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