

NN
NEXONYA
NEFES
SAPANCA VİLLALARI



Take a Deep
Breath with Nefes

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Life is Breath...
Breath is Life





Nefes is unique,
Nefes is life,
and Nefes is precious,
valuable...

For this reason, Nexonya Nefes, which was realized with the motto "A Unique Breath of Life with Nefes", is being realized with great excitement in Sapanca by Nexonya as a unique and full of life project in nature.

Nefes, which is designed in three different concepts according to the needs of its users and consists of mansion, nature villa and twin villa options, includes a limited number of luxury living residences.

45 minutes away from Istanbul, in Yanık, one of the greenest regions of Sapanca, a dream life that will make you breathe will begin very soon.

In its new project Nefes, Nexonya offers a new gem where you will live in perfect harmony for four seasons, both summer and winter, in the lap of nature, under the deep blue sky, on a facade dominating the panoramic view of Sapanca Lake.

Are you ready?
A unique Breath with Nefes is right before you...

A Unique Breath of Life with Nefes

Are you ready for a one of a kind life in a magnificent atmosphere between green and blue? How about starting tomorrow with Nefes?



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Are you ready for a one of a kind life in a magnificent atmosphere between green and blue? How about starting tomorrow with Nefes?

Nefes Sapanca, which harbors a completely different story at every level with its natural valley land structure, is literally a valley of life... Nefes Sapanca, where we bring comfort and luxury together with its natural environment in greenery, is built with high engineering details while impressing with its modern architecture.

Nefes Sapanca project bears the signature of Nexonya, which has never been built before in Sapanca with three different living space models. Our project offers our valued users standards beyond the classic villa culture. The most prominent character of the project is that it gathers the Mansion, Nature Villa and Twin Villa options together. Each model contains its own standards and comfort level.

Nexonya Nefes Sapanca, which has a total of 47 blocks, consists of 4 10+3 type Nefes Mansion, 6 6,5+2 and 6 4,5+1 Nefes Nature Villas and 30 3,5+1 type Nefes Twin Villas. In addition, there is a social facility in our project that users in the valley of life can benefit from.



We aim high, driven by a commitment to excellence.





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Dazzling details of elite living

The Nefes Sapanca project bears the signature of Nexonya, which has never before been built in Sapanca with a different residential model. Nefes Sapanca offers high comfort and standards that go far beyond the classic villa culture. Its most outstanding and distinctive feature is that it combines the Mansion, Nature Villa and Twin Villa options. Each model has its own standards and comfort level.





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Architecture is an art

10+3 living spaces designed in Nefes Mansion

Guest house, Turkish bath, sauna, garden and floor terraces, swimming pool, barbecue areas, fire pit, veranda, floor elevator, private parking lot, and many more life amenities are meticulously prepared for you at Nefes Mansion.

The mansions are situated at the highest elevation point of the project area and also feature independent entrances.

Every detail and equipment in both the interior and exterior structure of Nefes Mansion is carefully designed with great attention.

You can spend time with your family and guests in your own mansion and make unforgettable memories.



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It all begins with imagination

Nefes Mansion, where dreams find their true form, invites you into a realm of extraordinary depth. This haven is meticulously crafted with the perfect blend of wood and natural stone, a symphony of elements that resonates throughout Nefes Mansion. Here, comfort, luxury, and artistic expression converge within a mansion that not only embraces nature at its core but also upholds impeccable standards in its architecture. Within the Nefes Mansion series, an exclusive collection of only 4 ultra-luxury residences stands as a testament to limited and exceptional craftsmanship.

The project goes beyond conventional norms, meticulously designing living spaces to meet the exacting comfort needs of its residents. Amidst expansive gardens, you'll reconnect with the earth and lush greenery, while terraces offer a canvas to admire the celestial beauty of the sky. Nefes Mansion ensures a haven of serenity within the forest-adorned ambiance of Sapanca, captivating with its mesmerizing lake view.



NEFES
MANSION



Quality is no mere coincidence here.

This is Nefes Mansion.

A place where every season paints a unique picture, and every landscape tells a different story. With Nefes Mansion, you'll find yourself immersed in the pristine nature of Sapanca, creating value that endures. Our project is imbued with elements that make every corner special, offering a bespoke experience to its residents.

In your private sanctuary, everything is tailored to your preferences and standards. Enjoy precious moments with your family and loved ones, and welcome guests with genuine warmth and delight.

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A Deep Breath in the Heart of Nature with Nefes

In the Nexonya Nefes project, the Nature Villa, designed as a standalone villa concept, offers two distinct models. Users are presented with a choice of 6 units of 6.5+2 and 6 units of 4.5+1 villas, providing various options.

From the living room to the barbecue area, every space represents aesthetics and comfort. You will wake up to the sounds of morning birds, starting your day with the captivating view of Sapanca Lake from your window.

You will open your doors to your garden and tranquility, where from your living room, you will have access. As the fire pit warms you in the evening, you will delightfully host your guests in the dining area on your terrace.



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N E F E S
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A peaceful world amidst greenery awaits.

Nestled in nature, bearing the traces of the natural world, a limited number of Nature Villas stand as representatives of quality and comfort before you.

Secure your place in the Nature Villa that pushes the boundaries of comfort with its independent garden and architectural features.

Nexonya Nature Villa will become your favorite as you spend joyful times in the spacious gardens of your villa, along with your private swimming pool and terraces.



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You deserve this...

Nefes Nature Villa will be a new beginning for you. You will find health and tranquility in the heart of nature. Leaving behind stress and chaos, you will embrace the undiscovered beauties of Sapanca, opening your arms to them.

Your new villa, which we can call a gem, will be a precious investment in your future.



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NEFES
TWIN VILLA





Embrace lakeside living

Experience the dual villa concept of Nexonya Nefes Sapanca. Our collection of 30 villas, each offering 3.5+1 bedrooms, comes complete with private gardens and dedicated parking spaces.

As you open your window, a stunning panorama of Sapanca Lake unfolds before your eyes, while the ingeniously designed villas transport you to a realm of their own.



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T W I N V I L L A



Welcome Nature's Embrace

Nexonya Nefes Sapanca unveils a life that exceeds all expectations. Amidst the hustle of daily affairs, we extend an invitation to bask in the serenity of nature. The project thoughtfully incorporates inviting communal spaces, with two villas adorning each block. From the outdoor pool within the social complex to the playful recreation zones, Nexonya Nefes offers an array of comfort-oriented features.

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Nefes Layout Plan

Villa Type Plan

Villa No	Villa Type	Land Area
V1	3,5+1	173,00 m2
V2	3,5+1	165,00 m2
V3	3,5+1	188,00 m2
V4	3,5+1	212,00 m2
V5	3,5+1	189,00 m2
V6	3,5+1	189,00 m2
V7	3,5+1	189,00 m2
V8	3,5+1	196,00 m2
V9	3,5+1	202,00 m2
V10	3,5+1	163,00 m2
V11	3,5+1	172,00 m2
V12	3,5+1	170,00 m2
V13	3,5+1	166,00 m2
V14	3,5+1	166,00 m2
V15	3,5+1	166,00 m2
V16	3,5+1	166,00 m2
V17	3,5+1	188,00 m2
V18	3,5+1	192,00 m2
V19	3,5+1	161,00 m2
V20	3,5+1	161,00 m2
V21	3,5+1	161,00 m2
V22	3,5+1	161,00 m2
V23	3,5+1	205,00 m2
V24	3,5+1	188,00 m2
V25	3,5+1	177,00 m2
V26	3,5+1	195,00 m2
V27	3,5+1	193,00 m2
V28	3,5+1	293,00 m2
V29	3,5+1	260,00 m2
V30	3,5+1	510, 00 m2
V31	4,5+1	461,00 m2
V32	4,5+1	545,00 m2
V33	6,5+2	493,00 m2
V34	4,5+1	454,00 m2
V35	4,5+1	540,00 m2
V36	6,5+2	457,00 m2
V37	6,5+2	479,00 m2
V38	6,5+2	567,00 m2
V39	6,5+2	413,00 m2
V40	4,5+1	375,00 m2
V41	4,5+1	381,00 m2
V42	6,5+2	381,00 m2
V43	10+3	667,00 m2
V44	10+3	688,00 m2
V45	10+3	920,00 m2
V46	10+3	1563,00 m2



A breath of nature
is waiting for you...

Nexonya Nefes Sapanca Social Facilities

Nexonya Nefes Sapanca Villas are built on a total land area of 22.337 m². You will spend most of your time in your villa with its social areas and facilities.

- Children's playgrounds
- Detached swimming pool
- Detached gardens
- Restaurant & Cafe
- Barbecue area
- Communal swimming pool
- Disabled friendly
- Communal garden areas
- Outdoor parking
- Social facility

Nexonya Nefes Sapanca Villa Amenities

- 24/7 camera system
- 24/7 Security
- Smart home systems
- Generator
- Card entry system
- Video intercom system
- Private parking lot for the villa
- Private garden for the villa
- Private pool for the villa (Mansion-Nature Villa)

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Mansion Floor Plans

Mansion Apartment Net : 597.64 m2

Mansion Apartment Gross : 668.77 m2

10+3

Living Floor Gross : 219.11 m²

Living Floor Total Net : 187.45 m²

Nefes Mansion Living Floor



Mansion

Hobby Room	23.04 m ²
Preparation Kitchen	8.91 m ²
Shower	1.33 m ²
Hall	2.18 m ²
WC	1.26 m ²
Turkish Bath	3.68 m ²
Sauna	3.60 m ²
Cleaning Room	1.88 m ²
WC	1.90 m ²
Washbasin	2.05 m ²
Hall	15.06 m ²
Staircase	4.14 m ²
Living Space	78.74 m ²

NET TOTAL	147.77 m ²
GROSS AREA	169.81 m ²

Guest House

Living Space	14.54 m ²
Bedroom	8.10 m ²
Bathroom	3.83 m ²
WC-Shower	6.10 m ²
Garden-Warehouse	7.11 m ²

NET TOTAL	39.68 m ²
GROSS AREA	49.30 m ²



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Nefes Mansion Entrance Floor

10+3
Ground Floor Gross : 267.86 m2
Entrance Total Net : 249.39 m2

Mansion	
Balcony-Terrace	98.8 5 m2
Dining Room	28.57 m2
Installation Room	2.42 m2
Panel Room	2.73 m2
WC	1.70 m2
Washbasin	2.24 m2
Coat rack	4.53 m2
Entrance Hall	28.72 m2
Hospitality Room	29.74 m2
Bedroom	23.64 m2
Bathroom	3.75 m2
Working Room	15.00 m2
Staircase	7.50 m2
NET TOTAL	249.39 m2
GROSS AREA	267.86 m2



10+3

First Floor Gross : 181.80 m2
First Floor Total Net : 160.80 m2

Nefes Mansion First Floor



Mansion	
Balcony	10.42 m2
Master Bedroom	29.63 m2
Bathroom	6.47 m2
Dressing Room	8.23 m2
Hall	25.70 m2
Bedroom 1	16.50 m2
Bedroom 2	16.50 m2
Bedroom 3	20.88 m2
Bathroom	4.25 m2
Laundry Room	10.59 m2
Bathroom	4.13 m2
Staircase	7.50 m2
NET TOTAL	160.80 m2
GROSS AREA	181.80 m2





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Nature Villa Floor Plans

6,5+2 Nature Villa Apartment Net : 299.09 m2
6,5+2 Nature Villa Apartment Gross : 346.27 m2

4,5+1 Nature Villa Apartment Net : 193.19 m2
4,5+1 Nature Villa Apartment Gross : 223.82 m2

4,5+1 / 6,5+2
Ground Floor Gross : 103.82 m2
Ground Floor Total Net : 93.32 m2

Nefes Nature Villa Entrance Floor



Nature Villa	
Living room	41.13 m2
Kitchen	18.94 m2
Banyo	5.18 m2
Entrance	10.62 m2
Staircase	5.75 m2
Bedroom	11.70 m2
NET TOTAL	93.32 m2
GROSS AREA	103.82 m2



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Nefes Nature Villa I. Floor

4,5+1 / 6,5+2
First Floor Gross : 120.00 m2
First Floor Total Net : 99.87 m2

Nature Villa

Terrace	15.91 m2
Master Room	28.26 m2
Bathroom	5.70 m2
Laundry Room	5.70 m2
Bedroom 1	18.16 m2
Bathroom	3.05 m2
Bathroom	3.08 m2
Bedroom 2	12.39 m2
Hall	7.62 m2

NET TOTAL	99.87 m2
GROSS AREA	120.00 m2



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6,5+2
Living Floor Gross : 122.45 m2
Living Floor Total Net : 105.90 m2

Nefes Nature Villa Living Floor



Nature Villa	
Lower Balcony	5.12 m2
Multipurpose Hall	40.23 m2
Bedroom 4	18.34 m2
Bathroom	5.86 m2
Lower Balcony	9.29 m2
Hall	12.06 m2
Staircase	2.82 m2
Bedroom 5	12.18 m2
NET TOTAL	105.90 m2
GROSS AREA	122.45 m2



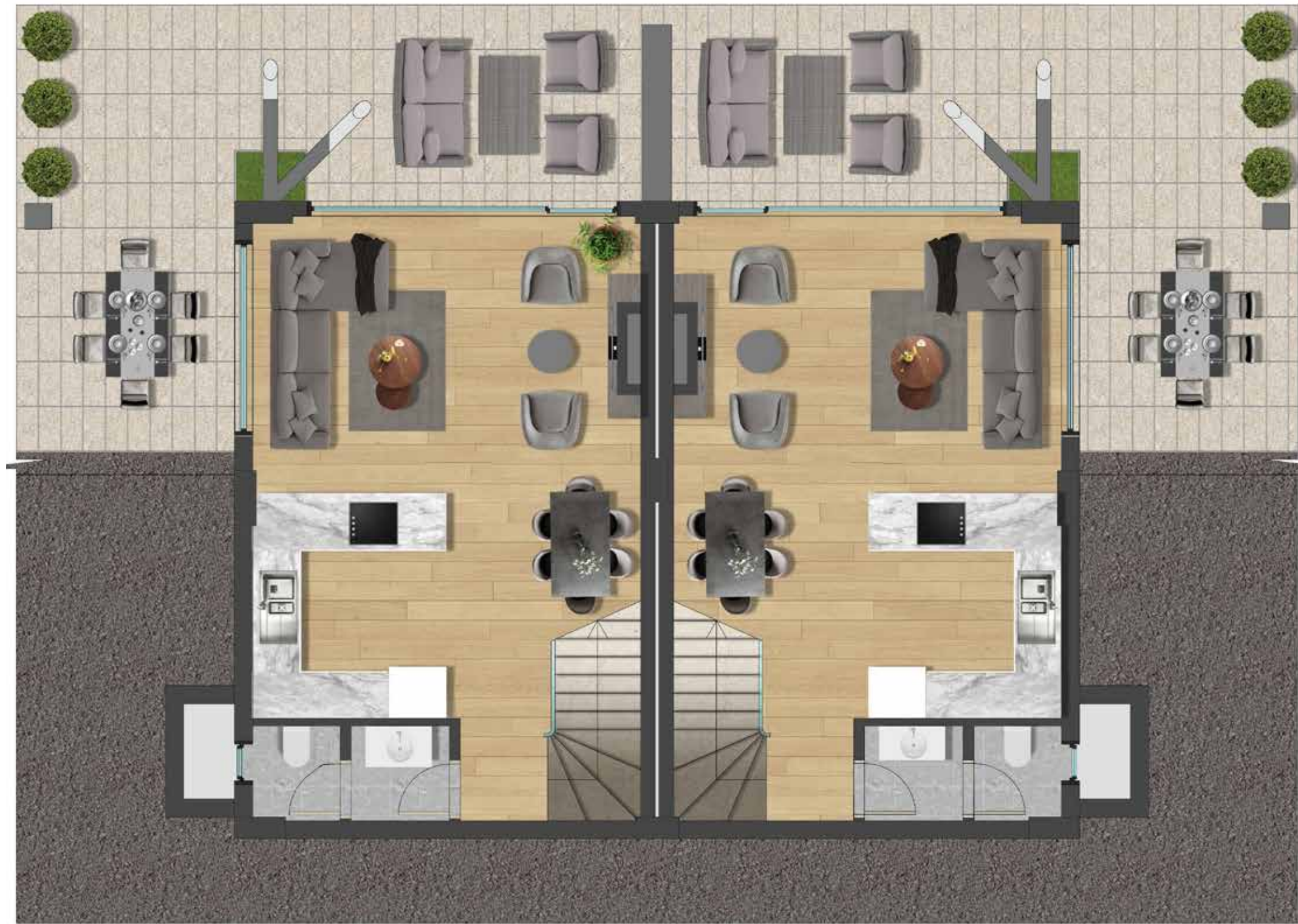
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Twin Villa Floor Plans

Twin Villa Apartment Net : 149.42 m2
Twin Villa Apartment Gross : 170.93 m2

3,5+1
Living Floor Net: 42.49 m2
Living Floor Total Gross: 51.21 m2

Nefes Twin Villa Living Floor



Twin Villa	
Salon	38.36 m2
Washbasin	2.08 m2
WC	2.05 m2
NET TOTAL	42.49 m2
GROSS AREA	51.21 m2



N E F E S
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6,5+2 Nefes Twin Villa Entrance Floor

3,5+1
Ground Floor Gross : 60.04 m2
Ground Floor Total Net : 53.79 m2

Twin Villa	
Balcony	5.40 m2
Bedroom 1	20.58 m2
Bathroom	4.54 m2
Ironing Room	5.71 m2
Entrance	8.16 m2
Staircase	5.72 m2
Entrance Landing	3.68 m2
NET TOTAL	53.79 m2
GROSS AREA	60.04 m2



3,5+1
First Floor Gross : 59.68 m2
First Floor Total Net : 53.14 m2

Nefes Twin Villa First Floor



Twin Villa	
Terrace-Balcony	8.52 m2
Bedroom 2	19.43 m2
Bathroom	3.10 m2
Bathroom	3.00 m2
Bed Hall	1.87 m2
Bedroom 3	11.50 m2
Staircase	5.72 m2
NET TOTAL	53.14 m2
GROSS AREA	59.68 m2



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Secret Paradise Japanca



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So much awaits you in Sapanca...



Sapanca stands as a hub of allure, offering a plethora of activities to relish amidst nature's embrace. From indulging in skiing at Kartepe Ski Center to leisurely strolls in the wilderness, the options are varied.

Moreover, unforgettable memories await as you embark on safaris and horseback riding adventures in the great outdoors. And let's not forget the thrill of water skiing in the expanse of Sapanca Lake, promising hours of excitement and fun.

Nefes Location



Sapanca Lake : 500 m



Mashukiye Recreation Area : 10,5 km



Sakarya National Park : 10,5 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



Ayri Gezegen Glass Terrace : 17,5 km



Acarlar Floodplain : 90 km



Orange Blossom Art Colony : 5 km



Seka Camp Picnic Area : 13 km



Kartepe Ski Center : 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

nexonya

Sakarya Province, Sapanca District,
Yanık Neighborhood 1668 Parcel

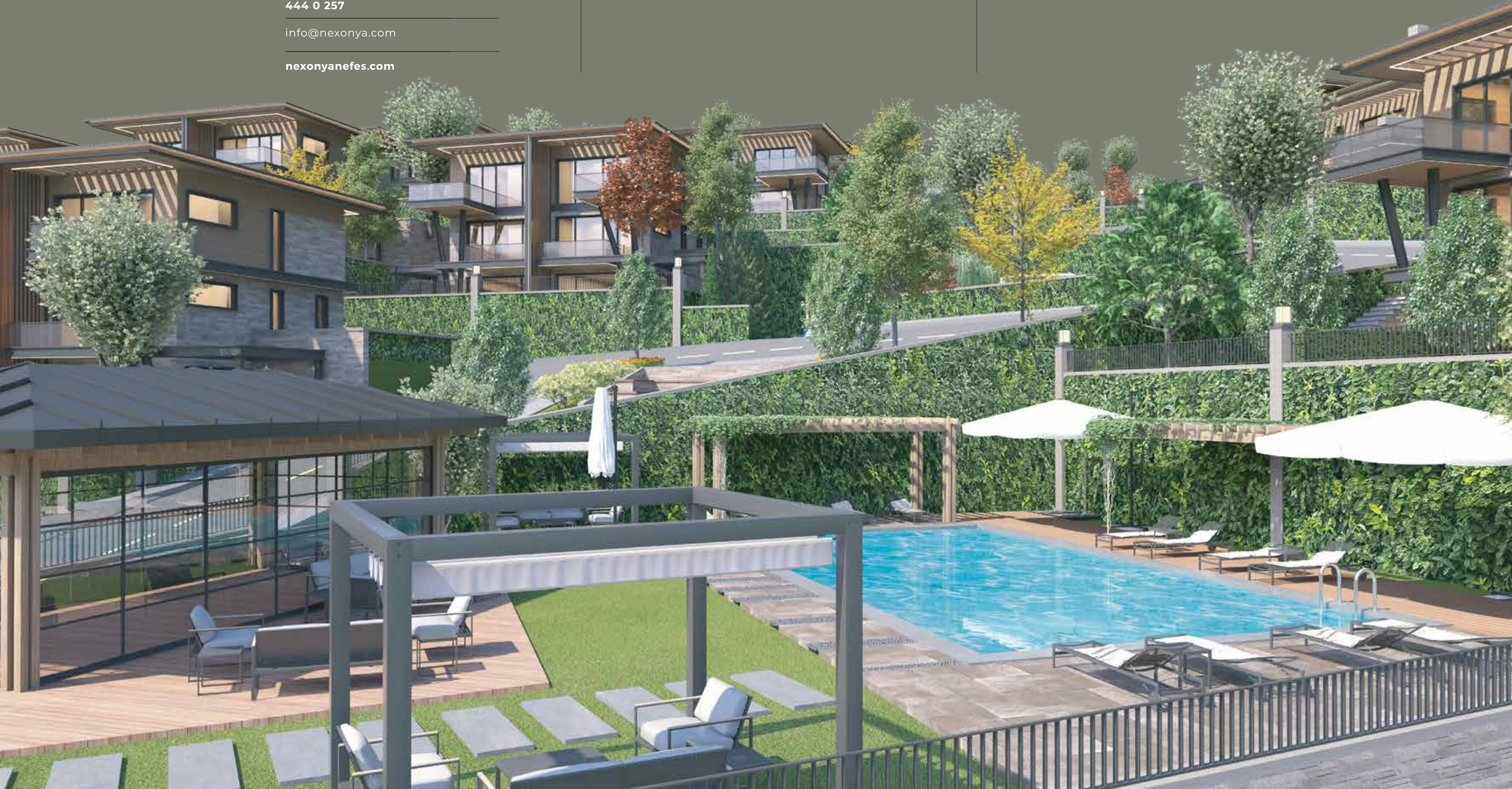
444 0 257

info@nexonya.com

nexonyanefes.com

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The Nefes Catalog has been meticulously crafted for informational purposes. However, please note that Nexonya retains the right to modify the images and information within the catalogs.



Traveling to Sapanca offers multiple avenues: utilizing a private car, bus, or train. The transportation options to Sapanca are notably convenient and comfortable.

For those opting for a private car, Sapanca can be accessed via the Istanbul-Ankara TEM Highway. The journey from the Istanbul toll booths to the Sapanca toll booths typically takes around 1 hour. Another hassle-free route is by taking intercity buses.

If you're considering bus travel, buses frequently depart from Istanbul on an hourly basis. For train travel, both regular and high-speed trains are available. Regular trains make four daily departures from Pendik station located on the Asian side of Istanbul. High-speed trains, originating from Pendik station, make stops at İzmit and Arifiye stations before reaching Sapanca.

Sapanca's nearest airport is Istanbul Sabiha Gökçen Airport, situated approximately 85 km away from the town.

← I S T A N B U L

D-100  ADAPAZARI - İZMIT ROAD

O-04  ANATOLIAN HIGHWAY

E-24  SAPANCA MAIN ROAD

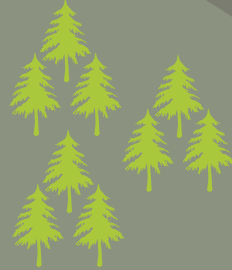




 Serdivan Shopping Center



S A P A N C A L A K E



 Restaurant & Cafe

 Richmond Nua
Hotel Wellness-Spa



HIGH SPEED TRAIN LINE

SAPANCA CENTER

A N K A R A



 Bedesten Shopping Center



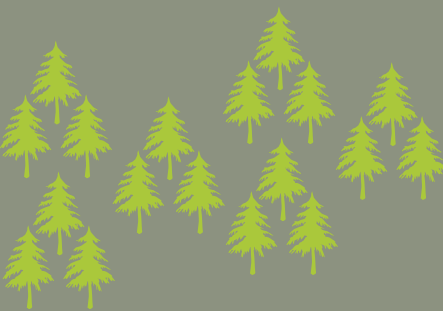
SAPANCA TOLL GATES



NG Gural Hotel Sapanca



Merosa Hotel SPA



D100 - ADAPAZARI IZMIT ROAD



D04 - ANATOLIAN HIGHWAY



E24 - SAPANCA MAIN ROAD



HIGH SPEED TRAIN LINE



SAPANCA CENTER



KARTEPE SKI RESORT



SAPANCA LAKE



SHOPPING CENTER



5 STAR HOTELS



RESTAURANT & CAFES



WATER SPORTS

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