



PARTNERS

GAYRİMENKUL A.Ş.

RAMS GARDENDA KORU MANZARALI GENİŞ HACİMLİ LÜKS 3+1

Ref.No:650844

For Sale - Apartment 29,800,000 TL | 190 m2 | İstanbul / Bahçelievler

İlan No:f-338706-1483



# Rooms	: 3
# Saloons	: 1
# Baths	: 2
Property Condition	: Brand New
Usage Status	: Empty
Heating	: Combi Boiler
Which Floor	: 6
Building Floor Number	: 12
Construction Year	: 2025
Advance Payment	: 0 TL
Property Direction	: North
Dues	: East : 0 TL
Deed Status	: Title Deed with Condominium
Rental Income	: 0
Title Deed - Area No	: 222
Title Deed - Parcel No	: 24



SERENA UZUNOĞLU

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RAMS GARDEN'DA KORUYA KOMŞU, GENİŞ HACİMLİ PRESTİJLİ 3+1 DAİRE! Bahçelievler'de, koruya bakan blokta konumlanan bu özel 3+1 daire; geniş yaşam alanları, ferah planı ve doğayla iç içe atmosferiyle üst segment bir yaşam sunuyor. PORTFOLYDE TEK YETKİMİZ BULUNMAKTADIR **DAİRE ÖZELLİKLERİ:** □ Oda Sayısı: 3+1 Brüt / Net: 190 m² / 120 m²; Galon: 31 m²; genişliğinde ferah bir alan

Mutfak: 14 m²; kapalı mutfak Banyo: 1 misafir banyosu ve 1 ebeveyn banyosu Balkon: Koru manzarasına açık alan, keyifli kullanım alanı Yatak Odaları: 11 m²; ve 12 m²;lik iki yatak odası ve 20 m²; banyo; ebeveyn yatak odası Otopark: 2 araçlık kapalı otopark alanı Koruya bakan blokta, site içinde en değerli lokasyonda **PROJE ÖZELLİKLERİ:** □16.000 m²; toplam proje alanı □2.300 m²; banyo; doğal koru alanı □3.000 m²; peyzaj alanı ile şehir içinde doğayla iç içe yaşam Modern mimari, yüksek güvenlik ve zengin sosyal donatılar Kapalı yüzme havuzu, spor alanları ve sosyal tesisler Rams Garden'da yer alan market, restoran ve kafeler sayesinde site içinde günlük ihtiyaçlara kolay erişim **LOKASYON AVANTAJLARI:** □Şehir merkezine yakın, ulaşım akslarına kolay erişim Merkezi konumuyla hem yatırım hem oturma için ideal **PRESTIGIOUS AND SPACIOUS 3+1 APARTMENT NEXT TO THE GROVE IN RAMS GARDEN!** Located in one of Bahçelievler's most distinguished projects, Rams Garden, this exceptional 3-bedroom apartment is situated in a block facing the grove. It offers a premium lifestyle with its generous living spaces, well-designed layout, and a serene atmosphere surrounded by nature. **WE HOLD THE SOLE LISTING AUTHORITY FOR THIS PROPERTY** **APARTMENT FEATURES:** □Number of Rooms: 3+1 □

Gross / Net Area: 190 m² / 120 m²; Living Room: A bright and spacious 31 m²; area Kitchen: 14 m²; closed kitchen Bathrooms: 1 guest bathroom and 1 en-suite bathroom Balcony: Enjoyable outdoor space overlooking the grove Bedrooms: Two bedrooms of 11 m²; and 12 m²;, and a 20 m²; master bedroom Parking: Indoor parking space for 2 vehicles Location: Positioned in one of the most valuable spots within the site, facing the grove **PROJECT FEATURES:** □Total project area of 116,000 m²; □42,300 m²; natural grove offering a unique green environment □3,000 m²; of landscaped areas for a nature-integrated urban lifestyle Modern architecture, high-level security, and extensive social amenities Indoor swimming pool, sports facilities, and social areas On-site market, restaurants, and cafe's located within Rams Garden Bazaar, providing easy access to daily needs **LOCATION ADVANTAGES:** □Close proximity to the city center with easy access to major transportation routes

Central location, ideal for both investment and residential use

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Internal Properties

ADSL, White-Goods, Painted, Steel Door, Shower cabin, Wallpaper, Closet, Cellar, Kitchen Natural Gas, Air conditioner



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Fiber Internet, Pressure Tank, Heat Proofing, Generator Power Unit, PVC Windows, Water tank, Fire ladder

Environment

Shopping Center, Nursery, Market, Game Park, District Bazaar

Compound

Gym, Tennis

Location

Nature View, Close to Minibus Route, Close to Metrobus Transportation



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