

 **Balıkesir**
Residence

Lefkoşa (Nisolia), Cyprus





merging modernity with aesthetics
modernliğin estetikle buluşması





stylish and elegant



Balıkesir Residence is a stylish and elegant living space that combines modernism with aesthetics. It is in an advantageous position due to its close location to the International Ercan Airport and the living space around it.

The region, which is constantly developing, is gaining an upward momentum in terms of education, social and cultural. While you enjoy living, you will also have a good investment.

şık ve elegant



Balıkesir Residence, modernizmi estetikle buluşturan şık ve elegant bir yaşam alanıdır. Uluslararası Ercan Havalimanı'na yakın konumu ve çevresindeki yaşam alanı dolayısıyla avantajlı bir konumda bulunmaktadır.

Sürekli gelişen bölge eğitim, sosyal ve kültürel olarak yukarı bir ivme kazanmaktadır. Yaşamın keyfine varırken, iyi bir yatırıma da sahip olacaksınız.

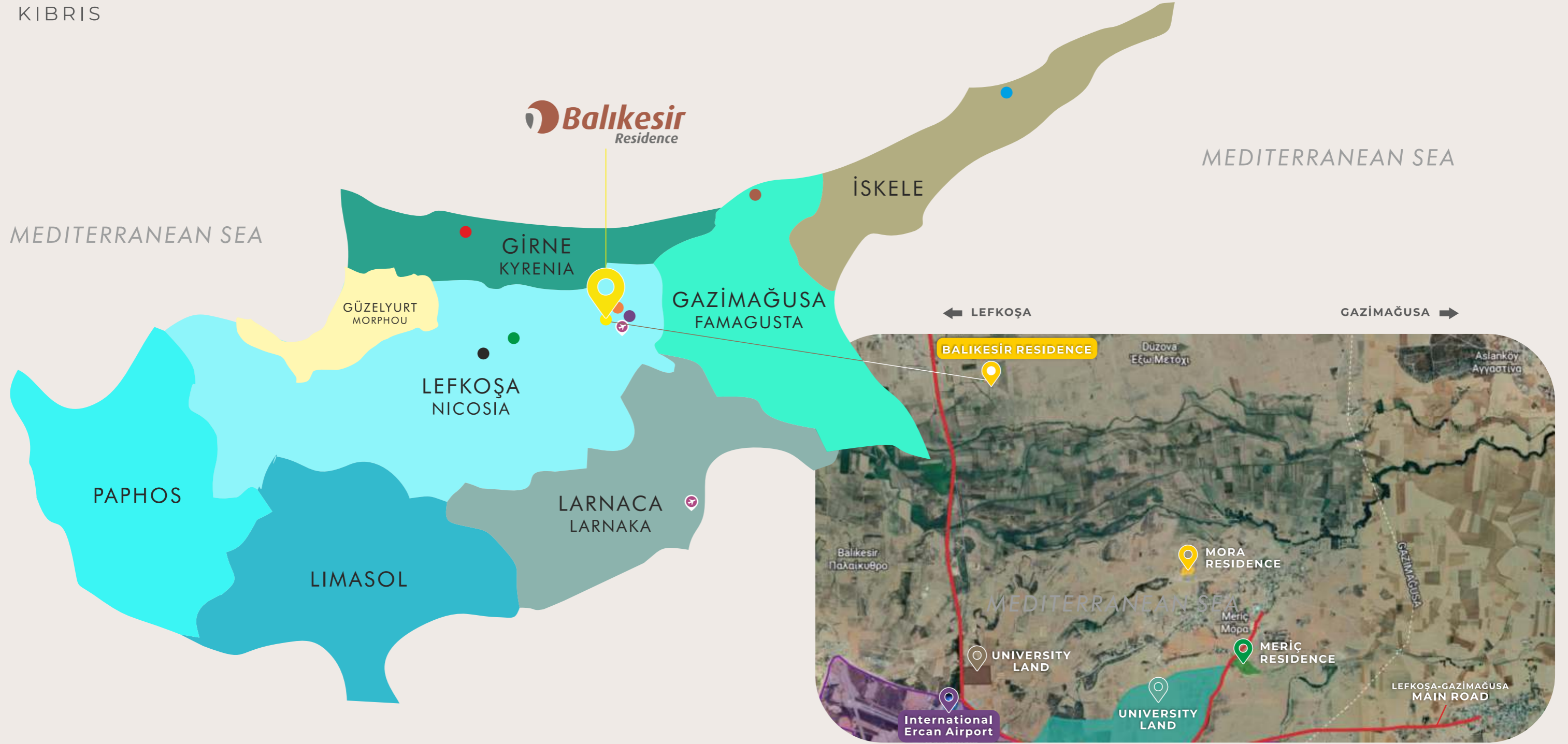
DISTANCE MESAFELER

Lefkoşa (Nicosia)	: 18 km
Girne (Kyrenia)	: 40 km
Gazimağusa (Famagusta)	: 42 km
Ercan Airport	: 4,6 km
Larnaka Airport	: 49 km

FLIGHT TIME (HOURS) UÇUŞ ZAMANLARI (SAAT)

Istanbul	: 1:20	Athens	: 1:40
Ankara	: 1:00	Berlin	: 4:00
Izmir	: 1:00	Roma	: 3:35
Antalya	: 00:45	Dubai	: 3:55
Adana	: 00:45	Jarusalem	: 0:55
Gaziantep	: 00:45	Cairo	: 1:25





ACON MAP

- ✈ Ercan International Airport
- ✈ Larnaca International Airport

PROJECTS
PROJELER

- Meriç Residence, Lefkoşa
- Hotel Acon Florya, Yenierenköy/İskele
- Motel Acon Tatlısu, Tatlısu/Gazi Mağusa
- Eagle Lodge, Karşıyaka/Girne
- Mora Residence, Lefkoşa
- Balıkesir Residence, Lefkoşa
- G-Residence, Gönyeli/Lefkoşa
- Black Swan Residence, Alayköy/Lefkoşa





add value to your life



Seize the opportunity to both live and invest in one of the most valuable regions of Northern Cyprus. The project is located close to the 2 major universities of the TRNC. In our mixed project, which has a culture of living together, also many facilities are at your service.

yaşamınıza değer katın



Kuzey Kıbrıs'ın en değerli bölgelerinden birinde hem yaşama hem de yatırım yapma fırsatını yakalayın. Proje, KKTC'nin 2 büyük üniversitesine yakın konumda yer alıyor. Bir arada yaşama kültürüne sahip olan karma projemizde ayrıca birçok tesis hizmetinizde olacak.

SITE PLAN
VAZİYET PLANI



Balıkesir
Residence

Land area : 25.919,65 m²
Arazi alanı

Total built-up area : 85.936,35 m²
İnşaat alanı

GENERAL INFORMATIONS
GENEL BİLGİLER

- | | |
|--|--|
| - 771 residences | - 771 konut |
| - 18 workplaces | - 18 işyeri |
| - Shopping square | - Alışveriş meydanı |
| - Outdoor and indoor parking lot
with 900+ vehicle capacity | - 900+ araç kapasiteli
açık ve kapalı otopark |





FACILITIES

- Kindergarten
- Child care home
- 2x Children's playground
- Health center
- Veterinary
- 2x Swimming pool
- Children swimming pool
- Amphitheatre
- Karaoke platform
- Bike trail
- Walking trail
- Reading corners
- Dance floor
- Recreation park
- Picnic areas
- Basketball and Volleyball courts
- Tennis court
- Hairdresser

- Cafes
- Restaurants
- Supermarket
- Local Natural Products Market
- Fitness/GYM
- Wellness Center
- Beauty Center
- Therapy Center
- and more...

TESİSLER/OLANAKLAR

- Anaokulu
- Çocuk bakım evi
- 2 adet Çocuk oyun alanı
- Sağlık Merkezi
- Veteriner
- 2 adet Yüzme havuzu
- Çocuk yüzme havuzu
- Amfitiyatro
- Karaoke platformu
- Bisiklet yolu
- Yürüyüş parkuru
- Okuma köşeleri
- Dans pisti
- Dinlenme parkı
- Piknik alanları
- Basketbol ve Voleybol sahaları
- Tenis kortu
- Kuaför
- Kafeler
- Restoranlar
- Süpermarket
- Yerel Doğal Ürünler Pazarı
- Jimnastik salonu
- Sağlıklı Yaşam Merkezi
- Güzellik Merkezi
- Terapi Merkezi
- ve dahası...







FLOOR PLANS KAT PLANLARI

GENERAL INFORMATION GENEL BİLGİLER

Built-up area *İnşaat alanı* : 9.200,49 m² * 2 Blocks = 18.400,98 m²
Total apartments *Toplam daire* : 111 Apartments * 2 Blocks = 222
(2 Blocks) (2 Blok)

GROUND FLOOR GİRİŞ KATI



Floor area *Kat alanı* : 1.142,23 m²
Total apartments *Toplam daire sayısı* : 14

			Gross/Brüt	Net	
2+1 Apartments	2+1 Daire	: 4	110,69 m ²	98,33 m ²	+ Garden/Bahçe
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 2	61,63 m ²	50,00 m ²	+ Garden/Bahçe
1+1 Apartments	1+1 Daire	: 5	58,62 m ²	51,89 m ²	+ Garden/Bahçe
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 3	35,52 m ²	31,09 m ²	+ Garden/Bahçe
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	+ Garden/Bahçe

1, 2, 3, 4, 5, 6 FLOORS 1, 2, 3, 4, 5, 6 KATLAR



Floor area *Kat alanı* : 1.151,18 m² * 6 floors = 6.907,08 m²
Total apartments *Toplam daire sayısı* : 90

			Gross/Brüt	Net	Total Apt./ Toplam Daire
2+1 Apartments	2+1 Daire	: 4	110,69 m ²	98,33 m ²	6 Floors = 24
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 3	61,63 m ²	50,00 m ²	6 Floors = 18
1+1 Apartments	1+1 Daire	: 4	58,62 m ²	51,89 m ²	6 Floors = 24
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 3	35,52 m ²	31,09 m ²	6 Floors = 18
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	6 Floors = 6

ROOF FLOOR ÇATI KATI



Floor area *Kat alanı* : 1.151,18 m²
Total apartments *Toplam daire sayısı* : 7

			Gross/Brüt	Net	
3+1 Apartments	3+1 Daire	: 1	260,00 m ²	239,00 m ²	with terrace / teraslı
2+1 Apartments (a)	2+1 Daire (a)	: 1	350,42 m ²	327,86 m ²	with terrace / teraslı
2+1 Apartments (b)	2+1 Daire (b)	: 1	243,77 m ²	230,15 m ²	with terrace / teraslı
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 1	61,63 m ²	50,00 m ²	
1+1 Apartments	1+1 Daire	: 1	58,62 m ²	51,89 m ²	
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 1	35,52 m ²	31,09 m ²	
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	







FLOOR PLANS KAT PLANLARI

GENERAL INFORMATIONS GENEL BİLGİLER

Built-up area *İnşaat alanı* : 11.502,85 m² * 3 Blocks = 34.508,55 m²
Total apartments *Toplam daire* : 141 Apartments * 3 Blocks = 423
(3 Blocks) (3 Blok)

GROUND FLOOR GİRİŞ KATI



Floor area *Kat alanı* : 1.142,23 m²
Total apartments *Toplam daire sayısı* : 14

			Gross/Brüt	Net	
2+1 Apartments	2+1 Daire	: 4	110,69 m ²	98,33 m ²	+ Garden/Bahçe
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 2	61,63 m ²	50,00 m ²	+ Garden/Bahçe
1+1 Apartments	1+1 Daire	: 5	58,62 m ²	51,89 m ²	+ Garden/Bahçe
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 3	35,52 m ²	31,09 m ²	+ Garden/Bahçe
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	+ Garden/Bahçe

1, 2, 3, 4, 5, 6, 7, 8 FLOORS 1, 2, 3, 4, 5, 6, 7, 8 KATLAR



Floor area *Kat alanı* : 1.151,18 m² * 8 floors = 9.209,44 m²
Total apartments *Toplam daire sayısı* : 120

			Gross/Brüt	Net	Total Apt./ Toplam Daire
2+1 Apartments	2+1 Daire	: 4	110,69 m ²	98,33 m ²	8 Floors = 32
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 3	61,63 m ²	50,00 m ²	8 Floors = 24
1+1 Apartments	1+1 Daire	: 4	58,62 m ²	51,89 m ²	8 Floors = 32
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 3	35,52 m ²	31,09 m ²	8 Floors = 24
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	8 Floors = 8

ROOF FLOOR ÇATI KATI



Floor area *Kat alanı* : 1.151,18 m²
Total apartments *Toplam daire sayısı* : 7

			Gross/Brüt	Net	
3+1 Apartments	3+1 Daire	: 1	260,00 m ²	239,00 m ²	with terrace / teraslı
2+1 Apartments (a)	2+1 Daire (a)	: 1	350,42 m ²	327,86 m ²	with terrace / teraslı
2+1 Apartments (b)	2+1 Daire (b)	: 1	243,77 m ²	230,15 m ²	with terrace / teraslı
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 1	61,63 m ²	50,00 m ²	
1+1 Apartments	1+1 Daire	: 1	58,62 m ²	51,89 m ²	
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 1	35,52 m ²	31,09 m ²	
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	







Built-up area İnşaat alanı : 11.502,85 m²
Total apartments Toplam daire : 126 Apartments
(1 Block) (1 Blok)

GROUND FLOOR
GİRİŞ KATI



Floor area Kat alanı : 1.142,23 m²
Total apartments Toplam daire sayısı : 14

			Gross/Brüt	Net	
2+1 Apartments	2+1 Daire	: 4	110,69 m ²	98,33 m ²	+ Garden/Bahçe
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 2	61,63 m ²	50,00 m ²	+ Garden/Bahçe
1+1 Apartments	1+1 Daire	: 5	58,62 m ²	51,89 m ²	+ Garden/Bahçe
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 3	35,52 m ²	31,09 m ²	+ Garden/Bahçe
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	+ Garden/Bahçe

1, 2, 3, 4, 5, 6, 7 FLOORS
1, 2, 3, 4, 5, 6, 7 KATLAR



Floor area Kat alanı : 1.151,18 m² * 7 floors = 8.058,26 m²
Total apartments Toplam daire sayısı : 105

			Gross/Brüt	Net	Total Apt. / Toplam Daire
2+1 Apartments	2+1 Daire	: 4	110,69 m ²	98,33 m ²	7 Floors = 28
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 3	61,63 m ²	50,00 m ²	7 Floors = 21
1+1 Apartments	1+1 Daire	: 4	58,62 m ²	51,89 m ²	7 Floors = 28
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 3	35,52 m ²	31,09 m ²	7 Floors = 21
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	7 Floors = 7

ROOF FLOOR
ÇATI KATI



Floor area Kat alanı : 1.151,18 m²
Total apartments Toplam daire sayısı : 7

			Gross/Brüt	Net	
3+1 Apartments	3+1 Daire	: 1	260,00 m ²	239,00 m ²	with terrace / teraslı
2+1 Apartments (a)	2+1 Daire (a)	: 1	350,42 m ²	327,86 m ²	with terrace / teraslı
2+1 Apartments (b)	2+1 Daire (b)	: 1	243,77 m ²	230,15 m ²	with terrace / teraslı
1+1 Apartments (Combined)	1+1 Daire (Birleşik)	: 1	61,63 m ²	50,00 m ²	
1+1 Apartments	1+1 Daire	: 1	58,62 m ²	51,89 m ²	
1+0 Apartments (Combined)	1+0 Daire (Birleşik)	: 1	35,52 m ²	31,09 m ²	
1+0 Apartments	1+0 Daire	: 1	38,93 m ²	32,63 m ²	





1+0 STUDIO APARTMENTS

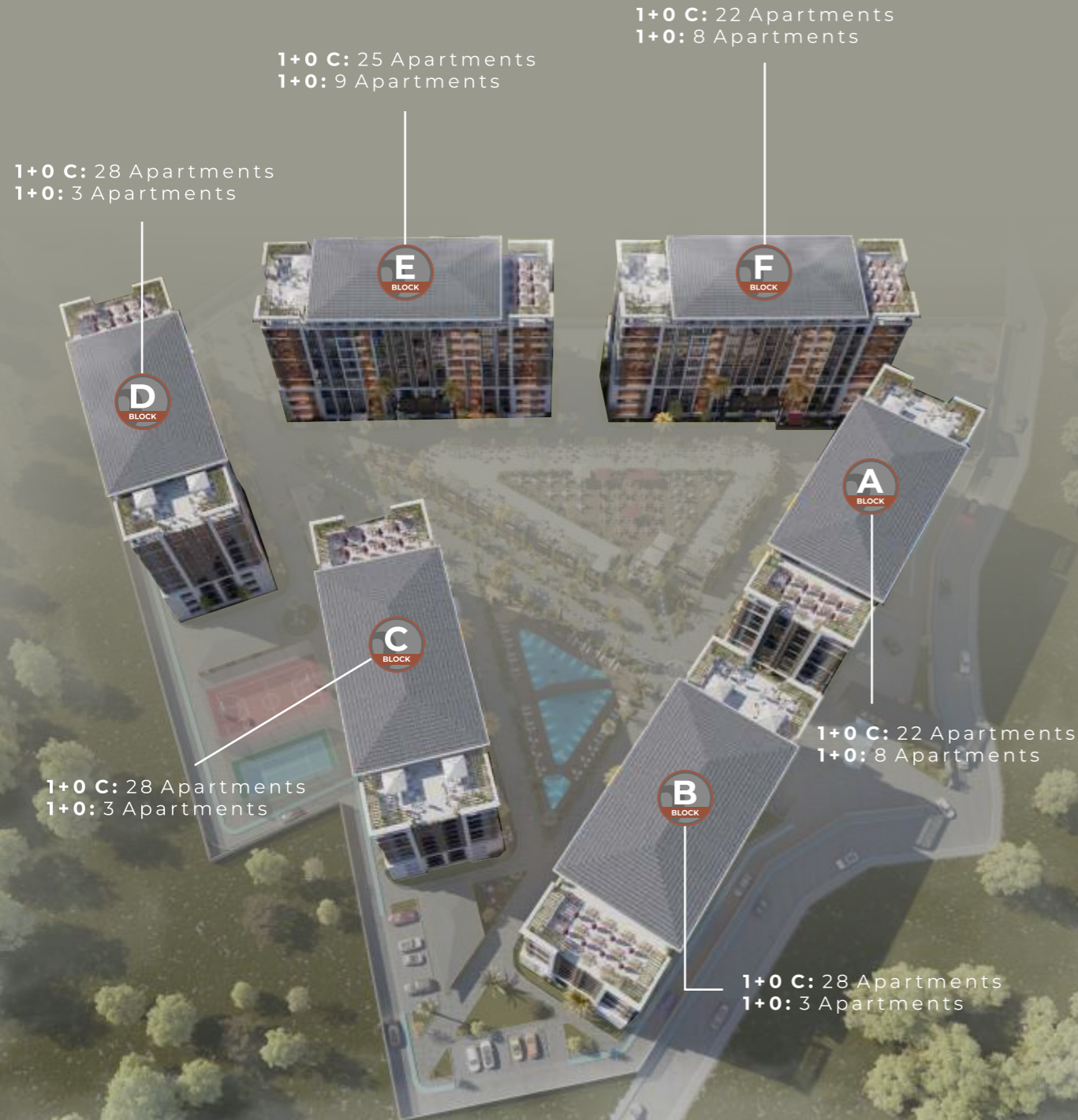
1+0 DAİRE PLANLARI

1+0 Combined 1+0 Birleşik : 153

Total apartments Toplam daire

1+0 1+0 : 34

Total apartments Toplam daire



1+0 STUDIO APARTMENTS

1+0 DAİRE PLANLARI



1+0 COMBINED

1+0 BİRLEŞİK

Gross/Brüt Net
35,52 m² 31,09 m²

Room and Kitchen	Oda ve Mutfak	:	26,08 m ²
Bathroom	Banyo	:	4,36 m ²
Hall	Hol	:	1,83 m ²



1+0 APARTMENTS

1+0 DAİRE

Gross/Brüt Net
38,93 m² 32,63 m²

Room and Kitchen	Oda ve Mutfak	:	26,08 m ²
Bathroom	Banyo	:	4,36 m ²
Hall	Hol	:	1,83 m ²

1+1 APARTMENTS

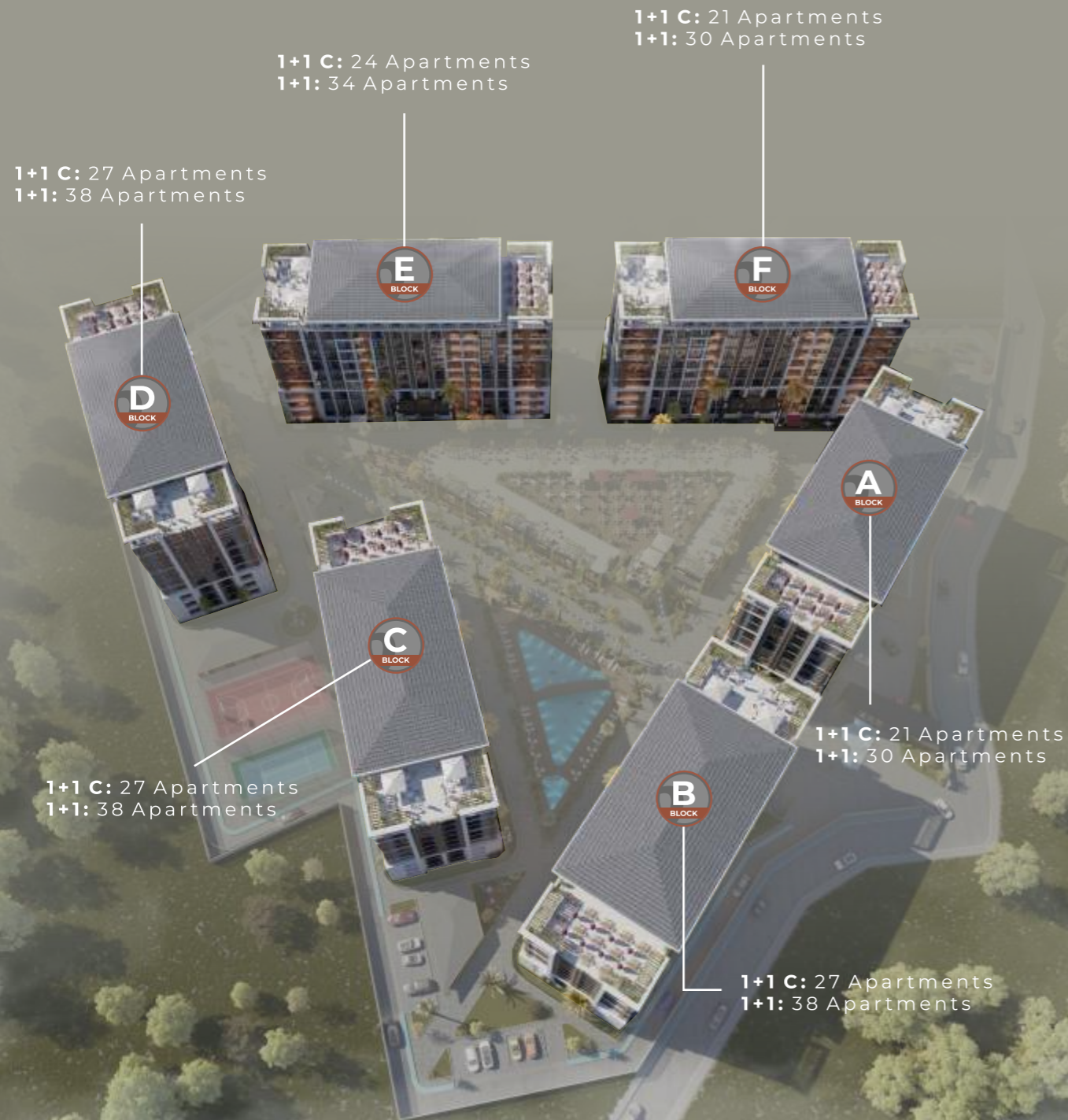
1+1 DAİRE PLANLARI

1+1 Combined 1+1 Birleşik : 129

Total apartments Toplam daire

1+1 1+1 : 208

Total apartments Toplam daire



1+1 APARTMENTS

1+1 DAİRE PLANLARI



1+1 COMBINED

1+1 BİRLEŞİK

Gross/Brüt 61,63 m² Net 50 m²

Bedroom	Yatak odası	: 18,80 m ²
Living room & Kitchen	Salon & Mutfak	: 28,07 m ²
Bathroom & WC	Banyo & WC	: 4,52 m ²
Balcony	Balkon	: 5,01 m ²
Hall	Hol	: 1,83 m ²



1+1 APARTMENTS

1+1 DAİRE

Gross/Brüt 58,62 m² Net 51,89 m²

Bedroom	Yatak odası	: 15,59 m ²
Living room & Kitchen	Salon & Mutfak	: 22,97 m ²
Bathroom & WC	Banyo & WC	: 4,50 m ²
Balcony	Balkon	: 5,07 m ²
Hall	Hol	: 2,75 m ²

2+1 APARTMENTS

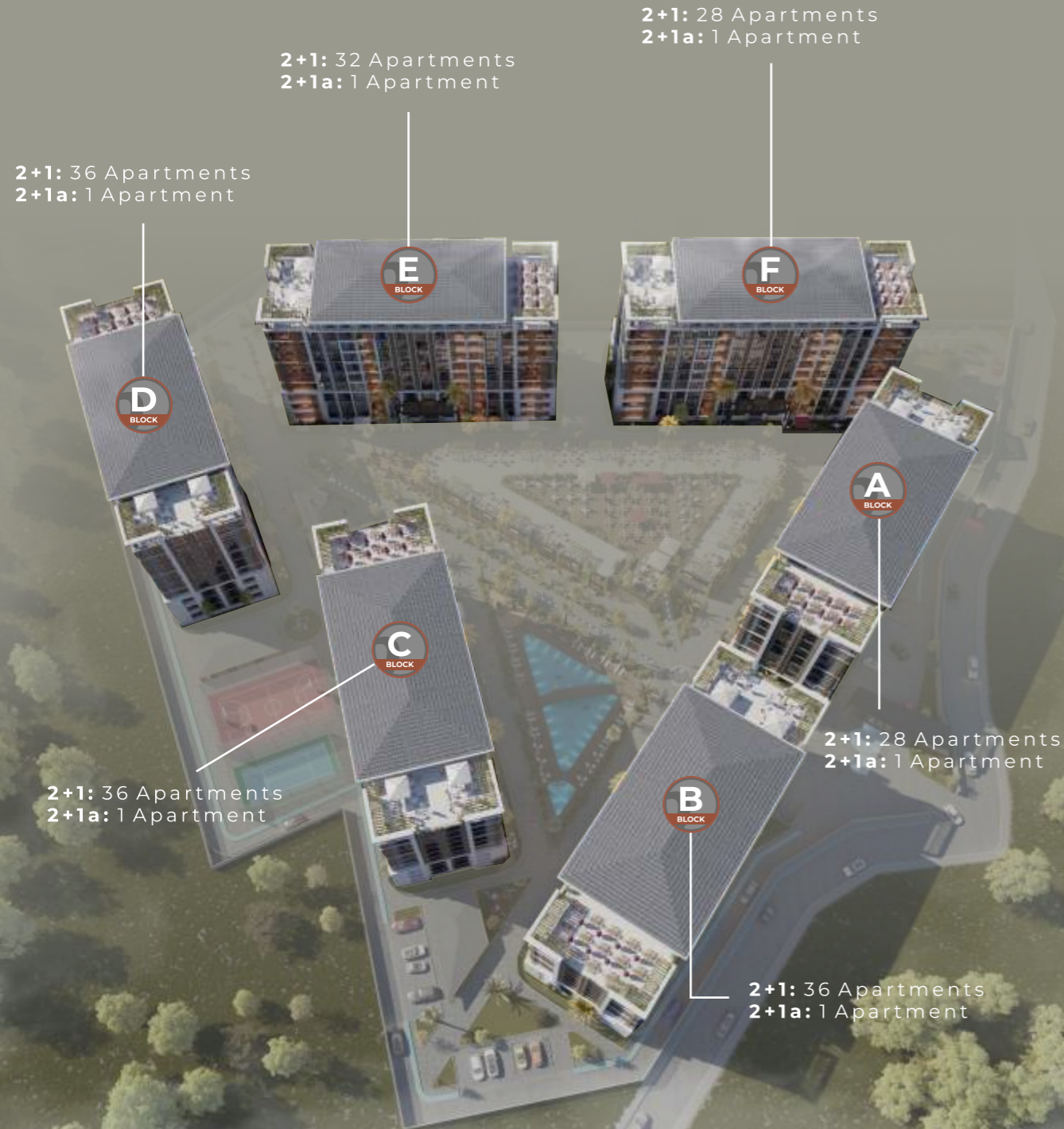
2+1 DAİRE PLANLARI

2+1 : 196

Total apartments Toplam daire

2+1a : 6

Total apartments Toplam daire



2+1 APARTMENTS

2+1 DAİRE PLANLARI



2+1 APARTMENTS

2+1 DAİRE

Gross/Brüt : 110,69 m²
Net : 98,33 m²

Living room & Kitchen	Salon & Mutfak	:	33,90 m ²
Master Bedroom + Bathroom	Ebevyn Yatak Odası + Banyo	:	22,86 m ²
Bedroom	Yatak Odası	:	18,34 m ²
Bathroom & WC	Banyo & WC	:	4,84 m ²
Balcony	Balkon	:	11,28 m ²
Hall	Hol	:	7,54 m ²



2+1a APARTMENTS

2+1a DAİRE

Gross/Brüt : 350,42 m²
Net : 327,86 m²

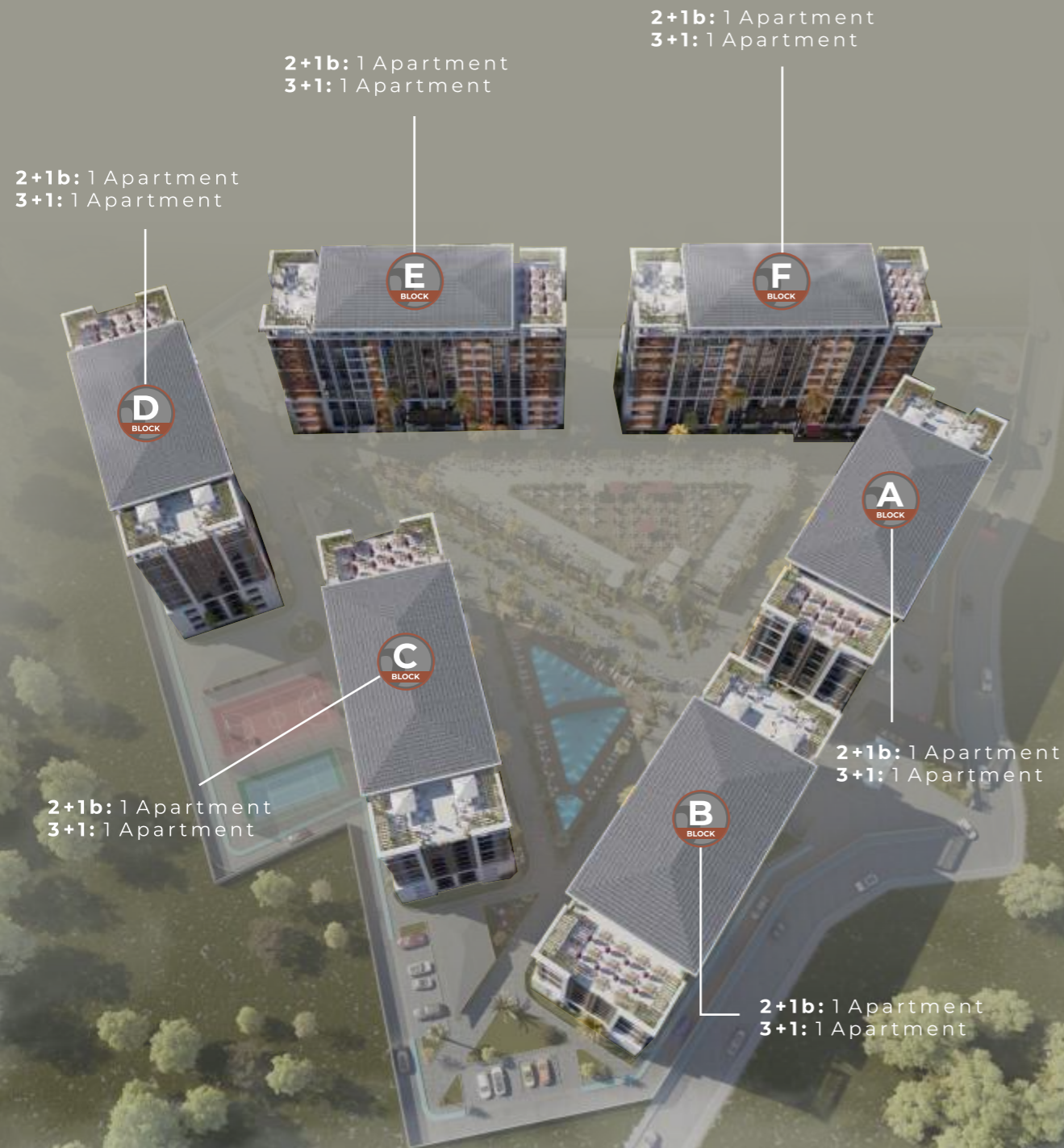
Living room & Kitchen	Salon & Mutfak	:	74,53 m ²
Master Bedroom + Bathroom	Ebevyn Yatak Odası + Banyo	:	19,18 m ²
Master Bedroom + Bathroom	Ebevyn Yatak Odası + Banyo	:	19,61 m ²
Terrace	Teras	:	214,54 m ²

2+1 & 3+1 APARTMENTS

2+1 & 3+1 DAİRE PLANLARI

2+1b : 6
Total apartments Toplam daire

3+1 : 6
Total apartments Toplam daire



2+1 & 3+1 APARTMENTS

2+1 & 3+1 DAİRE PLANLARI



2+1b APARTMENTS

2+1b DAİRE

Gross/Brüt : 243,77 m²
Net : 230,15 m²

Living room & Kitchen	Salon & Mutfak	:	59,83 m ²
Master Bedroom + Bathroom	Ebevyn Yatak Odası + Banyo	:	22,05 m ²
Master Bedroom + Bathroom	Ebevyn Yatak Odası + Banyo	:	20,54 m ²
WC	WC	:	2,73 m ²
Terrace	Teras	:	125,00 m ²

3+1 APARTMENTS

3+1 DAİRE

Gross/Brüt : 260,00 m²
Net : 239,00 m²



Living room & Kitchen	Salon & Mutfak	:	53,39 m ²
Master Bedroom + Bathroom	Ebevyn Yatak Odası + Banyo	:	29,63 m ²
Bedroom	Yatak Odası	:	24,00 m ²
Bedroom	Yatak Odası	:	16,00 m ²
Bathroom & WC	Banyo & WC	:	4,85 m ²
Hall	Hol	:	11,51 m ²
Terrace	Teras	:	100,00 m ²

