

## SOFA BUTİK BAHÇEŞEHİR

TURKEY / ISTANBUL / BAŞAKŞEHİR

Completion Date:  
07 / 2025

Price Range:  
528,000 - 1,365,000 \$

Development Area:  
11,000 m<sup>2</sup>



Opportunity | New |

Holiday Properties | Luxury Property |



## Your Luxury Escape in European side of Istanbul

### Sofa Butik Bahçeşehir: Your Luxury Escape in European side of Istanbul

Welcome to Sofa Butik Bahçeşehir, an exclusive luxury villa and apartment project set in the lush and vibrant heart of Bahçeşehir, the European gem of Istanbul. Designed for those seeking a premium lifestyle, this development spans a spacious 11,000 square meters and showcases the best in modern luxury living. Constructed by GÜL İNŞAAT, one of Istanbul's most respected developers, the project blends high-quality craftsmanship with cutting-edge features to create a unique residential experience.

#### Project Overview

Sofa Butik Bahçeşehir offers a blend of duplex villas and modern apartments that cater to the discerning homeowner. With two distinct phases, this development provides a diverse range of living options, all featuring luxury finishes, state-of-the-art technology, and premium amenities.

- Phase 1 Delivery: July 2025

- Phase 2 Delivery: December 2025

- Starting Price: From \$528,000

The project features:

- 26 Duplex Villas: Spacious 4+1 layout, ideal for families.

- 36 Modern Apartments: Ranging from 3+1 to 4+1 layouts, offering a variety of stylish living spaces.

Phase Details:

- Phase 1: 18 Apartments (3+1) & 8 Duplex Villas

- Phase 2: 18 Apartments (4+1) & 18 Duplex Villas

#### Project Highlights

Luxury Villa and Apartment Living Nestled in the green landscape of Bahçeşehir, the Sofa Butik project is designed for families seeking a luxurious lifestyle in a peaceful setting. Each residence offers high-quality materials, smart home systems, and underfloor heating, blending comfort and style seamlessly.

- Private Garden Areas for villas

- 11,000 m<sup>2</sup> Land Area, with full landscaping

- A luxurious family concept focusing on comfort and elegance

- Smart home technology, enhancing modern living

- Energy-efficient underfloor heating for year-round comfort

#### Project Features

##### Property Details

1.

- Duplex Villas:

- Spacious 4+1 layouts

- Private gardens for each villa

- High ceilings and large windows for ample natural light

- Luxury finishes and fittings for a sophisticated living space

2. Modern Apartments:

- 3+1 and 4+1 layouts

- Open-plan living and dining areas

- Terraces and balconies for private outdoor enjoyment

- Closed kitchens with modern appliances

3. Premium Finishes:

- High-quality materials: Each unit is built with durable and elegant materials.

- Smart home system: Control lighting, climate, and security with ease.

- Underfloor heating: Efficient and comfortable heating throughout the year.

#### Investment Potential

Sofa Butik Bahçeşehir represents an excellent investment opportunity, with a unique combination of location, quality, and lifestyle. The starting prices make it an attractive option for investors, while the project's planned development phases promise to add long-term value.

- Competitive starting price: From \$528,000

- Premium location in the European side of Istanbul

- High rental potential due to location and quality

- Developed by a trusted name in Istanbul's real estate market, GÜL İNŞAAT

#### Amenities & Social Facilities

Designed to provide an all-inclusive living experience, Sofa Butik Bahçeşehir offers a range of amenities for every lifestyle:

- Private Indoor Parking: Dedicated covered parking spaces for residents

- Central Air Conditioning: High-efficiency systems for year-round comfort

- 24/7 Security: Secure living with round-the-clock surveillance

- Fully Landscaped Areas: Beautifully maintained green spaces

- Closed Fitness Center: State-of-the-art gym facilities for a healthy lifestyle

- Turkish Bath and Saunas: Traditional wellness facilities for relaxation

- Indoor Swimming Pools: Year-round swimming with modern pool facilities

- Conference Room: Business and meeting space

- Children's Playgrounds: Safe and engaging areas for kids

**Location & Transportation**  
Strategically positioned in Bahçeşehir, Sofa Butik offers unparalleled access to key parts of Istanbul, making it an ideal base for families and professionals alike.

- Train: 3 minutes

- Bus Station: 3 minutes

- Metro Station: 5 minutes

- TEM Highway: 2 minutes

- Canal Istanbul: 5 minutes

- Bahçeşehir Pond: 3 minutes

- Adventure Park: 3 minutes

- Restaurants: 3 minutes

- Akbati Mall: 8 minutes

- Prestige Mall: 5 minutes

- Istanbul Airport: 20 minutes

- Mall of Istanbul: 20 minutes

## **LOCATION :**

**Near to Street, Near to Highway,**

## **ENVIRONMENT :**

**Bank, Drugstore / Medical, Firefighting, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Post Office, Restaurant, Health Center, District Bazaar, Veterinary, Aquapark,**

## **INFRASTRUCTURE :**

**Earthquake Regulation Proof, Earthquake Resistant, Ground Survey,**

## **COMPOUND :**

**Security, Cable TV / satellite, Parking - Outdoor, Parking - Indoor, Meeting Room, Carry Lift/Elevator, Security System, Indoor Garrage, Fire Alarm, Security Camera,**

## **CONSTRUCTION PROPERTIES :**

**Built-in White Goods Kitchen, Granite Coating, Granite Basement, Heat Proofing, High Entrance, High Ceiling, Sound Isolation,**

## **SCENERY :**

**Nature View,**

## **FACILITY ACTIVITIES :**

**Social Facility, Gym, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Turkish Hammam, Assistant Service,**



202-3 VILLA TIP 1 A1 | B1 | B2 | B3 BLOKLAR

CBULNSAYTAS



202-3 VILLA TIP 1 A1 | B1 | B2 | B3 BLOKLAR

CBULNSAYTAS



VAZİYET PLANI 202



VAZİYET PLANI 216



216-1 VAZİYET PLANI

CBULNSAYTAS



202-3 C1 | C2 | C3 BLOK

CBULNSAYTAS

