

Take a deep breath with Nefes...



nexonya

nexonyaazure.com



Take a deep
breath with
Nefes...







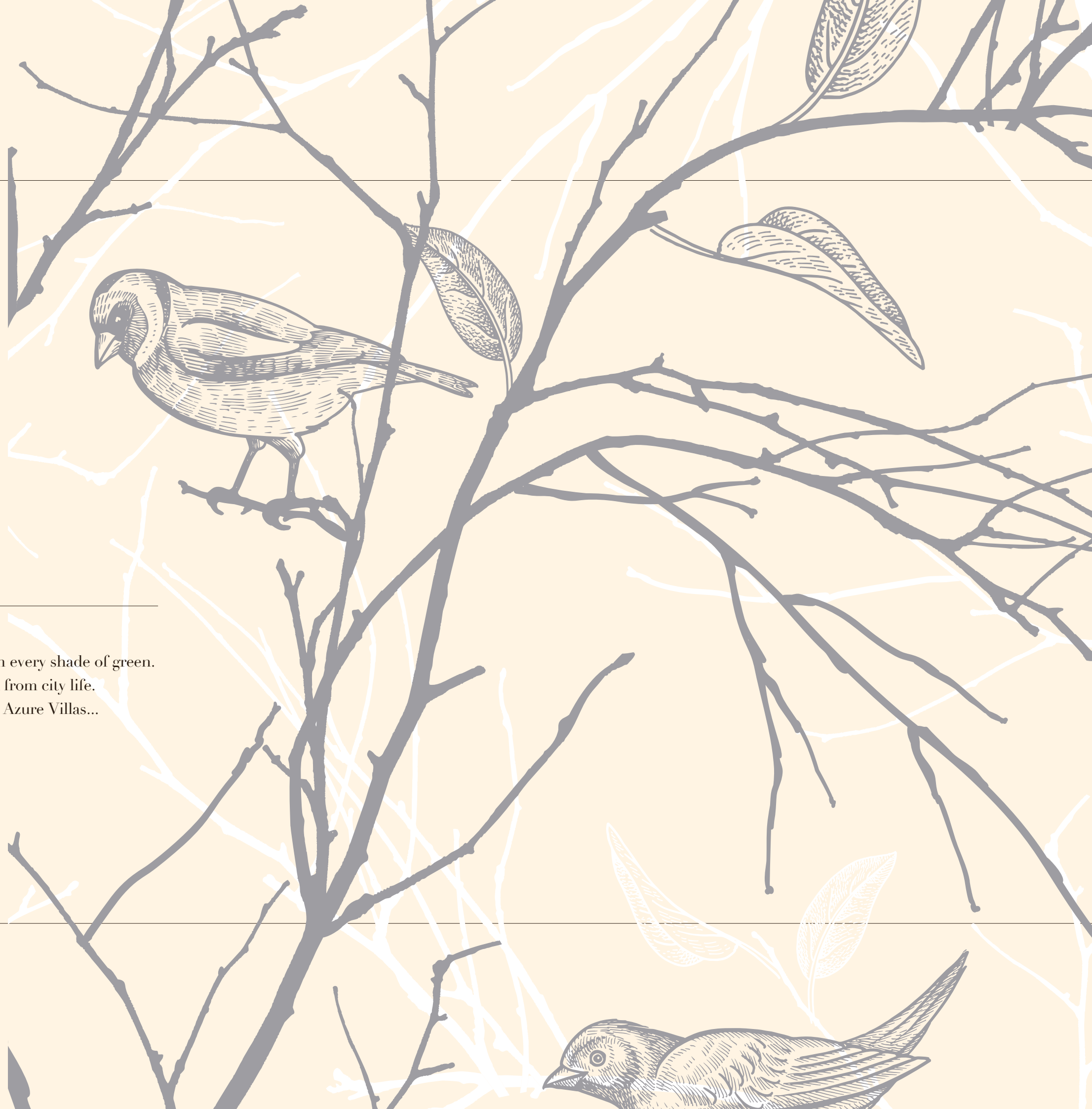
Forget all you know,

Just imagine...

You are in nature and you will find yourself in every shade of green.

You will have a unique reason to take a break from city life.

You will have a unique tale to tell in Nexonya Azure Villas...







Nexonya Azure calls out to you...

Nexonya Azure Villas represent the realization of an innovative concept, bridging the gap between the forest and contemporary living. It encapsulates both human essence and nature within its core.

"Nexonya Azure" preserves your future from dawn to dusk, with the melodies of birds bringing joy, the purity of clean air sustaining life, and the promise of sunrise and sunset.









Embracing Nature from All Angles...

Situated in Reşadiye, Çekmeköy, Istanbul, Nexonya Azure comprises 20 standalone triplex villas.

Elevating the standards of living, we have meticulously integrated comfort-enhancing features into Nexonya Azure.

Each villa boasts an exclusive detached garden, a two-car indoor garage, an outdoor pool, a barbecue and dining area, a fire pit seating space, a deck area, garden terraces, and a panoramic view encompassing all four sides.





Azure
VILLAS- RESADİYE



Within the Heart of the Forest...

A manifestation of an idea bridging the forest and its ecosystem with contemporary living.

It encompasses both humanity and nature within its very essence.

"Nexonya Azure" conceals delight within the melodies of birds, life within the pure air, and a promise of your future, extending from dawn to dusk.



Unparalleled Comfort of Nexonya Azure...

Each element within Nexonya Azure Villas has been meticulously crafted by our architects. The chosen colors, textures, and materials are all orchestrated to immerse you in the unparalleled comfort that Nexonya Azure offers. The inherent splendors of nature seamlessly merge with Nexonya Azure, transforming your living experience into a true masterpiece.











Enjoy the peace...



Nexonya Azure Villas boasts a texture that can whisk you away from the routine of everyday life. Whether it's spending quality time with your family and children on the garden floor or enjoying your own pool, Nexonya Azure ensures delightful moments. Your children will thrive in a secure and serene environment. Evening conversations by the fire pit will keep you cozy, while the barbecue and dining area will become a joyful space to entertain and share happiness amidst nature.





Every moment of life...

Nexonya Azure Villas offers a refreshing start to your day, where you can engage in morning sports accompanied by the cheerful songs of birds, rejuvenating your outlook on life. Your children will enjoy ample time in their designated play areas, ensuring their safety and enjoyment. You can savor evening tea with your family in the comfort of your camellia, engaging in delightful conversations that make for cherished moments.





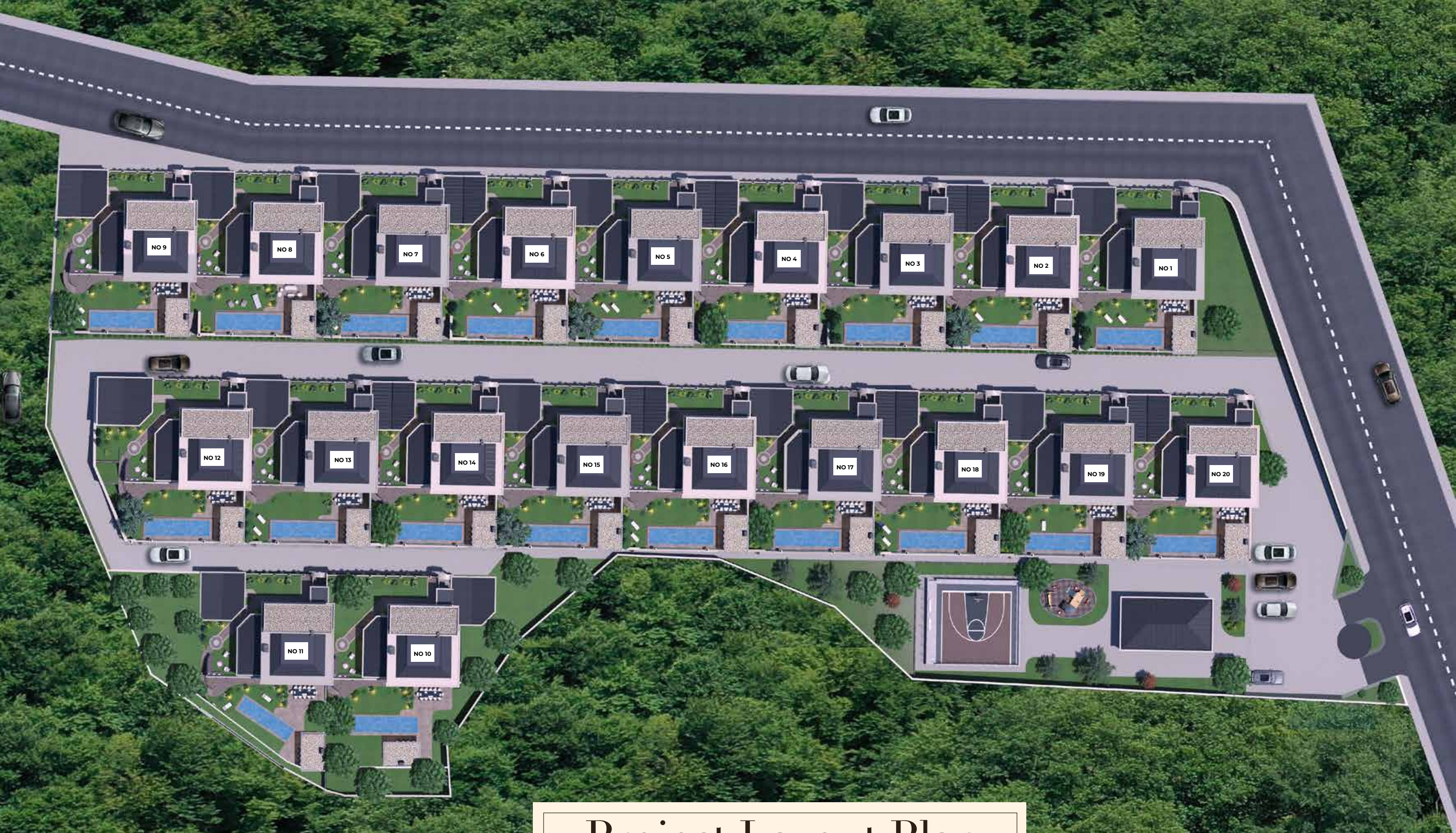




Quality in Nexonya Azure...

How would you like to have more aesthetic and architectural touches, more quality products, more personalized life?

Your villa, built with high technology and engineering arguments, will make you feel the feeling of trust and comfort. We are pushing the limits of quality in Azure Villas, built with the assurance of Nexonya Construction.



Project Layout Plan

Nexonya Azure Life Floor Plan



Multipurpose Warehouse : 5,41 m²

Ironing & Laundry Room : 10,22 m²

WC-Sink : 4,05 m²

Hall : 12,97 m²

Living Room - Living Area : 67,86 m²

Kitchen : 20,69 m²

Pantry : 8,76 m²

Garden Bathroom : 3,57 m²

Garden Warehouse : 4,46 m²

Living Floor Net Area : 137,99 m²

Living Floor Gross Area : 159,07m²

Nexonya Azure Ground Floor Plan



Upper Hall - Living Area : 36,18 m²

Bedroom : 15,24 m²

Bed Hall Area : 2,18 m²

Bathroom : 4,27 m²

Bedroom : 11,35 m²

Working Room : 14,81 m²

Entrance Hall : 17,01 m²

Staircase : 5,01 m²

Ground Floor Net Area : 106,05 m²

Ground Floor Gross Area : 118,75m²



Nexonya Azure First Floor Plan



Bed Hall Area : 15,68 m²

Dressing Room : 9,40 m²

Master Bedroom : 35,96 m²

Master Bathroom Area : 6,91 m²

Staircase : 5,01 m²

Balcony : 40,16 m²

First Floor Net Area : 113,12 m²

First Floor Gross Area : 121,63 m²

Nexonya Azure Villas Social Facilities

Nexonya Azure Villas is being built on a total land area of (12.738) m².
You will spend most of your time in your villa with its social areas and facilities.

- | | |
|--|-------------------------|
| - Landscape areas | - Children's playground |
| - Camellia | - Walking paths |
| - Basketball court | - 24/7 camera system |
| - Outdoor parking lot | - 24/7 Security |
| - For each villa, Closed garage for 2 cars | |



Indoor Parking : $36,35 \text{ m}^2$

Barbecue Area : $13,00 \text{ m}^2$

Pool : $25,50 \text{ m}^2$

Villa Total Net Area : $357,16 \text{ m}^2$

Villa Total Gross Area : $399,45 \text{ m}^2$

Nexonya Azure Location & Neighborhood



Sabiha Gokcen Airport 29 km



Istanbul Airport 66 km



Yavuz Sultan Selim Bridge (3rd Bridge) 30 km



Osman Gazi Bridge 51 km



F1 Istanbul Park 29 km



Ozyegin University Nisantepi Campus 9 km



Eurasia Tunnel 32 km



Istanbul Financial Center 19 km



İlhan Varank Sancaktepe Training & Research Hospital 13 km



Cekmekoy Municipality 14 km



Cekmekoy Metro station 15 km



Modoko / Keyap 15 km



Istinye University Çekmeköy Campus 8 km



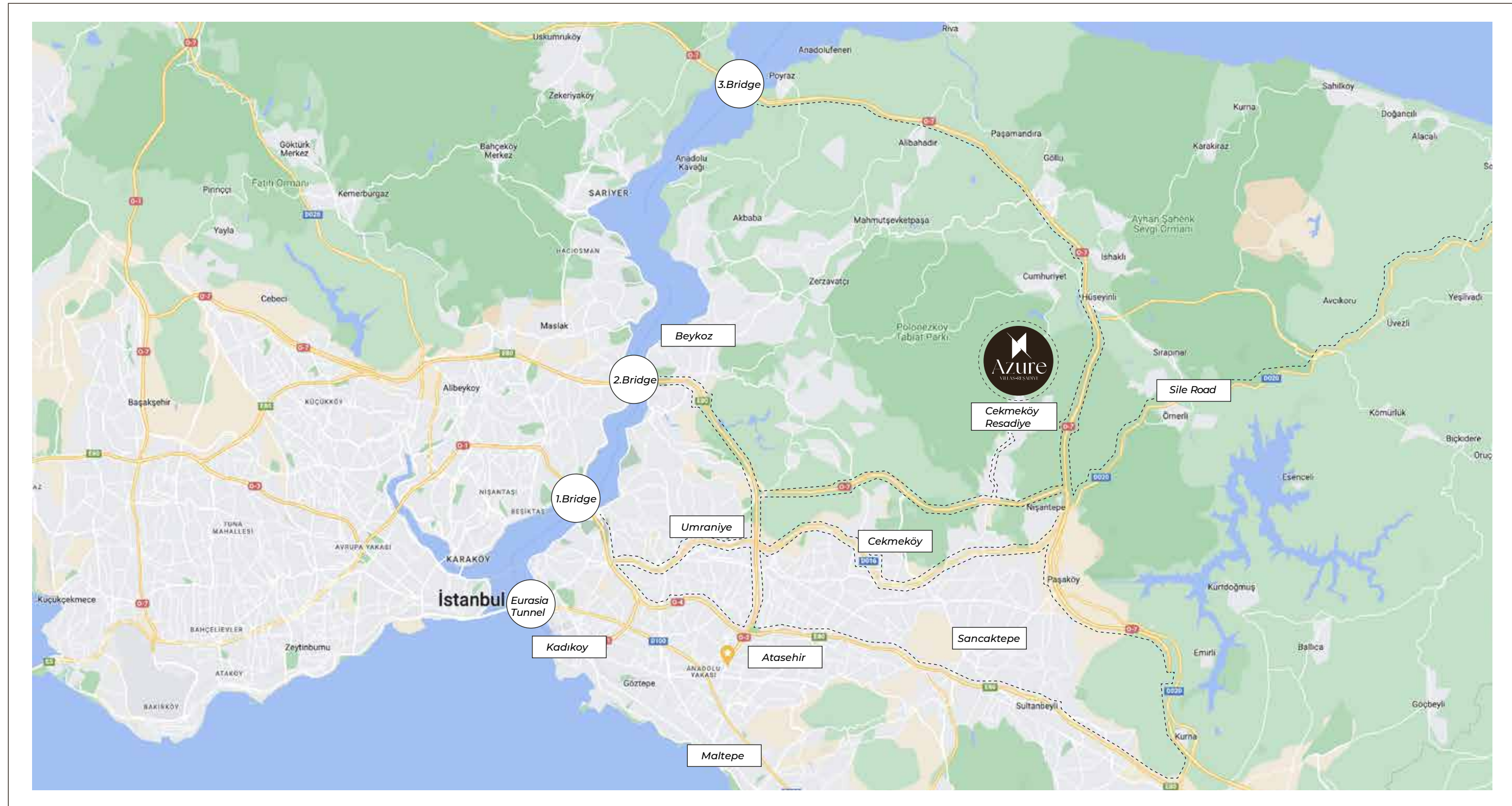
Cekmekoy State Hospital 7 km



Tuzla Marina 37,5 km

Yavuz Sultan Selim Bridge (3rd Bridge) 30 km
 Fatih Sultan Mehmet Bridge (2nd Bridge) 32 km
 Osman Gazi Bridge 51 km
 Eurasia Tunnel 32 km
 E5 Highway 27 km
 Şile Highway 5,8 km
 TEM Highway (E6 Highway) 23 km
 Sabiha Gokcen Airport 29 km
 Istanbul Airport 66 km
 Tuzla Marina 37,5 km
 F1 Istanbul Park 29 km
 Viaport Shopping Mall Kurtkoy 25 km
 Ottoman University 5,8 km
 Ozyegin University Nisantepi Campus 8 km
 Istinye University Çekmeköy Campus 8,9 km
 Bahçeşehir College Çekmeköy Campus 5,2 km
 Ozyegin University Nisantepi Campus 9 km
 Yeditepe University 20 km
 Marmara University 30 km
 Beykoz University 30 km
 Fenerbahçe University Atasehir 20 km
 Erdem College Cekmekoy 4,4 km
 Okyanus College Cekmekoy 4,1 km
 Liv College Cekmekoy 3,9 km
 Nisantasi College Cekmekoy 3,7 km
 Doga College Cekmekoy Campus 2,6 km
 Bahcesehir College Omerli Campus 15 km
 ERA Colleges Cekmekoy Campus 15 km
 Erdem College Cekmekoy 16 km
 Istanbul Anatolian Equestrian Sports Club 5 km
 Metrogarden Shopping Mall 13 km
 Metropol Istanbul Shopping Mall 20 km
 Cekmekoy State Hospital 20 km
 Private Alemdag Healing Medical Center 5 km
 Private World Hospital 10 km
 Prof. Dr. Feriha Öz Emergency Hospital 11 km
 İlhan Varank Sancaktepe Training and Research Hospital 13 km
 IBB Safa Hill Social Facility Center 9 km
 Cekmekoy Municipality 14 km
 Cekmekoy Nature Park 12 km
 Modoko - Keyap 15 km
 Cekmekoy Metro station 15 km

Nexonya Azure Location



Close to Life, Far from Chaos...



Nexonya Azure Villas, at the heart of nature...

nexonya

*Resadiye Mah. Esencile Cad.
Cekmeköy-Istanbul*

444 0 257

info@nexonya.com

nexonyaazure.com



nexonya

nexonyaazure.com

*The images on these catalog pages are for promotional purposes.
Nexonya reserves the right to make changes that it deems
necessary during the application phase.*


Azure
VILLAS-REŞADİYE