

alya

# Konutları

MERKEZEFENDİ

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# ALYA KONUTLARI MERKEZEFENDİ

## An Opportunity to Create a Lasting Legacy In the Historical Center of Istanbul

The project is located right next to E-5 highway with an easy access to Avrasya Tunnel. In close proximity to:

- Walls of Constantinople
- Panorama 1453 Museum
- Yedikule Dungeons Museum
- Zeytinburnu Seaside Park

### The Place Where Tradition and Innovation Intersect!

The area is well known for up and coming and now has numerous luxury developments benefiting from the leading transportation links and seaside location.

## RENOWNED TRANSPORTATION LINKS

The project has excellent transportation links, making it easy to get around the city

- Cevizlibağ Tram
- Cevizlibağ Metrobus
- Marmaray Kazlıçeşme Station
- Merter Metro
- Ulubatlı Metro

## EDUCATIONAL INSTITUTIONS

- Yıldız Teknik University
- Fatih Sultan Mehmet University Campus
- Biruni University
- Doğa Koleji
- İstinye University
- Yeni Yüzyıl University

## WORLD-CLASS HEALTHCARE

- Koç University Hospital
- Cerrahpaşa Istanbul University Hospital
- Yedikule Surp Pirgiç Hospital

## SHOPPING AND ENTERTAINMENT

- Marmara Forum
- Fişekhane
- Forum İstanbul
- Axis Topkapı
- Zeytinburnu Ice Land
- İBB Silivrikapı Ice Rink and Sports Facility
- Historia Shopping Mall
- Zeruj Port Shopping Mall
- Olivium Outlet Center

## EXPLORE ZEYTINBURNU, ISTANBUL'S GATEWAY TO THE SEA

Discover the wonders of Zeytinburnu, an intriguing and vibrant, tranquil neighborhood in Istanbul. Located on the western coast of the Sea of Marmara, this area offers citizens a unique mix of city life and nature.

Step into a world of **tranquility** at Zeytinburnu. From peaceful parks to cozy cafes, Zeytinburnu is the perfect escape from the hustle and bustle of modern day life.

From the brilliant colors of its exotic markets to the fascinating stories of its renowned landmarks, Zeytinburnu radiates with a unique and captivating energy.

Cultured streets brim with life as locals and visitors alike wander by historic mosques, traditional cafes, and lively bazaars.

# ALYA KONUTLARI LIFESTYLE

## Perfect Blend of History & Modern Elegance in Alya Konutları Merkezefendi

The project has been spread across 18,000 sqm, with 10,000 sqm of this area allocated for green areas for recreation.

There are 467 units within the project along with 15 commercial spaces. Each of the 9 blocks consist of 5-7 floors.

The units vary between 1+1 and 4+1 types including 3+1 and 4+1 duplex units and the sizes start from 79 sqm and go up to 246 sqm.

- Low rise buildings with large community spaces
- Close to E-5 highway
- Family-friendly concept
- Spacious living spaces
- Outstanding onsite resident amenities

- Various floor plans available
- Great Investment opportunity
- Consists of 55% Green spaces

## RESIDENT AMENITIES

- Indoor swimming pool
- Basketball courts
- Football fields
- Walking areas
- Fitness & wellness center
- Spa & Turkish bath
- Kids playing area
- Cafe

## SURROUNDED BY NATURE

- Zeytinburnu Medicinal Plant Garden
- Avcı Botanik
- Topkapı Park
- Central Park and the Master of Social Sciences
- Zeytinburnu National Garden



## DISTANCES TO TOP POINTS OF INTEREST

- Fatih - 2.6 Km / 8 min
- Hagia Sophia - 8.1 Km / 20 min
- Taksim - 10.2 Km / 25 min
- Başakşehir - 18.8 Km / 26 min
- Üsküdar - 19.6 Km / 34 min
- Istanbul Airport - 46.1 Km / 35 min
- Sabiha Gökçen Airport - 51 Km / 55 min



# EARTHQUAKE RESISTANCE

## Ground:

A comprehensive **ground survey** was carried out in the project area **in June 2022**.

In this study, **24 boreholes** (2 under each block) with a depth of 20 to 30 meters were drilled for both **geological** and **geophysical** investigations, including **general, regional** and **local geological** characteristics.

Static **reinforced concrete** project was carried out according to the technical values obtained from laboratory examinations of the samples taken from the wells.

The ground of the project is weathered rock consisting of limestone.

**The project has been designed according to the latest Earthquake Regulation dated 2018.**

- **Concrete Properties Used:** C30/37, C30 fck30 (**ready mixed concrete**) Mpa compressive strength reinforced concrete produced by Oyak Beton company.
- **Iron Properties Used:** BÇIII, quality ribbed rebar.
- **Reinforcement grade:** S420 (fyk=420 MPa) g/cm strength ribbed reinforced concrete construction steels produced by İçdaş, Kroman, Diler and Kaptan companies are used.

To preserve the foundation and its ground a drainage system was used to remove and dispose of the water that may come around the entire foundation.

Bundling is done with **waterproofing systems** that will protect all foundation and external reinforced concrete curtains under the ground from the effects of water and moisture.





## ABOUT THE DEVELOPER

### BOSS4

Established with the Vision of providing Superior Real Estate Solutions, BOSS4 has achieved great success. Their innovative portfolio has grown quickly, 11 projects in total with 5 completed and 6 currently underway.

Boss4 seeks to provide extraordinary lifestyle solutions for residential and commercial projects, collaborating with the best architects & engineers in their field. They strive for innovation that helps customers reach new heights of possibilities - customized designs crafted with utmost quality so they may live remarkable lives.



## SOME OF THE WELL-KNOWN PROJECTS BY THE DEVELOPER

- Alya 4 Mevsim
- Alya Mercan
- Alya Bahçe
- Alya Onist
- Alya Dream
- Alya Grandis
- Alya Bella
- Alya Teras
- Alya Dolunay
- Alya Marine





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