



EXCLUSIVE VILLAS

www.balanceluxvillas.com

ELEGANCE
IS
BALANCE

Dream of a life, where you wake up in green and step from your villa to the blue in the Kuşadası Yavansu. It's close to the city, but it's also in touch with nature.

Those who never give up nature for a happy life are ready to start their lives with Balance villas. Away from the noise of Kuşadası, you can live every moment as if on holiday in villas surrounded by forest.

We believe that those who live with nature are happier. We designed Balance so that you can enjoy nature as soon as you leave your and renew yourself every day with your family. Nature and city are together in Balance so that you can find peace in your home without leaving nature for your transportation, social life and needs, reach a good standard of living in Kuşadası and live in quality.

City life is right beside you in Balans. In Balance, which is very close to schools, hospitals, shopping malls, marinas, and airports, your transportation problem disappears. In an environment intertwined with nature, everything you are looking for is on your hand.



Balance, located on the Long Beach coast, makes your life easier with its location that provides easy access to key points such as Kuşadası Shopping Center, Bus Terminal, Soğucak, Davutlar and Güzelçamlı, beach, marina and city center.

Smir group 20 years of EXPERIENCE TOGETHER. With the projects we have implemented, we have been creating an alternative life culture for 20 years. Balance, which is one of the most beautiful meeting points of city life and nature, is one of them.

We aim to make the "moment" more livable by producing projects that care about the quality of life as much as the buildings. We promise a peaceful environment for each of our friends who add value to our projects.

LIVE IN THE NATURE

LOCATION

SHOPPING CENTER

Kusadasi AVM: 5 Min.
Marina AVM : 10 Min.
Novada AVM: 18 Min.
City Center: 10 Min.

TRANSPORTATION

Izmir: 1 Hour 15 Min.
Sirince : 25 Min.
Izmir Airport: 45 Min.
Kusadasi Marina: 10 Min.
Ephesus: 20 Min.
Soke: 20 Min.

EDUCATION INSTITUTIONS

Istek Collage: 2 Min.
Bahcesehir Collage: 8 Min.

HOSPITALS

Gozde Private Hospital: 10 Min.
Public Hospital: 15 Min.



EXCLUSIVE VILLAS



BEST GIFT
YOU HAVE
EVER GIVEN
TO YOUR
FAMILY



AN ABSOLUTE SATISFACTION OF EXCLUSIVE LIVING IN KUSADASI



DESIGNED BY
INNOVATIVE
APPROACHES
AND
TECHNIQUES



THE ART OF
LIVING IN
LUXURY

LIVE IN A GLAMOROUS LIVING SPACE



SO
DELIGHTFUL
COOKING
EXPERIENCE





THIS IS
WHAT YOU
NEED AND
MEETS YOUR
NEEDS





BALANCE IS GENTLE FOR YOUR WELLNESS





1st FLOOR

Entrance	2 m ²
Entrance Hall	4 m ²
Bathroom	4 m ²
Bedroom	10 m ²
Living Room + Corridor	30 m ²
Kitchen	21 m ²
Gross	120 m²
Net	85 m²



2nd FLOOR

Corridor	6.5 m ²
Child Room	14.6 m ²
Balcony	4.5 m ²
Master Bedroom	16.8 m ²
Bathroom	3.8 m ²
Dressing Room	3.6 m ²
Balcony	4.5 m ²
Guest Bedroom	15 m ²
Balconies	3.6 m ²
Bathroom	5.1 m ²
Gross	120 m²
Net	120 m²



3rd FLOOR
ROOF GARDEN

Roof Area 120 m²

The project owner has the right to make changes in the project if it is deemed necessary technically. The decoration of the villas is for visual purposes.

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