

UNIQUE

10



www.sapancalakevillas.com

SAPANCA
Lake
VILLAS
by **AMANA**



FUN FILLED ACTIVITIES IN AND AROUND SAPANCA

- * ATV
- * Paintball
- * Trekking
- * Wakeboard
- * Skiing
- * Horseback Riding
- * Paragliding
- * Rafting
- * Canoeing
- * Fishing* Jeep Safari
- * Boating
- * Offroad
- * Camping
- * Bicycling

Y O U R W I N D O W T O T H E W O R L D





FOUR SEASONS SAPANCA

SAPANCA WHERE LIVING HAS MEANING

Sapanca offers an array of exciting activities all year round for all ages. The splendid beauty and natural surrounding is a perfect environment to take long strolls and soak in the fresh air.

Whether you feel like staying low to the ground and being pampered, soaring through the skies or somewhere in between, Sapanca has activities for all ages. Be pampered and enjoy wellness at one of the five star hotels in Sapanca, Paraglide through the skies and soar among the clouds, rafting down the rapids, fishing for trout or perhaps a pike, free wheel in a jeep or ATV, cycle, trek, or horse back and enjoy the landscape, make life a bit more colorful with paintball tag, ski down the slope or build a snowman, take a dip in a pool or feast great Turkish food among nature, Sapanca a place to come and enjoy with the family.



Approximately an hour's drive from Istanbul lays a fresh water lake in the town of Sapanca. Nestled in the hills above the lake, blanketed by lush greenery sits a master planned development of 19 individual villas SAPANCA LAKE VILLAS





APPRECIATE ESTHETICS THROUGH DESIGN

The elegant dining and living room opens up to invite the inside to the out and welcomes exquisite views of the lake and beyond.



PANORAMIC

Built on one of the most desired locations in Sapanca each luxurious villa is designed with breath-taking views of the Lake and Sapanca's natural beauty. This splendid gated community brings tranquility and nature to your front door.



ENJOYABLE

A social recreational area that brings neighbors together where children can enjoy swings and slide in their jungle gym while adults can sip on tea or try their skills at snooker or table tennis. An outdoor multifunction sports court to shoot some basketball hoops or perhaps enjoy a game of tennis.



SAPANCA LAKE VILLAS OFFERS YOU

- Panoramic Views of the lake
- Privacy
- Greenery
- Guard Gated community
- Built on 3 levels
- 5 bedrooms and 4.5 bathrooms
- Including Maid's room
- 2 separate living rooms
- Bringing inside outside living together
- Optional swimming pool
- Children's play area
- Laundry room
- Storage area
- Nature at your door

MASTER PLAN



The development features 19 Villas with Panoramic views built on 3 levels each with 5 bedrooms, 4,5 bathrooms (inclusive of maids room) and two living areas including separate laundry and storage rooms

FLOOR PLANS



GROUND FLOOR

GROSS : 133 m²

- Living / Dining room : 35.40 m²
- Kitchen : 10.00 m²
- Hall : 13.50 m²
- Bathroom : 5.30 m²
- Front terrace : 34.00 m²
- Back side terrace : 6.80 m²
- Pool : 28 m²

"Square meter (m²) outlined are approximate"

FLOOR PLANS



FIRST FLOOR

GROSS : 77 m2

• Master Bedroom	: 16.65 m2
• Master Bathroom	: 4.20 m2
• Master Bedroom Balcony	: 6.00 m2
• Bedroom 1	: 13.40 m2
• Bedroom 2	: 11.13 m2
• Common Bathroom	: 5.55 m2
• Hall	: 8.60 m2
• Terrace Winter Garden	: 11.47 m2



LOWER LEVEL

GROSS : 66 m2

• Maid's room	: 9.70 m2
• Maid's bathroom	: 4.00 m2
• 2.nd Living room	: 18.70 m2
• Bedroom	: 10.35 m2
• Bathroom	: 3.92 m2
• Storage area	: 6.93 m2
• Laundry room	: 3.00 m2
• Hall	: 9.00 m2

"Square meter (m2) outlined are approximate"

LOCATION SAPANCA LAKE VILLAS

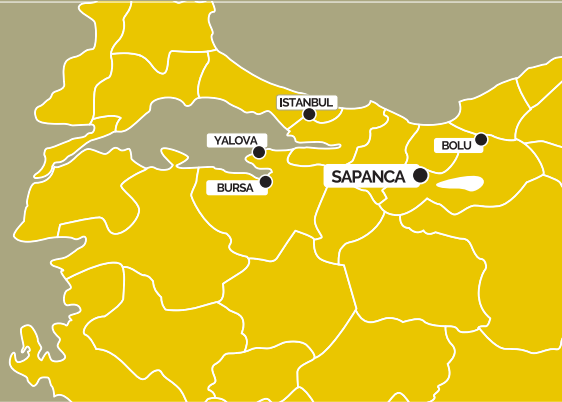




GETTING TO SAPANCA

There are many ways to get to Sapanca: Private car, Bus or Train.
Getting to Sapanca is quite convenient and comfortable. If you are coming by private car, Sapanca is on Istanbul-Ankara TEM Highway. Once you are on the motorway, the distance in time between the Istanbul tolls and Sapanca tolls is approximately an hour. You can also get to Sapanca comfortably by intercity buses as well. Buses usually depart hourly from Istanbul.
The Train is another option. There are normal and fast train services. Normal trains depart from Pendik station on the Asian side of Istanbul 4 times a day. Fast trains depart from Pednik station as well and stop in Izmit and Arifiye stations for Sapanca. The closest airport to Sapanca is "Istanbul Sabiha Gokcen Airport" the distance from the airport to Sapanca is around 85km.

Kartepe Ski Resort	25k m (25 minutes)
Sakarya	25km (25 minutes)
Izmit	20km (20 minutes)
Sabiha Göçken Airport	85km (1 hour)
Istanbul Ataturk Airport	140km (2 hours)
Yalova	90km (1 hour)
Bursa	155km (2,5 hours)
Ankara	300km (3 hours)
Bolu	120km (1,2 hours)





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SOLUTION PARTNERS



The project will be developed under the supervision of PROPLAN the leading project management company in Turkey with 45 years of experience in the construction of airports, highrise towers, residential, industrial and many other real estate sectors. The team has over 180 architects and engineers.



KUYEYTTÜRK

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