



Luxera
Nevbahar

*A New Spring In
Istanbul*



SPRING
BEAUTY IN
YOUR LIFE



Luxera

Nevbahar

RESTAURANT

KAFFE

ECZANE

MARKET

0H 66 4YM7



LIFE IS BEAUTIFUL HERE

BAŞAKŞEHİR

Başakşehir, the rapidly developing ideal living area of Istanbul, adds value to its value day by day and offers the most advantageous state of the future to its investors and residents.

The region, which has developed its socio-cultural infrastructure over the years, has many privileges.

KAYAŞEHİR

It has become one of the new centers of the city with its ease of transportation provided to all points of the city and its proximity to symbolic points such as Yavuz Sultan Selim Bridge and Istanbul Airport, along with offering rich options from health institutions to educational institutions, from cultural centers to social activity opportunities.





THE SEASON THAT MADE YOUR LIFE BEAUTIFUL

Luxera Nevbahar will beautify the life of your loved ones with its life and regional advantages and will offer the most ideal living space in a region of Istanbul that has completed its development.

You will spend the rest of your life in the atmosphere of spring.

Flowers will bloom in your soul...





A LANDSCAPE THAT ADDS BEAUTY TO LIFE

You will not be able to get enough of watching the endless beauties of the forest on your spacious living areas and wide balcony where you can see the lush landscape from every point.





HAPPY FUTURE OF OUR CHILDREN

Our children's playgrounds, where our children will play safely and build their future on happy memories, will be one of the most colorful spots of Luxera Nevbahar. Their happiness will spread throughout your life.

You will experience the spring of happiness with your loved ones.





THE MOST VALUABLE OF KAYAŞEHİR

Luxera Nevbahar blends its low-rise and horizontal architecture with its wide landscape, which uses approximately 70% of the project area as green space.

It offers you and your loved ones the most valuable living space of the region along with natural beauties. It creates an unprecedented life value in Kayaşehir.





PRIVATE DETACHED LIFE FOR YOU

You will start a brand new life in Luxera Nevbahar, which offers a peaceful life to your loved ones with its low-rise horizontal architecture and detached life away from the chaos of the city.

Boutique living privileges will offer you unique beauties at every moment and will make you remember at every opportunity that you have made the right choice for the future.





NATURE IS NEAR YOU



THE BEST FOR YOUR LOVED ONES

Based on family life, Luxera Nevbahar offers the best life for your loved ones with 2+1, 3+1 and 4+1 flats with large square meters.

Your future is shaped by privileges with children's playgrounds, fitness, indoor pool, walking areas and social activity opportunities.





QUALITY AND COMFORT IS OUR PRIORITY

In your new life, built with a comfort-oriented approach and new generation solutions, every moment of your life will gain value with Luxera Nevbahar.

You will feel that a quality life affects your whole life, starting from your home.





YOUR LIFE WILL IMPROVE WITH SPORTS

Luxera Nevbahar opens the doors of a quality life with its social facilities. In this new life that brings sports to the center of your life, you will lead a healthy life with your loved ones.

Whether you will enjoy doing sports in the fitness room, or you will gain vitality in the fresh air by jogging and walking in the open air.



HEALTH AND HAPPINESS WITH EVERY FATHOM



Bu katalogdaki bilgiler ve görseller tanıtım amaçlıdır. Luxera İnşaat gerekli gördüğü takdirde projede değişiklik yapma hakkına sahiptir.



HEALTH AND FRESHNESS WITH EVERY BREATH

Luxera Nevbahar will offer health and freshness in every breath with its forest right next to it. The unique scents rising from the pine trees will refresh your soul.



FLOOR PLANS

2+1 F

F BLOK

1	ENTRANCE HALL	5.50 m ²
2	KITCHEN	9.72 m ²
3	SALON	28.38 m ²
4	BALCONY	7.42 m ²
5	HALLWAY	4.08 m ²
6	BATHROOM	4.77 m ²
7	MASTER BEDROOM	17.89 m ²
8	MASTER BATHROOM	4.28 m ²
9	BEDROOM	10.32 m ²
NET AREA		84.94 m ²
NET AREA + BALCONY		92.36 m ²
SOLDABLE AREA		128 m ²



2+1 G1

G BLOK

1 ENTRANCE HALL	5.20 m ²
2 KITCHEN	9.17 m ²
3 SALON	27.78 m ²
4 BALCONY	7.28 m ²
5 HALLWAY	4.18 m ²
6 BATHROOM	4.77 m ²
7 MASTER BEDROOM	17.33 m ²
8 MASTER BATHROOM	4.14 m ²
9 BEDROOM	9.88 m ²
NET AREA	82.45 m ²
NET AREA + BALCONY	89.73 m ²
SOLDABLE AREA	124 m ²



KEY PLAN



LAYOUT PLAN



Luxera
Nevbâhar

3+1 D

D BLOK

1 ENTRANCE HALL	5.88 m ²
2 KITCHEN	13.48 m ²
3 SALON	35.43 m ²
4 BALCONY	10.71 m ²
5 HALLWAY	5.52 m ²
6 LAUNDRY ROOM	1.42 m ²
7 BATHROOM	4.10 m ²
8 MASTER BEDROOM	20.36 m ²
9 MASTER BATHROOM	4.56 m ²
10 BEDROOM 01	12.09 m ²
11 BEDROOM 02	11.59 m ²
NET AREA	114.43 m ²
NET AREA + BALCONY	125.14 m ²
SOLDABLE AREA	173 m ²



KEY PLAN



LAYOUT PLAN



Luxera
Nevbâhar

3+1 F

F BLOK

1	ENTRANCE HALL	5.37 m ²
2	KITCHEN	13.53 m ²
3	SALON	35.60 m ²
4	BALCONY	12.78 m ²
5	HALLWAY	7.02 m ²
6	LAUNDRY ROOM	1.10 m ²
7	WC	2.55 m ²
8	BATHROOM	5.20 m ²
9	MASTER BEDROOM	19.15 m ²
10	MASTER BATHROOM	4.34 m ²
11	BEDROOM 01	11.02 m ²
12	BEDROOM 02	11.60 m ²
NET AREA		115.48 m ²
NET AREA + BALCONY		128.26 m ²
SOLDABLE AREA		177 m ²

KEY PLAN



LAYOUT PLAN



Luxera
Nevbâhar

3+1 G

G BLOK

1	ENTRANCE HALL	7.47 m ²
2	KITCHEN	12.60 m ²
3	SALON	32.15 m ²
4	BALCONY	8.92 m ²
5	HALLWAY	5.94 m ²
6	LAUNDRY ROOM	1.31 m ²
7	BATHROOM	4.50 m ²
8	MASTER BEDROOM	21.07 m ²
9	MASTER BATHROOM	4.76 m ²
10	BEDROOM 01	11.75 m ²
11	BEDROOM 02	11.34 m ²
NET AREA		112.89 m ²
NET AREA + BALCONY		121.81 m ²
SOLDABLE AREA		168 m ²

KEY PLAN



LAYOUT PLAN



Luxera
Nevbâhar

4+1 C

C1-C2-C3 BLOK

1	ENTRANCE HALL	5.56 m ²
2	KITCHEN	14.07 m ²
3	SALON	42.14 m ²
4	BALCONY	10.16 m ²
5	HALLWAY	9.63 m ²
6	LAUNDRY ROOM	1.53 m ²
7	WC	2.31 m ²
8	BATHROOM	4.46 m ²
9	MASTER BEDROOM	19.99 m ²
10	MASTER BATHROOM	3.89 m ²
11	BEDROOM 01	11.45 m ²
12	BEDROOM 02	11.26 m ²
13	BEDROOM 03	12.71 m ²

NET AREA	138.00 m ²
NET AREA + BALCONY	148.16 m ²
SOLDABLE AREA	205 m ²

KEY PLAN



LAYOUT PLAN



Luxera
Nevbáhar

4+1 F1

F BLOK

1	ENTRANCE HALL	6.79 m ²
2	KITCHEN	14.14 m ²
3	SALON	43.83 m ²
4	BALCONY	10.78 m ²
5	HALLWAY	6.82 m ²
6	LAUNDRY ROOM	1.54 m ²
7	WC	2.56 m ²
8	BATHROOM	4.37 m ²
9	MASTER BEDROOM	20.03 m ²
10	MASTER BATHROOM	4.26 m ²
11	BEDROOM 01	11.31 m ²
12	BEDROOM 02	11.26 m ²
13	BEDROOM 03	15.75 m ²
14	BATHROOM 2	6.13 m ²

NET AREA	148.79 m ²
NET AREA + BALCONY	159.57 m ²
SOLDABLE AREA	220 m ²

KEY PLAN



LAYOUT PLAN



Luxera
Nevbáhar

4+1 F2

F BLOK

1	ENTRANCE HALL	5.55 m ²
2	KITCHEN	14.36 m ²
3	SALON	36.67 m ²
4	BALCONY	11.33 m ²
5	HALLWAY	11.10 m ²
6	LAUNDRY ROOM	1.70 m ²
7	WC	2.72 m ²
8	CLOSET ROOM	3.30 m ²
9	BATHROOM	4.71 m ²
10	MASTER BEDROOM	20.03 m ²
11	MASTER BATHROOM	4.12 m ²
12	BEDROOM 01	11.26 m ²
13	BEDROOM 02	11.71 m ²
14	BEDROOM 03	11.71 m ²

NET AREA	138.94 m ²
NET AREA + BALCONY	150.27 m ²
SOLDABLE AREA	208 m ²


Luxera
Nevbahar



KEY PLAN



LAYOUT PLAN




Luxera

The foundations of LUXERA Gayrimenkul were laid in 2015, headquartered in Istanbul, and started its activities in the construction sector with the aim of building residential and commercial areas with the strategy of accessible luxury.

It aims to reach important places in national as well as international platforms in a short time and to offer its customers the living spaces of their dreams with strong equity, vast experience, foresighted vision, innovative mindset, organizational structure developed in parallel with this and the level of performance achieved.