



# ATLANTIS HILLS BY:



## About us:

Azimi Developments, a subsidiary of Azimi Group, is dedicated to shaping premium real estate projects that redefine luxury living in prime locations. Specializing in high-end residential developments, our focus is on creating modern, sophisticated spaces that offer the perfect blend of comfort, style, and functionality. With a commitment to excellence in design and construction, Azimi Developments aims to deliver world-class properties that meet the evolving needs of today's discerning clientele. Each project is meticulously crafted to offer not just homes, but elevated lifestyles, ensuring that residents experience the best in comfort, convenience, and aesthetic appeal.

## About Atlantis Hills Villas:

The Atlantis Hills Project by Azimi Development is an exclusive villa development located in Yalova, Koru Köyü, offering stunning sea views that stretch across the waters to Istanbul. The project comprises 12 townhouse-style luxury villas, ensuring each residence benefits from the scenic landscape. Perched at one of the highest points in the area, Atlantis Hills provides its residents with panoramic vistas and a peaceful, natural environment.

Designed with elegance and comfort in mind, each villa boasts modern architectural lines, blending seamlessly with the natural surroundings. Residents can expect premium amenities, high-quality materials, and a focus on privacy and relaxation. The project aims to deliver a serene, yet sophisticated lifestyle experience, ideal for those looking for a luxurious retreat with easy access to major urban centers.

Azimi Development has positioned Atlantis Hills as a premier residential option, combining the tranquility of seaside living with proximity to the bustling city life of Istanbul. This project underscores the company's commitment to delivering top-tier residential properties that cater to the discerning tastes of global buyers.

## Mission

Our mission at Azimi Developments is to transform visionary concepts into extraordinary living spaces that enhance the quality of life. We strive to create exceptional real estate that reflects our commitment to innovation, sustainability, and craftsmanship, while delivering value and satisfaction to our clients. Through a focus on community, design excellence, and environmental responsibility, we aim to set new standards in the real estate industry, making a lasting positive impact on the areas in which we operate.

## Nearby Attractions and Amenities at Atlantis Hills

The Atlantis Hills Project by Azimi Development is ideally situated in Yalova, offering not just luxurious living but access to a range of nearby attractions that enhance the quality of life for residents:

1. **Masjids:** The area around Koru Köyü boasts several local masjids, providing residents with convenient access to places of worship. Yalova's main mosques, such as Süleyman Bey Mosque and the Yalova Central Mosque, are a short drive away, offering serene spaces for prayer and community gatherings.
2. **Beaches:** Just a short distance from Atlantis Hills, the beautiful Yalova Beach and Çınarcık Beach are popular spots for relaxation, swimming, and picnics. Residents can enjoy the peaceful atmosphere and pristine waters of the Sea of Marmara.
3. **Sea View:** One of the standout features of the Atlantis Hills villas is their commanding panoramic sea view. From each villa, residents can take in breathtaking sunsets and enjoy uninterrupted vistas of the Sea of Marmara and even spot Istanbul's skyline in the distance.
4. **Parks and Forests:** Yalova is known for its green spaces, including nearby Karaca Arboretum, a famous botanical garden that offers a tranquil retreat filled with diverse plant species. In addition, the lush Hasanbaba Forest offers a natural haven for hiking and outdoor activities, providing a peaceful escape into nature.
5. **Waterfalls:** The scenic Sudüşen Waterfall, just a short drive from Atlantis Hills, is a popular natural attraction. Surrounded by dense forests, the waterfall is perfect for a weekend outing, offering cool, refreshing air and a serene atmosphere for visitors to relax or explore.

# Nature and Tranquility Combined

These exclusive villas offer a luxurious lifestyle in the heart of nature, where the vibrant green of the forest meets the tranquil blue of the sea. Yalova Çınarcık opens the door to a peaceful, seaside life, blending the beauty of nature with the comforts of modern living.

Where Luxury Meets Timeless Craftsmanship

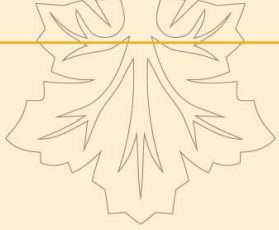




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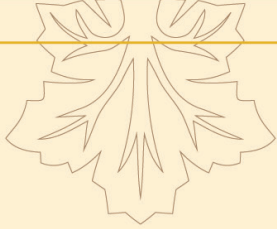
Yalova Çınarcık is a hidden gem on the shores of the Marmara Sea, offering a rare blend of natural beauty and modern living. This new project not only presents luxurious, sea-view villas but also provides a peaceful life surrounded by nature. Each villa is designed to capture the best of both worlds, with breathtaking views of the sea and lush green forests, all just 100 meters from the shoreline.

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Yalova Çınarcık, with its proximity to Istanbul, is an ideal residential area for those seeking to escape the fast pace of city life. Known for its natural beauty, clean air, and expansive forests, it offers a tranquil and rejuvenating environment. The scenic coastal stretch is perfect for enjoying the sea and sun during the summer months, while the region's calm ambiance ensures a serene lifestyle all year round.





#### Quality of Materials:

At Atlantis Hills, every detail has been carefully considered to ensure a harmonious blend of luxury and durability. From the foundation to the final touches, only the finest materials have been selected, reflecting a commitment to exceptional quality. Our villas feature high-grade, weather-resistant construction materials that guarantee long-lasting structural integrity, even in the most demanding coastal environments. Inside, premium flooring, fixtures, and finishes have been chosen to create a sophisticated yet welcoming atmosphere, providing both beauty and function for years to come. Every element, from the sleek kitchens to the modern bathrooms, embodies a dedication to timeless craftsmanship and sustainability.

This is more than a home; it's a legacy built to last.





Where Luxury Meets Timeless Craftsmanship





## Bringing Nature and Light into Your Home

The skylight in ATLANTIS HILLS is not just a feature; it's a gateway to a unique living experience that seamlessly blends nature with luxury. Positioned above an indoor garden, the skylight allows an abundance of natural light to flood the villa, creating a bright and airy atmosphere. The trees inside the villa thrive under this natural illumination, bringing a sense of tranquility and greenery into your home all year round.

# Luxury and Comfort with Unmatched Views





Where Luxury Meets Timeless Craftsmanship

# *Villa Layout Overview*





## GROUND FLOOR

1: LIVINGROOM & KITCHEN | 29.40m<sup>2</sup>

2: SKYLIGHT | 8.05m<sup>2</sup>

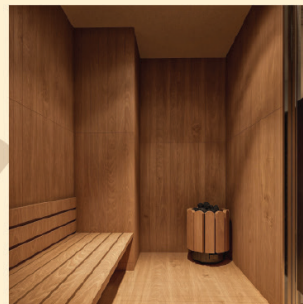
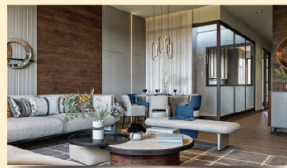
3: BEDROOM | 7.20m<sup>2</sup>

4: BATHROOM | 2.93m<sup>2</sup>

5: HAMAM | 5.04m<sup>2</sup>

6: SAUNA | 5.65m<sup>2</sup>

7: CORRIDOR | 5.94m<sup>2</sup>



# Luxury and Comfort with Unmatched Views

Every villa has been thoughtfully designed to offer uninterrupted, panoramic views of the sea and surrounding forest. The villas boast spacious living areas, modern architecture, and high-quality materials, merging elegance and comfort in perfect harmony. Large terraces, private gardens, and open interiors provide ideal spaces for family life or individual relaxation, all while embracing the natural beauty of Çınarcık.



## SECOND FLOOR

1: MASTER BEDROOM | 19.40m<sup>2</sup>

8: DRESSING ROOM | 6.75m<sup>2</sup>

10: BATHROOM | 4.68m<sup>2</sup>

2: BEDROOM | 9.00m<sup>2</sup>

3: BEDROOM | 11.55m<sup>2</sup>

4: SKYLIGHT | 8.05m<sup>2</sup>

5: LAUNDRY ROOM | 2.70m<sup>2</sup>

6: CORRIDOR | 7.92m<sup>2</sup>

7: BATHROOM | 6.75m<sup>2</sup>

9: BALCONY | 5.90m<sup>2</sup>



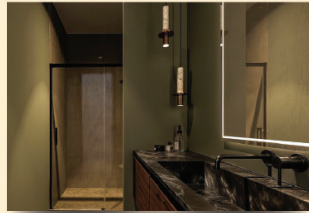
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## FIRST FLOOR

- 1: LIVING ROOM | 36.90m<sup>2</sup>
- 2: ENTRANCE HALL | 10.18m<sup>2</sup>
- 3: KITCHEN | 10.46m<sup>2</sup>
- 4: SKYLIGHT | 8.05m<sup>2</sup>
- 5: CLOAKROOM | 2.68m<sup>2</sup>
- 6: WC | 2.32m<sup>2</sup>



## THIRD FLOOR

1: BEDROOM | 29.91m<sup>2</sup>

2: BATHROOM | 4.67m<sup>2</sup>

3: SKYLIGHT | 6.02m<sup>2</sup>



# Just Steps Away from the Sea

With only 100 meters separating the villas from the pristine coastline, the beach becomes an extension of your home. This proximity ensures a perfect balance between convenience and nature, allowing you to enjoy daily walks by the sea or simply relax to the sound of the waves from your terrace.

This project redefines coastal living, where luxury, comfort, and nature seamlessly come together to create a unique living experience.







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