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# WELCOME TO AN EXCLUSIVE LIFE

An exclusive life is living in your own grove within the nature of Florya.

It is to fall under the spell of a life with every detail finely thought out.

The exclusivity is much more than just having a house with a garden.

It is to live inside the grove and to go with the flow of water.

It is to live in an architecture that is designed at the highest level.

An exclusive life is really "living the life" yet not far from a socially vibrant and historic district.

# NIVAK GROUP FOR THE BEST

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Operating in four continents and five fields, Nivak Group was established within KÜÇÜKLER HOLDING in 2011. Today, Nivak Group, which conducts its activities in different lines of business, adopted the principle of providing service that will create a difference in each of its area of expertise. With its companies in more than 20 countries such as Greece, Albania, Romania, Serbia, Georgia, Kazakhstan, Morocco and the United Arab Emirates, Nivak Group does not compromise on its approach to function and quality in each project and at every opportunity strives to achieve excellence at every level.





# FOCUSES ON

>PERFECTION<

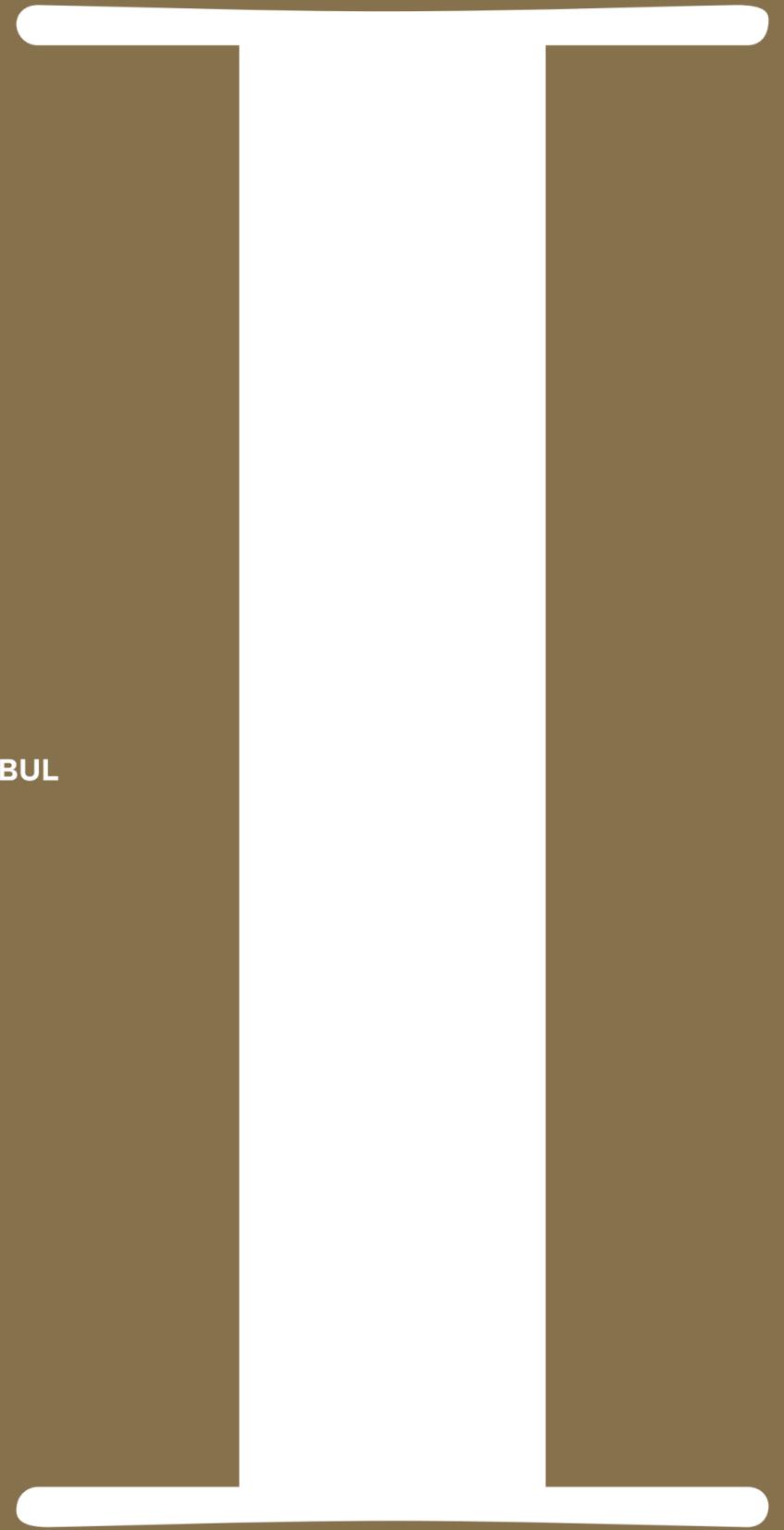
>EXCELLENCE<

>DETAIL<

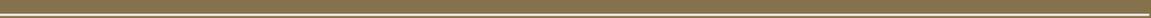
>EXCLUSIVITY<

>AND THE EPITOME OF LUXURY<

## FLORYA IN ITS SOUL



ISTANBUL



A sunset over a body of water. The sky is filled with vibrant orange and red clouds, transitioning to a pale yellow near the horizon. The water is calm and reflects the colors of the sky. In the foreground, there is a dark, silhouetted area that appears to be a beach or a park with some trees and a street lamp. The overall mood is serene and nostalgic.

FROM PAST  
TO FUTURE  
A SPECIAL  
DISTRICT:

FLORIDA



# LIVING IN NIVAK FLORYA

The city with unique values, which has served as the capital of the largest civilizations throughout history. Istanbul...

A special area which has always been one of the most distinguished quarters of Istanbul. Florya...

A special residential area where you can see luxury and quality together from its lush nature to pastel colored fabric to its fascinating environment...

## A SPECIAL QUARTER

Florya has always been identified with an exclusive and selected life and is one of the oldest vacation resorts in Istanbul, where a serene life prevails.

Located at the center of this deep-rooted quarter, Nivak Florya is within a walking distance to many attractions such as the Atatürk Marine Mansion, Güneş Beach, Flyinn Shopping Mall, National Garden, and Aqua Florya.

And greeting you when you return home will be the fresh air of the Florya Atatürk Forest bordering Nivak Florya, enhancing a memorable and serene environment.





Northern Marmara Motorway

Işıklar

Çiftalan

Kumköy

Rumelifeneri

Riva

Anadolufeneri

Garipçe

Yavuz Sultan Selim Bridge

Anatolian Fortress

**SARIYER**

**BEYKOZ**

Polonezköy Nature Park

Reşadiye

**KAĞITHANE**

Maslak

Fatih Sultan Mehmet Bridge

**BAHÇEŞEHİR**

**BAŞAKŞEHİR**

**GAZİOSMANPAŞA**

**ŞİŞLİ**

Zorlu Center

Liv Hospital

Atatürk Olympic Stadium

**ESENYURT**

**BEŞİKTAŞ**

**ÜMRANİYE**

Büyükçekmece Lake

Marmara Park

Tüyap

**KÜÇÜKÇEKMECE**

Topkapı

Galata Tower

Nisantöşi

15 July Martyrs Bridge

**ÜSKÜDAR**

Dolmabahçe Palace

Çamlıca

**BÜYÜKÇEKMECE**

**BAHÇELİEVLER**

Spice Bazaar

Topkapı Palace

Güzelce Marina

**BEYLİKDÜZÜ**

West Istanbul Marina

**AVCILAR**

**NİVAK FLORYA**

Atatürk Airport

Ataköy

Zeytinburnu

Yenikapı

**KADIKÖY**

Sükrü Saracoğlu Stadium

**ATAŞEHİR**

Samandıra

**SULTANBEYLİ**

**MALTEPE**

**KARTAL**

**BAKIRKÖY**



- Florya Metin Oktay Facilities 1 min
- Atatürk City Forest 3 min
- Biruni University Hospital 4 min
- Atatürk Mansion 5 min
- National Garden 5 min
- Flyinn Shopping Mall 5 min
- Aqua Florya 5 min
- Acıbadem Hospital 7 min
- İDO Yenikapı Ferry Dock 13 min
- Eurasia Tunnel 15 min
- Grand Bazaar 21 min
- 15 July Martyrs Bridge 25 min



V-PLAN





# LAYOUT PLAN



# ADVANTAGES

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Spacious designs that combine natural forms with modern details, dynamic space arrangements, wonderful views and private terraces where you can spend time with your family and loved ones.

Nivak Florya is much more than high-level living space; it is where Nivak Water phase and Nivak Grove phase combine the flow of water with the fresh air of the grove to appeal to your different expectations; its horizontal architecture, and details bring together perfection and function in each square meter...





# LUXURY AND CHILL LIFE



SHADES OF  
GREEN  
WELCOME  
YOU

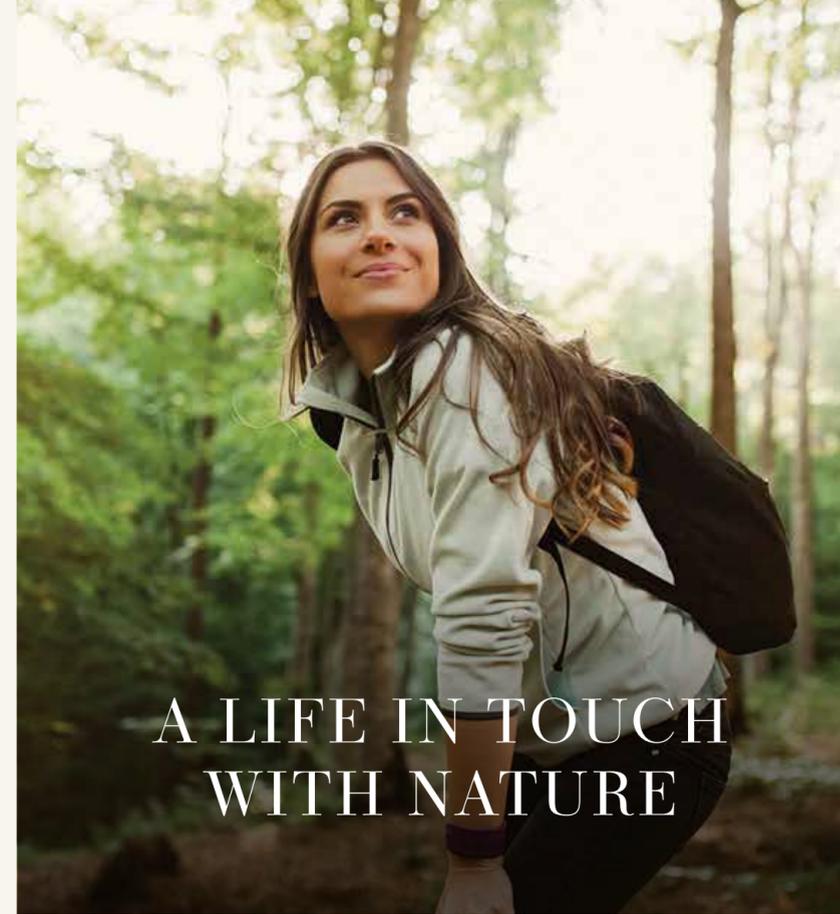


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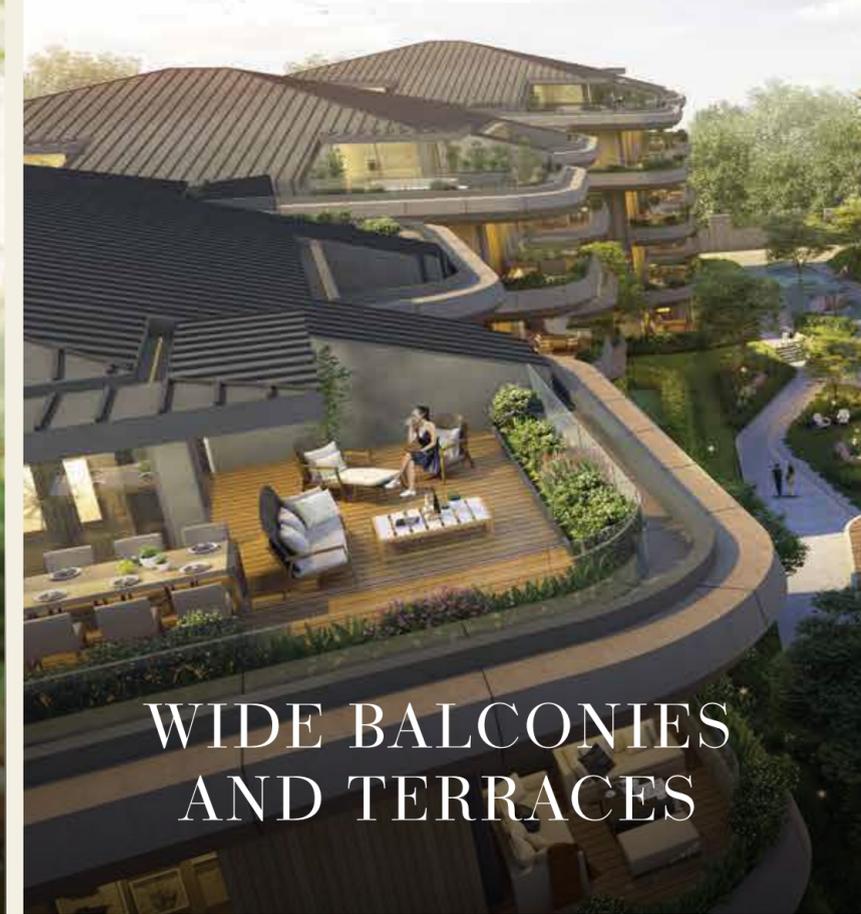
KEEP IN NATURE

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# FRESH AIR OF THE GROVE



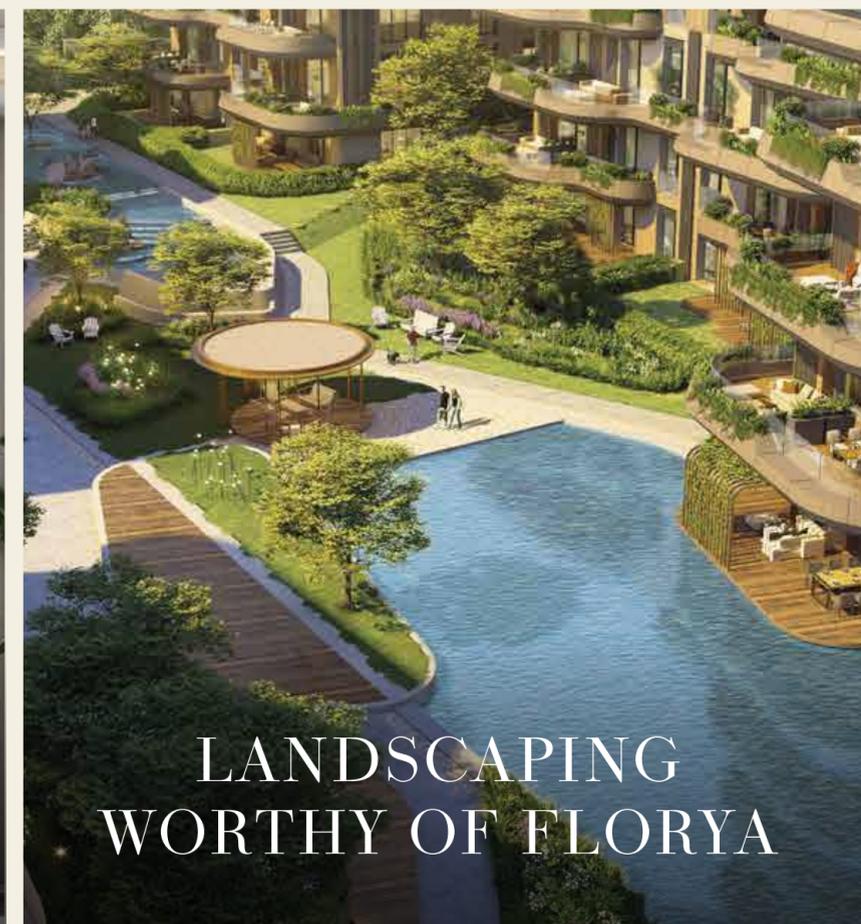
A LIFE IN TOUCH  
WITH NATURE



WIDE BALCONIES  
AND TERRACES



SPACES EMBRACED  
WITH GREEN



LANDSCAPING  
WORTHY OF FLORYA



# FLOW AND DYNAMISM



Representing dynamism and harmony, Nivak Water phase invites you into this flow in all of its details. This section, where curvilinear lines are dominant in facade design and landscape details, appeals to all your senses.

Nivak Water phase is a dynamic design that while maintaining the continuity of water, aqueducts and its sophisticated architecture; each detail is thought out and is a living space presenting aspects of its own.

REFLECTION POOLS  
ORNAMENTAL POOLS WITH  
GRADUAL FLOW OF WATER  
OUTDOOR LODGES  
GRASS ACTIVITY AREAS  
WALKING AND CYCLING ROUTES

# REF

FACILITIES



## DELICATE DETAILS

### SILVER NEEDLE

An irresistible elegance, simple yet remarkable details... The Silver Needle concept is designed to enhance your quality of life.

In the Silver Needle, where warm and bright tones are preferred, the layered use of wood and light-colored materials offers you living spaces that mirror your unique sensibilities.





# NATURAL AND SIMPLE

Simplicity and naturalness will delight you in every  
astounding detail of Nivak Florya.

You will find the serenity you are looking for here  
with its bright, spacious and simple design.





## A SOPHISTICATED LIFE

### JASMINE PEARLS

The Jasmine Pearls concept, where unique details meet with contemporary lines, promises you a peaceful living space.

The use of materials with smooth transitions serves to create a serene atmosphere that appeals to your senses.

# CREATE MORE SPACE FOR HAPPINESS



Each detail of Nivak Florya is centered on appealing to your needs and expectations by providing luxury and modern living spaces.

- Spacious Interior Design
- High Ceilings and Open Living Spaces
- Large Balconies, Terraces, and Gardens
- State of the Art Kitchens
- Natural Materials
- Babysitter Room with Private Bathroom and Daylight





**PERFECTION  
IN EACH DETAIL**





# FASCINATING AND FUNCTIONAL

The definition of functional perfection was readdressed for Nivak Florya to meet your expectations.

- State of the Art Kitchens
- High Segment Appliances
- Kitchen Island Solutions
- Use of Natural Stone Flooring
- New Generation Countertops
- Comfortable Seating Areas







WITHIN WATER AND  
COMBINED WITH A GARDEN  
**WATERSIDE  
APARTMENTS**



LUXURY



Nivak Florya brings you a unique luxury experience with a focus on the sophisticated lifestyle you have always dreamed of..

OPPORTUNITIES



**FEEL THE DIFFERENCE  
WITH EXCELLENT  
SOCIAL FACILITIES**



LOBBY AND  
SITTING  
AREA



STUDIO  
AREA



SHOWER  
BATH



HAMMAM



1,200 SQ.M  
SOCIAL  
FACILITY

1200  
SQ.M

PLAYGROUND



CHANGING  
ROOMS



FITNESS  
AREA



YOUTH  
GAMING  
AREA



SAUNA



MASSAGE  
AND REST  
ROOMS



COFFEE  
BAR



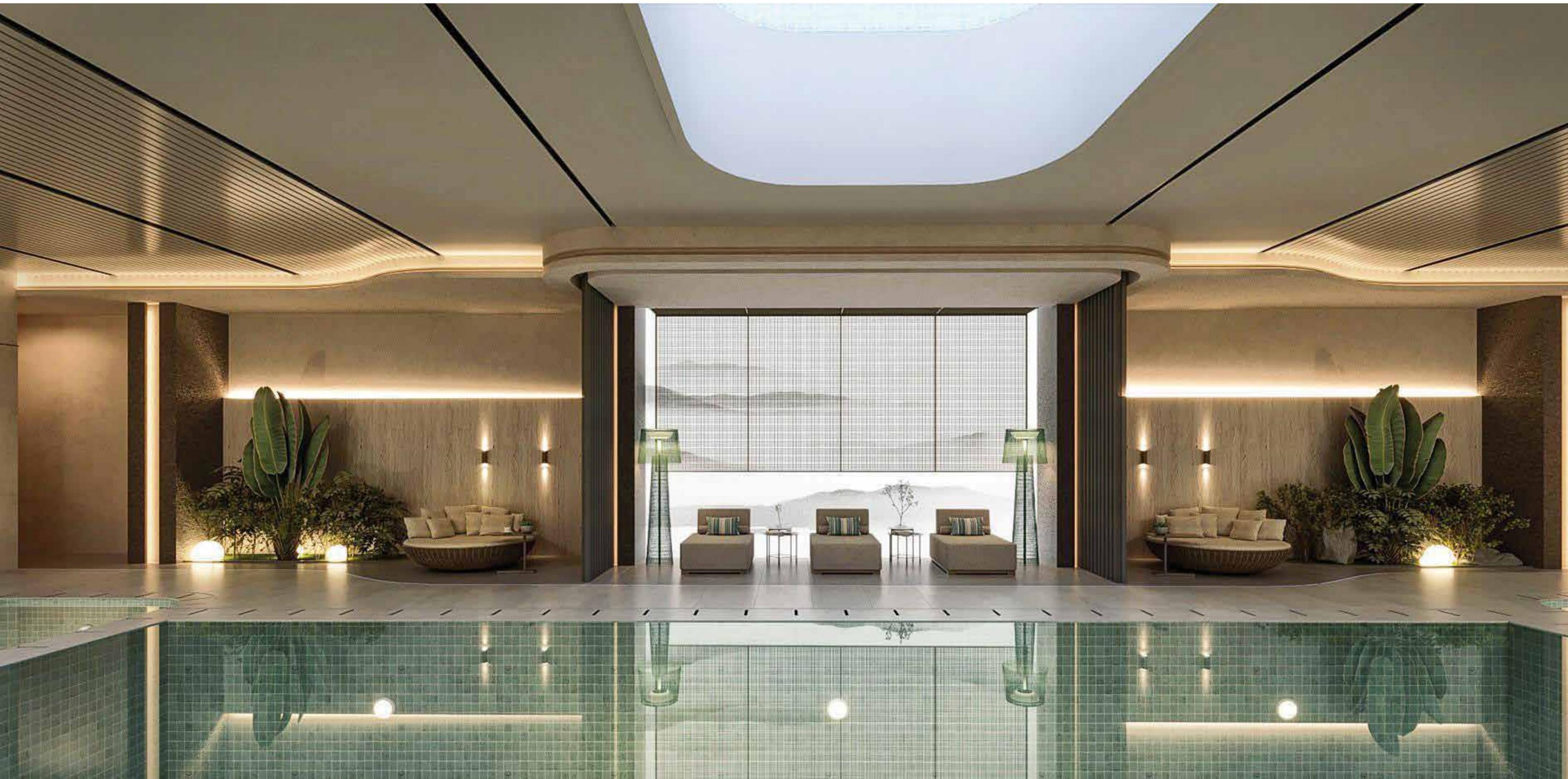
INDOOR  
POOL



PRAYER  
ROOM







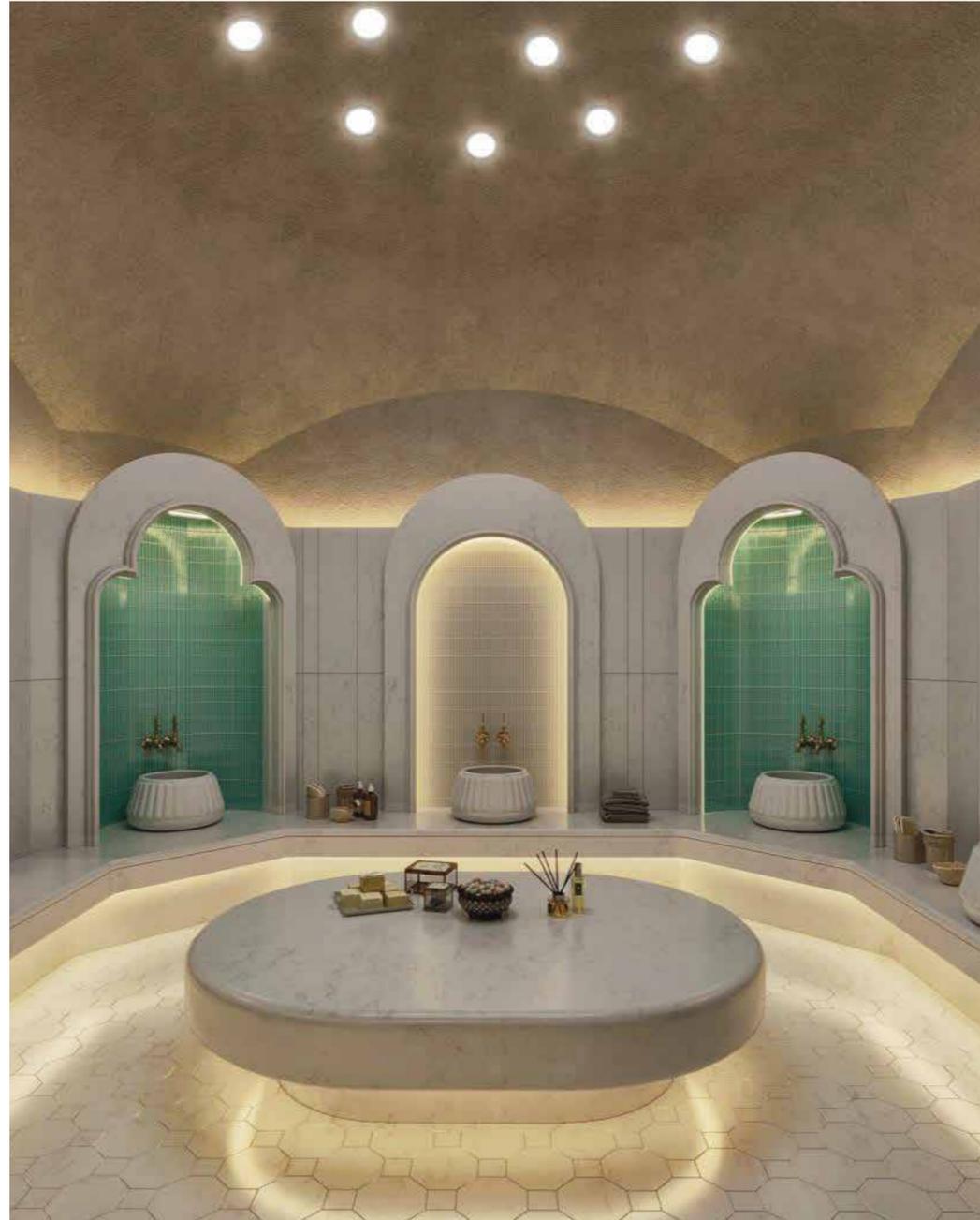
RELAXING

RELAXING



A SPECTACULAR GLORY  
**MEETING THE  
MODERN LINES**

## HAMMAM & SPA

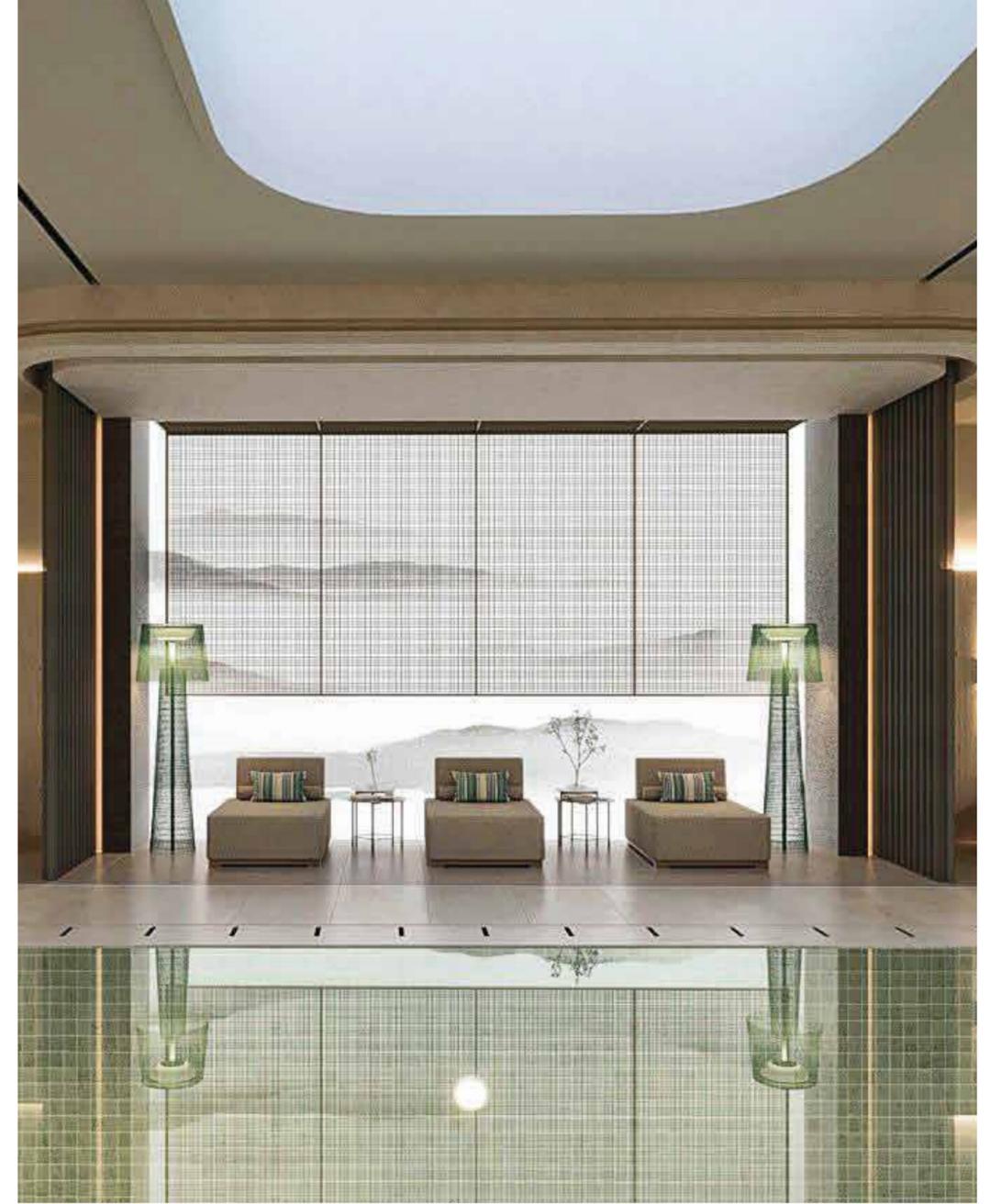


## MASSAGE ROOMS

## FITNESS AREA



## POOL AND REST



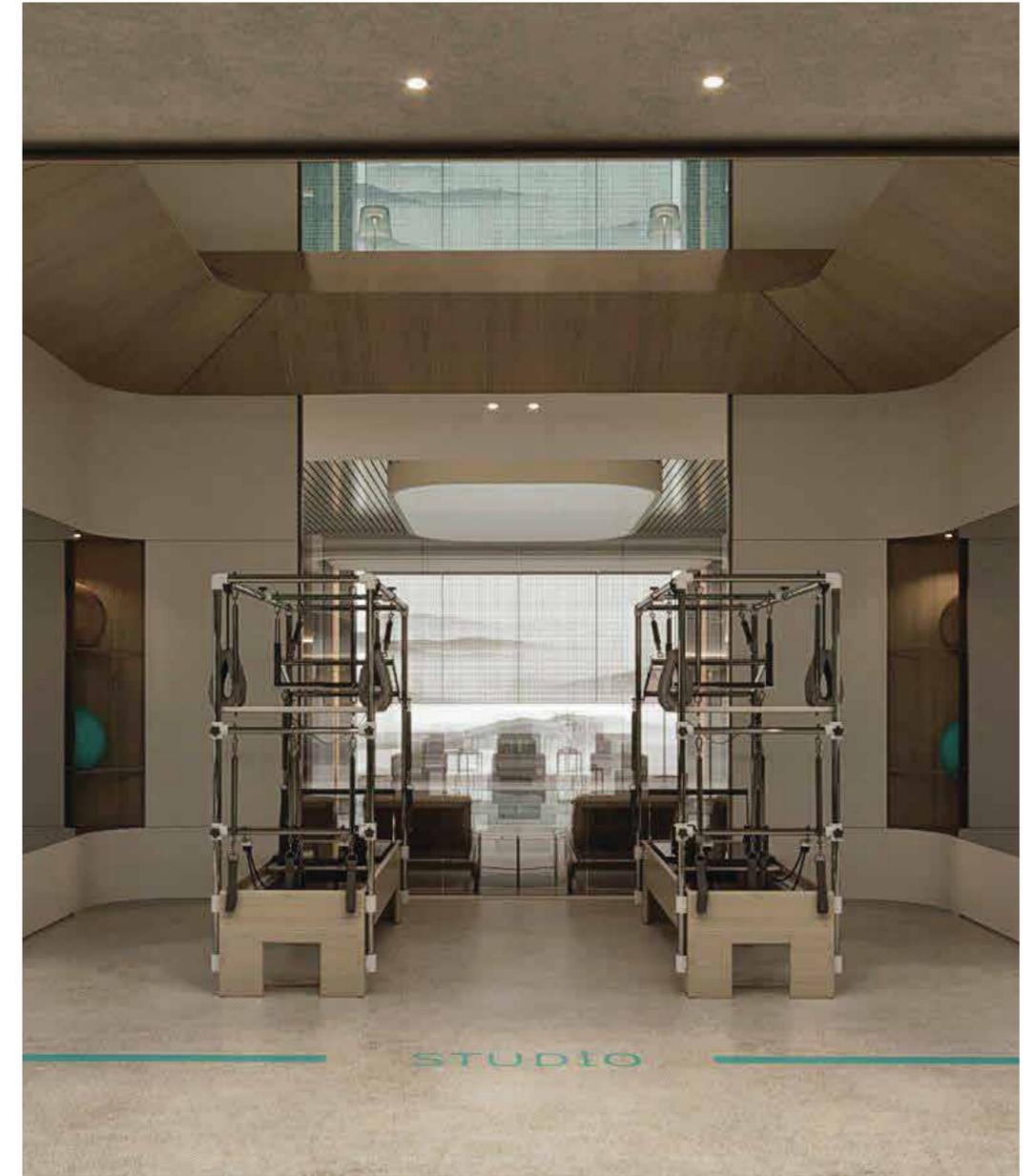
## COFFEE BAR & LOBBY



## PLAYGROUND



## EVENT AREA



## PILATES STUDIOS



YESTERDAY TO TOMORROW





HOUSES WORTH  
LIVING IN  
**VALUE-ADDING  
INVESTMENT**



# ABOUT DESIGN TEAMS

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Our designers, Sabri Paşayığıt Architects, Gönye Design, and Caps., all of whom have been awarded numerous awards and contributed to projects on international platforms, are now as a team, dedicating their experience and mastery in the design field to Nivak Florya.

Offering authentic and innovative approaches by making the best use of different cultures and textures in every project they are involved in, our designers transform Nivak Florya into a spatial experience with carefully thought-out details.



**SP** | Architects



SABRİ  
PAŞAYIĞİT  
ARCHITECTS

Sabri Paşayığit Architects, which realized many projects with its young, dynamic and multi-disciplinary team, reflects its international experience to Nivak Florya project by considering the high-level design criteria.

Combining the freshness of the grove with the dynamism of water in two stages that are in an organic relationship with each other, Sabri Paşayığit Architects turns the project of your dreams into reality with its carefully thought-out details and use of materials.



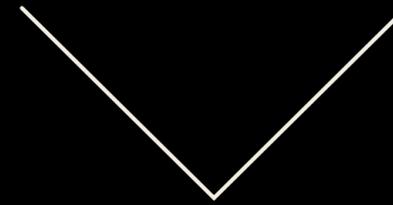
GÖNYE®  
PROJE TASARIM

# GÖNYE DESIGN

Gönye Design carries the interior project design process beyond the concept of decoration with its unique approaches that are shaped according to the context of each project. Gönye Design, which considers every detail in order to meet your expectations in the most accurate way with the concepts they developed at Nivak Florya, evaluates originality with a unique passion and designs spaces that appeal to you in every aspect.



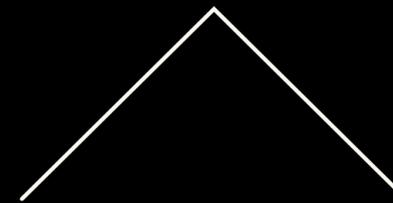
caps.



# CAPS.

Awarded many times since its establishment including prestigious awards such as "Europe 40 Under 40" and "Young Landscape Architect of the Year", Caps adopts a design approach where user experience is prioritized in each project with its young and dynamic team.

Carrying the spirit of the grove next to Nivak Florya, making a difference with its opportunities and uses of space, and offering a landscape area actively blended with the dynamism of water, Caps, with its pioneering design approach, brings to life an environment that is not only intertwined with nature, but perfectly suitable for active and flexible use within beautifully integrated luxurious surroundings.





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