



LUVIYA  
ANTALYA





# LUVIYA

ANTALYA

RESIDENCES | SHOPPING MALL | HOTEL | OFFICES



# ANTALYA OUR SOURCE *of* INSPIRATION

In Antalya, history and nature converge in perfect harmony, and life unfolds with a rhythm all its own. As you trace the footsteps of the past beneath the shadow of ancient city walls, the deep azure of the Mediterranean stretches out on one side, while the Taurus Mountains rise majestically on the other. The mystical aura of Olympos, the timeless stage of Aspendos, and the cobbled alleys of Kaleiçi all whisper that living here is more than just an address it's an experience woven into a greater story. Antalya is far more than a holiday destination; it is a place where each day is lived with discovery, serenity, and effortless elegance.



Here, time flows with the abundant grace of nature. You wake to the scent of the sea and the song of birds, and at dusk, you inhale tranquility bathed in the crimson hues of the setting sun. The wind dances with the rhythm of the waves, paragliders glide freely overhead, and strolls along the golden shores of the Mediterranean become simple yet unforgettable moments of life. Leaping from rugged cliffs into cool, crystalline waters... exploring secluded coves... feeling absolute freedom atop the peaks of the Taurus Mountains...

Welcome to Antalya, the Capital of Turkish Tourism



07

*kus çıktı  
üne in ka  
e. Dalg  
qâr, göky  
ruvüt güle  
alfarında  
de na u  
Çarpı ka*

*ın şandıwa  
ablar deniain  
la uyarı, gün  
i doğunlusu  
ın ritmine  
inde süülen  
ve Akdeniz'in  
yüzgüder.  
hayatın sade ama unutulmas arsları  
alırtıur. Sarp kayaklardan serin  
sulum atlamak, sabit kurlarda kapa*





THE  
ADDRESS  
*of a*  
REFINED LIFE



LUVIYA  
ANTALYA



Blending the vibrancy of modern life with the serenity of nature and the allure of an exclusive lifestyle, Luviya offers a fresh perspective to the city through its rich, integrated ecosystem. Here, you'll indulge in comfort, privilege, and prestige at every turn while embracing the privilege of being at the heart of a vibrant social scene.



## NEW LIFE NEW BEGINNING

LUVIYA BRINGS YOU THE BEAUTY OF  
ANTALYA AND THE PRIVILEGES OF AN  
ENRICHED LIFE ALL IN ONE PLACE.



The Live Rich philosophy unites refined comfort, timeless elegance, and the vibrant spirit of social life. From thoughtfully designed residences tailored to every lifestyle with an emphasis on accessible luxury to world-class shopping and entertainment, every detail has been curated for your enjoyment. Here, your dream lifestyle isn't just imagined; it's realized.

At Luviya, you don't simply own a home; you unlock a life filled with elevated comfort and boundless privileges.

LIFE, SHOPPING, BUSINESS,  
ENTERTAINMENT...  
ALL IN ONE PLACE!



The first fully integrated lifestyle project in Antalya.

RESIDENCES | SHOPPING MALL | HOTEL | OFFICES

- Luxury Residences
- Branded Residences
- 5-Star Branded Hotel
- Offices
- Entertainment and Dining Areas
- Performance Area
- Social Facilities
- Indoor Parking

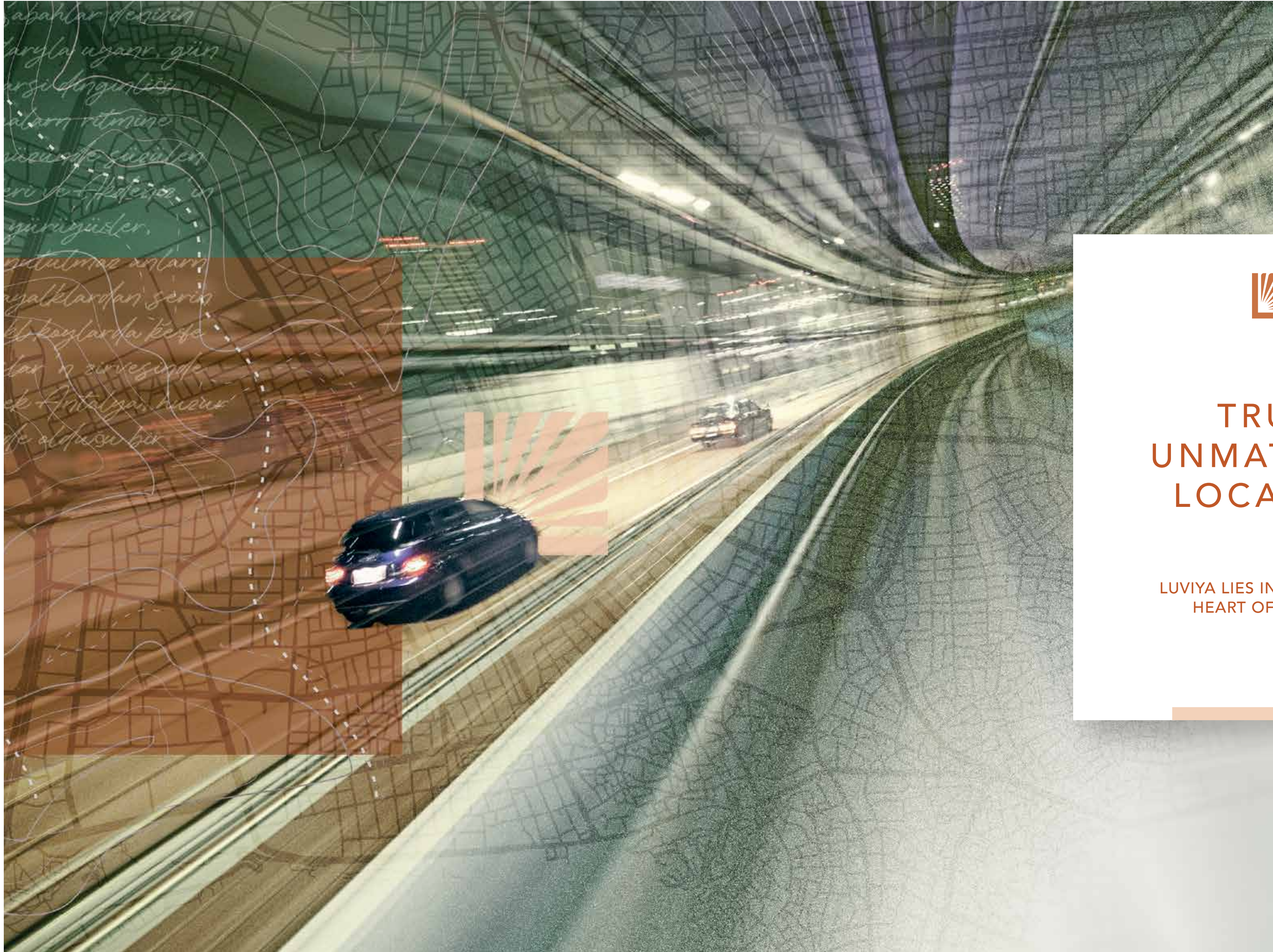




Perfectly positioned at the heart of the city, Luviya Shopping Mall offers a rich blend of experiences from retail to recreation, wellness to gastronomy. Discover a curated selection of prestigious global brands, and indulge in gourmet flavors and joyful moments in elegant dining and entertainment venues. Children enjoy a world of fun in secure, thoughtfully designed play areas, while families savor peace of mind. The cultural stage a vibrant hub of arts and performance adds dynamic color to everyday life through captivating shows and events.

One of the most distinctive elements of Luviya's all-encompassing ecosystem is its luxury 5-star hotel, which promises exceptional service on a global scale. This elegant retreat welcomes both local and international guests with superior hospitality while extending privileged offerings to Luviya's residents.

Alive with the rhythm of a city and designed to breathe with its surroundings, Luviya delivers a uniquely distinguished experience, every moment of the day.



*abahlar desinin  
aryla uyanr, güm  
arsü dergülüssü  
darn ritmine  
uau üe çüvülen  
eri ü-ü üe üe üe  
yürüğüler.  
çüvülen uelarn  
ayalklardan serin  
küyaylarda keçe  
lar ü süvesün  
k Antalya uenür  
de aldusu bir*



# TRULY UNMATCHED LOCATION

LUVIYA LIES IN THE VIBRANT  
HEART OF ANTALYA.



## WHERE LIFE BEATS AT FULL PACE

A lifestyle of ease and access that enhances every moment of your day...

**Topçular Tram Station**  
Right next to the project

**Antalya International Airport**  
Only 8 minutes away

**Kundu Resort Region**  
22 minutes

**Kaleiçi Old Town & Marina**  
12 minutes to a life steeped in history

**The Land of Legends Theme Park**  
A world of leisure just 30 minutes away

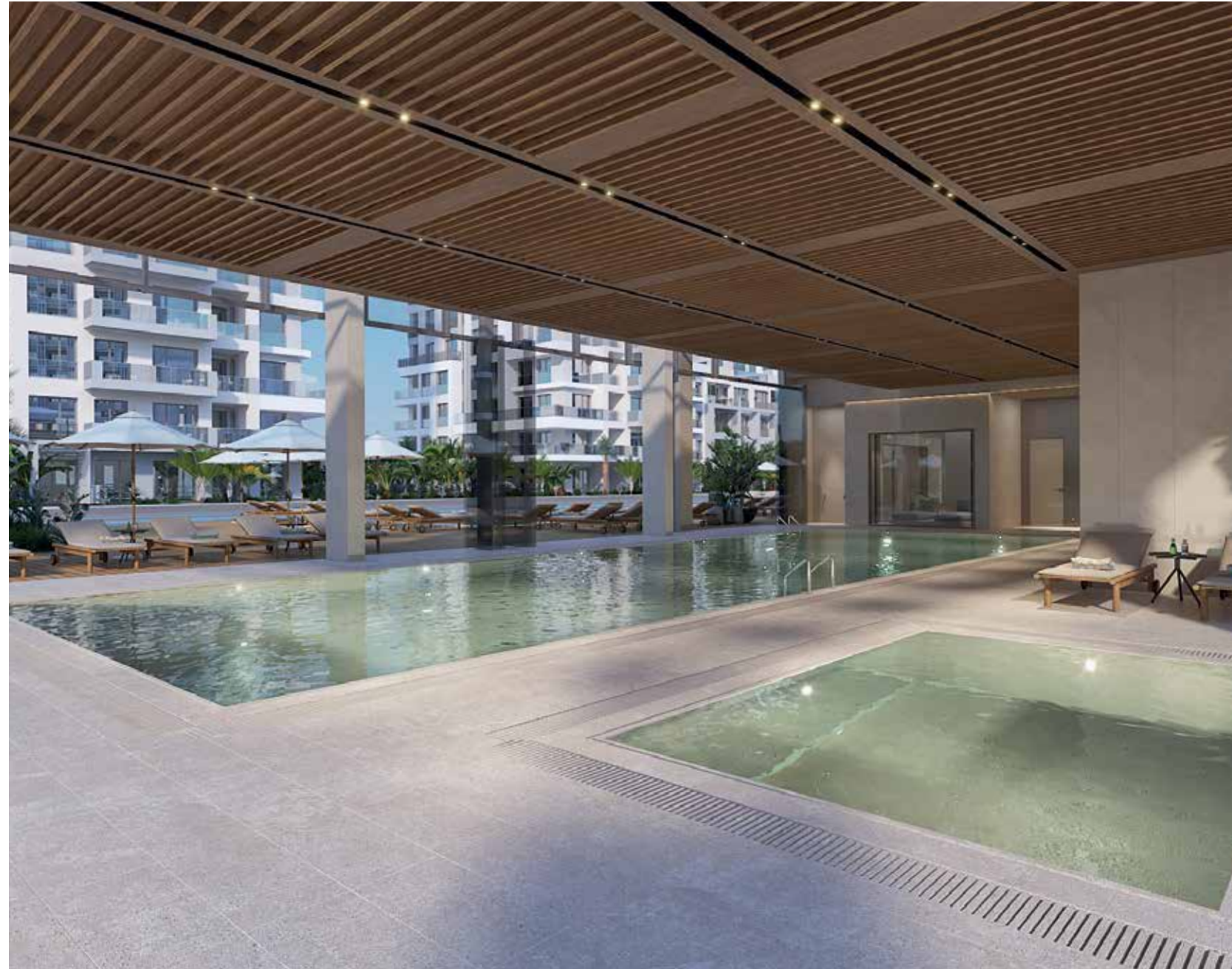
**Belek Resort Region**  
35 minutes



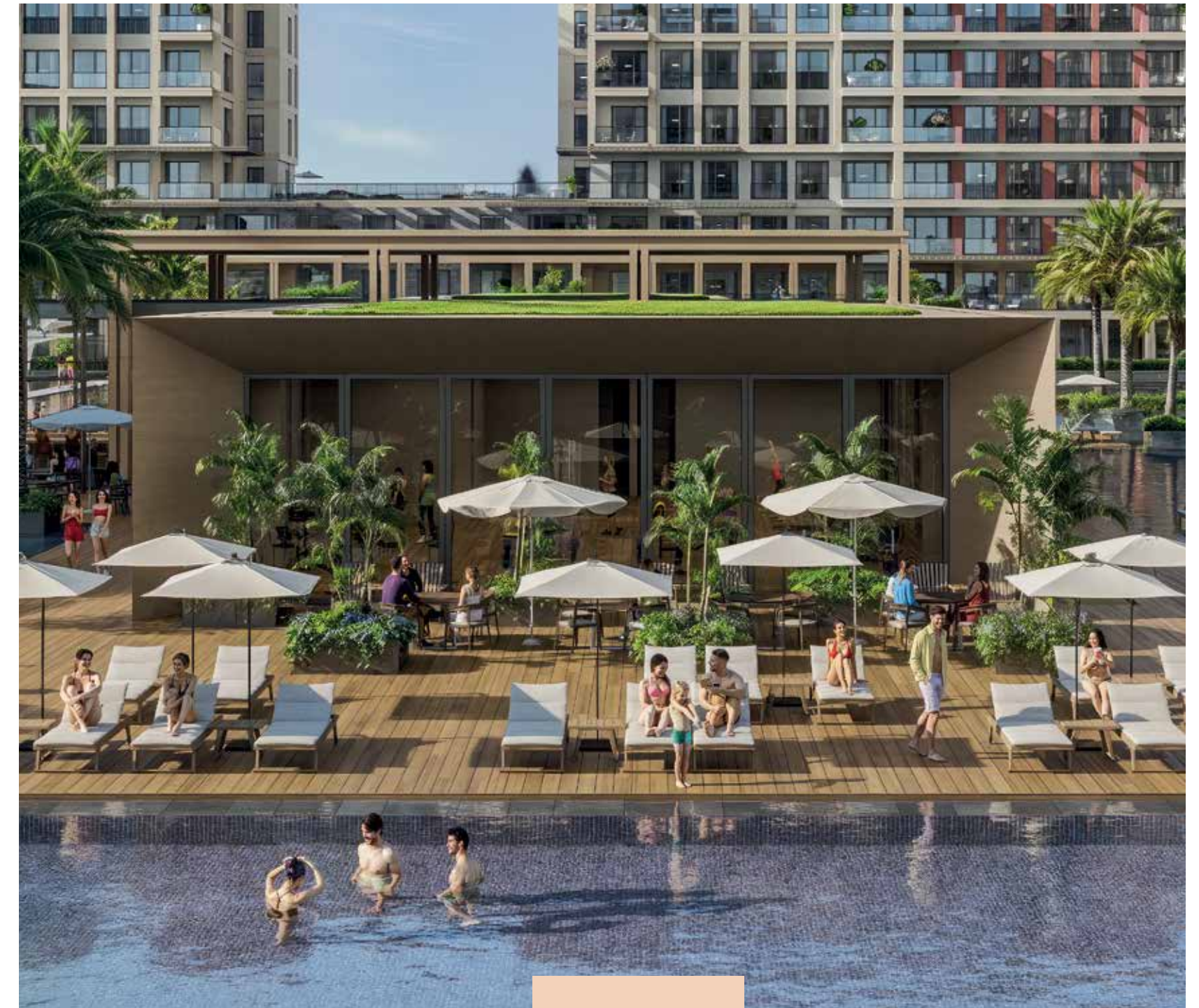
LIFE  
*in*  
LUVIYA

A SECURE AND REFINED LIVING  
ENVIRONMENT DESIGNED AROUND  
YOUR EVERY NEED

Life in Luviya is a seamless blend of contemporary architecture, aesthetic finesse, and thoughtful comfort at every turn.



The gentle melody of birds, the serenity of tranquil surroundings, and a refreshing swim to wash away the day... Whether you choose to unwind in the serene pool, energize in the sports pool, or socialize in the vibrant shared spaces-Luviya offers it all.



Spacious sun-drenched terraces, joyful play zones for children... Every detail is designed to enrich your days with peace, pleasure, and a true sense of belonging.



# Club LUVIYA

Elegance, connection, and refined indulgence.



Exclusively crafted for Luviya residents, the private lounge area offers a stylish pause from the rush of daily life. With elegant seating and a poolside location, it's the perfect setting for relaxed conversations and social gatherings.





## The rhythm of wellness at Luviya

At Luviya, fitness becomes a rewarding and luxurious ritual. The residents-only gym, outfitted with state-of-the-art equipment, features a sauna and steam room offering the ultimate in wellness and rejuvenation.

Bathed in natural light and connected to both indoor and outdoor pools, this sanctuary invites you to refresh your body and restore your spirit.



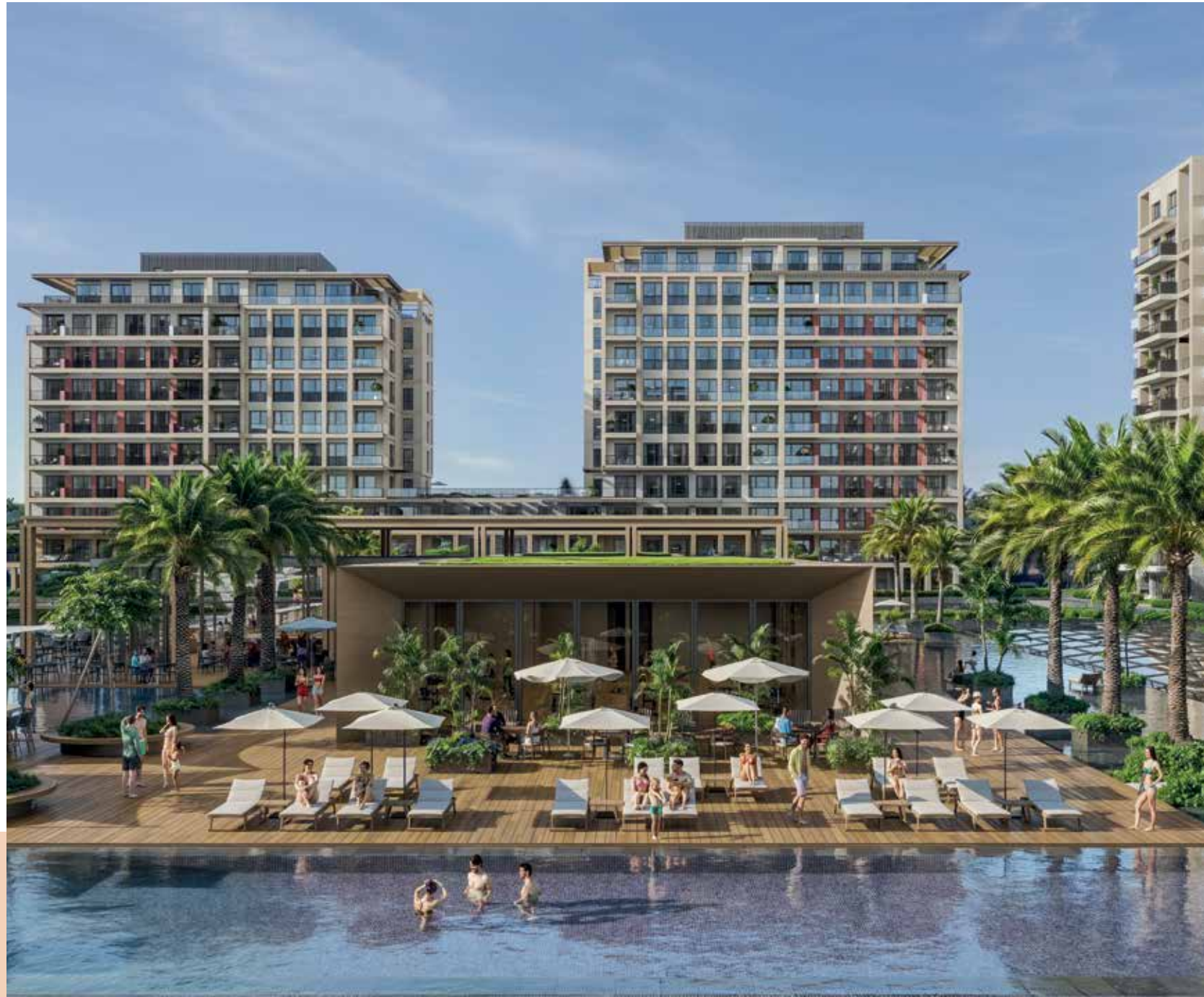
Ponds and walking trails, restful lounges around reflection pools, and serene sunbathing areas with elegant loungers all designed to help you pause, breathe, and enjoy the moment.

The landscape design showcases a rich botanical palette aligned with the Mediterranean climate, reflecting the rhythm of the seasons and bringing an effortless grace to every hour of the day.



As the Mediterranean sun sets, Luviya transforms into a mesmerizing scene its waters aglow with dancing lights, its air filled with quiet enchantment. From dawn to dusk, this world of refined beauty captivates all who experience it a place where light meets elegance, and every moment becomes unforgettable.





## DISCOVER THE PRIVILEGES OF BEING A LUVIAN

Live with the Flow of Water in Every Season

In Luviya, water is more than a necessity it's the essence of life...

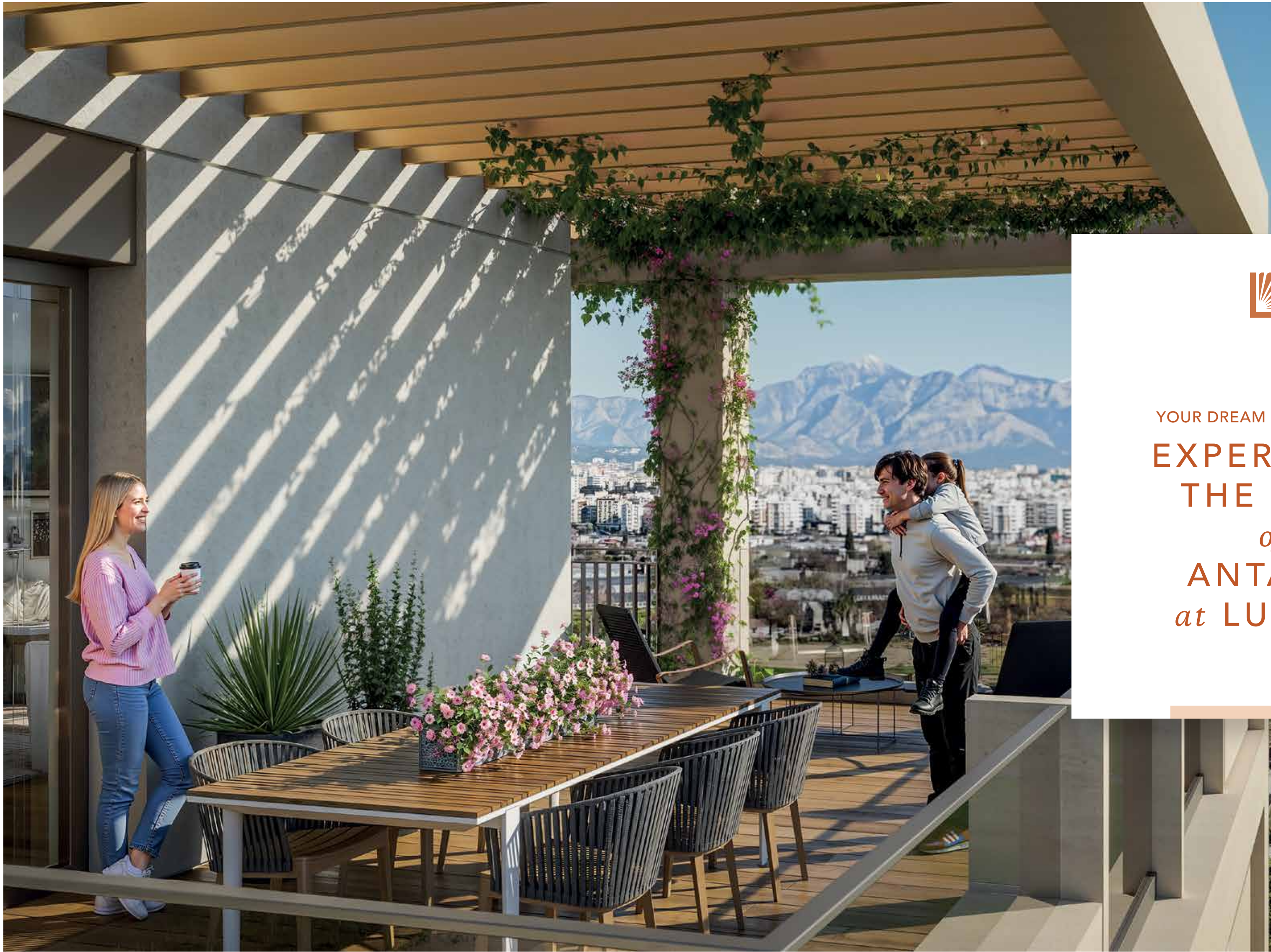
Feel refreshed in the communal pool, find peace in the quiet pool, and boost your energy in the sports pool. The indoor pool, with dedicated entertainment zones for children and year-round swimming comfort, appeals to all ages and every moment of life.



At the heart of Luviya, elegant water gardens offer spaces where architecture and landscape design blend in perfect harmony. This magical atmosphere-shaped by architectural reflections on water-slows down time and makes life feel extraordinary.







YOUR DREAM HOME AWAITS  
**EXPERIENCE  
THE BEST  
of  
ANTALYA  
at LUVIYA!**

## A life of privilege begins at Luviya Antalya.

With its modern architecture and thoughtfully designed floor plans, Luviya offers homeowners a refined and comfortable lifestyle. Spacious apartment options ranging from 1+1 to 5+1, combined with a timeless design approach, result in homes where every detail has been carefully considered. With generous interiors, refined finishes, and premium materials, Luviya promises an elevated way of living for you and your loved ones.

Perfectly situated in one of the city's most desirable areas, Luviya offers both excellent access and a unique living experience.





FREE-FLOWING  
SPACIOUS  
LIVING SPACES



Luviya's stunning architecture is echoed indoors with the same grace and grandeur.

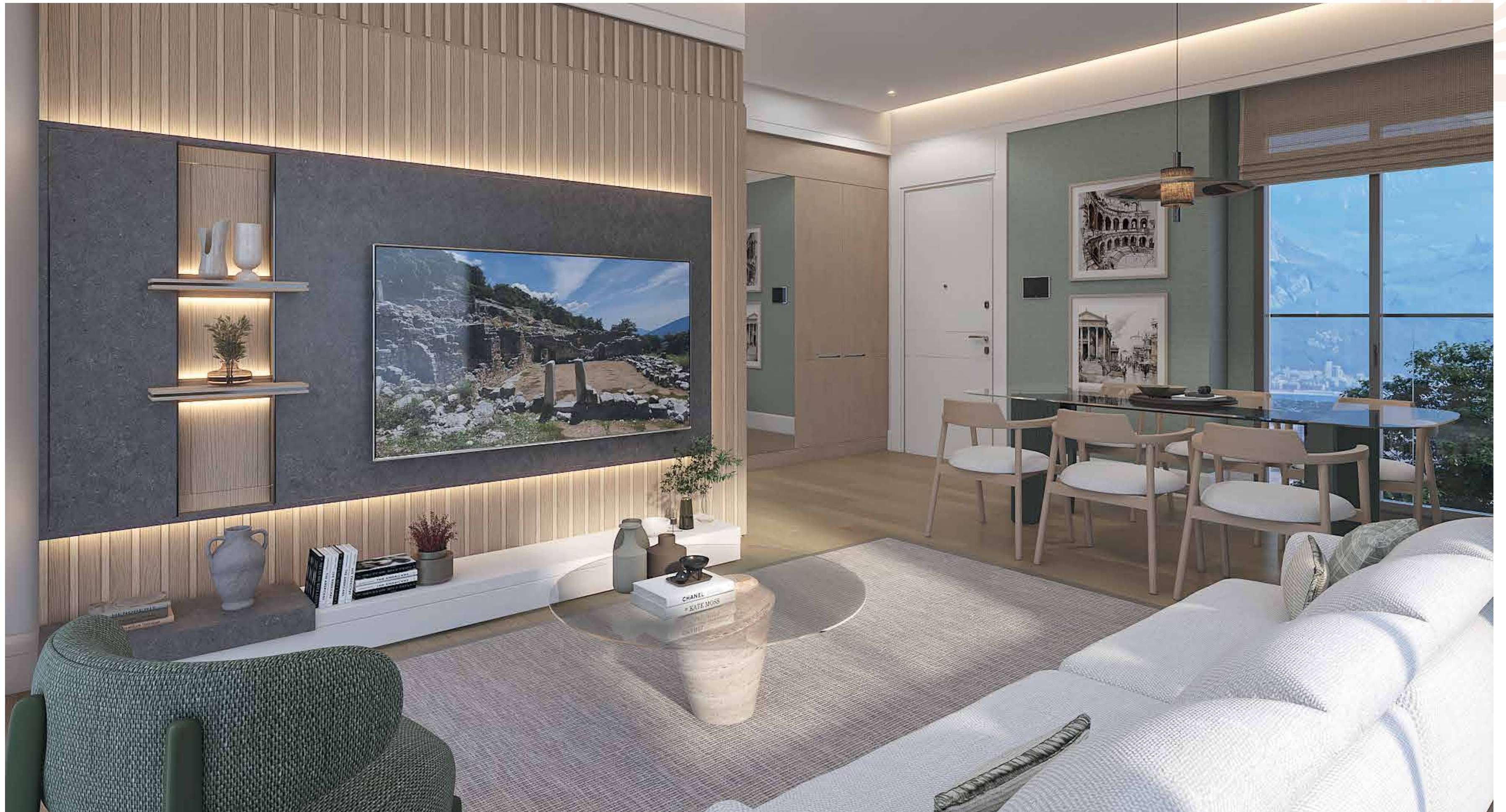
Soaring ceilings welcome you with a sense of openness while floor-to-ceiling windows fill the interiors with natural light and warmth.



At Luviya, you're not just in a home you're part of a lifestyle that inspires you every day.

The natural texture of wood blends beautifully with the timeless elegance of marble. Every material is carefully selected, and every detail is expertly crafted. The simplicity of the design, paired with smart functionality, invites you into a life of comfort and refined aesthetics.





Where Aesthetics, Functionality,  
and Comfort Meet

Spacious living rooms, illuminated by panoramic windows and high ceilings, offer a bright and airy atmosphere while custom-built cloakrooms add practical ease to daily life.

In the kitchen, specially designed cabinets, built-in appliances, and Neolith countertops unite form and function. In the bathrooms, custom cabinetry and new-generation countertops elevate the design.





Smartly designed flats blend practicality and elegance to enhance your quality of life.





In every Luviya residence, the combination of radiator and combi boiler heating ensures ideal warmth in winter, while a multi-unit air conditioning system offers cool comfort in summer.



Example of a 1+1 flat



Private duplex units on the ground floor feature expansive gardens and a nature-inspired design, offering a serene and spacious lifestyle. Meanwhile, top-floor apartments with terraces provide a privileged setting with panoramic city and nature views.



Depending on the unit type, terraces, balconies, and gardens designed for year-round use bring you closer to nature. Modern conveniences like indoor parking and shared electric vehicle charging stations support a contemporary lifestyle. Each floor also includes dedicated, ventilated, and washable garbage rooms for both household and recyclable waste offering a practical step toward sustainable living.





The City's New Meeting Point

# LUVIYA SHOPPING MALL

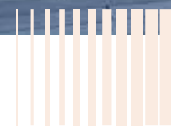
NEXT-GENERATION LIVING AND  
SHOPPING IN ONE DESTINATION



Luviya stands out not only for its residences but also for the Luviya Shopping Mall a destination that blends luxury and comfort under one roof. Poised to be a first in Antalya, this unique mall will feature prestigious global brands, gourmet restaurants serving world cuisines, and inviting cafés becoming the new hub of shopping, dining, and social life. Its innovative architecture and spacious interiors ensure a comfortable shopping experience in any season. Wide walking paths and abundant natural light create a relaxing and uplifting atmosphere.







Tailored for those passionate about fitness and wellness, the luxury sports club is one of the mall's signature attractions. Luviya Shopping Mall also enhances the social scene with children's play areas, event stages, and inviting open-air terraces.

Envisioned as a vibrant 24/7 destination, it's poised to become the city's new gathering point offering joy, convenience, and a dynamic rhythm to daily life.







LUVIYA:  
WHERE  
DESIGN MEETS  
FUNCTIONALITY

# OUR PROJECT PARTNERS



## ARCHITECTURAL PROJECT OWNER İKİ DESIGN GROUP

Founded in 1995 in Istanbul by Sema Eser Özsaruhan and Murat Kader, İki Design Group is an architecture firm with nearly 30 years of experience. Their portfolio spans residential and mixed-use developments, tourism facilities, public buildings, offices, commercial projects, sports complexes, and master plans.

To date, İki Design Group has completed over 70,000,000 m<sup>2</sup> of projects that enhance the value of initial investments, and they've delivered numerous award-winning designs. Their architectural philosophy is rooted in harmony with nature, human needs, and urban dynamics framed by a global perspective.

*"While designing Luviya, we adopted an architectural approach that meets the needs of modern life, respects the environment, and prioritizes functionality. Every detail was thoughtfully considered to maximize comfort and aesthetic appeal. Luviya is more than a building it is a living, breathing ecosystem."*

**Murat Kader**  
M. Arch.  
Senior Partner

## INTERIOR DESIGN

### GÖNYE PROJE TASARIM

Founded in 2010 by Architect Yelin Evcen and Interior Architect Gönül Ardal, Gönye Design Studio is an Istanbul-based interior architecture and design firm. Known for its strong portfolio of acclaimed residential and housing projects, Gönye also works on hotel, office, and retail interior design projects across the Middle East, Asia, and Europe.

With a distinctive and innovative design philosophy tailored to each project's unique context, Gönye manages every stage from concept development to final delivery. The studio aims to meet investor expectations with precision, emphasizing efficient resource use throughout the process.

Gönye Design is globally recognized in the field of interior architecture and is the recipient of multiple international awards for its original designs.

## LANDSCAPING

### ON TASARIM

Founded in 1997 under the leadership of Dr. Oktan Nalbantoğlu, ON Tasarım is a multidisciplinary firm specializing in urban design and landscape architecture, with offices in both Ankara and Istanbul. Since 2007, ON Tasarım has integrated modern technologies into its practice, with a strong focus on sustainability and efficient resource use. While maintaining high design standards and contextual relevance, the firm creates spaces that respond sensitively to geography, topography, ecology, and the needs of both people and nature.

Delivering projects across Türkiye and internationally, ON Tasarım has received numerous awards including many first-place prizes in national and international architectural and urban design competitions.

## PROJECT DEVELOPMENT CONSULTANT

### MELDA KOŞAR

Koşar Gayrimenkul Danışmanlığı specializes in concept development, product positioning, branding, and feasibility-based market and product analysis for residential and mixed-use projects.

The company adds value to both domestic and international developments with its expert insight. With a focus on maximizing long-term value, Koşar Gayrimenkul Danışmanlığı supports sustainable and effective strategies that drive project success.

Its agile structure, global perspective, and deep industry experience make it a strategic partner in real estate development.

## People-Centered Living Spaces Shaped by Visionary Insights

Rıdvan Güzel began his career in the air conditioning sector nearly 30 years ago and has since become one of the key figures shaping modern life through successful ventures in HVAC, energy, tourism, construction, and real estate under the RGüzel Group.

*“Luviya is more than a housing project-it’s a vision for the future of life in Antalya. At RGüzel Group, we embrace people-centered, sustainable, and innovative approaches in every project we undertake. Our goal with Luviya was to create a high-quality living environment that maximizes Antalya’s potential and delivers real value to the city. It will stand among the landmark projects Antalya has long awaited.”*

### **Rıdvan Güzel**

RGüzel Group Chairman of the Board of Directors

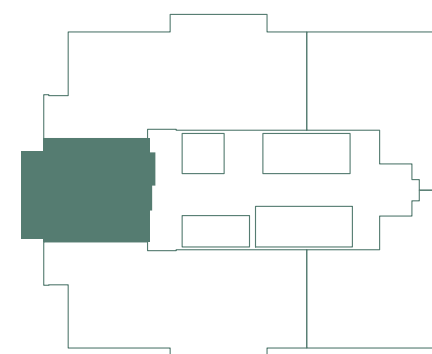
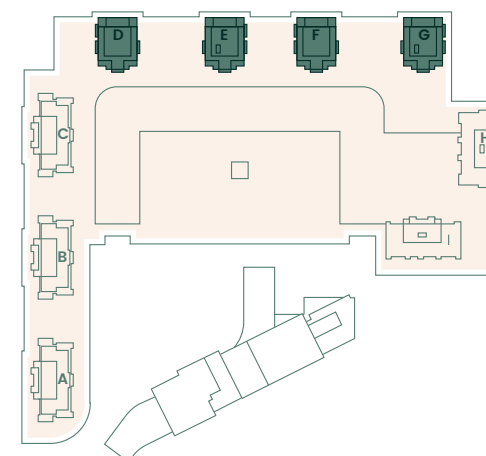


RGüzel Group adopts a human-centered architectural approach in every project, going beyond constructing buildings to design sustainable, comfortable, and aesthetically pleasing living environments. With its visionary perspective and innovative mindset, the Group continues to deliver prestigious investments that are transforming the landscape of Antalya.

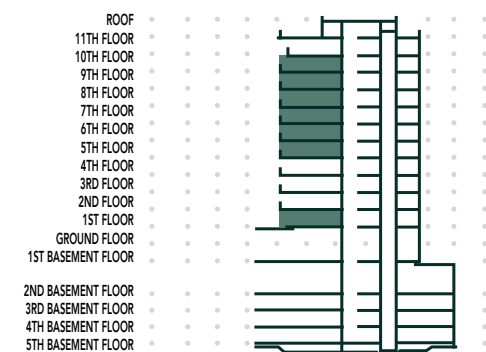
By offering modern, high-standard living environments in harmony with nature and aligned with progressive urban planning principles, RGüzel Group is actively designing the living spaces of tomorrow. Its projects blending advanced engineering, eco-conscious thinking, and architectural elegance not only serve as desirable residences but also as long-term investments that create lasting value.



## FLAT PLANS



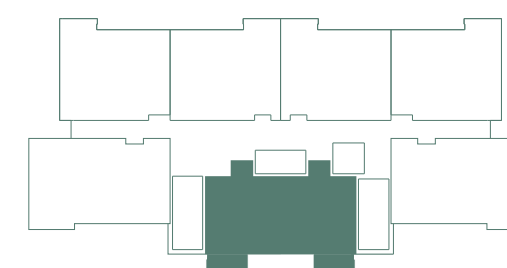
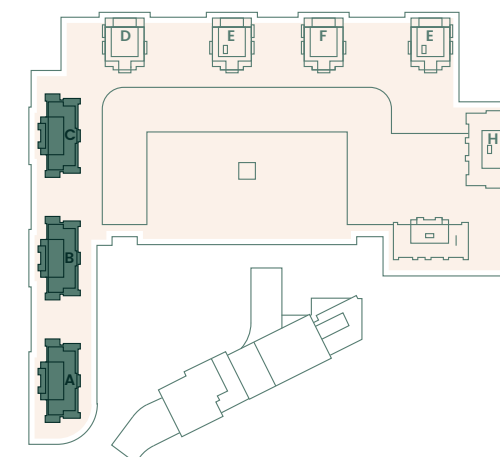
**D, E, F, G BLOCKS  
KEY PLAN**



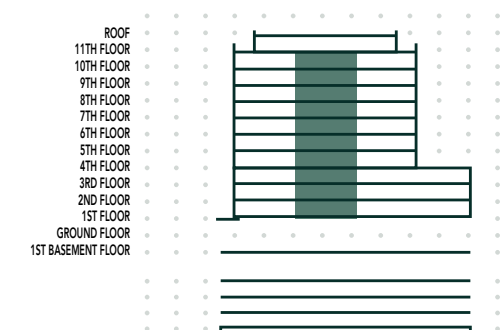
**A-D, A-F BLOCKS  
SECTION**

1 ENTRANCE HALL	2,48m <sup>2</sup>	1+1A
2 LIVING ROOM + KITCHEN	22,48m <sup>2</sup>	
3 BEDROOM	12,42m <sup>2</sup>	
4 BATHROOM	4,33m <sup>2</sup>	
5 BALCONY	10,99m <sup>2</sup>	
<b>NET AREA</b>	<b>41,71m<sup>2</sup></b>	
<b>NET AREA INCLUDING BALCONY</b>	<b>52,70m<sup>2</sup></b>	
<b>GROSS SALES AREA</b>	<b>82,581m<sup>2</sup> - 83,61m<sup>2</sup></b>	





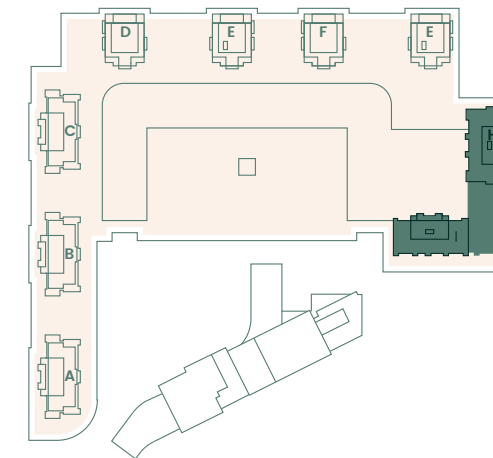
A-A, A-B, A-C BLOCKS  
KEY PLAN



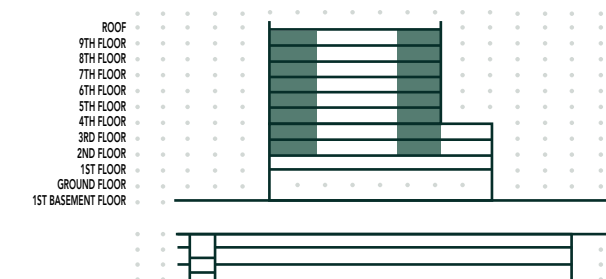
A-C BLOCKS  
SECTION

1 ENTRANCE HALL	2,12m <sup>2</sup>	1+1C
2 LIVING ROOM + KITCHEN	22,16m <sup>2</sup>	1+1C1
3 BEDROOM	11,86m <sup>2</sup>	
4 BATHROOM	4,02m <sup>2</sup>	
5 STUDIO	0,62m <sup>2</sup>	
6 BALCONY	6,12m <sup>2</sup>	
<b>NET AREA</b>	<b>40,78m<sup>2</sup></b>	
<b>NET AREA INCLUDING BALCONY</b>	<b>46,90m<sup>2</sup></b>	
<b>GROSS SALES AREA</b>	<b>72,15m<sup>2</sup> - 74,3m<sup>2</sup></b>	





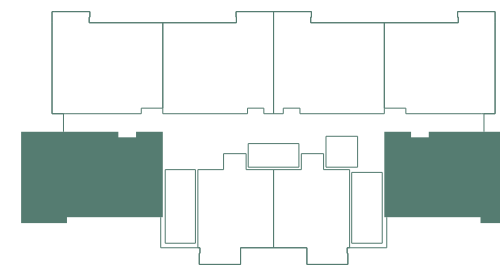
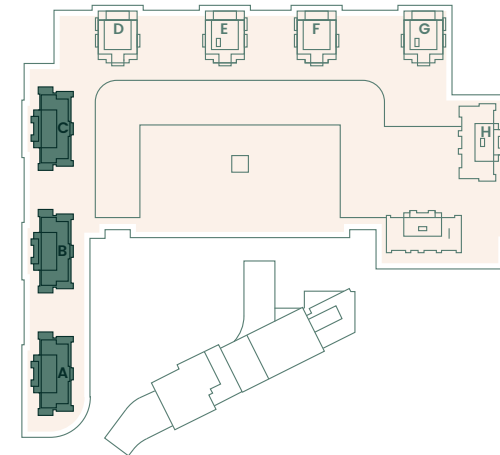
**A-I BLOCKS  
KEY PLAN**



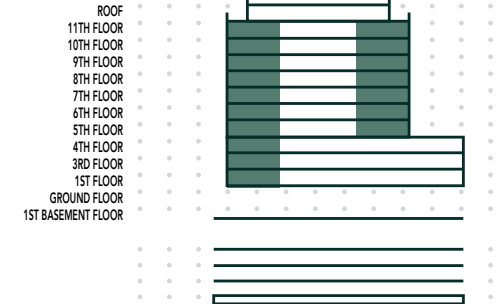
**A-I BLOCKS  
SECTION**

1 ENTRANCE HALL	2,40m <sup>2</sup>	A-I BLOCKS 2ND - 9TH FLOORS
2 LIVING ROOM + KITCHEN	22,73m <sup>2</sup>	
3 MASTER BEDROOM	14,10m <sup>2</sup>	A-I BLOCKS 2ND FLOOR
4 BEDROOM	10,75m <sup>2</sup>	
5 ENSUITE BATHROOM	3,61m <sup>2</sup>	
6 BATHROOM	4,12m <sup>2</sup>	
7 HALL	3,36m <sup>2</sup>	
8 BALCONY	7,18m <sup>2</sup>	
<b>NET AREA</b>	<b>61,67m<sup>2</sup></b>	
<b>NET AREA INCLUDING BALCONY</b>	<b>68,85m<sup>2</sup></b>	
<b>GROSS SALES AREA</b>	<b>109,74m<sup>2</sup> - 111,62m<sup>2</sup></b>	





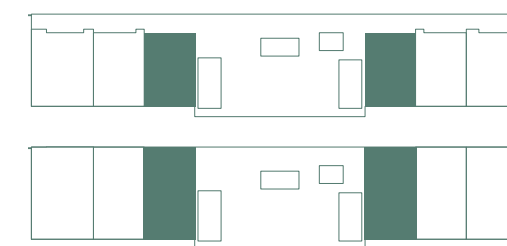
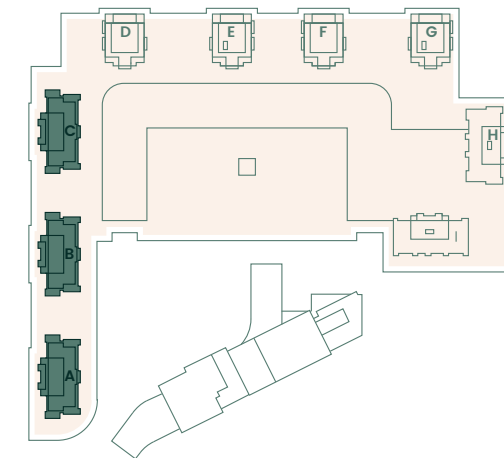
**A-A, A-B, A-C BLOCKS  
KEY PLAN**



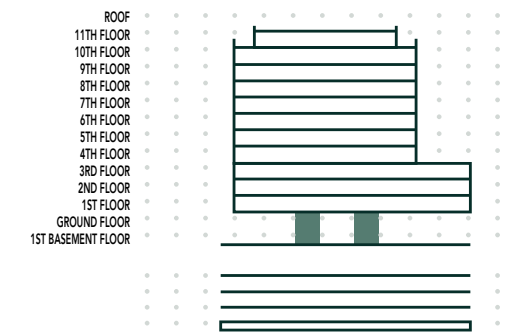
**A-C BLOCKS  
SECTION**

1 ENTRANCE HALL	1,97m <sup>2</sup>	2+1C
2 KITCHEN	9,46m <sup>2</sup>	2+1C_b
3 LIVING ROOM	24,14m <sup>2</sup>	2+1C1
4 BEDROOM	11,99m <sup>2</sup>	2+1C1_b
5 MASTER BEDROOM	13,95m <sup>2</sup>	2+1C1_b1
6 ENSUITE BATHROOM	4,08m <sup>2</sup>	2+1C1_b2
7 STUDIO	0,71m <sup>2</sup>	2+1C1'
8 BATHROOM	4,13m <sup>2</sup>	2+1C1'_b
9 HALL	4,71m <sup>2</sup>	2+1C2
10 BALCONY	6,44m <sup>2</sup>	
11 BALCONY	2,50m <sup>2</sup>	
<b>NET AREA</b>	<b>75,15m<sup>2</sup></b>	
<b>NET AREA INCLUDING BALCONY</b>	<b>84,09m<sup>2</sup></b>	
<b>GROSS SALES AREA</b>	<b>131,71m<sup>2</sup> - 135,63m<sup>2</sup></b>	



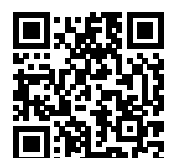


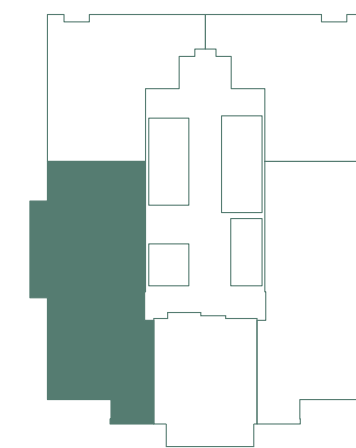
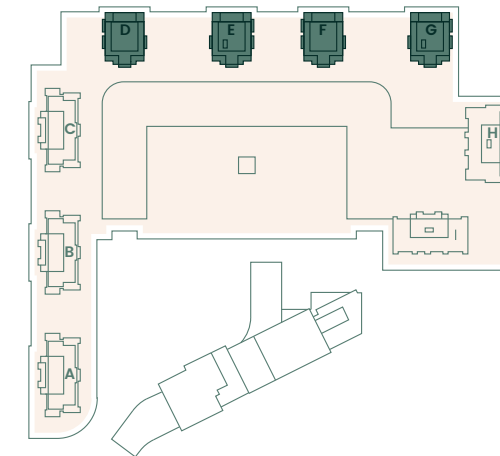
**A-A, A-B, A-C BLOCKS  
KEY PLAN**



**A-C BLOCKS  
SECTION**

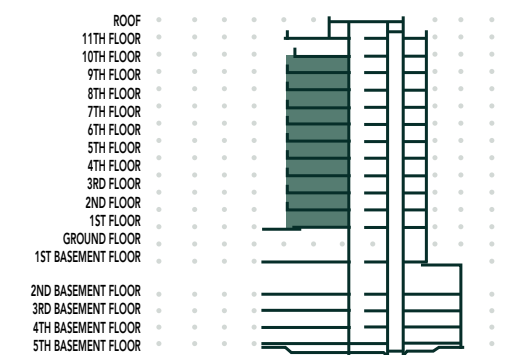
1 ENTRANCE HALL	2,91m <sup>2</sup>	2+1H1_dlx
2 KITCHEN+LIVING ROOM	29,47m <sup>2</sup>	2+1H3_dlx
3 HALL	4,83m <sup>2</sup>	2+1H4_dlx
4 WC	2,46m <sup>2</sup>	2+1H5_dlx
5 STAIRCASE	5,65m <sup>2</sup>	2+1H6_dlx
6 MASTER BEDROOM	18,24m <sup>2</sup>	2+1H7_dlx
7 ENSUITE BATHROOM	4,32m <sup>2</sup>	
8 BEDROOM	8,84m <sup>2</sup>	
9 BATHROOM	5,94m <sup>2</sup>	
10 HALL	4,92m <sup>2</sup>	
11 BALCONY	3,06m <sup>2</sup>	
<b>NET AREA</b>	<b>87,58m<sup>2</sup></b>	
<b>NET AREA INCLUDING BALCONY</b>	<b>90,64m<sup>2</sup></b>	
<b>GROSS SALES AREA</b>	<b>141,93m<sup>2</sup> - 146,06m<sup>2</sup></b>	





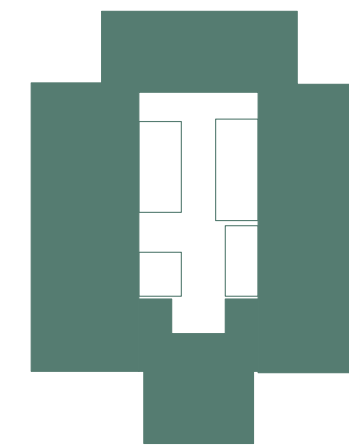
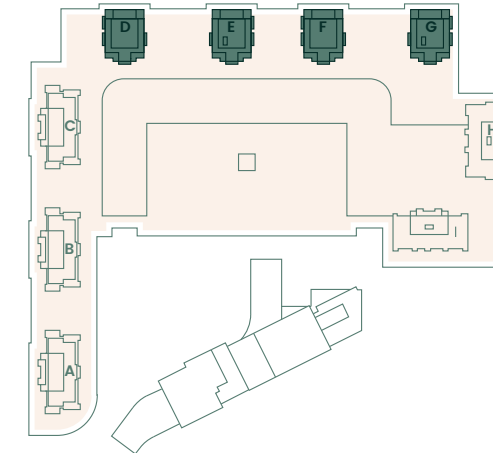
**D, E, F, G BLOCKS  
KEY PLAN**

1 ENTRANCE HALL	3,66m <sup>2</sup>	3+1A
2 KITCHEN	10,63m <sup>2</sup>	
3 LIVING ROOM	27,02m <sup>2</sup>	
4 BEDROOM	11,36m <sup>2</sup>	
5 BEDROOM	11,36m <sup>2</sup>	
6 MASTER BEDROOM	16,09m <sup>2</sup>	
7 ENSUITE BATHROOM	4,07m <sup>2</sup>	
8 STUDIO	1,15m <sup>2</sup>	
9 C.BATHROOM	4,18m <sup>2</sup>	
10 HALL	5,09m <sup>2</sup>	
11 BALCONY	7,29m <sup>2</sup>	
<b>NET AREA</b>	<b>94,61m<sup>2</sup></b>	
<b>NET AREA INCLUDING BALCONY</b>	<b>101,91m<sup>2</sup></b>	
<b>GROSS SALES AREA</b>	<b>166,93m<sup>2</sup> - 169,01m<sup>2</sup></b>	



**D, E, F, G BLOCKS SECTION**





**A-D, A-F BLOCKS  
KEY PLAN**

1 ENTRANCE HALL	10,32m <sup>2</sup>	4+1C_T1
2 KITCHEN	14,87m <sup>2</sup>	
3 LIVING ROOM	36,51m <sup>2</sup>	
4 WC	3,07m <sup>2</sup>	
5 BEDROOM	12,56m <sup>2</sup>	
6 C.BATHROOM	5,06m <sup>2</sup>	
7 STUDIO	0,72m <sup>2</sup>	
8 BATHROOM	4,77m <sup>2</sup>	
9 BEDROOM	12,75m <sup>2</sup>	
10 BEDROOM	12,75m <sup>2</sup>	
11 MASTER BEDROOM	22,77m <sup>2</sup>	
12 ENSUITE BATHROOM	4,46m <sup>2</sup>	
13 HALL	12,02m <sup>2</sup>	
14 ROOF TERRACE	16,77m <sup>2</sup>	
15 ROOF TERRACE	20,68m <sup>2</sup>	
16 ROOF TERRACE	7,46m <sup>2</sup>	

<b>NET AREA</b>	<b>152,63m<sup>2</sup></b>
<b>ALLOCATED TERRACE AREA</b>	<b>44,91m<sup>2</sup></b>
<b>GROSS SALES AREA</b>	<b>247,65m<sup>2</sup> - 250,74m<sup>2</sup></b>





SCAN QR CODE  
FOR 3D TOUR



Topçular Mah. Aspendos Bul. 119-A  
Muratpaşa / Antalya / Turkey

444 31 32 | +90 531 726 03 29  
[www.luviya.com.tr](http://www.luviya.com.tr)





**LUVIYA**  
ANTALYA