



SAPANCA  
*Lake*  
VILLAS

*Lakeside  
Living*





# Lakeside Living

SAPANCA  
*Lake*  
VILLAS

# An Unconventional

A modern outdoor terrace with a swimming pool, lounge furniture, and a view of a lake and city at dusk. The scene is set on a wooden deck with a swimming pool on the left. In the foreground, there are several wooden lounge chairs with blue cushions and a small table. In the background, there is a large white umbrella, a lounge chair, and a view of a lake and city. The sky is a mix of blue and purple, suggesting dusk. The building on the right has a stone wall and large windows.

# Personal Narrative

Sabarca





# 19

## COLLECTION OF

# Opulent Villas

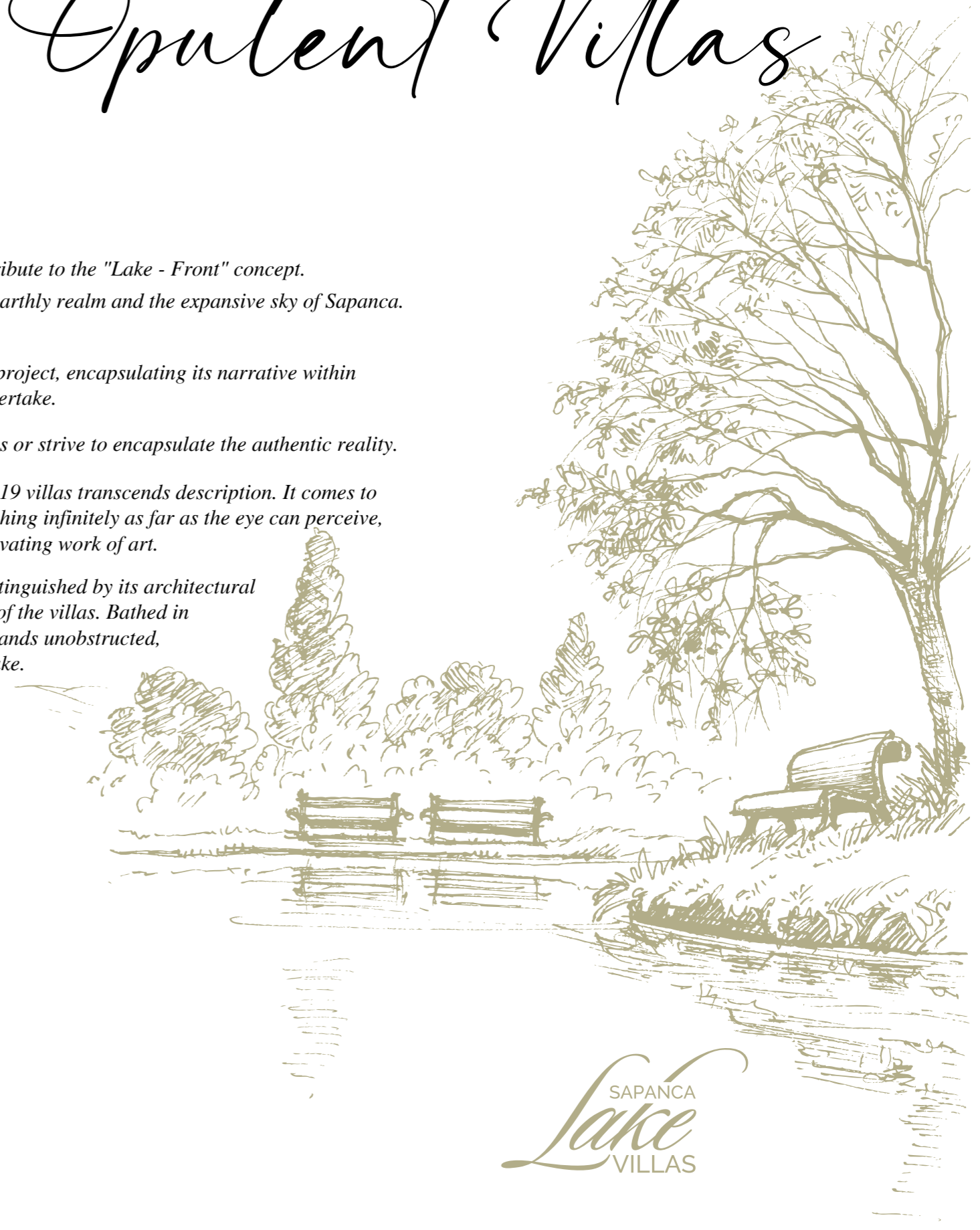
*Introducing Sapanca Lake Villas – a tribute to the "Lake - Front" concept.  
Imagine a life suspended between the earthly realm and the expansive sky of Sapanca.*

*Conveying the genuine essence of this project, encapsulating its narrative within words, is an intricate endeavor we undertake.*

*We can employ embellished expressions or strive to encapsulate the authentic reality.*

*However, the genuine essence of these 19 villas transcends description. It comes to life when the Sapanca ambiance, stretching infinitely as far as the eye can perceive, materializes before you, akin to a captivating work of art.*

*An unparalleled endeavor beckons, distinguished by its architectural splendor and the strategic positioning of the villas. Bathed in sunlight from every angle, each villa stands unobstructed, offering an exalted vista of Sapanca Lake.*



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# Gateway to Dreams

*Our Sapanca Lake Villas venture, meticulously situated, stands as an embodiment of lakeside living. This project boasts an enviable position overlooking the expanse of Sapanca Lake. The uniformity of mesmerizing views and expansive interiors across each villa pays homage to the signature style of Nexonya.*











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## *A Warm Welcome*

*Lake Villas finds its home in one of Sapanca's most sought - after locales. Each villa boasts a splendid panorama of the lake that stretches beyond. Within our project, you'll have the privilege of relishing the Sapanca Lake vista from the capacious front terrace and the bedrooms along the front facade of each villa.*

### *Highlights of Our Project:*

- \* Each villa presents an independent 6+2 layout.*
- \* Spanning three levels of luxurious design.*
- \* Panoramic vistas grace all three facades.*
- \* A collection of 19 Lake Villas awaits your discovery.*

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# Secluded Residency

*The honor of awakening to the splendid embrace of nature and the lake's majesty each morning. We extend an invitation to explore the Sapanca Lake Villas, allowing you to truly experience. What lies ahead in the realm of detached garden living?*

- \* Exclusive Privacy
- \* Personalized Swimming Pool
- \* Secluded Garden Oasis
- \* Barbecue Haven
- \* Round-the-clock Security
- \* Tri-level, Three-Story Villas
- \* Attendant's Chamber
- \* Private Pool Sanctuary
- \* Utility Room for Laundry and Cleaning
- \* Personal Pursuit Space
- \* Reserved Parking Area

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## *Villa Elegance*

*Sapanca Lake Villas present a captivating fusion of design motifs that seamlessly blend the aspirations of contemporary living with the opulent essence of timeless mansion architecture. Embracing a predominantly classical architectural tapestry, the structural components employed and the standards of comfort embraced inherently cater to the requisites of modern-day living. As you luxuriate on your terrace and within your garden, a pleasurable engagement awaits you, vividly illustrating the comfort inherent in the interior layout.*

*Our undertaking is a manifestation of advanced construction techniques, where the most superior materials of modern living converge to breathe life into the Sapanca Lake Villas, heralding a new pinnacle of architectural excellence.*

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## *Amidst the Gardens*

*Sapanca Lake Villas project is being built with a concept that adapts to the nature where it is located. We offer you a natural life form with more green areas and more landscape architecture.*

*Each of the 19 independent villas has its own detached garden.*

*It offers privacy and private space with its high green walls.*

*In order to prepare a more isolated environment for the villa residents, we have transformed them into independent gardens far from each other without disturbing the gradual land structure. We turned it into a picture in nature with the photo of environmentally friendly villas...*

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# Cutting-Edge Aesthetics







# Lakeside

*This photo taken from the lowest level on the project is your new villa.  
It will help explain its charm.*

# Residences





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*Unrivaled  
Excellence*



*Sapanca Lake Villas is poised to usher you into a realm of enchanting experiences and cherished memories. Embrace a life where you'll relish your private garden pool and bask in shared joy with your loved ones and guests in the inviting barbecue haven. An awe-inspiring lake panorama shall greet you from your terrace, while your children explore the earth and grass beneath their fingers...*

# *Crafted Exclusively for You*

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*Lake*  
VILLAS





*Innovative  
Architectural  
Brilliance*





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VILLAS

## Community Engagement

*The Sapanca Lake Villas undertaking seamlessly integrates various facets of communal living. Within its expanse, you'll find a harmonious blend of spaces to cater to social interactions and shared experiences.*

*In our project;*

- \* Landscaping and green spaces*
- \* Walking paths*
- \* Basketball court*
- \* Children's playground*
- \* Open parking area*
- \* Generator system*
- \* Security-villa intercom system*
- \* Pergola*
- \* Rest areas, and many other facilities are present.*

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# Site Plan

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VILLAS  
BY nexonya







SAPANCA  
*Lake*  
VILLAS

# Villa Plan 6+2

## Basement Floor

<i>Areaway</i>	2,35 m <sup>2</sup>
<i>Areaway</i>	2,35 m <sup>2</sup>
<i>Janitor Room</i>	10,96 m <sup>2</sup>
<i>Bathroom</i>	3,60 m <sup>2</sup>
<i>Laundry and Ironing Room</i>	7,63 m <sup>2</sup>
<i>Floor Hall</i>	6,31 m <sup>2</sup>
<i>Installation Room</i>	4,00 m <sup>2</sup>
<i>Staircase</i>	2,52 m <sup>2</sup>
<i>Bathroom</i>	3,59 m <sup>2</sup>
<i>Areaway</i>	4,63 m <sup>2</sup>
<i>Downstairs Lounge</i>	15,65 m <sup>2</sup>
<i>Hobby and Sports Room</i>	12,81 m <sup>2</sup>
<i>Areaway</i>	4,26 m <sup>2</sup>
<i>VRF Outdoor Unit</i>	1,72 m <sup>2</sup>

*Basement Net Area : 82.38 m<sup>2</sup>*

*Basement Gross Area : 99.64 m<sup>2</sup>*



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# *Villa Plan*

## *6+2*

### *First floor*

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<i>Bedroom 1</i>	<i>9,67 m2</i>
<i>Bedroom 2</i>	<i>11,61 m2</i>
<i>Bathroom</i>	<i>5,44 m2</i>
<i>Bed Hall</i>	<i>6,15 m2</i>
<i>Staircase</i>	<i>5,69 m2</i>
<i>Bathroom</i>	<i>4,10 m2</i>
<i>Bedroom 3</i>	<i>13,91 m2</i>
<i>Bedroom 4</i>	<i>15,08 m2</i>
<i>Balcony</i>	<i>5,88 m2</i>

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*First Floor Net Area : 77.53 m<sup>2</sup>*

*First Floor Gross Area : 85.63 m<sup>2</sup>*



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# *Villa Plan*

## *6+2*

### *Ground Floor*

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<i>Kitchen</i>	<i>11,05 m2</i>
<i>Balcony</i>	<i>6,48 m2</i>
<i>Bathroom</i>	<i>5,11 m2</i>
<i>Entrance Marquise</i>	<i>6,98 m2</i>
<i>Entrance Hall</i>	<i>8,39 m2</i>
<i>Staircase</i>	<i>4,75 m2</i>
<i>Living Room</i>	<i>35,12 m2</i>

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*Ground Floor Net Area : 70.80 m<sup>2</sup>*

*Ground Floor Gross Area : 78.02 m<sup>2</sup>*

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*Total Apartment Net Area : 230.81 m<sup>2</sup>*

*Total Apartment Gross Area : 263.29 m<sup>2</sup>*

# Natural Life





*Life in Sapanca*

# Kartepre



# Ski Center



# Location

*Sapanca can be reached through various means :  
by private car, bus, or train. The transportation options to Sapanca are highly accessible  
and comfortable.*

*If you're traveling by private car, Sapanca lies along the Istanbul-Ankara TEM Highway.  
The journey from the Istanbul toll booths to Sapanca toll booths takes approximately  
1 hour. Intercity buses provide a convenient route to Sapanca as well.*

*For bus travelers:  
Buses typically depart from Istanbul on an hourly basis.*

*If you're opting for the train route:  
Both regular and high-speed train services are available. Regular trains operate from the  
Anatolian side of Istanbul and leave from Pendik station four times a day. Fast trains also  
depart from Pendik station, with stops at Izmit and Arifiye stations en route to Sapanca.*

*Sapanca's closest airport is Istanbul Sabiha Gokcen Airport.  
The distance between the airport and Sapanca is approximately 85 km.*





Serdivan Park Shopping Mall

# SAPANCA LAKE

ANKARA >

Restaurant & Cafe

Richmond Nua Hotel Wellness-Spa

High Speed Train Station

Sapanca Center

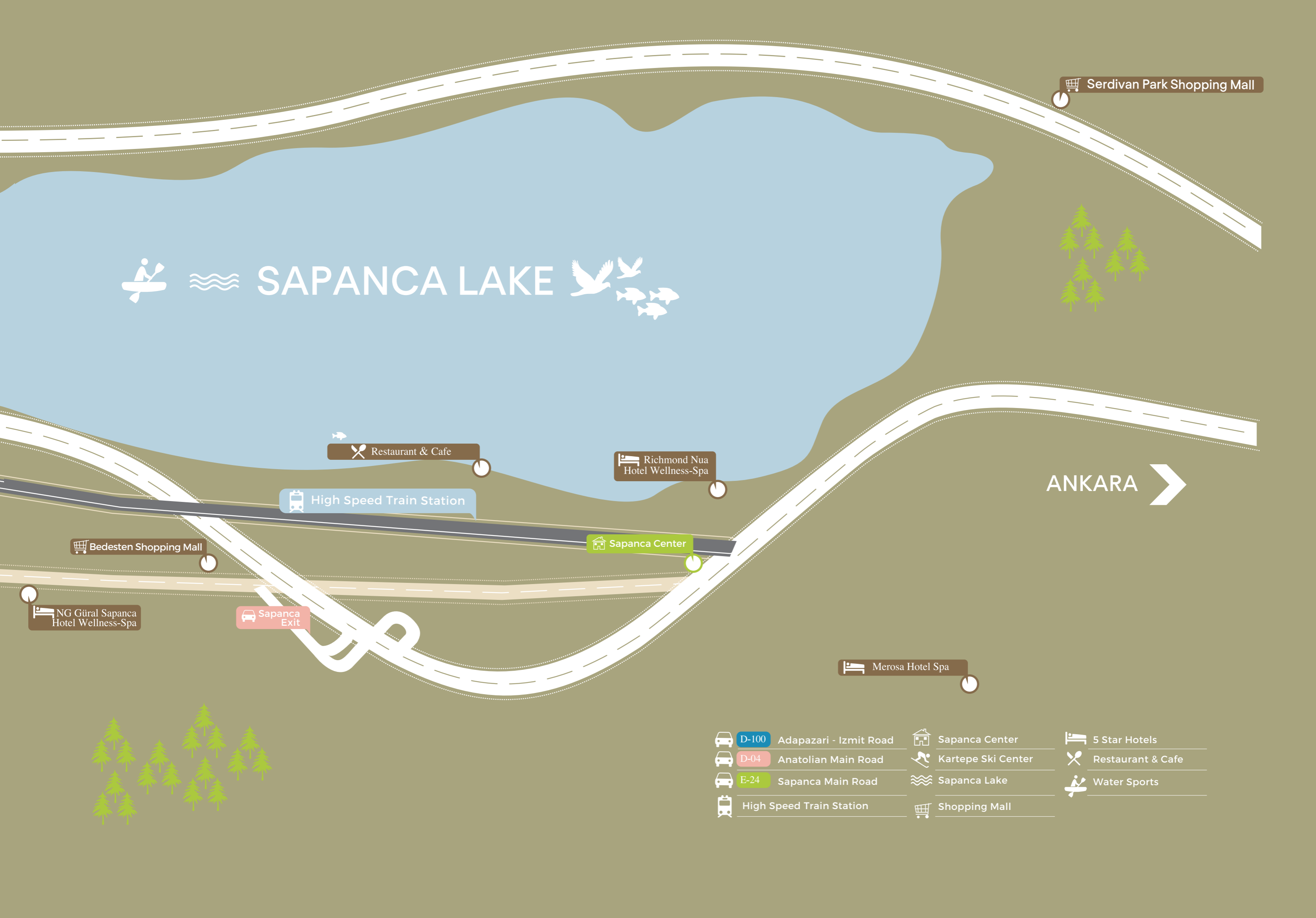
Bedesten Shopping Mall

NG Güral Sapanca Hotel Wellness-Spa

Sapanca Exit

Merosa Hotel Spa

- D-100 Adapazari - Izmit Road
- D-04 Anatolian Main Road
- E-24 Sapanca Main Road
- High Speed Train Station
- Sapanca Center
- Kartepe Ski Center
- Sapanca Lake
- Shopping Mall
- 5 Star Hotels
- Restaurant & Cafe
- Water Sports



# Location Advantages



Sapanca Lake : 3 km



Mashukiye Recreation Area : 10.5 km



Sakarya National Park : 13.5 km



Serindere Canyon : 39 km



Kirkpinar Beach : 6.5 km



Mashukiye Trout Facilities : 11 km



Golbasi Picnic Area : 15 km



Karasu Beach : 83 km



NG Sapanca Bedesten Shopping Mall : 6 km



Mashukiye Waterfall : 11.5 km



Ayrı Gezegen Glass Terrace : 17.5 km



Acarlar Floodplain : 90 km



Orange Blossom Art Colony : 5 km



Seka Camp Picnic Area : 13 km



Kartepe Ski Resort : 23 km



Golkent : 65 km



Sapanca Nature Park : 8 km



Sakarya Provincial Forest Nature Park : 14 km



Kuzuyayla Nature Park : 24 km



Kartepe Horse Farm : 12.5 km



Sapanca District State Hospital : 8.5 km



Children's Zoo : 14.5 km



Justinian Bridge : 25 km



Sabiha Gokcen Airport : 85 km



Natura Sapanca (Horse Riding, Canoeing, ATV, Paintball, Trekking) : 8,5 km



Ormanya (Forest Park) : 14.5 km



Sakarya University : 29.5 km



Istanbul Airport : 166 km



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