



**alya**  
**4mevsim**  
BOSS4

Happiness in All Seasons

Akkuş Group, founded in 1993 in Turkey and engaged in significant activities in the industries of textile, knitting, and chemistry, formed a partnership with the Lebanese El Khatib Group in 2017, and joined forces as BOSS4 Gayrimenkul İnşaat San. A.Ş. BOSS4 Real Estate, which works to improve Turkey's building standards and give modern, comfortable, and pleasant living quarters to today's urban residents, brings to life projects that meet international quality requirements. Istanbul, life, and our country all benefit from BOSS4 Gayrimenkul. In October 2019, the project in Alya Grandis, which was created in this context, was finished. In addition, the deliveries of Alya 10ist and Alya Marin projects in Beylikdüzü region, which are currently under construction, have been completed. While our Alya Mercan, Alya Dolunay, and Alya Bella projects are still in the development, the Alya Teras project in Levent will be completed in 2021 and delivered to its purchasers. Alya 4 Season will assist comfort and peace seekers in realizing their dreams as quickly as possible.





## LIVING ROOM

# Modern & Comfortable for All Seasons

Our living room, where you will spend the majority of your time with your family and entertain guests, is notable for its functionality and structure, which is adaptable to a variety of decorating ideas.

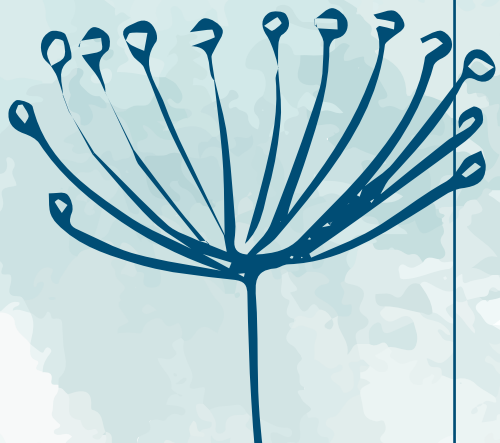




# KITCHEN

## Comfortable, Practical, and Basic

The kitchen, which is an important place that reflects the character of the house and is an imperative area for friendly interactions with your family and close friends, is an essential part. Every aspect of our kitchen is ready to meet your enthusiasm, thanks to its excellent efficiency.

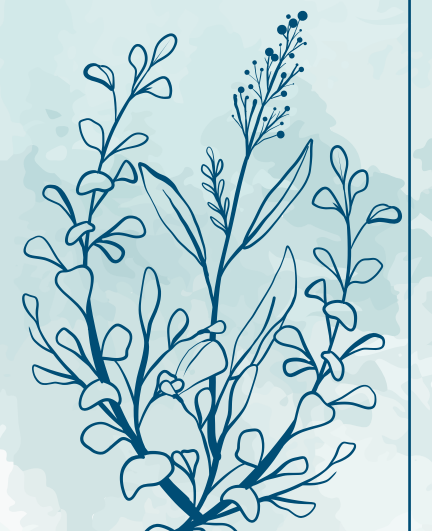




## BEDROOM

### Suitable for Variety of Interests

Whether you prefer a bohemian or modern look! You'll be able to customise your bedroom in a manner that really is comfy, stunning, and to your preference, regardless of the style you pick.





## KIDS ROOM

# Features that Boost Attention

With its focus and intensity elements, our kids room, where your kid will establish his own environment and build for the future, offers the path to success.





## TEEN ROOM

# Warm and Cozy Atmosphere

In his or her room, your child can finest express that he or she has claimed his or her youthful identify from child identify. Our teen room, where he/she will form his/her own reality and plan ahead, is packed with such a warm and welcoming setting.

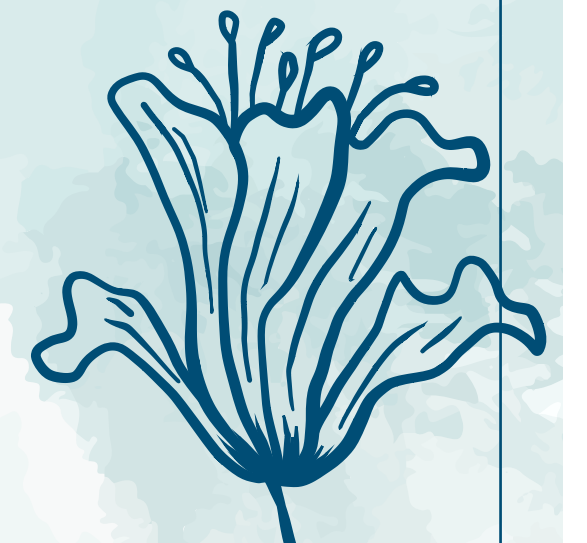




## LOBBY

### Brilliant and Distinctive

The impression of being welcomed is intricately bound to contemporary and elegantly decorated lobbies. You will observe that your guests regularly convey their gratitude for our eye-catching lobby designs.









## INDOOR POOL

### Mental and Physical Health

Our indoor swimming pool, where you can enjoy time with loved ones after a day of intense work rhythm and stress, will be available for four seasons.





## GYM

### Time for New Narratives

You will take a long-term approach into your life with our well-equipped and specialized gym.





## TURKISH BATH

### History's Most Fascinating Patterns

You may complete your day in style with a traditional Turkish Bath, in which you can rest and soothe the day's weariness and tiredness.





# SAUNA

## Boost Your Energy

You will put the stress of work life at the entrance of our sauna at the end of the day and awaken with the calmness that will await you following morning.





## STEAM BATH

### Healthy and Natural

The steam bath, which is suitable for eliminating tiredness during the day or after exercises, will be your must-do pastime before having a nap pleasantly.





## PLAYGROUNDS

### Every Season Will Be Cheerful for Your Child

Playgrounds that have been thoughtfully designed so that your children can confidently and joyfully engage in games at all times of the year.





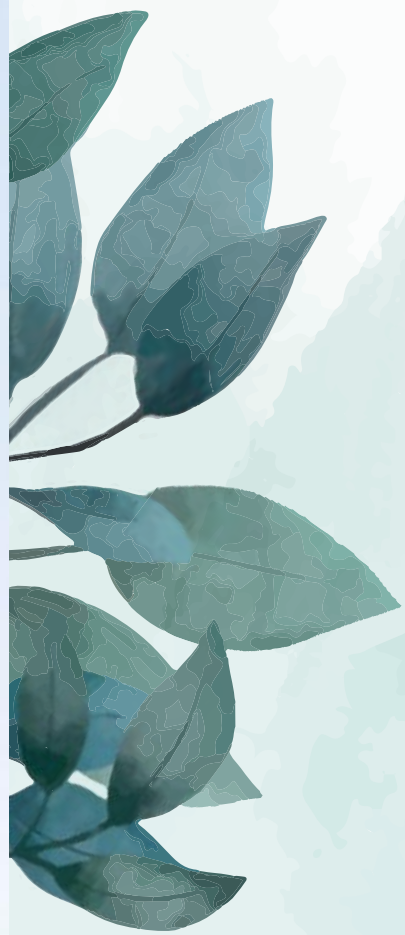
## LANDSCAPING

### Away from the City's Pressures

Our natural spaces are developed with natural and cultural values in mind, allowing you to take a peaceful outdoor walk.







## ABOUT THE PROJECT

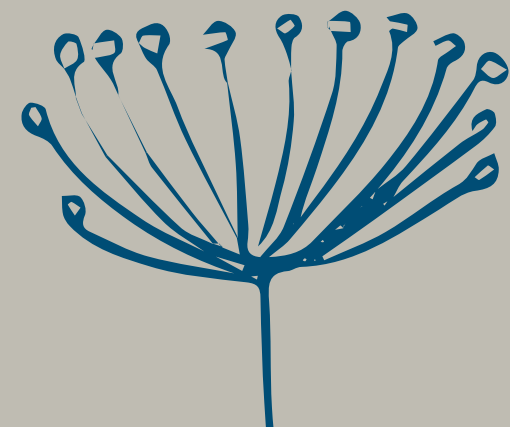
### Understanding that Adds Value to Life

The Alya 4 Season project, built by Boss4 Gayrimenkul, consists of 217 apartments and 6 shops from a total of 4 blocks, A, B, C, D Blocks, in an area of 39.695 m<sup>2</sup>.

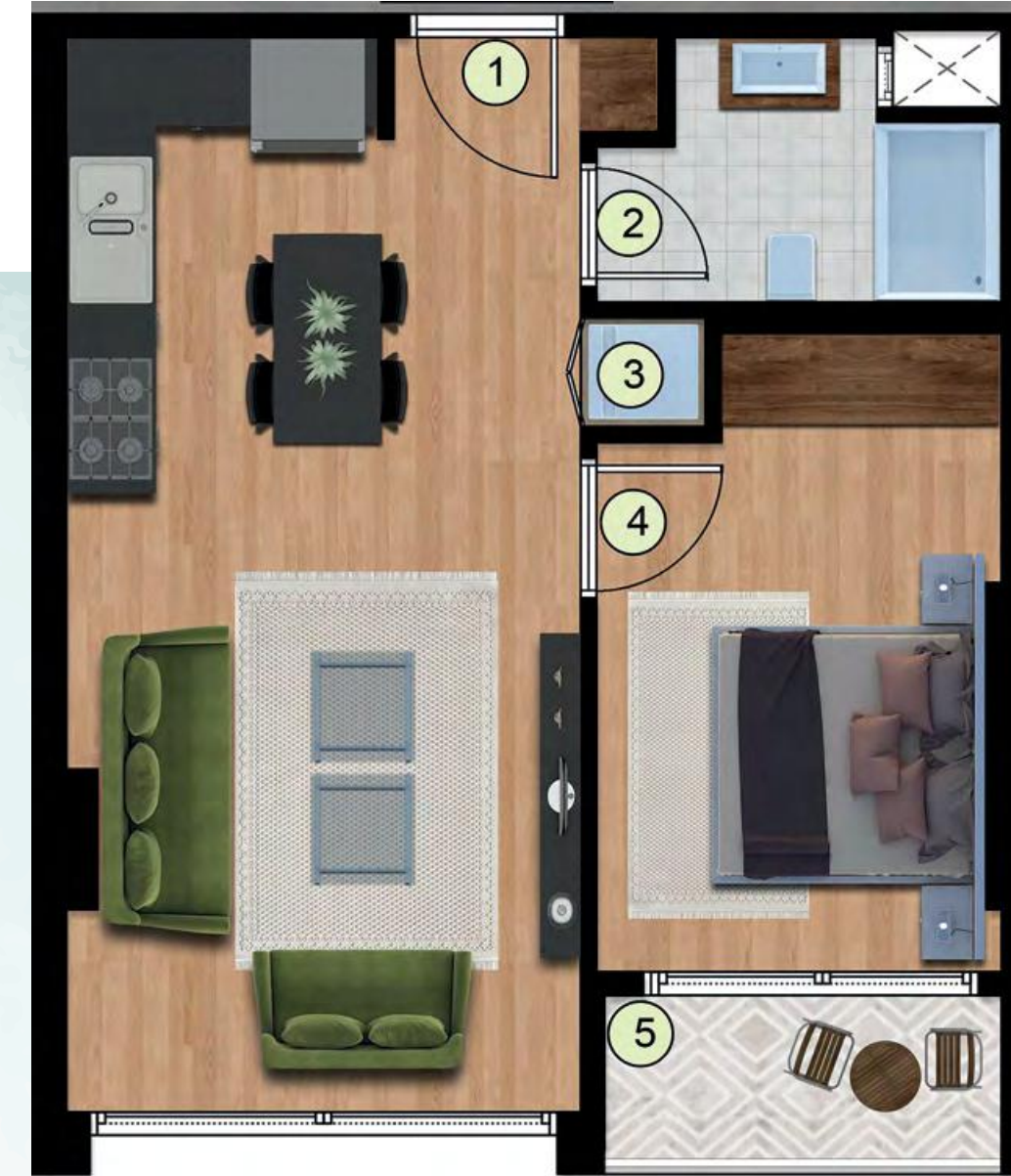
A-B block is designed as 15 floors as 3 Basements, Ground floor and 11 normal floors, C-D block is designed as 13 floors as 1 Basement, Ground floor and 11 normal floors. Our project, which is qualified and built with the understanding of adding value to your living space, offers 1+1, 2+1 and 3+1 apartment types for your needs.

There are 700 m<sup>2</sup> of landscape and social areas in Alya 4 Seasons, where social facilities are privileged in your living space and indoor and outdoor areas.

The project, which includes a 157-car indoor parking lot, provides a living space beyond your highest imaginings.



## Apartment Plans



### 1+1 APARTMENT

Gross: 61,54m<sup>2</sup>  
Net: 40,00m<sup>2</sup>

Living Room + Kitchen: 22,90m<sup>2</sup>  
Bathroom : 3,70m<sup>2</sup>  
Laundry Room : 0,55m<sup>2</sup>  
Bedroom : 9,90m<sup>2</sup>  
Balcony : 2,95m<sup>2</sup>

## Apartment Plans



### 2+1 APARTMENT

Gross: 114,62m<sup>2</sup>  
Net: 74,50m<sup>2</sup>

|              |                       |
|--------------|-----------------------|
| Entrance     | : 8,60m <sup>2</sup>  |
| Kitchen      | : 10,20m <sup>2</sup> |
| Living Room  | : 22,00m <sup>2</sup> |
| Bedroom      | : 10,55m <sup>2</sup> |
| Laundry Room | : 0,60m <sup>2</sup>  |
| P. Bedroom   | : 13,30m <sup>2</sup> |
| P. Bath      | : 3,10m <sup>2</sup>  |
| Bathroom     | : 3,45m <sup>2</sup>  |
| Balcony      | : 2,70m <sup>2</sup>  |

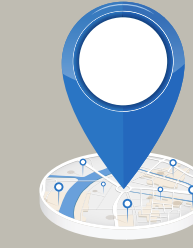
## Apartment Plans



### 3+1 APARTMENT

Gross: 153,85m<sup>2</sup>  
Net: 100,00m<sup>2</sup>

|               |                       |
|---------------|-----------------------|
| Entrance      | : 12,50m <sup>2</sup> |
| Living Room   | : 27,30m <sup>2</sup> |
| Kitchen       | : 11,20m <sup>2</sup> |
| Bedroom       | : 10,00m <sup>2</sup> |
| Bedroom       | : 10,10m <sup>2</sup> |
| P. Bedroom    | : 15,45m <sup>2</sup> |
| Dressing Room | : 3,10m <sup>2</sup>  |
| P. Bathroom   | : 3,10m <sup>2</sup>  |
| Laundry Room  | : 0,80m <sup>2</sup>  |
| Bathroom      | : 3,60m <sup>2</sup>  |
| Balcony       | : 2,85m <sup>2</sup>  |



## LOCATION

Easily accessible  
and centrally  
located

Alya 4 Season is a wonderful chance to begin your ideal life as it is conveniently located in downtown and has easy access to schools you can choose for your kids.

4 Seasons of Unchanging Qualities Here, With You.

10 min to TEM Connection road. 5 min to E5- Highway  
3km to Beylikdüzü Metrobus  
500 m to Çınar College  
150 m to Private Emel Ninova International School  
1.6 km to Borusan Asım Kocabiyık Vocational and Technical Anatolian High School 1.5 km to Borsa Istanbul Anatolian high school

2.7 km to Tuyap Exhibition Center 3 km to Beykent University  
3.7 km to Marmara Park Mall 3 km to Beylikdüzü Migros Shopping Mall  
ü 5.7 km to İstinye University & Liv Hospital  
6.5 km to Akbati Shopping Mall 7.5 km to Aqua Club Dolphin 7 km to Torium Shopping Mall

3.2 km from Carrefour  
2.2 km to Bauhaus  
3.7 km to Koçtaş Yapımarket  
46 km from Istanbul Airport  
1.79 km to Beylikdüzü State Hospital  
0.84 km to Esenyurt N. Kadioğlu State Hospital



Airport



E5 and Tem  
Highways



Shopping  
Centers



Metrobus



**TUYAP**



University



Schools



Hospitals





The logo features a stylized gold star icon composed of multiple overlapping lines. To its right, the word "alya" is written in a bold, black, lowercase sans-serif font. Below "alya", the word "4mevsim" is written in a larger, bold, black, lowercase sans-serif font. Underneath "4mevsim", the text "BOSS4" is written in a smaller, black, uppercase sans-serif font.

alya  
4mevsim  
BOSS4

# Happiness in All Seasons

Sales Office:

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