

## NIVAK FLORYA - 7+1 Istanbul / Bakırköy

For Sale - Apartment 4,460,000 \$ | 674 m2 Istanbul / Bakırköy



# Rooms : 7

# Saloons : 1

# Baths : 3

Type of Property : Apartment Flat

Property Condition : Brand New

Usage Status : Empty

Heating : Central Heating

Heating Type : Natural Gas

Deed Status : Title Deed with Floor Easement

Balcony Number : 1

Toilet Number : 2

Available to Bank Credit : Yes



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Yavuz Sultan Selim Bulvarı

Büyükkçekmece /

Büyükkçekmece

34528 , Istanbul

Advert No:f-494589-997

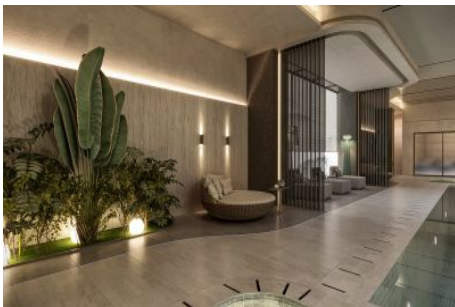
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- \* Internal Properties : Alarm, Balcony, White-Goods, Shower cabin, With master bathroom, Stove, Formica Kitchen, Closet, Ready made kitchen, Double glazing, Cable TV / satellite, Covered Balcony, Custom Design Kitchen, Parquet, Ceramic Ground, Security System, PVC Coated,
- \* Building : Earthquake Resistant, Fiber Internet, Heat Proofing, Furniture Elevator, High Entrance, Sound Isolation,
- \* Environment : Shopping Center, Kindergarten, ATM, Gas Station, Cafe, Drugstore / Medical, Entertainment Center, Fair, Elementary School, Cafeteria, Coiffure & Beauty Center, High School, Market, Massage Saloon, Game Park, Police Station, Post Office, Veterinary, School,
- \* Compound : Children Swimming Pool, Fitness Center, Security, Jogging, Parking - Outdoor, Parking - Indoor, Social Facility, Gym, Tennis, Jogging / Walking Areas, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Garden - Private, Security Camera,
- \* Location : Near the Sea, Nature View, City View, Close to Marmaray,

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B BLOK

7+1 DAİRE  
TİP A



ALT KAT

01 Giriş-Hall	20.43 m <sup>2</sup>
02 Salon	85.91 m <sup>2</sup>
03 Mutfak	28.90 m <sup>2</sup>
04 WC	3.63 m <sup>2</sup>
05 Çamaşır Odası	3.92 m <sup>2</sup>
06 Depo	2.95 m <sup>2</sup>
07 Koridor	5.08 m <sup>2</sup>
08 Yatak Odası	18.04 m <sup>2</sup>
09 Banyo	3.20 m <sup>2</sup>
10 Yatak Odası	16.84 m <sup>2</sup>
11 Banyo	3.03 m <sup>2</sup>
12 Eski Yatak Odası	22.43 m <sup>2</sup>
13 Giyinme Odası	15.34 m <sup>2</sup>
14 Eski Banyo	15.83 m <sup>2</sup>
15 Yardımcı Odası	10.97 m <sup>2</sup>
16 Yardımcı Banyosu	3.42 m <sup>2</sup>
17 Balkon	48.52 m <sup>2</sup>
18 Balkon	5.04 m <sup>2</sup>
19 Balkon	1.42 m <sup>2</sup>



ÜST KAT



20 Kiler	6.60 m <sup>2</sup>
21 Yıpran Alanı	43.26 m <sup>2</sup>
22 Mutfak	6.08 m <sup>2</sup>
23 WC	3.87 m <sup>2</sup>
24 Çamaşır Odası	11.35 m <sup>2</sup>
25 Yatak Odası	20.70 m <sup>2</sup>
26 Banyo	5.27 m <sup>2</sup>
27 Teras	58.37 m <sup>2</sup>
28 Teras	44.49 m <sup>2</sup>

Net Alan (Balkon hariç) 361.98 m<sup>2</sup>  
Brüt Alan\* 633.36 m<sup>2</sup>  
Satışa Elaz Brüt Alan\*\* 674.66 m<sup>2</sup>

\*Net alan bodrumu belirlenmiş alanı içermezken kapalı alanlar dâhil değildir.  
\*\*Satışa elaz brüt alan bodrumun brüt alanına eşit alanlar hariç diğer paylar m-aktarıldığıdır.

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