

IN THE HEART OF ISTANBUL,  
THE CENTER OF LIFE

 alia  
**Konutları**  
MERKEZEFENDİ





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## About BOSS4 Construction

**BOSS4 Construction;** is a company established by Akkuş Gayrimenkul, which has signed many prestigious projects with an innovative and environmentalist approach, and the Lebanese El Khatib Group combined their forces. Akkuş Gayrimenkul, the founding partner of BOSS4 Construction, takes place in the real estate and construction sector by producing housing projects under the brand name of Alya. El Khatib Group, on the other hand, has created investment portfolios by importing construction materials from Turkey for the projects it has been carrying out in fields such as construction, trade, infrastructure and agriculture since 1993. Both companies joined forces with the BOSS4 Construction partnership, which they established together in 2017, based on their deep-rooted experience. Akkuş Gayrimenkul is the company that has the greatest representation power among the partners of the company.

Since its establishment, BOSS4 Construction has completed a total of 8 projects, 631 residences and 38 commercial real estates under the Alya brand and delivered them on time. BOSS4 Construction, which has recently started the projects of "Alya Bahçe" in Bahçeşehir, "Alya Dream" in Beylikdüzü and "Alya Konutları Merkezefendi" in Zeytinburnu, currently continues the construction process of 1075 residences and 35 commercial real estate areas in six projects in total. On the other hand; This company, which continues its project and land development activities in locations close to the city center, has made more than a thousand families homeowners to date. BOSS4 Construction aims to bring its investors together with Alya branded and high value added projects in the short and long term.



## CONTINUING PROJECTS

### Alya Dolunay

Project Name: Alya Dolunay  
Province: İstanbul / Beylikdüzü  
Project Date: 2021  
Sales Status: Sale



### Alya Bella

Project Name: Alya Bella  
Province: İstanbul / Beylikdüzü  
Project Date: 2021  
Sales Status: Sale



### Alya 4mevsim

Project Name: Alya 4mevsim  
Province: İstanbul / Esenyurt  
Project Date: 2021  
Sales Status: Sale



### Alya Dream

Project Name: Alya Dream  
Province: İstanbul  
Project Date: 2022  
Sales Status: Sale



### Alya Bahçe

Project Name: Alya Bahçe  
Province: İstanbul / Bahçeşehir  
Project Date: 2022  
Sales Status: Sale



## COMPLETED PROJECTS

### Alya Grandis

Project Name: Alya Grandis  
Province: İstanbul / Beylikdüzü  
Project Date: 2018



### Alya Mercan

Project Name: Alya Mercan  
Province: İstanbul / Beylikdüzü  
Project Date: 2021



### Alya Marin

Project Name: Alya Marin  
Province: İstanbul / Beylikdüzü  
Project Date: 2019



### Alya Teras

Project Name: Alya Teras  
Province: İstanbul / Levent  
Project Date: 2020



### Alya Onist

Project Name: Alya Onist  
Province: İstanbul / Beylikdüzü  
Project Date: 2019





## Alya Konutları Merkezefendi

A person must first discover himself/herself in the place where he/she lives.

He/She should travel as he/she pleases. He/She should have a good time whenever he/she wants.

He/She should do sports whenever he/she wants, listen to himself/herself whenever he/she wants.

He/She should socialize and be in the public whenever he/she wishes.

**People should live as they dream of. For themselves, for their loved ones...**

This is our understanding of happiness...

We offer you a life where you can put yourself at the center.

**Because one must first be himself/herself to be happy.**





## You Are At The Center Of Dreams!

If you had a house in the heart of Zeytinburnu, 5 minutes from Bakirköy beach... If only there was a pool and sports fields just below your house. If you could reach Metro, Marmaray, Metrobus and E5 in just minutes. If only there were educational institutions right across your house and shopping malls around you that you can reach in 5 minutes. Wherever you go pleasure is all around, wherever you look privilege is all around.

And what if you were at the center of it all...

IF ONLY LIFE  
TURN INTO A PRIVILEGE  
*for everyone...*





You are now where life becomes a privilege for your entire family.

Because you are in the most prestigious area of Zeytinburnu, 5 minutes from the beach. There are privileged and comfortable apartment options ranging from 2+1 to 4+1 waiting for you. From education to health, from entertainment to business world, whole city is at your disposal.

Life presents you a completely different aspect at Alya Konutları. Hand in hand with your loved ones, arm in arm with privileges, intertwined in the city...







**Water And Green At Every Step...**  
It's Not A Dream, It Is Alya!

Walking and jogging paths located in a lush landscape...

Green areas along with swimming pools, welcoming  
visitors with all their beauty...

Now you have a green world in the center of Istanbul and a  
reality that complements it with water.



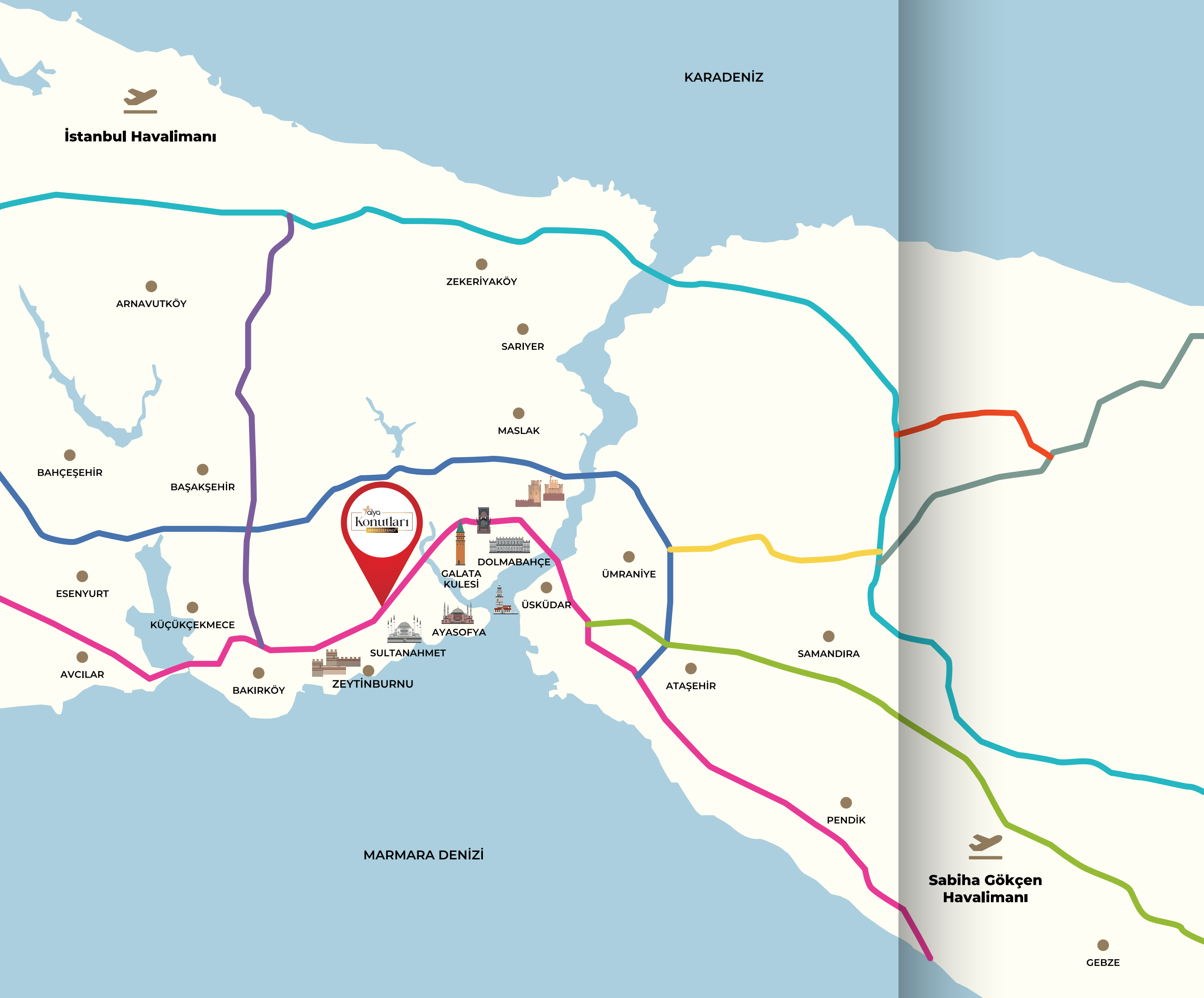
### All Needs Under One Roof

You can easily meet all your needs with shopping centers around you.

But we wanted you to have shops and cafes below your house, and to reach your needs without going to the shopping mall.

We wanted you to be more comfortable.





## There Is Direct Transportation From Your Home To Your Dreams!

Alya Konutları has a unique location. You can get on your car and go anywhere you want via the E5 right in front of you or the beach, which you will reach in 5 minutes.

### If you don't like driving, your job is easier!

Metro, Tram, Metrobus and Marmaray options are right within easy reach. Even the Bosphorus tour by sea bus is among the options. You choose the one you want according to the route you will take.

### Whatever you have in mind, there is definitely a means!

- E-5 Highway 650 m
- Cevizlibağ Metrobus 650 m
- Cevizlibağ Tramway 600 m
- Merter Metro Station 2.8 km
- Kazlıçeşme Marmaray 3.1 km
- Esenler Bus Terminal 5.3 km
- Zeytinburnu Tramway 5.3 km
- Ataköy Marina 11 km



## A Shopping Paradise!

There are many shopping malls that you can reach from Alya Konutları in a maximum of 10 minutes.

From furniture to clothes, from movies to delicious food, from chain markets to world-famous brands, everything you want is within easy reach.

- Axis AVM 3,6 km
- Fişekhane 4,8 km
- Marmara Forum AVM 4,8 km
- Historia AVM 5,4 km
- Ikea 6,4 km
- Carousel AVM 6.9 km
- Capacity AVM 7.1 km
- Galleria AVM 7.5 km
- Forum İstanbul AVM 7,5 km





## From Education To Health Privileges At Alya Konutları!

As Alya Konutları, we wish all our residents healthy days and our young people success in their education life. In fact, we are not content with only good wishes, we also support with our position. All the necessities of life, from education to health, turn into comfort at Alya Konutları.

### Educational Institutions

- Yıldız Technical Uni. 3,5 km
  - İstinye Uni. 2,7 km
  - Yeni Yüzyıl Uni. 2,1 km
- FSM Foundation Uni. 6 km
  - Doğa College 6 km
- Mektebim Okulu 10 km

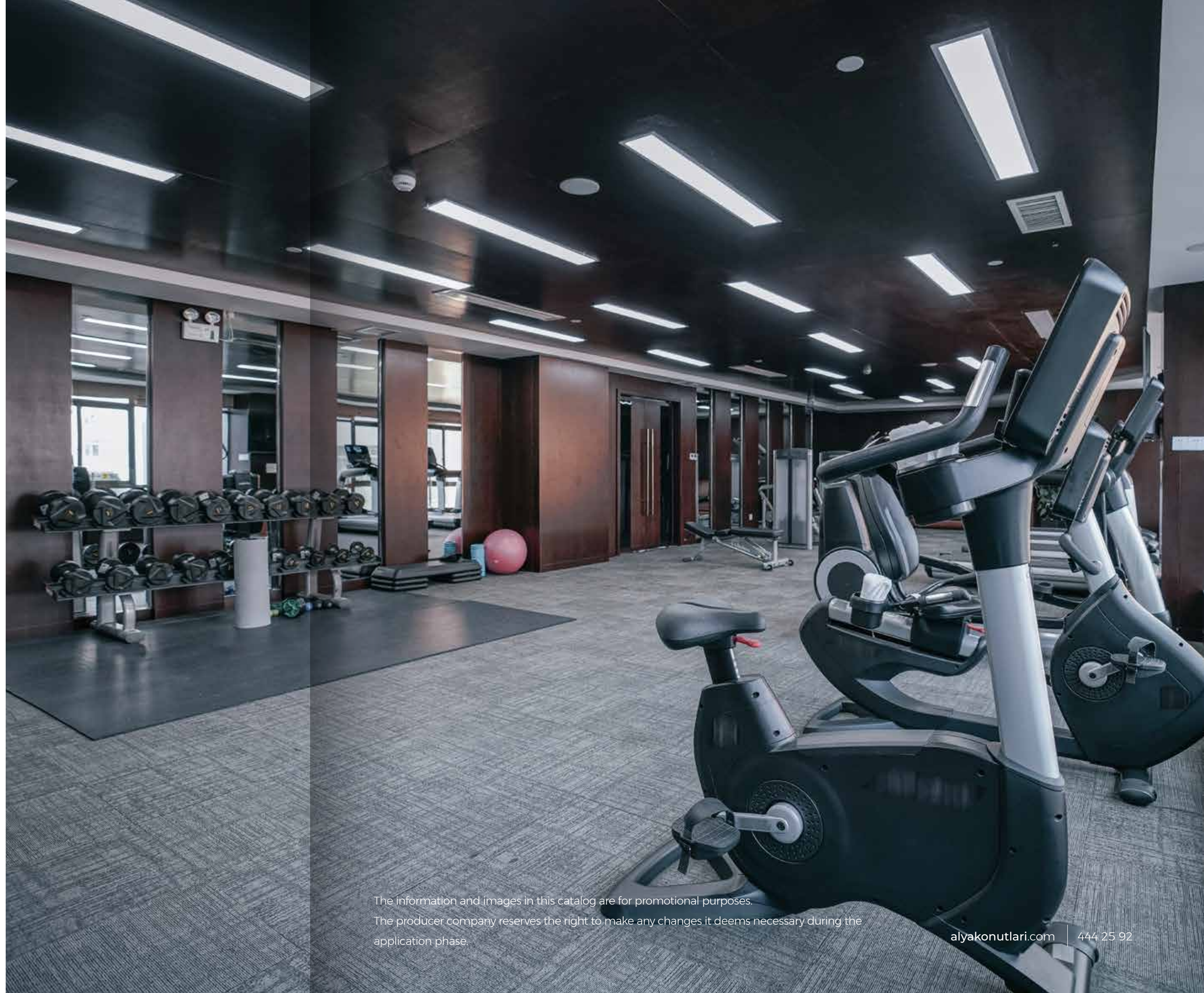
### Health Organizations

- Cerrahpasa and Istanbul University 3,9 km
  - Koç University Hospital 1,9 km
  - Memorial Hospital 7,5 km
- Sadi Konuk State Hospital 5,9 km



## We Want Sports To Be Your Lifestyle

There are indoor and outdoor swimming pools below your house.  
There is a fitness center right next to it.  
As if it is not enough, there are basketball and football fields.  
Do you prefer a quieter sport? There are walking and jogging trails.  
In short, you cannot avoid sports!  
Because the essence of happiness is in sports and there is happiness  
in the center of Alya Konutları.





## **Buying A Home** To Guarantee The Future...

If you think you are buying a house, you are wrong.

The moment you join the world of Alya Konutları, you  
guarantee your future.

You do not just build a life, but you invest as well.  
You include the future in your life in its best form.



## There Is Nothing Like Being A Child With A Child!

Can you imagine a life without children?

We have designed indoor and outdoor playgrounds so that your children can be safe, play comfortably, and enjoy themselves. We have already become children with children, we have started dreaming.







## The First Condition To Be Happy To Trust!

Your children can play in the playgrounds for hours, and your vehicle can stay in the parking lot for days. Your spouse may even go jogging in the middle of the night. These are normals at Alya ...  
Because in Alya Konutlari, which has a 24/7 camera monitoring system, a life based on trust not just on concrete walls is built.

Happiness is the basis...



## You Are In The Center Of Comfort!

You leave your house and you can reach the center of comfort by walking.

If you desire, you can freshen up in the Turkish bath, or you can sweat in the sauna or steam room. You return home as a refreshed person.

Happiness is that easy at Alya Konutları!





**A Modern Touch**  
A Relaxing Experience...

While you are enjoying the bathrooms that we designed with your comfort in mind with modern lines, you will not want to end your bathing pleasure.

While you are enjoying the bathrooms that we designed with your comfort in mind with modern lines, you will not want to end your bathing pleasure.

You will feel the privilege of living in Alya Residences while relieving the tiredness of the day.



**Let the path to your family's heart**  
pass through your kitchen!

We planned the unique kitchens, which will be the heart of the house, by imagining the happy moments you will spend with your family.

We designed your kitchen, where you will collect memories and witness sweet conversations, considering your usage needs.





## An Environmental and Modern Life...

We have created a world-class living center in Alya Konutları Merkezefendi, adopting a modern and environmentally friendly vision.

You will not have the stress of charging your electric vehicle and you will be able to charge your vehicles easily thanks to 12 different charging units.

## Project Features

There are 467 residences and 15 shops in our project, which was built on a 17,928.53 m<sup>2</sup> land.

Our 2+1, 3+1, 4+1 and duplex apartments consist of a total of 12 blocks as A, B, C, D, E, F, G1, G2, H1, H2, J1 and J2.

We have an indoor car park with a capacity of 594 vehicles and an electric vehicle charging area that can be used by 12 vehicles at the same time.

# FLOOR Plans





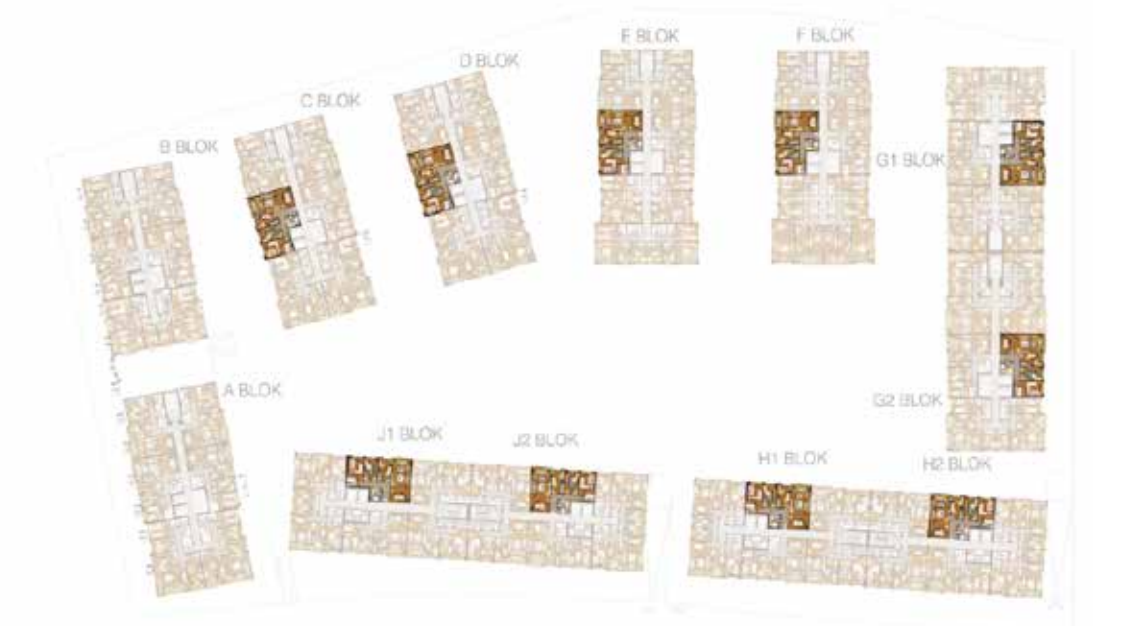
## 2+1 Open Kitchen Apartment

- Entrance - Corridor 6.90 m<sup>2</sup>
- Hall 23.65 m<sup>2</sup>
- Bedroom 10.70 m<sup>2</sup>
- En-suite Bedroom 12.70 m<sup>2</sup>
- En-suite Bathroom 2.55 m<sup>2</sup>
- Bathroom 4.45 m<sup>2</sup>

Total Net Area 61.15 m<sup>2</sup>  
Total Gross Area 94.05 m<sup>2</sup>





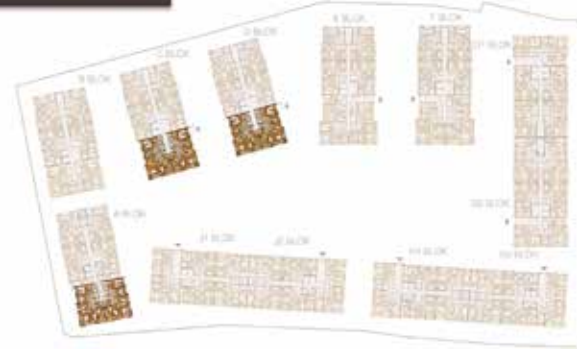


### A Blok 2+1 Type 2A

- Entrance - Corridor 8.85 m<sup>2</sup>
- Hall 22.95 m<sup>2</sup>
- Kitchen 9.60 m<sup>2</sup>
- Bedroom 9.85 m<sup>2</sup>
- En-suite Bedroom 12.50 m<sup>2</sup>

- En-suite Bathroom 2.60 m<sup>2</sup>
- Bathroom 3.90 m<sup>2</sup>
- Balcony 4.55 m<sup>2</sup>

Total Net Area 74.70 m<sup>2</sup>  
Total Gross Area 114.90 m<sup>2</sup>

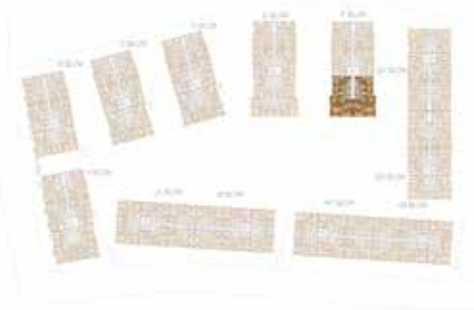


### C-D-Block-3+1-Type-3A

Total Net Area 97.50 m<sup>2</sup>  
Total Gross Area 149.95 m<sup>2</sup>

- Entrance - Corridor 9,00 m<sup>2</sup>
- Kitchen 12.00 m<sup>2</sup>
- Hall 29.45 m<sup>2</sup>
- Bedroom 10.35 m<sup>2</sup>
- Bedroom 10.30 m<sup>2</sup>
- En-suite Bedroom 12.25 m<sup>2</sup>
- Dressing Room 3.20 m<sup>2</sup>
- En-suite Bathroom 2.65 m<sup>2</sup>
- Bathroom 4.30 m<sup>2</sup>
- Balcony 3.90 m<sup>2</sup>



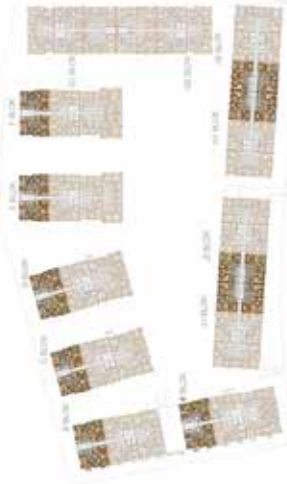


### F Block 4+1 Type 4A

- Entrance - Corridor 13.10 m<sup>2</sup>
- Living Room 12.45 m<sup>2</sup>
- Kitchen 12.45 m<sup>2</sup>
- Hall 31.65 m<sup>2</sup>
- Bedroom 10.90 m<sup>2</sup>
- Bedroom 10.75 m<sup>2</sup>
- En-suite Bedroom 13.20 m<sup>2</sup>
- Dressing Room 4.35 m<sup>2</sup>
- En-suite Bathroom 3.05 m<sup>2</sup>
- Laundry Room 0.85 m<sup>2</sup>
- Bathroom 3.45 m<sup>2</sup>
- Balcony 8.65 m<sup>2</sup>

Total Net Area 124.85 m<sup>2</sup>  
Total Gross Area 192.05 m<sup>2</sup>





### 4+1 Type 2B Duplex Flat

- Entrance - Corridor 10.90 m<sup>2</sup>
- Hall 21.65 m<sup>2</sup>
- Kitchen 9.40 m<sup>2</sup>
- Bedroom 9.15 m<sup>2</sup>
- En-suite Bedroom 12.45 m<sup>2</sup>
- En-suite Bathroom 3.05 m<sup>2</sup>
- Bathroom 3.50 m<sup>2</sup>

- Balcony 4.20 m<sup>2</sup>
- Entrance 6.55 m<sup>2</sup>
- Bedroom 15.40 m<sup>2</sup>
- Bedroom 20.40 m<sup>2</sup>
- En-suite Bathroom 3,55 m<sup>2</sup>
- Roof Terrace 10.95 m<sup>2</sup>

Total Net Area 131.15 m<sup>2</sup>

Total Gross Area 201.75 m<sup>2</sup>



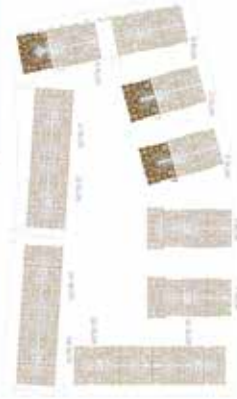


### 5+1 Type 2G Duplex Apartment

- Entrance - Corridor 12.15 m<sup>2</sup>
- En-suite Bedroom 16.10 m<sup>2</sup>
- En-suite Bathroom 4.90 m<sup>2</sup>
- Bedroom 10.25 m<sup>2</sup>
- Kitchen 10.05 m<sup>2</sup>
- Hall 21.65 m<sup>2</sup>
- Bathroom 3.50 m<sup>2</sup>
- Balcony 4.50 m<sup>2</sup>
- Entrance 11.80 m<sup>2</sup>

- Bedroom 15.05 m<sup>2</sup>
- Bedroom 9.85 m<sup>2</sup>
- En-suite Bedroom 14.15 m<sup>2</sup>
- En-suite Bathroom 4.15 m<sup>2</sup>
- Bathroom 4.15 m<sup>2</sup>
- Roof Terrace 11.65 m<sup>2</sup>

Total Net Area 153,90 m<sup>2</sup>  
Total Gross Area 236.75 m<sup>2</sup>



### 6+1 Type 3A Duplex Apartment

- Entrance - Corridor 12,80 m<sup>2</sup>
- Kitchen 12.00 m<sup>2</sup>
- Hall 29.30 m<sup>2</sup>
- Bedroom 11.15 m<sup>2</sup>
- Bedroom 10.10 m<sup>2</sup>
- Bedroom 11.70 m<sup>2</sup>
- En-suite Bathroom 2.30 m<sup>2</sup>
- Bathroom 4.95 m<sup>2</sup>
- Balcony 3.95 m<sup>2</sup>
- Entrance 9.15 m<sup>2</sup>

- En-suite Bedroom 17.65 m<sup>2</sup>
- En-suite Bathroom 5.15 m<sup>2</sup>
- Bedroom 9.25 m<sup>2</sup>
- Bedroom 15.90 m<sup>2</sup>
- Roof Terrace 12.90 m<sup>2</sup>

Total Net Area 168.25 m<sup>2</sup>  
Total Gross Area 258.85 m<sup>2</sup>





Zeytinburnu - Merkezefendi

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