



EBRULI KAYAŞEHİR: READY-TO-MOVE LUXURY APARTMENTS IN ISTANBUL'S GREENEST FAMILY DISTRICT

LS LUXURY
SIGNATURE

Istanbul – Kayaşehir

Luxury Investing

REAL ESTATE INVESTMENT

PROPERTY DESCRIPTION



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Ebruli Kayaşehir presents an exceptional opportunity to own a ready-to-move luxury apartment in Kayaşehir, Başakşehir, one of the most modern and well-planned districts on Istanbul's European side. The project combines contemporary architecture, generous green areas, spacious residences, and comprehensive facilities designed to provide families with a comfortable and refined lifestyle.

Developed on approximately 30,056 sqm of land, the project includes 289 residential apartments and 7 commercial units. The residences range from 1+2 to 1+4 apartments, with additional duplex options and selected homes featuring private terraces or gardens. This variety provides suitable choices for families and investors seeking space, privacy, and long-term value.

PROJECT DESIGN & LIFESTYLE:



Luxury Investing

The project offers a peaceful environment combining privacy and nature, with landscaped green areas, relaxation spaces, walking and jogging paths, cycling routes, and safe children's playgrounds. The project is ready for occupancy, allowing residents to move in immediately and enjoy all available services and facilities.

Apartment Types & Sizes:

The project features 1+3, 1+2, and 1+4 apartments, as well as 1+3, 1+2, and 1+4 duplexes, with selected units offering spacious terraces or private gardens. Sizes range approximately from 140 to 240 m², depending on the unit type, location, floor, view, and interior layout.



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FACILITIES FACILITIES & SERVICES

Indoor pool, fitness center, Turkish bath, sauna, steam room, playgrounds, walking and cycling paths, landscaped gardens, parking, 7/24 security and surveillance, and commercial units, with easy access to public transport and essential services.

Investment Value

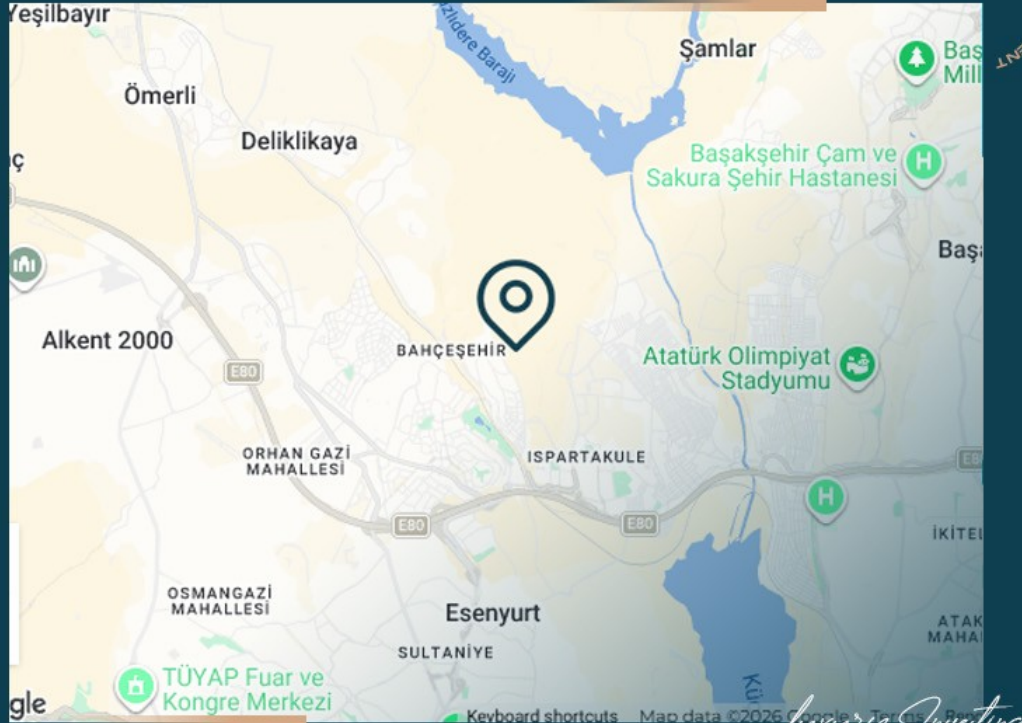
A strategic location in Başakşehir, close to the metro, schools, hospitals, and major roads. Spacious family-oriented designs support residential living, long-term rental, and property value retention.

PROPERTY LOCATION

Strategic Location in Kayaşehir

Ebruli Kayaşehir is ideally located near Başakşehir Millet Garden, Kayaşehir Central Metro Station, and Çam and Sakura City Hospital. The project also offers convenient access to the North Marmara Motorway and Istanbul Airport, while schools, universities, shopping centres, and everyday services are located throughout the surrounding district.

The project is approximately 750 metres from Başakşehir City Square, 1 kilometre from Başakşehir Millet Garden and Kayaşehir Central Metro, and 2.5 kilometres from Çam and Sakura City Hospital. It is also approximately 5.6 kilometres from the Olympic Stadium and 7.3 kilometres from Ibn Haldun University.





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PROPERTY FEATURES



Gardens



Gym



Security



Garage



Valet parking
service



Elevator



Sauna



Turk Hamam



Swimming Pool

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REAL ESTATE INVESTMENT
PROJECT
PHOTOS

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PROJECT
PHOTOS

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PROJECT
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PROJECT
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PROJECT
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BAŞAKŞEHİR - KAYABAŞI
443 - 65 PARSEL

C BLOK 9
2+1

LS LUXURY
SIGNATURE

ANAHTAR KAT PLANI

C BLOK - Zemin Kat Planı



ANAHTAR GÖRÜNÜŞ



ANAHTAR VAZİYET PLANI



1 Giriş Holü	5.84 m ²
2 Koridor	5.29 m ²
3 Salon	29.53 m ²
4 Mutfak	14.66 m ²
5 Yatak Odası	12.04 m ²
6 Ebeveyn Yatak Odası	18.67 m ²
7 Ebeveyn Banyo	4.71 m ²
8 Banyo	4.71 m ²
9 Çamaşır Odası	1.75 m ²

Satışa Esas Net Alan	97.20 m ²
Satışa Esas Brüt Alan	126.42 m ²
Eldenli Depo	7.87 m ²
Ön Kullanım Alanı	55.00 m ²

BAŞAKŞEHİR - KAYABAŞI
443 - 65 PARSEL

C BLOK 17
3+1

LS LUXURY
SIGNATURE

ANAHTAR KAT PLANI

C BLOK - 2. Kat Planı



ANAHTAR GÖRÜNÜŞ



ANAHTAR VAZİYET PLANI



1 Giriş Holü	15.66 m ²
2 Koridor	4.02 m ²
3 Mutfak	15.63 m ²
4 Salon	34.79 m ²
5 Yatak Odası 1	11.31 m ²
6 Yatak Odası 2	11.25 m ²
7 Ebeveyn Yatak Odası	16.45 m ²
8 Ebeveyn Banyo	5.46 m ²
9 Banyo	5.10 m ²
10 Çamaşır Nişi	2.00 m ²
11 Teras	49.50 m ²

Satışa Esas Net Alan(Teras hariç)	121.67 m ²
Satışa Esas Brüt Alan	214.60 m ²
Eklenti Depo	10.59 m ²

BAŞAKŞEHİR - KAYABAŞI
443 - 64 PARSEL

LS LUXURY
SIGNATURE

B BLOK 1 3+1 DUBLEKS ALT KAT

ANAHTAR KAT PLANI

B BLOK - 1, Bodrum Kat Planı



ANAHTAR GÖRÜŞÜ



ANAHTAR VAZİYET PLANI



1 Giriş Holü	9.80 m ²
2 Mutfak	16.53 m ²
3 Salon	43.73 m ²
4 Wc	2.91 m ²

Satışa Esas Net Alan (Balcon hariç)	140.70 m ²
Satışa Esas Brüt Alan	198.10 m ²
Bidetli Depo	8.45 m ²
Ön Kullanım Alanı	25.00 m ²

BAŞAKŞEHİR - KAYABAŞI
443 - 65 PARSEL

C BLOK 33
4+1

ANAHTAR KAT PLANI

C BLOK - 6. Kat Planı



ANAHTAR GÖRÜNÜŞÜ



ANAHTAR VAZİYET PLANI



1 Giriş Halli	11.82 m ²
2 Koridor	6.77 m ²
3 Mutfak	14.85 m ²
4 Salon	38.23 m ²
5 Oturma Odası	15.16 m ²
6 Yatak Odası 1	11.97 m ²
7 Yatak Odası 2	12.08 m ²
8 Ebeveyn Yatak Odası	22.27 m ²
9 Ebeveyn Banyo	4.72 m ²
10 Çamaşır Odası	2.20 m ²
11 Banyo	5.02 m ²
12 Wc	2.52 m ²
13 Balkon	4.03 m ²
14 Balkon	12.89 m ²

Satışa Elas Net Alan(Balkon hariç) 149.81 m²

Satışa Elas Brüt Alan 210.64 m²

Eklenti Depo 13.50 m²



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