



# A Colorful Life

THAT MAKE YOU BREATHE

 **alyamerican**  
BOSS4









**BOSS4**  
gayrimenkul

Akkus Group, which was founded in 1993 in Turkey and carries out important activities in fields such as textile, knitting, and chemicals; joined forces under the title of Boss4 Gayrimenkul İnşaat San. A.Ş. by signing a partnership with the Lebanese El Khatip Group, in 2017.

BOSS4 Gayrimenkul operates in order to raise the standards of Turkey in the field of construction and to offer "modern, comfortable and peaceful" living spaces to today's urban people, and in this context it gives life to projects in global quality norms; and it adds value to Istanbul, life and our country.

Realized within the scope of this concept; life in Alya Grandis and Alya 10İst, and deliveries in Alya Marin has started. The "Alya Terrace project" in Levent will be delivered to its buyers in 2021, and "Alya Mercan" in Beylikdüzü Kavaklı on the other hand, will bring "comfort and peace lovers" to their dreams very soon.









MEET THE RELAXING AND REFRESHING

# Horizontal Architecture

You are in one of the most important metropolises in the world;  
You are in Istanbul... It is your dream to get out of the crowd  
and high buildings and enjoy the city life in a privileged way.  
Say hello to a spacious, relaxing and refreshing life  
with Alya Mercan's low-rise horizontal architecture...





# Discover The Comfort

OF INNOVATIVE  
DESIGN





BREATHE THE PEACE

# in the Green Garden

Imagine that you will see a green fresh garden when you just leave your house.  
Take a pleasant walk by feeling the peace inside you.  
While sitting in lounges and having sincere conversations,  
sip your coffee and enjoy the happiness...





# Let Shades of Nature

EMBRACE  
YOUR SOUL





THE MOST  
*Modern Form*  
of the Comfort

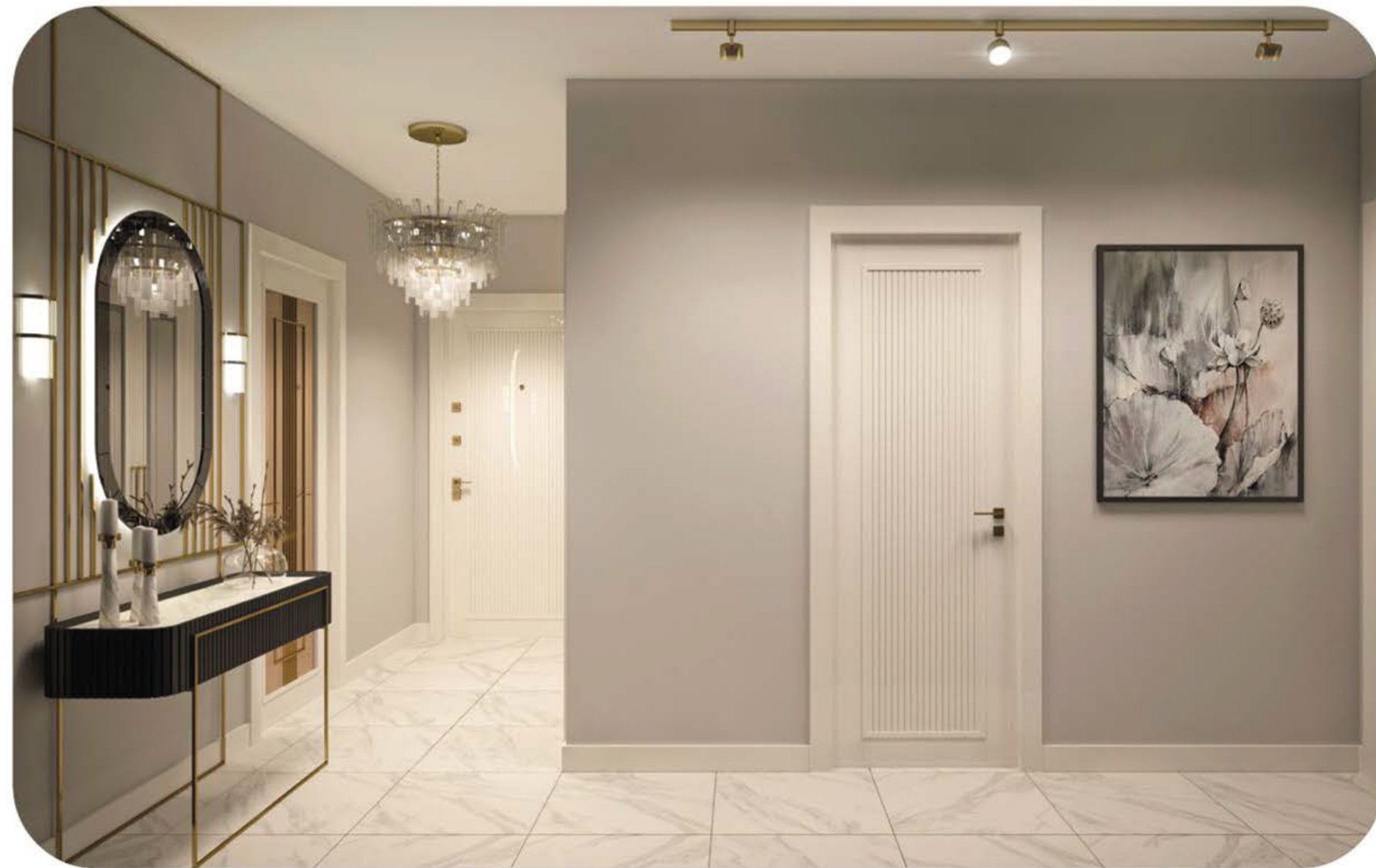
Are you ready to live with designs that appeal to modern and aesthetic perceptions?

It is very easy to have a quality life with privileges.

Don't worry, everything has been thought out to the finest detail in order  
for you to experience comfort at the highest level in Alya Mercan.



















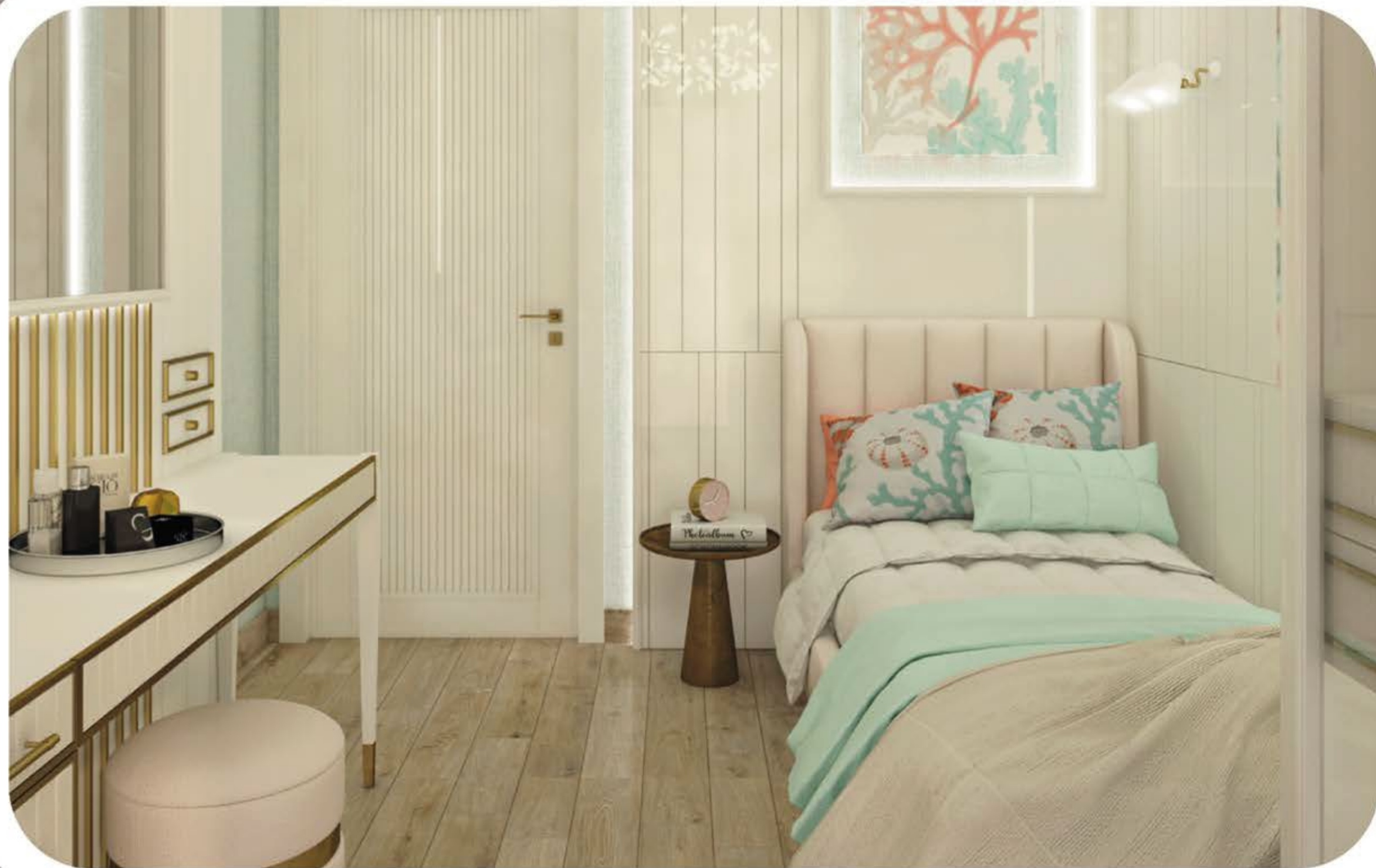






























# Feel the Elegance

IN YOUR  
LIVING SPACES





ENJOY A FRESH,

# *Energetic and Fit Life*

Discover the power of sports and improve your quality of life.  
Alya Mercan's fitness center has everything you need to "have a healthy life!"  
Exercise as you wish, always stay fit...









LET THE "TIREDNESS" OF THE DAY

*be Replaced with the  
"Enjoyment"*

Imagine a place where you can happily relieve the tiredness of the day...  
May your dreams come true at Alya Mercan!  
Release yourself in the hammam and sauna.  
Let your soul and body rest fully,  
feel the pleasure at its peak...





# Recharge Yourself

AND REFRESH  
YOUR ENERGY





DIVE INTO HAPPINESS  
*in Your Dreams*

We know that there is a place where you can  
"leave yourself in the arms of the waters for all seasons" in the life you dream of.  
Swim as you wish in the luxurious indoor pool, experience the colorful life of corals  
in the waters while living the life of your dreams...



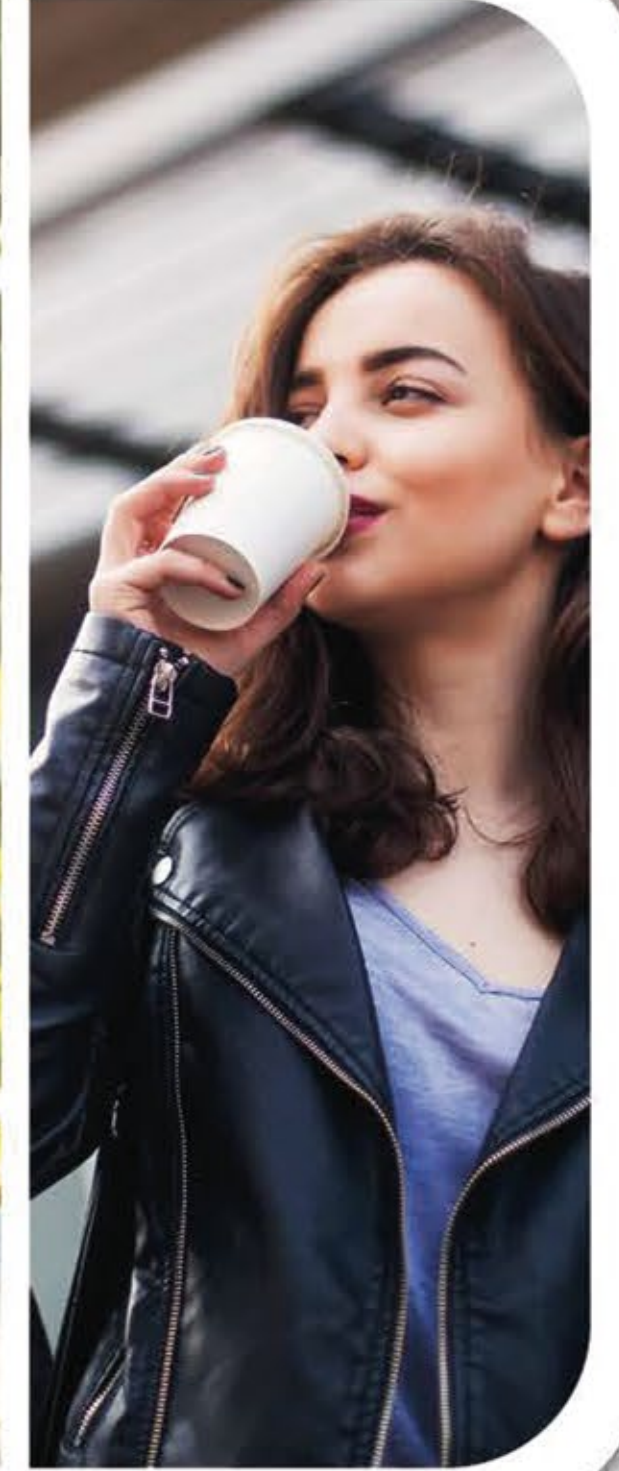






IN NEW ATTRACTION CENTER  
*of Beylikdüzü*

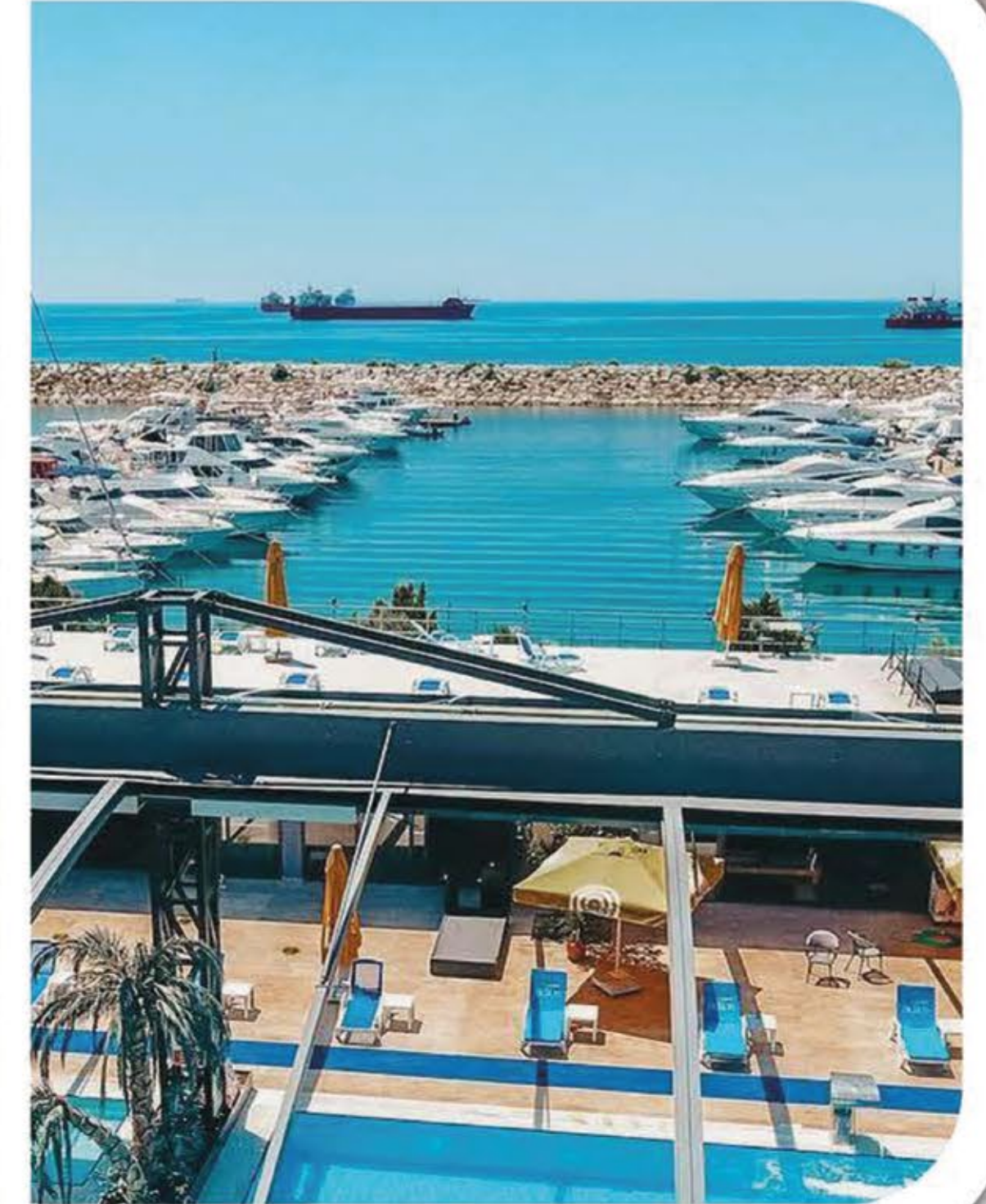
Alya Mercan was built in the new attraction center of Beylikdüzü, where all the possibilities of metropolitan life are comfortably located. It is possible for you to live a peaceful, calm and happy life in Istanbul! Choose to live in Beylikdüzü with the privilege of Alya Mercan and spend a peaceful life in the most popular place of the city...





"YAŞAM VADİSİ" ON ONE SIDE,  
"West Marina"  
on the Other

Wouldn't you like to be close to social areas while living  
a peaceful life away from the crowd of the city?  
Thanks to the wonderful location of Alya Mercan,  
if you wish you can go to the "West Marina" or to the "Yaşam Vadisi"...  
Socialize, travel, have fun; enjoy the city...





# oneplusone

## 1+1

Gross 97.00 m<sup>2</sup>

1	Entrance	6.15 m <sup>2</sup>
2	Lounge	20.76 m <sup>2</sup>
3	Kitchen	7.91 m <sup>2</sup>
4	Bathroom	4.12 m <sup>2</sup>
5	Master Bedroom	12.06 m <sup>2</sup>
6	Ground Terrace	12.09 m <sup>2</sup>

Net Area 51.03 m<sup>2</sup>





# twoplusone

## 2+1

Gross 129.52 m<sup>2</sup>

1	Entrance	8.98 m <sup>2</sup>
2	Lounge	24.05 m <sup>2</sup>
3	Kitchen	10.10 m <sup>2</sup>
4	Bathroom	2.96 m <sup>2</sup>
5	Bedroom	10.29 m <sup>2</sup>
6	Balcony	6.97 m <sup>2</sup>
7	Master Bedroom	16.85 m <sup>2</sup>
8	Master Bathroom	3.99 m <sup>2</sup>

Net Area 84.19 m<sup>2</sup>





# threeplusone

## 3+1

Gross 162.92 m<sup>2</sup>

1	Entrance	9.83 m <sup>2</sup>
2	Lounge	30.22 m <sup>2</sup>
3	Kitchen	10.67 m <sup>2</sup>
4	Bathroom	4.29 m <sup>2</sup>
5	Bedroom	10.89 m <sup>2</sup>
6	Balcony	4.15 m <sup>2</sup>
7	Bedroom	10.90 m <sup>2</sup>
8	Master Bedroom	16.29 m <sup>2</sup>
9	Master Bathroom	4.20 m <sup>2</sup>
10	Balcony	4.46 m <sup>2</sup>

Net Area 105.90 m<sup>2</sup>





# fiveplustwo

## 5+2

Gross 314.81 m<sup>2</sup>



1	Entrance + Hall.	13.06 m <sup>2</sup>
2	Lounge	32.31 m <sup>2</sup>
3	Kitchen	11.70 m <sup>2</sup>
4	Bathroom	4.22 m <sup>2</sup>
5	Bedroom	10.81 m <sup>2</sup>
6	Bedroom	11.47 m <sup>2</sup>
7	Master Bedroom	16.87 m <sup>2</sup>
8	Master Bathroom	5.31 m <sup>2</sup>
9	Changing Room	4.95 m <sup>2</sup>
10	Balcony	9.83 m <sup>2</sup>

Net Area 204.63 m<sup>2</sup>



### Downstairs





# fiveplustwo

## 5+2

Gross 314.81 m<sup>2</sup>

1	Entrance + Hall.	9.10 m <sup>2</sup>
2	Living Room	23.08 m <sup>2</sup>
3	Terrace	22.04 m <sup>2</sup>
4	Bedroom	9.35 m <sup>2</sup>
5	Master Bedroom	16.63 m <sup>2</sup>
6	Balcony	3.90 m <sup>2</sup>

Net Area 204.63 m<sup>2</sup>



### Upstairs





# Location

Beylikdüzü Walley of Life	2 min
E-5 Highway	5 min
TEM Highway	5 min
West İstanbul Marina	5 min
İdo Pier	5 min
Shopping Malls	5 min
Schools	1 min
Hospitals	5 min












*Like Corals: Reach Your Dreams*  
WITH A "COLORFUL, CALM AND PEACEFUL" LIFE...





**SATIŞ OFİSİ:**  
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