



alyabahçe







HAPPINESS



LIFE



PEACE



FAMILY



COMFORT



FUTURE



BEAUTY



QUALITY

# BOSS4 REAL ESTATE

BOSS4 Gayrimenkul was established by merge of Akkuş Gayrimenkul, which has delivered many prestigious projects with an innovative and environmentalist approach, and El Khatib Group in Lebanon, which imports construction materials from Turkey.

As the founding partner of BOSS4 Gayrimenkul, Akkuş Gayrimenkul took part in the real estate and construction sector by producing housing projects under Alya brand. The other partner of the company, El Khatib Group in Lebanon, has created large investment portfolios by importing construction materials from Turkey for the projects it has delivered since 1993 in areas such as construction, trade, infrastructure and agriculture. Regarding BOSS4 Real Estate partnership established in 2017, Akkuş Gayrimenkul has the greatest representation power among the company's partners.

BOSS4 Gayrimenkul has started 10 projects under the Alya brand in five years since its establishment. BOSS4 Gayrimenkul, recently started the Alya Garden in Bahçeşehir and Alya Dream projects in Beylikdüzü, currently continues the construction of 835 housing units in seven projects.

The company continues its project and land development activities in locations close to the city center and is rapidly progressing its work on the Zeytinburnu project, which will consist of 450 housing units. BOSS4 Real Estate, having made thousands of families home owners, aims to bring its investors together with Alya branded and high value-added projects in the short and long term.





## Different kinds of charms everywhere

Your dreams for your family come true in the rapidly developing region of Istanbul.

A life intertwined with Başakşehir Pond and equipped with social and cultural centers awaits you at Alya Garden.









# Endless happiness in the garden

Alya Garden offers endless happiness in its detached villas with gardens, designed for family life.

Alya Garden builds the future of your loved ones in low-rise horizontal architecture, in greenery, among the scents of flowers.





*A Garden of  
Eden with  
boutique  
privileges*

With 177 villas and privileged options offered by Alya Garden,  
you will experience comfort that only elite people can have.

You will reborn in such a life that offers rich alternatives with its designs.







# Quality life starts at your home

You will meet at Alya Garden with the comfort that will spread to every moment of your life from the interiors built with high-quality materials, with aesthetic details that will make your life easier, and a quality life that reflects you.













# Our lush villa gardens are worth your family's future

You are invited to the center of happiness that will overflow from your villa garden, accompanied by the peace of fresh grass scent and the beauty of colorful flowers.

You will add value to your life with the good feelings that Alya Garden will induce in you and your loved ones.





# Children playgrounds, a center for happiness

Our playgrounds, where our children will play safely and build their future happily, will be one of the most beautiful spots of Alya Garden.









# A lifetime of charms

Every moment of your life will be crowned with a different beauty in a life equipped with greenery.

You will enjoy doing sports on the walking and running tracks.







## Social Facilities

Located on an area of 3,500 square meters in Bahçeşehir Pond, Extreme Istanbul Adventure Park has a 26,000 m<sup>2</sup> recreational area, and features a newly opened restaurant and entertainment venues around the pond.







## Nearby Shopping Centers

Akbatı Shopping Mall - 6 km,  
Prestige MALL - 4 km,  
Mall of İstanbul - 14 km,

## Educational Institutions in the Region

Bilfen College - 4 km, Doğa Koleji 4 km,  
FMV Işık Schools - 7 km,  
Bahçeşehir College - 5 km,  
MEF Schools - 5 km,  
Alkev - 18 km,  
İstanbul Community School - 13 km,

## Health Organizations

Bahçeşehir Acıbadem Hospital - 4 km,  
Elitium Medical Center - 7 km,  
Liv Hospital İstinye - 8 km





# Such a location is a great privilege

Make the most ideal investment for your future  
in a location with high investment value.  
Have a comfortable living space with a  
profitable investment.

METRO  
5 MIN

POND  
7 MIN

TEM  
10 MIN

İSTANBUL  
AIRPORT  
20 MIN





ISTANBUL AIRPORT

KUZEY MARMARA HIGHWAY

KUZEY MARMARA CONNECTION WAY

EDİRNE



BAHÇEŞEHİR

POND



MARMARAY İSPARTAKÜLE STATION



BAŞAKŞEHİR



İSPARTAKÜLE TOLLS

TEM



OLİMPİYAT STADİUM

MAHMUTBEY TOLL

İKİTELLİ INTERCHANGE

İSTOÇ

İSTANBUL

EDİRNE

ESENYURT

TEM CONNECTION WAY

AVCILAR TOLLS

HARAMİDERE JUNCTION



MARMARAY HALKALI STATION

KÜÇÜKÇEKMECE POND

BASIN EKSPRES WAY

AIRPORT INTERCHANGE

İSTANBUL

BEYLİKDÜZÜ

E-5



ATATÜRK AIRPORT

BAKIRKÖY

AVCILAR

SEA BUS

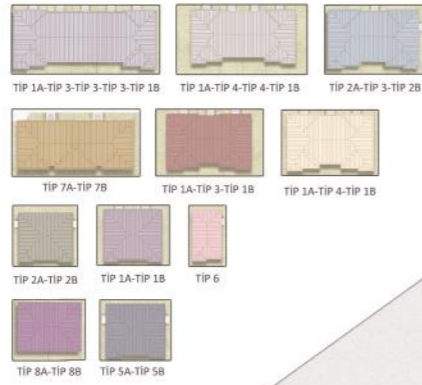
MARMARA SEA

SEA BUS

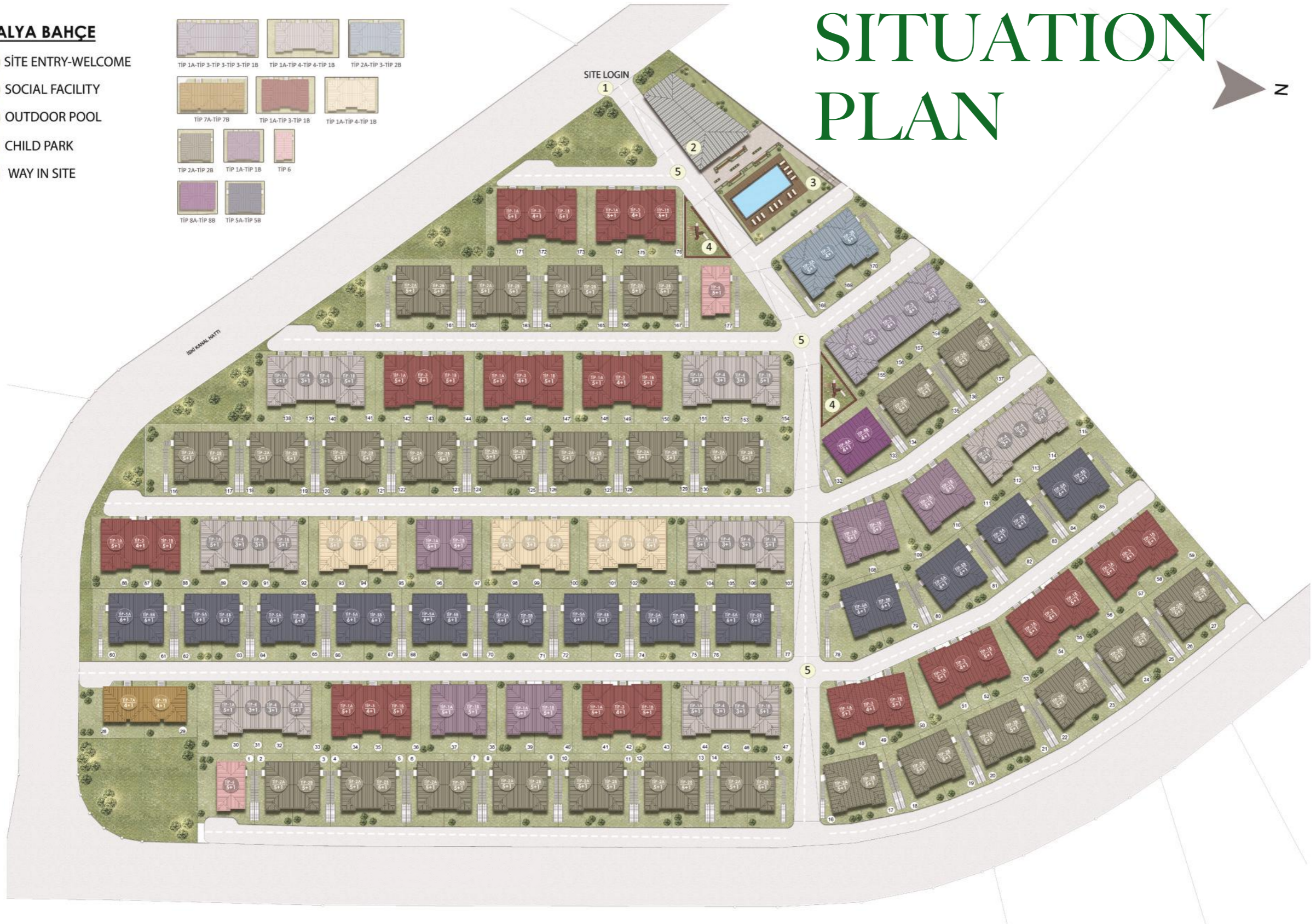


# ALYA BAHÇE

- 1 SİTE ENTRY-WELCOME
- 2 SOCIAL FACILITY
- 3 OUTDOOR POOL
- 4 CHILD PARK
- 5 WAY IN SITE



# SITUATION PLAN



# 3+1 TYPE 4

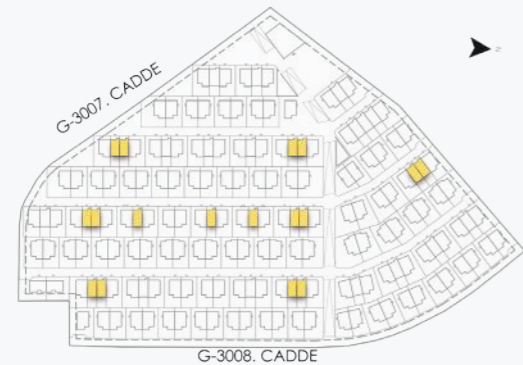
## GROUND FLOOR

1	ENTRANCE HALL	4,13 m <sup>2</sup>
2	HALL	4,22 m <sup>2</sup>
3	KITCHEN	15,50 m <sup>2</sup>
4	LIVING ROOM	34,55 m <sup>2</sup>
5	CLOAKROOM	2,74 m <sup>2</sup>
6	WC	2,97 m <sup>2</sup>
7	TECHNICAL ROOM	1,72 m <sup>2</sup>
8	STAIRS	6,17 m <sup>2</sup>
9	TERRACE FLOOR	9,00 m <sup>2</sup>

## FLOOR 1

1	ENTREE	7,43 m <sup>2</sup>
2	MASTER BEDROOM	15,15 m <sup>2</sup>
3	DRESSING ROOM	5,89 m <sup>2</sup>
4	PARENT'S BATH	3,06 m <sup>2</sup>
5	LAUNDRY ROOM	4,10 m <sup>2</sup>
6	BATHROOM	4,27 m <sup>2</sup>
7	BEDROOM	14,22 m <sup>2</sup>
8	BEDROOM	11,09 m <sup>2</sup>
9	BATHROOM	2,89 m <sup>2</sup>

TOTAL AREA	140,66 m <sup>2</sup>
NET AREA INCLUDING THE BALCONY	149,66 m <sup>2</sup>
GROOS AREA	213,80 m <sup>2</sup>



GROUND FLOOR

FLOOR 1



GROUND FLOOR



FLOOR 1

# 4+1 TYPE 3

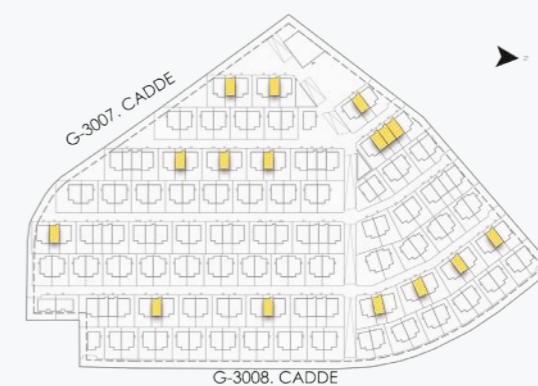
## GROUND FLOOR

1	ENTRANCE HALL	4,13 m <sup>2</sup>
2	HALL	4,22 m <sup>2</sup>
3	KITCHEN	18,53 m <sup>2</sup>
4	LIVING ROOM	37,24 m <sup>2</sup>
5	CLOAKROOM	2,97 m <sup>2</sup>
6	WC	2,87 m <sup>2</sup>
7	TECHNICAL ROOM	1,56 m <sup>2</sup>
8	STAIRS	6,17 m <sup>2</sup>
9	TERRACE FLOOR	10,00 m <sup>2</sup>

## FLOOR 1

1	ENTREE	9,82 m <sup>2</sup>
2	BEDROOM	11,59 m <sup>2</sup>
3	BEDROOM	12,25 m <sup>2</sup>
4	BATHROOM	4,10 m <sup>2</sup>
5	LAUNDRY ROOM	0,84 m <sup>2</sup>
6	MASTER BEDROOM	13,32 m <sup>2</sup>
7	DRESSING ROOM	5,12 m <sup>2</sup>
8	PARENT'S BATHROOM	3,62 m <sup>2</sup>
8	BEDROOM	11,19 m <sup>2</sup>
9	BATHROOM	2,74 m <sup>2</sup>

TOTAL AREA	152,70 m <sup>2</sup>
NET AREA INCLUDING THE BALCONY	162,70 m <sup>2</sup>
GROOS AREA	232,43 m <sup>2</sup>



# 5+1 TYPE 1A

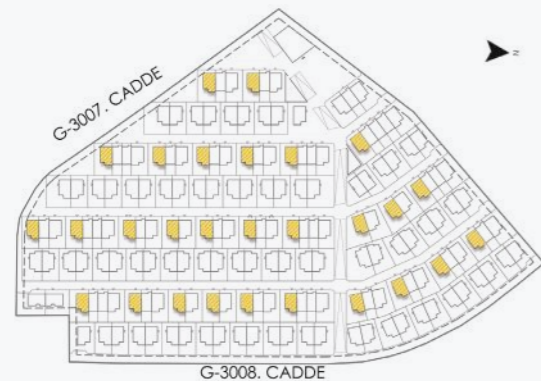
## GROUND FLOOR

1	ENTRANCE	3,62 m <sup>2</sup>
2	ANTREE	7,99 m <sup>2</sup>
3	KITCHEN	19,05 m <sup>2</sup>
4	LIVING ROOM	38,85 m <sup>2</sup>
5	CLOAKROOM	2,36 m <sup>2</sup>
6	WC	3,21 m <sup>2</sup>
7	CELLAR	2,42 m <sup>2</sup>
8	TECHNICAL ROOM	2,96 m <sup>2</sup>
9	STAIRS	6,81 m <sup>2</sup>
10	TERRACE FLOOR	12,50 m <sup>2</sup>

## FLOOR 1

1	ENTREE	4,89 m <sup>2</sup>
2	BEDROOM	11,50 m <sup>2</sup>
3	BEDROOM	12,31 m <sup>2</sup>
4	BATHROOM	3,95 m <sup>2</sup>
5	HALL	6,35 m <sup>2</sup>
6	LAUNDRY ROOM	1,25 m <sup>2</sup>
7	BEDROOM	14,44 m <sup>2</sup>
8	BATHROOM	4,52 m <sup>2</sup>
9	MASTER BEDROOM	17,29 m <sup>2</sup>
10	DRESSING ROOM	5,53 m <sup>2</sup>
11	PARENT'S BATHROOM	3,67 m <sup>2</sup>
12	BEDROOM	12,86 m <sup>2</sup>
13	BALCONY	6,07 m <sup>2</sup>
14	BALCONY WITH AN AIR COND.	1,34 m <sup>2</sup>

TOTAL AREA	186,09 m <sup>2</sup>
NET AREA INCLUDING THE BALCONY	205,85 m <sup>2</sup>
GROSS AREA	294,07 m <sup>2</sup>



GROUND FLOOR



FLOOR 1



# 6+1 TYPE 5B



GROUND FLOOR



FLOOR 1



## GROUND FLOOR

1	ENTRANCE	3,16 m <sup>2</sup>
2	ANTREE	7,92 m <sup>2</sup>
3	KITCHEN	19,05 m <sup>2</sup>
4	LIVING ROOM	38,88 m <sup>2</sup>
5	CLOAKROOM	2,43 m <sup>2</sup>
6	WC	2,76 m <sup>2</sup>
7	EMPLOYEE ROOM	7,43 m <sup>2</sup>
8	BATHROM	2,35 m <sup>2</sup>
9	STAIRS	6,81 m <sup>2</sup>
10	TECHNICAL ROOM	1,15 m <sup>2</sup>
11	TERRACE FLOOR	12,50 m <sup>2</sup>

## FLOOR 1

1	ENTREE	4,91 m <sup>2</sup>
2	BEDROOM	11,53 m <sup>2</sup>
3	BEDROOM	12,42 m <sup>2</sup>
4	BATHROOM	3,93 m <sup>2</sup>
5	HALL	6,39 m <sup>2</sup>
6	LAUNDRY ROOM	1,25 m <sup>2</sup>
7	BEDROOM	14,34 m <sup>2</sup>
8	BATHROOM	4,69 m <sup>2</sup>
9	MASTER BEDROOM	16,69 m <sup>2</sup>
10	DRESSING ROOM	5,62 m <sup>2</sup>
11	PARENT'S BATHROOM	3,67 m <sup>2</sup>
12	BEDROOM	12,86 m <sup>2</sup>
13	BALCONY	5,89 m <sup>2</sup>
14	BALCONY WITH AN AIR COND.	1,53 m <sup>2</sup>

TOTAL AREA	190,65 m <sup>2</sup>
NET AREA INCLUDING THE BALCONY	210,41 m <sup>2</sup>
GROOS AREA	300,59 m <sup>2</sup>





1. SOKAK  
V1-15-V16-27  
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The information and images contained in this catalogue are for promotional purpose. Boss4 Gayrimenkul reserves the right to make the changes that it considers necessary at the application stage.

1. SOKAK  
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*Alya Garden  
invites you to  
a unique  
happiness.*



# COMPLETED PROJECTS



alyapenta



alyaTERAS  
LEVENT



alya  
GRANDIS



alyaMARIN



alyatrio



alya  
RESIDENCE BEYLİKÖZÜ



alyamerican  
BOSS4



alya 10  
IST









