



When life invites you...



TO TURN DREAMS INTO REALITIES, GÜL PROJE.

Serving in the business of real estates for 40 years, Gül Proje is an institution that made thousands of families home owners and materialized construction projects that changed the silhouette of Istanbul, based on this imagination and determined work. Through out these years, we constructed many projects from ten-apartment buildings to housing complexes accommodating hundreds of families and to giant malls visited by tens of thousands of people every day. Whatever the size of the job, we increased quality and design standards higher in all our projects, and turned dreams to reality. Being aware of and following all national and international standards, Gül Proje creates safe, healthy, environmentally sensitive and modern living quarters in every aspect. Careful to work with experts of the job in its each project, Gül Proje is proud to work on Viraistanbul in Beylikdüzü with Beylikdüzü Municipality, one of the most competent and active participants in the region. Expertise of Gül Proje in construction business, combined with the experience of Beylikdüzü Municipality on infrastructure and city planning, makes Viraistanbul one of the strongest projects not only in Beylikdüzü, but of Istanbul.



DO NOT DREAM IT, LIVE IT!

Vira Istanbul, the most attractive life project of Beylikdüzü is located in a wide area of 92,000 m² and consists of 17 blocks. Covering 1156 houses ranging from 1+1 to 4+1, and also 39 shops, the project presents a vivid social life. Located on Yaşam Vadisi (Valley of Life), extending from inner Beylikdüzü to the coastline, Viraistanbul is distinguished from similar projects by being located at a walking distance to leisure, recreation/entertainment and sports areas, education and health facilities, and to various public services.





OWN THE VALUES OF THE FUTURE NOW...

Beylikdüzü is one of the new centers of maritime trade with its wide port, and of maritime tourism with its modern marina! With its trained and tolerant population, wide and comfortable avenues, green areas surrounding the district, fresh air, developed education and health opportunities, it promises a colored and vibrant life.





IT IS YOU WHO IS AT THE CENTER OF THE LIFE

At Vira Istanbul, you will have the opportunity to be a neighbor to the greatest park of Istanbul, Yaşam Vadisi, with its many various social facilities and central transportation network! Established on an area of 1,000,000 m², Yaşam Vadisi is not only a unique and exciting municipal project for Beylikdüzü, but also for Istanbul. The Valley, preparing to become the largest city park of Turkey, aims to be one of the new points of attraction of the city.





IT TAKES 5 MINUTES TO GO TO SCHOOL IN VIRA ISTANBUL!

There is an Anatolian and a Science High-School near the project. Eğitim Vadisi (Valley of Education), neighboring Vira Istanbul, consists of many schools, ranging from kindergarten to university.





ALL APARTMENTS ARE VERY SPACIOUS AT VIRA ISTANBUL!

The space between the blocks reinforces the feeling of comfort. With high ceilings and wide windows from ceilings to the floor, absolutely every apartment gets light.













MODEL FLATS













FLOOR PLANS

A BLOCK 1+1



GROSS AREA: 70 m²
NET AREA: 48,44 m²

Living Room: 22,33 m²
Bedroom: 9,99 m²
Bathroom: 4,55 m²
Balcony: 5,05 m²
C. Balcony: 6,52 m²

A BLOCK 2+1



GROSS AREA: 127 m²
NET AREA: 87,65 m²

Master Bedroom: 17,12 m²
Master Bathroom: 3,56 m²
Bedroom: 11,07 m²
Bathroom: 4,60 m²
Living Room: 16,90 m²
Kitchen: 9,25 m²
Corridor: 9,20 m²
Balcony: 3,91 m²
S. Balcony: 7,87 m²
S. Balcony: 4,17 m²

B BLOCK 2+1



GROSS AREA: 137 m²
NET AREA: 93,71 m²

Master Bedroom: 12,12 m²
Master Bathroom: 4,57 m²
Living Room: 21,70 m²
Bathroom: 4,90 m²
Kitchen: 8,37 m²
Corridor: 10,90 m²
Balcony: 4,24 m²
C. Balcony: 6,39 m²
C. Balcony: 5,90 m²
C. Balcony: 3,52 m²

B BLOCK 3+1



GROSS AREA: 198 m²
NET AREA: 138,27 m²

Master Bedroom: 14,33 m²
Master Bathroom: 4,00 m²
Bedroom: 12,56 m²
Bedroom: 11,84 m²
Living Room: 26,52 m²
Bathroom: 5,10 m²
Laundry Room: 3,06 m²
Kitchen: 9,83 m²
Corridor: 16,52 m²
Balcony: 7,86 m²
C. Balcony: 10,17 m²
C. Balcony: 8,65 m²
C. Balcony: 7,72 m²

C BLOCK 4+1



GROSS AREA: 200 m²
NET AREA: 149,96 m²

Master Bedroom:	15,60 m ²
Master Bathroom:	5,17 m ²
Bedroom:	12,68 m ²
Bedroom:	11,71 m ²
Living Room:	34,04 m ²
Room:	11,92 m ²
Bathroom:	5,17 m ²
Laundry Room:	2,56 m ²
Kitchen:	10,60 m ²
Corridor:	16,73 m ²
Balcony:	9,07 m ²
C. Balcony:	9,61 m ²
C. Balcony:	6,17 m ²

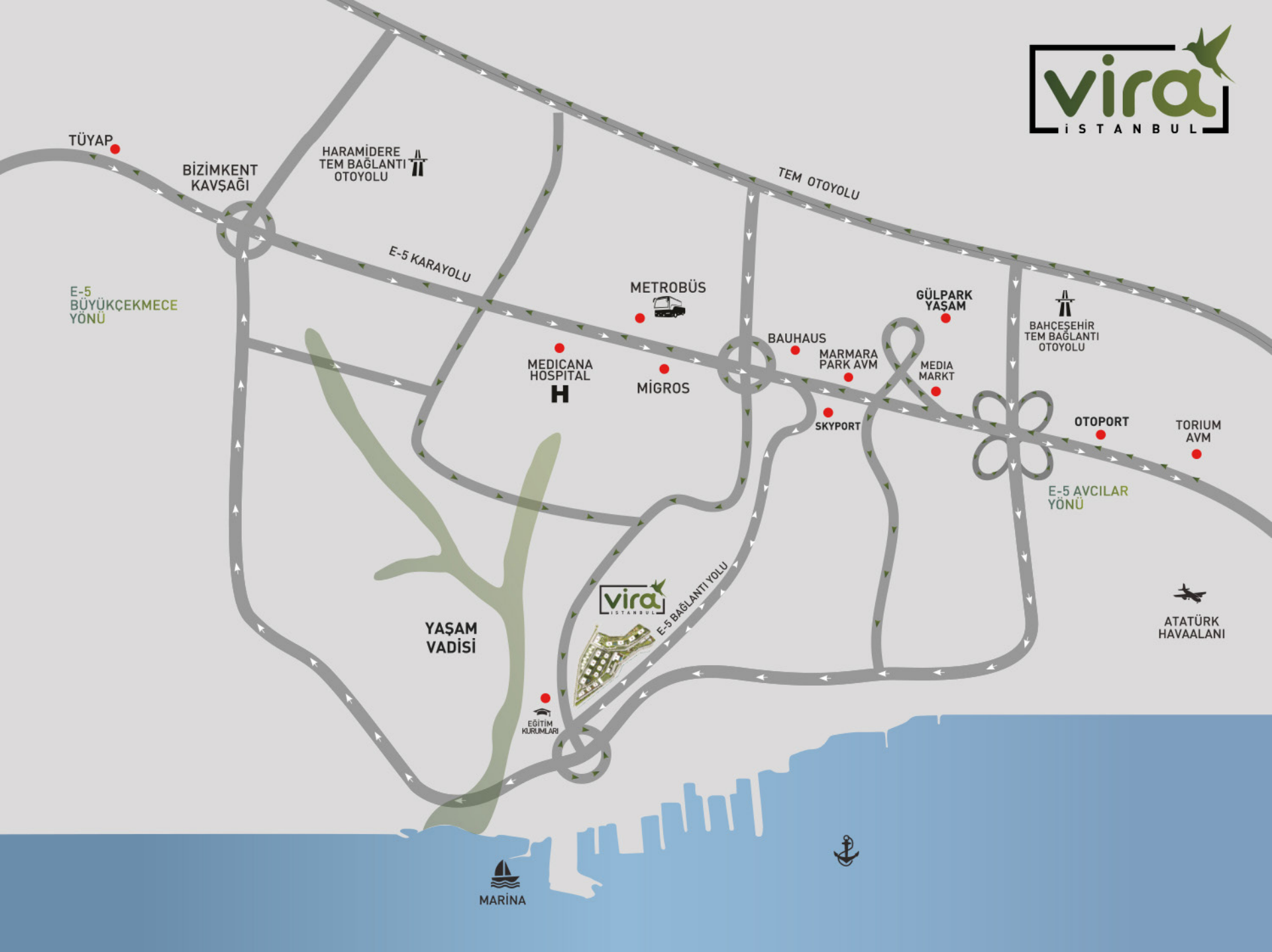
D BLOCK

4+1



GROSS AREA: 198 m²
NET AREA: 144,98 m²

Master Bedroom:	16,32 m ²
Master Bathroom:	3,78 m ²
Bedroom:	10,98 m ²
Bedroom:	10,96 m ²
Living Room:	32,30 m ²
Room:	11,74 m ²
Bathroom:	5,17 m ²
Laundry Room:	2,56 m ²
Kitchen:	10,60 m ²
Hall:	6,76 m ²
Corridor:	9,07 m ²
Balcony:	9,61 m ²
C. Balcony:	6,17 m ²





*Own the values
of the future now...*



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