



alya
4mevsim
BOSS4

Happiness in All Seasons

Akkuş Group, founded in 1993 in Turkey and engaged in significant activities in the industries of textile, knitting, and chemistry, formed a partnership with the Lebanese El Khatib Group in 2017, and joined forces as BOSS4 Gayrimenkul İnşaat San. A.Ş. BOSS4 Real Estate, which works to improve Turkey's building standards and give modern, comfortable, and pleasant living quarters to today's urban residents, brings to life projects that meet international quality requirements. Istanbul, life, and our country all benefit from BOSS4 Gayrimenkul. In October 2019, the project in Alya Grandis, which was created in this context, was finished. In addition, the deliveries of Alya 10ist and Alya Marin projects in Beylikdüzü region, which are currently under construction, have been completed. While our Alya Mercan, Alya Dolunay, and Alya Bella projects are still in the development, the Alya Teras project in Levent will be completed in 2021 and delivered to its purchasers. Alya 4 Season will assist comfort and peace seekers in realizing their dreams as quickly as possible.





LIVING ROOM

Modern & Comfortable for All Seasons

Our living room, where you will spend the majority of your time with your family and entertain guests, is notable for its functionality and structure, which is adaptable to a variety of decorating ideas.

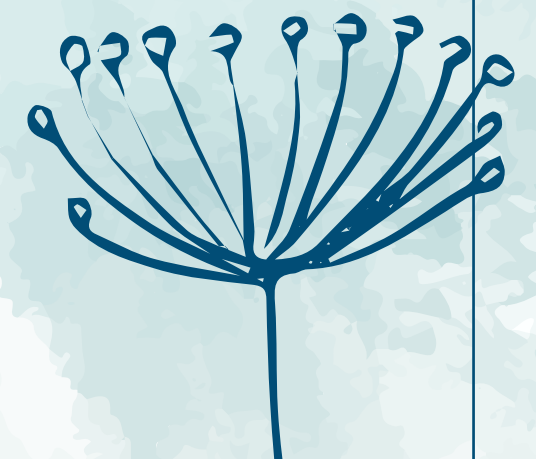




KITCHEN

Comfortable, Practical, and Basic

The kitchen, which is an important place that reflects the character of the house and is an imperative area for friendly interactions with your family and close friends, is an essential part. Every aspect of our kitchen is ready to meet your enthusiasm, thanks to its excellent efficiency.

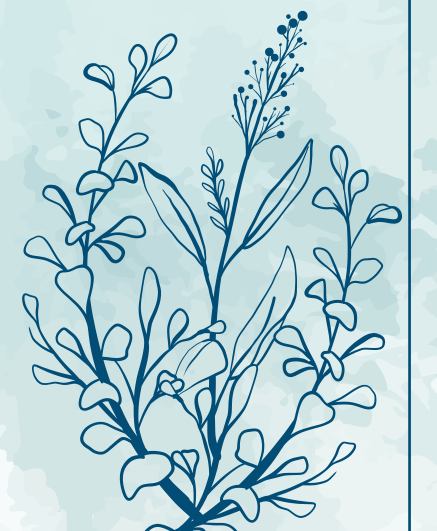




BEDROOM

Suitable for Variety of Interests

Whether you prefer a bohemian or modern look! You'll be able to customise your bedroom in a manner that really is comfy, stunning, and to your preference, regardless of the style you pick.





KIDS ROOM

Features that Boost Attention

With its focus and intensity elements, our kids room, where your kid will establish his own environment and build for the future, offers the path to success.





TEEN ROOM

Warm and Cozy Atmosphere

In his or her room, your child can finest express that he or she has claimed his or her youthful identify from child identify. Our teen room, where he/she will form his/her own reality and plan ahead, is packed with such a warm and welcoming setting.

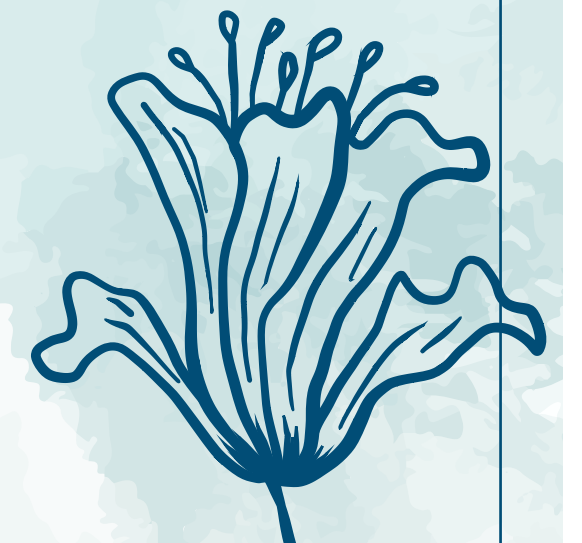




LOBBY

Brilliant and Distinctive

The impression of being welcomed is intricately bound to contemporary and elegantly decorated lobbies. You will observe that your guests regularly convey their gratitude for our eye-catching lobby designs.







INDOOR POOL

Mental and Physical Health

Our indoor swimming pool, where you can enjoy time with loved ones after a day of intense work rhythm and stress, will be available for four seasons.





GYM

Time for New Narratives

You will take a long-term approach into your life with our well-equipped and specialized gym.





TURKISH BATH

History's Most Fascinating Patterns

You may complete your day in style with a traditional Turkish Bath, in which you can rest and soothe the day's weariness and tiredness.





SAUNA

Boost Your Energy

You will put the stress of work life at the entrance of our sauna at the end of the day and awaken with the calmness that will await you following morning.





STEAM BATH

Healthy and Natural

The steam bath, which is suitable for eliminating tiredness during the day or after exercises, will be your must-do pastime before having a nap pleasantly.





PLAYGROUNDS

Every Season Will Be Cheerful for Your Child

Playgrounds that have been thoughtfully designed so that your children can confidently and joyfully engage in games at all times of the year.





LANDSCAPING

Away from the City's Pressures

Our natural spaces are developed with natural and cultural values in mind, allowing you to take a peaceful outdoor walk.





ABOUT THE PROJECT

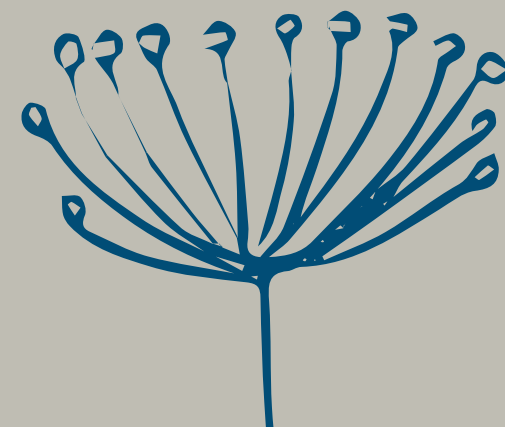
Understanding that Adds Value to Life

The Alya 4 Season project, built by Boss4 Gayrimenkul, consists of 217 apartments and 6 shops from a total of 4 blocks, A, B, C, D Blocks, in an area of 39.695 m².

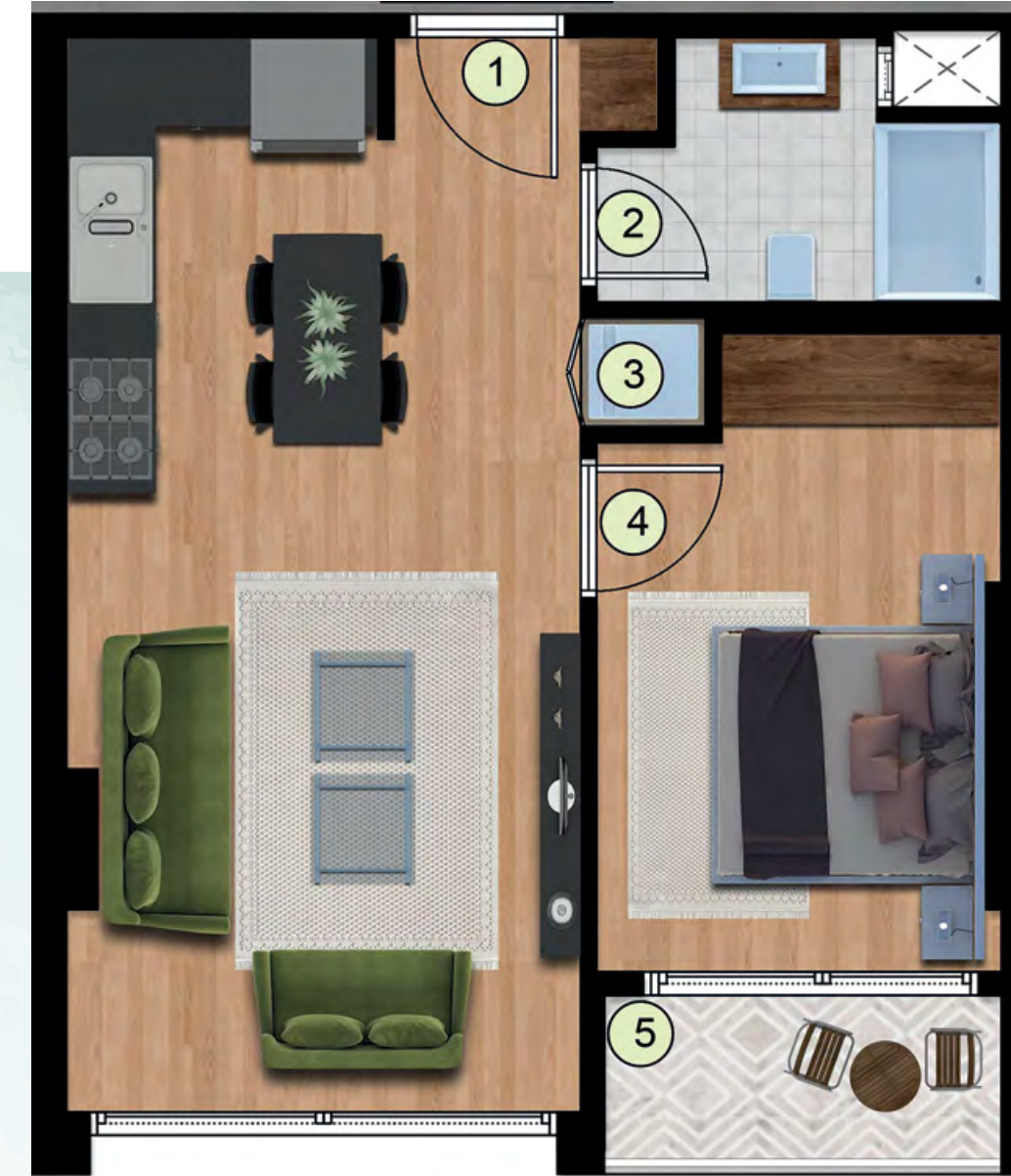
A-B block is designed as 15 floors as 3 Basements, Ground floor and 11 normal floors, C-D block is designed as 13 floors as 1 Basement, Ground floor and 11 normal floors. Our project, which is qualified and built with the understanding of adding value to your living space, offers 1+1, 2+1 and 3+1 apartment types for your needs.

There are 700 m² of landscape and social areas in Alya 4 Seasons, where social facilities are privileged in your living space and indoor and outdoor areas.

The project, which includes a 157-car indoor parking lot, provides a living space beyond your highest imaginings.



Apartment Plans



1+1 APARTMENT

Gross: 61,54m²
Net: 40,00m²

Living Room + Kitchen: 22,90m²
Bathroom : 3,70m²
Laundry Room : 0,55m²
Bedroom : 9,90m²
Balcony : 2,95m²

Apartment Plans



2+1 APARTMENT

Gross: 114,62m²
Net: 74,50m²

Entrance	: 8,60m ²
Kitchen	: 10,20m ²
Living Room	: 22,00m ²
Bedroom	: 10,55m ²
Laundry Room	: 0,60m ²
P. Bedroom	: 13,30m ²
P. Bath	: 3,10m ²
Bathroom	: 3,45m ²
Balcony	: 2,70m ²

Apartment Plans



3+1 APARTMENT

Gross: 153,85m²
Net: 100,00m²

Entrance	: 12,50m ²
Living Room	: 27,30m ²
Kitchen	: 11,20m ²
Bedroom	: 10,00m ²
Bedroom	: 10,10m ²
P. Bedroom	: 15,45m ²
Dressing Room	: 3,10m ²
P. Bathroom	: 3,10m ²
Laundry Room	: 0,80m ²
Bathroom	: 3,60m ²
Balcony	: 2,85m ²



10 min to TEM Connection road. 5 min to E5- Highway
 3km to Beylikdüzü Metrobus
 500 m to Çınar College
 150 m to Private Emel Ninova International School
 1.6 km to Borusan Asım Kocabiyik Vocational and
 Technical Anatolian High School 1.5 km to Borsa
 Istanbul Anatolian high school

2.7 km to Tuyap Exhibition Center 3 km to Beykent
 University
 3.7 km to Marmara Park Mall 3 km to Beylikdüzü
 Migros Shopping Mall
 ü 5.7 km to İstinye University & Liv Hospital
 6.5 km to Akbati Shopping Mall 7.5 km to Aqua Club
 Dolphin 7 km to Torium Shopping Mall

3.2 km from Carrefour
 2.2 km to Bauhaus
 3.7 km to Koçtaş Yapımarket
 46 km from Istanbul Airport
 1.79 km to Beylikdüzü State Hospital
 0.84 km to Esenyurt N. Kadioğlu State Hospital



Airport



E5 and Tem
 Highways



Shopping
 Centers



Metrobus



TUYAP



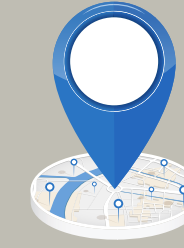
University



Schools



Hospitals



LOCATION

Easily accessible
 and centrally
 located

Alya 4 Season is a wonderful chance to begin your
 ideal life as it is conveniently located in downtown
 and has easy access to schools you can choose for
 your kids.

4 Seasons of Unchanging Qualities Here, With You.





The logo features a stylized gold star icon above the word 'alya' in a bold, lowercase sans-serif font. Below 'alya' is '4mevsim' in a larger, bold, lowercase sans-serif font, and 'BOSS4' in a smaller, uppercase sans-serif font to the right.

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BOSS4

Happiness in All Seasons

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