



alyabahçe







HAPPINESS



LIFE



PEACE



FAMILY



COMFORT



FUTURE



BEAUTY



QUALITY

BOSS4 REAL ESTATE

BOSS4 Gayrimenkul was established by merge of Akkuş Gayrimenkul, which has delivered many prestigious projects with an innovative and environmentalist approach, and El Khatib Group in Lebanon, which imports construction materials from Turkey.

As the founding partner of BOSS4 Gayrimenkul, Akkuş Gayrimenkul took part in the real estate and construction sector by producing housing projects under Alya brand. The other partner of the company, El Khatib Group in Lebanon, has created large investment portfolios by importing construction materials from Turkey for the projects it has delivered since 1993 in areas such as construction, trade, infrastructure and agriculture. Regarding BOSS4 Real Estate partnership established in 2017, Akkuş Gayrimenkul has the greatest representation power among the company's partners.

BOSS4 Gayrimenkul has started 10 projects under the Alya brand in five years since its establishment. BOSS4 Gayrimenkul, recently started the Alya Garden in Bahçeşehir and Alya Dream projects in Beylikdüzü, currently continues the construction of 835 housing units in seven projects.

The company continues its project and land development activities in locations close to the city center and is rapidly progressing its work on the Zeytinburnu project, which will consist of 450 housing units. BOSS4 Real Estate, having made thousands of families home owners, aims to bring its investors together with Alya branded and high value-added projects in the short and long term.





Different kinds of charms everywhere

Your dreams for your family come true in the rapidly developing region of Istanbul.

A life intertwined with Başakşehir Pond and equipped with social and cultural centers awaits you at Alya Garden.







Endless happiness in the garden

Alya Garden offers endless happiness in its detached villas with gardens, designed for family life.

Alya Garden builds the future of your loved ones in low-rise horizontal architecture, in greenery, among the scents of flowers.





*A Garden of
Eden with
boutique
privileges*

With 177 villas and privileged options offered by Alya Garden,
you will experience comfort that only elite people can have.

You will reborn in such a life that offers rich alternatives with its designs.







Quality life starts at your home

You will meet at Alya Garden with the comfort that will spread to every moment of your life from the interiors built with high-quality materials, with aesthetic details that will make your life easier, and a quality life that reflects you.











Our lush villa gardens are worth your family's future

You are invited to the center of happiness that will overflow from your villa garden, accompanied by the peace of fresh grass scent and the beauty of colorful flowers.

You will add value to your life with the good feelings that Alya Garden will induce in you and your loved ones.





Children playgrounds, a center for happiness

Our playgrounds, where our children will play safely and build their future happily, will be one of the most beautiful spots of Alya Garden.









A lifetime of charms

Every moment of your life will be crowned with a different beauty in a life equipped with greenery.

You will enjoy doing sports on the walking and running tracks.







Social Facilities

Located on an area of 3,500 square meters in Bahçeşehir Pond, Extreme Istanbul Adventure Park has a 26,000 m² recreational area, and features a newly opened restaurant and entertainment venues around the pond.





Nearby Shopping Centers

Akbatı Shopping Mall - 6 km,
Prestige MALL - 4 km,
Mall of İstanbul - 14 km,

Educational Institutions in the Region

Bilfen College - 4 km, Doğa Koleji 4 km,
FMV Işık Schools - 7 km,
Bahçeşehir College - 5 km,
MEF Schools - 5 km,
Alkev - 18 km,
İstanbul Community School - 13 km,

Health Organizations

Bahçeşehir Acıbadem Hospital - 4 km,
Elitium Medical Center - 7 km,
Liv Hospital İstinye - 8 km





Such a location is a great privilege

Make the most ideal investment for your future
in a location with high investment value.
Have a comfortable living space with a
profitable investment.

METRO
5 MIN

POND
7 MIN

TEM
10 MIN

İSTANBUL
AIRPORT
20 MIN





ISTANBUL AIRPORT

KUZEY MARMARA HIGHWAY

KUZEY MARMARA CONNECTION WAY

EDİRNE



POND



ISPARTAKULE TOLLS



TEM

MAHMUTBEY TOLL

İKİTELLİ INTERCHANGE

İSTOÇ

İSTANBUL

BAHÇEŞEHİR

MARMARAY ISPARTAKULE STATION

BAŞAKŞEHİR

MARMARAY HALKALI STATION



KÜÇÜKÇEKMECE POND

BASIN EKSPRES WAY

AIRPORT INTERCHANGE

EDİRNE

ESENYURT

TEM CONNECTION WAY

AVCILAR TOLLS

HARAMİDERE JUNCTION

E-5



ATATÜRK AIRPORT

İSTANBUL

BEYLİKDÜZÜ

BAKIRKÖY

AVCILAR

SEA BUS

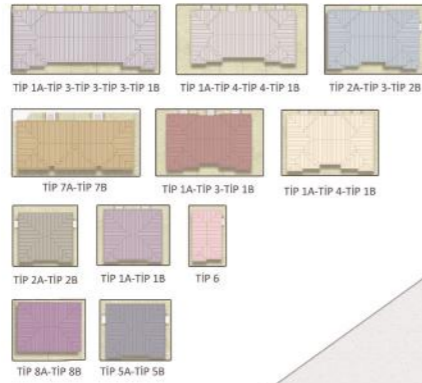
MARMARA SEA

SEA BUS

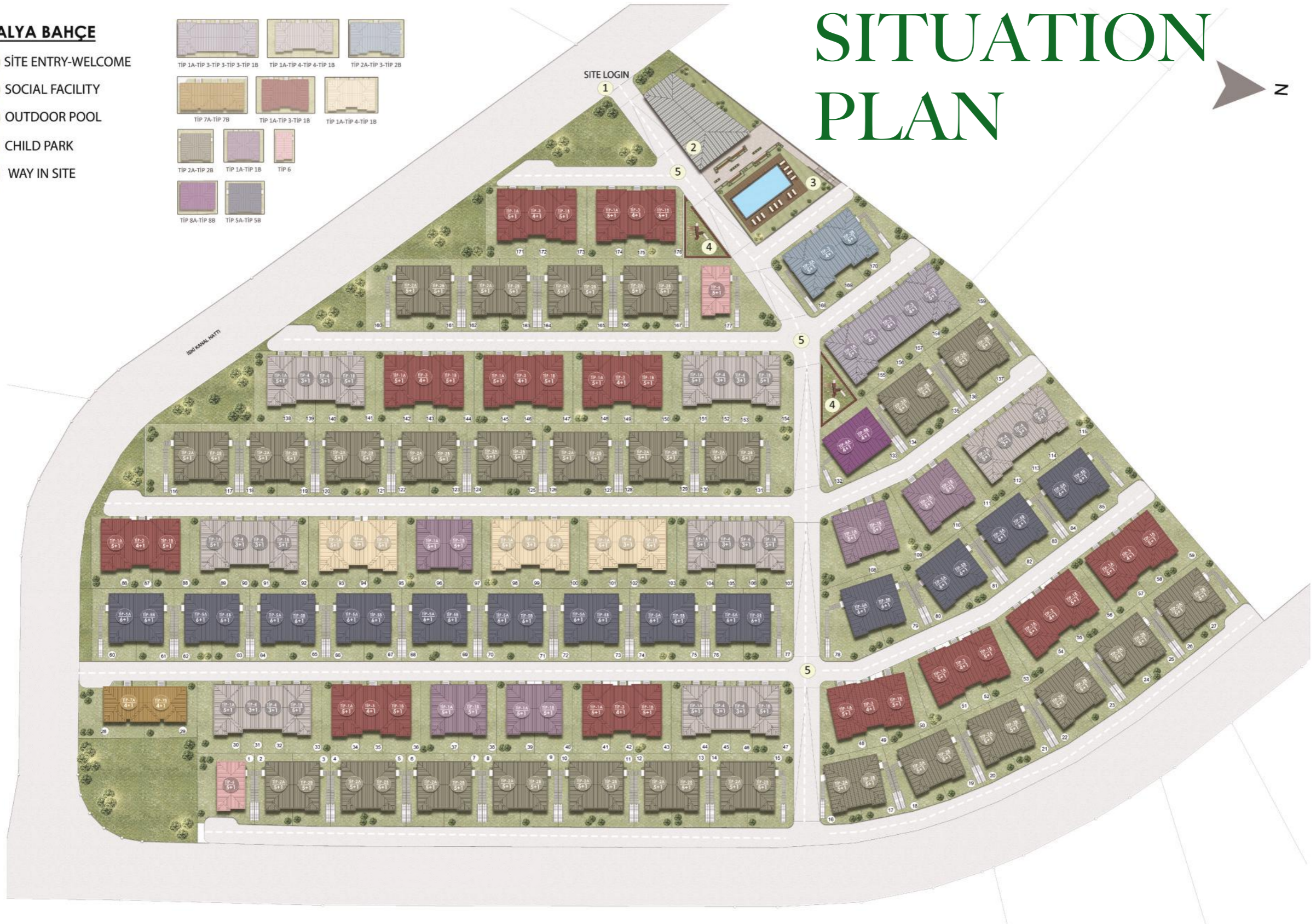


ALYA BAHÇE

- 1 SİTE ENTRY-WELCOME
- 2 SOCIAL FACILITY
- 3 OUTDOOR POOL
- 4 CHILD PARK
- 5 WAY IN SITE



SITUATION PLAN



3+1 TYPE 4

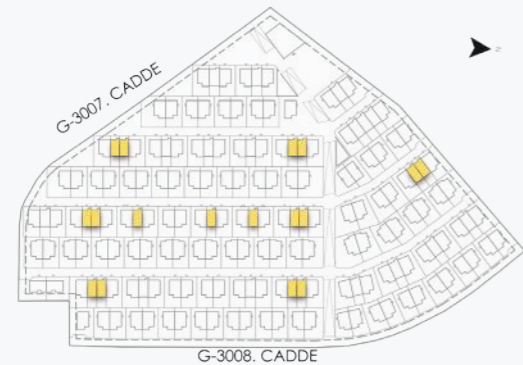
GROUND FLOOR

| | | |
|---|----------------|----------------------|
| 1 | ENTRANCE HALL | 4,13 m ² |
| 2 | HALL | 4,22 m ² |
| 3 | KITCHEN | 15,50 m ² |
| 4 | LIVING ROOM | 34,55 m ² |
| 5 | CLOAKROOM | 2,74 m ² |
| 6 | WC | 2,97 m ² |
| 7 | TECHNICAL ROOM | 1,72 m ² |
| 8 | STAIRS | 6,17 m ² |
| 9 | TERRACE FLOOR | 9,00 m ² |

FLOOR 1

| | | |
|---|----------------|----------------------|
| 1 | ENTREE | 7,43 m ² |
| 2 | MASTER BEDROOM | 15,15 m ² |
| 3 | DRESSING ROOM | 5,89 m ² |
| 4 | PARENT'S BATH | 3,06 m ² |
| 5 | LAUNDRY ROOM | 4,10 m ² |
| 6 | BATHROOM | 4,27 m ² |
| 7 | BEDROOM | 14,22 m ² |
| 8 | BEDROOM | 11,09 m ² |
| 9 | BATHROOM | 2,89 m ² |

| | |
|-----------------------------------|-----------------------|
| TOTAL AREA | 140,66 m ² |
| NET AREA INCLUDING THE BALCONY | 149,66 m ² |
| GROOS AREA | 213,80 m ² |



GROUND FLOOR

FLOOR 1



GROUND FLOOR



FLOOR 1

4+1 TYPE 3

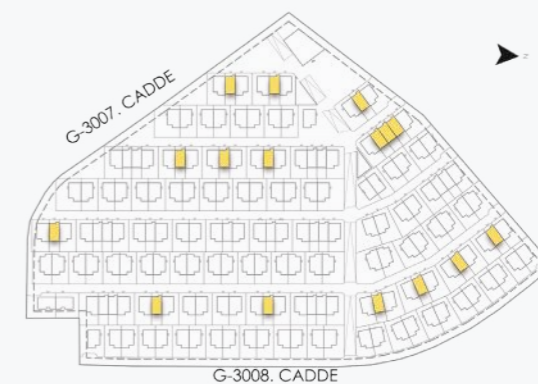
GROUND FLOOR

| | | |
|---|----------------|----------------------|
| 1 | ENTRANCE HALL | 4,13 m ² |
| 2 | HALL | 4,22 m ² |
| 3 | KITCHEN | 18,53 m ² |
| 4 | LIVING ROOM | 37,24 m ² |
| 5 | CLOAKROOM | 2,97 m ² |
| 6 | WC | 2,87 m ² |
| 7 | TECHNICAL ROOM | 1,56 m ² |
| 8 | STAIRS | 6,17 m ² |
| 9 | TERRACE FLOOR | 10,00 m ² |

FLOOR 1

| | | |
|---|-------------------|----------------------|
| 1 | ENTREE | 9,82 m ² |
| 2 | BEDROOM | 11,59 m ² |
| 3 | BEDROOM | 12,25 m ² |
| 4 | BATHROOM | 4,10 m ² |
| 5 | LAUNDRY ROOM | 0,84 m ² |
| 6 | MASTER BEDROOM | 13,32 m ² |
| 7 | DRESSING ROOM | 5,12 m ² |
| 8 | PARENT'S BATHROOM | 3,62 m ² |
| 8 | BEDROOM | 11,19 m ² |
| 9 | BATHROOM | 2,74 m ² |

| | |
|-----------------------------------|-----------------------|
| TOTAL AREA | 152,70 m ² |
| NET AREA INCLUDING THE BALCONY | 162,70 m ² |
| GROOS AREA | 232,43 m ² |



5+1 TYPE 1A

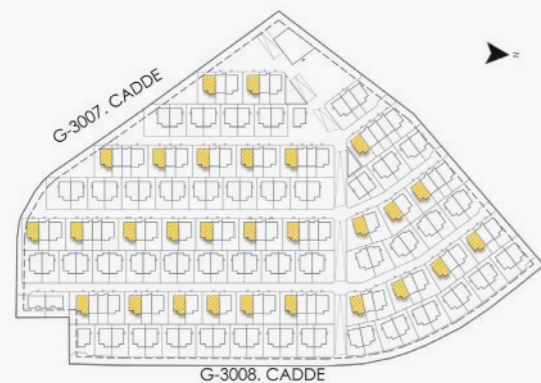
GROUND FLOOR

| | | |
|----|----------------|----------------------|
| 1 | ENTRANCE | 3,62 m ² |
| 2 | ANTREE | 7,99 m ² |
| 3 | KITCHEN | 19,05 m ² |
| 4 | LIVING ROOM | 38,85 m ² |
| 5 | CLOAKROOM | 2,36 m ² |
| 6 | WC | 3,21 m ² |
| 7 | CELLAR | 2,42 m ² |
| 8 | TECHNICAL ROOM | 2,96 m ² |
| 9 | STAIRS | 6,81 m ² |
| 10 | TERRACE FLOOR | 12,50 m ² |

FLOOR 1

| | | |
|----|---------------------------|----------------------|
| 1 | ENTREE | 4,89 m ² |
| 2 | BEDROOM | 11,50 m ² |
| 3 | BEDROOM | 12,31 m ² |
| 4 | BATHROOM | 3,95 m ² |
| 5 | HALL | 6,35 m ² |
| 6 | LAUNDRY ROOM | 1,25 m ² |
| 7 | BEDROOM | 14,44 m ² |
| 8 | BATHROOM | 4,52 m ² |
| 9 | MASTER BEDROOM | 17,29 m ² |
| 10 | DRESSING ROOM | 5,53 m ² |
| 11 | PARENT'S BATHROOM | 3,67 m ² |
| 12 | BEDROOM | 12,86 m ² |
| 13 | BALCONY | 6,07 m ² |
| 14 | BALCONY WITH AN AIR COND. | 1,34 m ² |

| | |
|--------------------------------|-----------------------|
| TOTAL AREA | 186,09 m ² |
| NET AREA INCLUDING THE BALCONY | 205,85 m ² |
| GROSS AREA | 294,07 m ² |



GROUND FLOOR



FLOOR 1

6+1 TYPE 5B



GROUND FLOOR



FLOOR 1



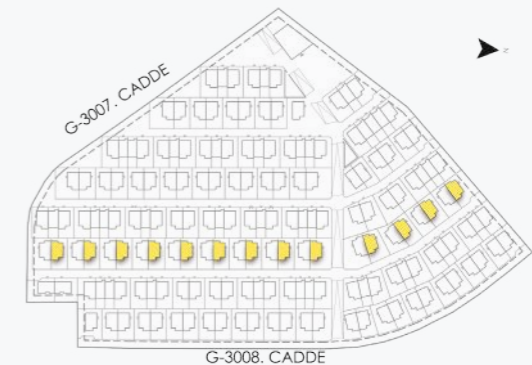
GROUND FLOOR

| | | |
|----|----------------|----------------------|
| 1 | ENTRANCE | 3,16 m ² |
| 2 | ANTREE | 7,92 m ² |
| 3 | KITCHEN | 19,05 m ² |
| 4 | LIVING ROOM | 38,88 m ² |
| 5 | CLOAKROOM | 2,43 m ² |
| 6 | WC | 2,76 m ² |
| 7 | EMPLOYEE ROOM | 7,43 m ² |
| 8 | BATHROM | 2,35 m ² |
| 9 | STAIRS | 6,81 m ² |
| 10 | TECHNICAL ROOM | 1,15 m ² |
| 11 | TERRACE FLOOR | 12,50 m ² |

FLOOR 1

| | | |
|----|---------------------------|----------------------|
| 1 | ENTREE | 4,91 m ² |
| 2 | BEDROOM | 11,53 m ² |
| 3 | BEDROOM | 12,42 m ² |
| 4 | BATHROOM | 3,93 m ² |
| 5 | HALL | 6,39 m ² |
| 6 | LAUNDRY ROOM | 1,25 m ² |
| 7 | BEDROOM | 14,34 m ² |
| 8 | BATHROOM | 4,69 m ² |
| 9 | MASTER BEDROOM | 16,69 m ² |
| 10 | DRESSING ROOM | 5,62 m ² |
| 11 | PARENT'S BATHROOM | 3,67 m ² |
| 12 | BEDROOM | 12,86 m ² |
| 13 | BALCONY | 5,89 m ² |
| 14 | BALCONY WITH AN AIR COND. | 1,53 m ² |

| | |
|--------------------------------|-----------------------|
| TOTAL AREA | 190,65 m ² |
| NET AREA INCLUDING THE BALCONY | 210,41 m ² |
| GROOS AREA | 300,59 m ² |





1. SOKAK
V1-15-V16-27
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The information and images contained in this catalogue are for promotional purpose. Boss4 Gayrimenkul reserves the right to make the changes that it considers necessary at the application stage.

1. SOKAK
V1-15 V16-27
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*Alya Garden
invites you to
a unique
happiness.*



COMPLETED PROJECTS



alyapenta



alyaTERAS
LEVENT



alya
GRANDIS



alyaMARIN



alyatrio



alya
RESIDENCE BEYLİKÖZÜ



alyamerican
BOSS4



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