




EUROPEAN PROPERTY AWARDS DEVELOPMENT
LAUFEN
 AWARD WINNER
 BEST TOWNHOUSE COMMUNITY
 Sylvana Istanbul
 By Reportage Türkiye
 2023-2024



232 AWARD-WINNING TOWNHOUSE VILLAS

Sylvana Istanbul, situated in Bahçeşehir, one of Istanbul'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 Istanbul offers a unique lifestyle for those seeking aesthetic and comfort.

Furthermore, Sylvana Istanbul 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.

HORIZONTAL ARCHITECTURE AND SECURE LIVING

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



FEATURES OF VILLAS

- 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
- Satellite master antenna and fiber optic connection for high-speed internet access
- Private parking areas and 24/7 security control

All 232 villas with gardens consist of 4 bedrooms and a living room; each room has a balcony and a bathroom. Villas in Sylvana Istanbul including a basement with a customizable hobby room, a ground floor, and 2 floors. The villas have different garden sizes.

Gross Internal Area: 179 m²
 Gross Outdoor Area: 59.30 m² – 303.75 m²
 Total Sellable Area: 238.30 m² – 482.75 m²
 Total Building Height: 10.40 m
 Land Area: 44,000 m²

LOCATION ADVANTAGES

- 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 Istanbul 25 min.
- Istanbul Airport 30 min.

*Minutes may vary according to the intensity of traffic.

SOCIAL FACILITIES

- 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



GLOBAL POWER IN REAL ESTATE DEVELOPMENT!

Türkiye Italy USA United Kingdom France Albania
 Russia Pakistan India Uganda Morocco Egypt
 Rwanda Kenya Iraq UAE Saudi Arabia

Reportage. Türkiye

Head Office
 Maslak, Maslak Office Building (MOB)
 Sümer St. No: 4, Ground Floor,
 Door No: 3, P.O. Box 34485,
 Sarıyer, İstanbul, Türkiye

Sales Office
 Bahçeşehir 2nd Section,
 Prof. Dr. Aziz Sançar St. No: 54,
 Başakşehir, İstanbul, Türkiye

For More Information:
 T: +90 444 4 515 info@reportage.com.tr
 M: +90 531 888 88 81 www.reportage.com.tr

Explore world of Reportage!

 Please scan for Sylvana virtual tour.


 Please scan for website.




SYLVANA
 İSTANBUL BAHÇEŞEHİR

Reportage.
 Türkiye