





Return to Green Nature

A New Definition of **Living**

At Vadi Villaları, life unfolds where modern comfort meets untouched nature. Designed for those who seek tranquility, privacy, and refined luxury, this exclusive villa project offers a balanced lifestyle surrounded by green valleys while remaining perfectly connected to the city. Vadi Villaları is not just a home — it is a lifestyle inspired by nature.





Why Choose **Vadi**
Villaları?



Surrounded by
vast green forests and natural valleys

Exclusive collection
of only 32 detached villas

Spacious villas
designed for modern family living

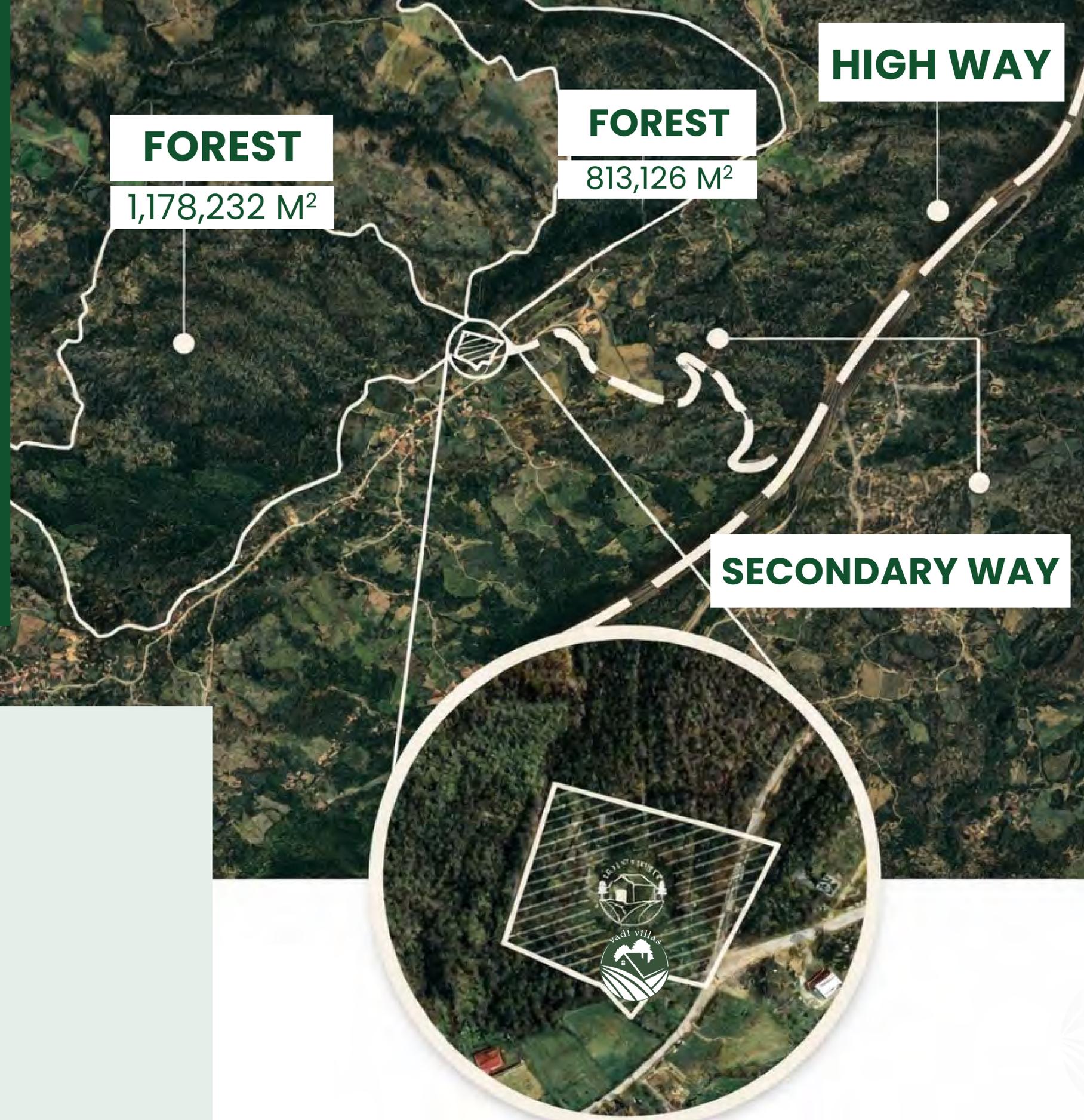
Private
gardens, pools (upon request), and panoramic views



Strategic

Location

Located in Izmit, Kocaeli, Vadi Villaları enjoys a unique position between nature and urban accessibility.



4 minutes (2 km)
to İzmit-Kandıra Road





16 minutes (14 km)

to E80 Highway



15 minutes (11 km)

to 0-7 Highway



Easy access to
Istanbul, Bursa, and major
cities

Izmit is one of Turkey's most attractive residential and investment areas:

Overlooking the **Marmara Sea**

Rich natural landscapes and green areas

Close to **business hubs** and international transport routes

Rapidly developing real estate market

Vadi Villaları places you at the **center** of all these advantages.



Nature, Sea & City

Combined



Low-Density,
High-Privacy

Living



Only
32
villas
spread on
13,000 m²



Landscaped paths
and green zones

Seamless integration
with surrounding nature





Architectural

Excellence

Each villa is designed as a

private retreat,

combining modern architecture

with natural harmony.



2-floor
detached villas

Smart
layouts
with open living
spaces

Natural light

from large panoramic windows

**Contemporary
materials**

and elegant finishes



Designed for

Comfort

*Every detail is designed to
enhance daily comfort
and functionality.*





Spacious living room
with panoramic view



Open-plan kitchen
separable if desired







**5 large
bedrooms
all with en-suite
bathrooms**





**6 bathrooms
in total**





Luxury master suite





Private

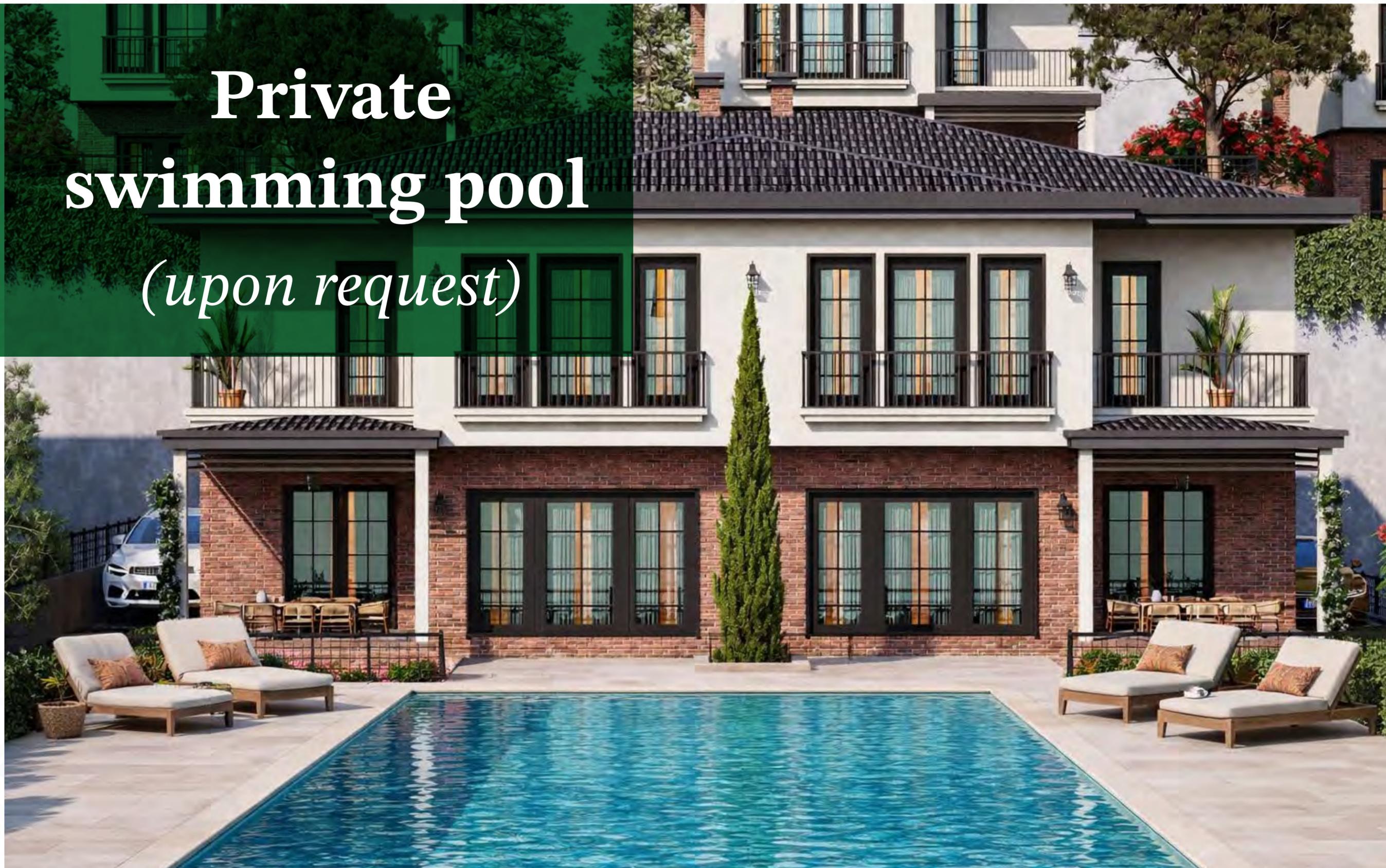
Outdoor Experience



Private gardens

between 220 – 464 m²

**Private
swimming pool**
(upon request)





Integrated private

parking inside the villa



Forest and valley

views from every level



A photograph of a modern indoor swimming pool. The pool is surrounded by lounge chairs and is situated in a large, bright room with floor-to-ceiling windows. The room is filled with lush tropical plants, including palm trees and large-leafed plants. The lighting is warm, suggesting a sunset or sunrise. The overall atmosphere is one of luxury and relaxation.

Exclusive

Facilities

Residents enjoy access to premium facilities designed for a healthy and relaxed lifestyle



Fully equipped fitness center (Gym)



Indoor swimming pool



Sauna, jacuzzi & steam room

Peace of Mind

24/7

SECURITY

24/7

security services



**External surveillance
cameras Controlled**



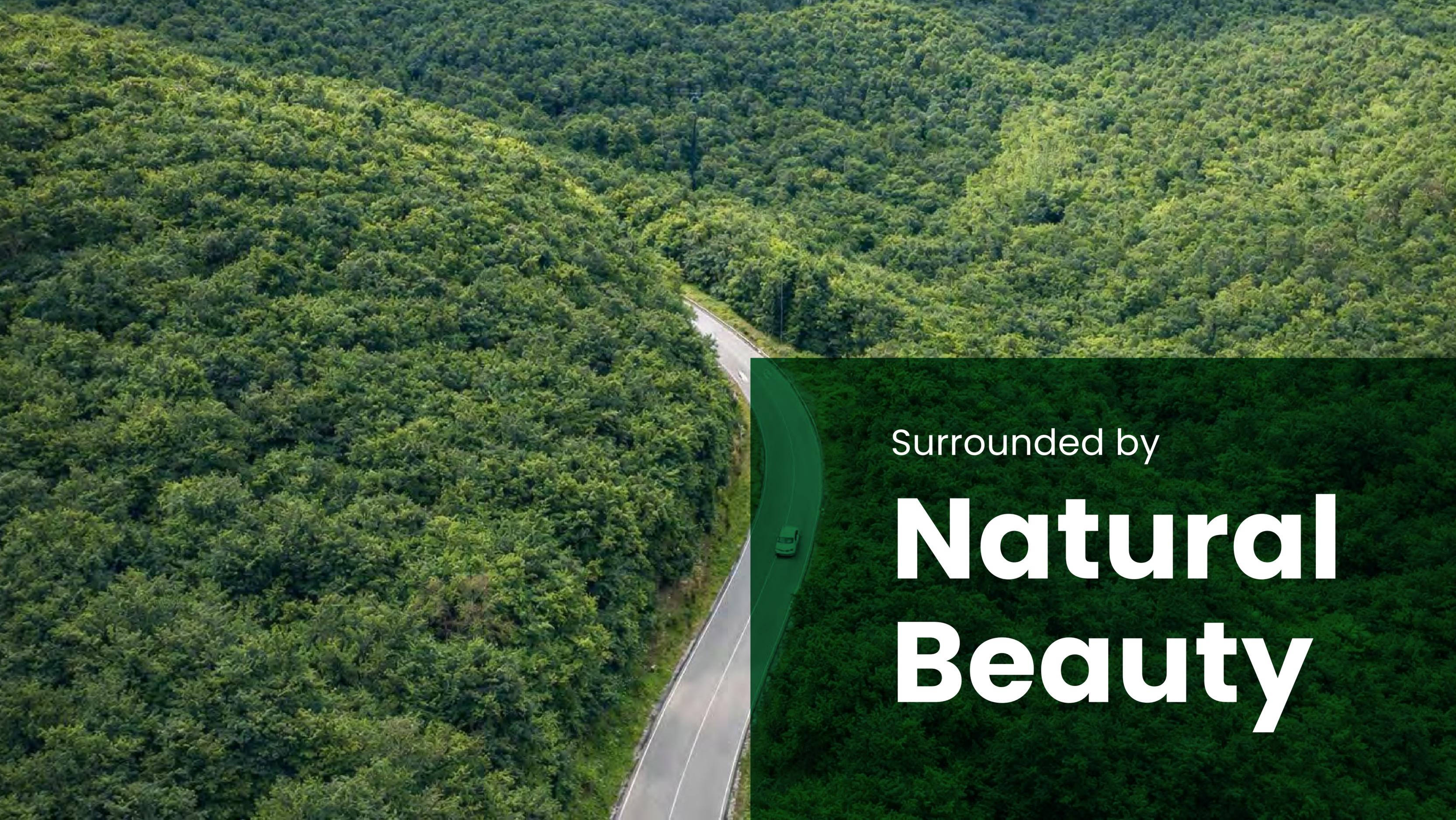
**entrances & smart
access systems**



**Low-density layout
ensures privacy for every villa**

**Your safety
and
comfort
are always
a priority**





Surrounded by

Natural Beauty

**Nearby
attractions
include:**

Nature restaurants

2.7 km





Izmit Bay

18 km



Ormanya Wildlife Park

32 km



Kartepe Ski Resort

40 km



Sapanca Lake

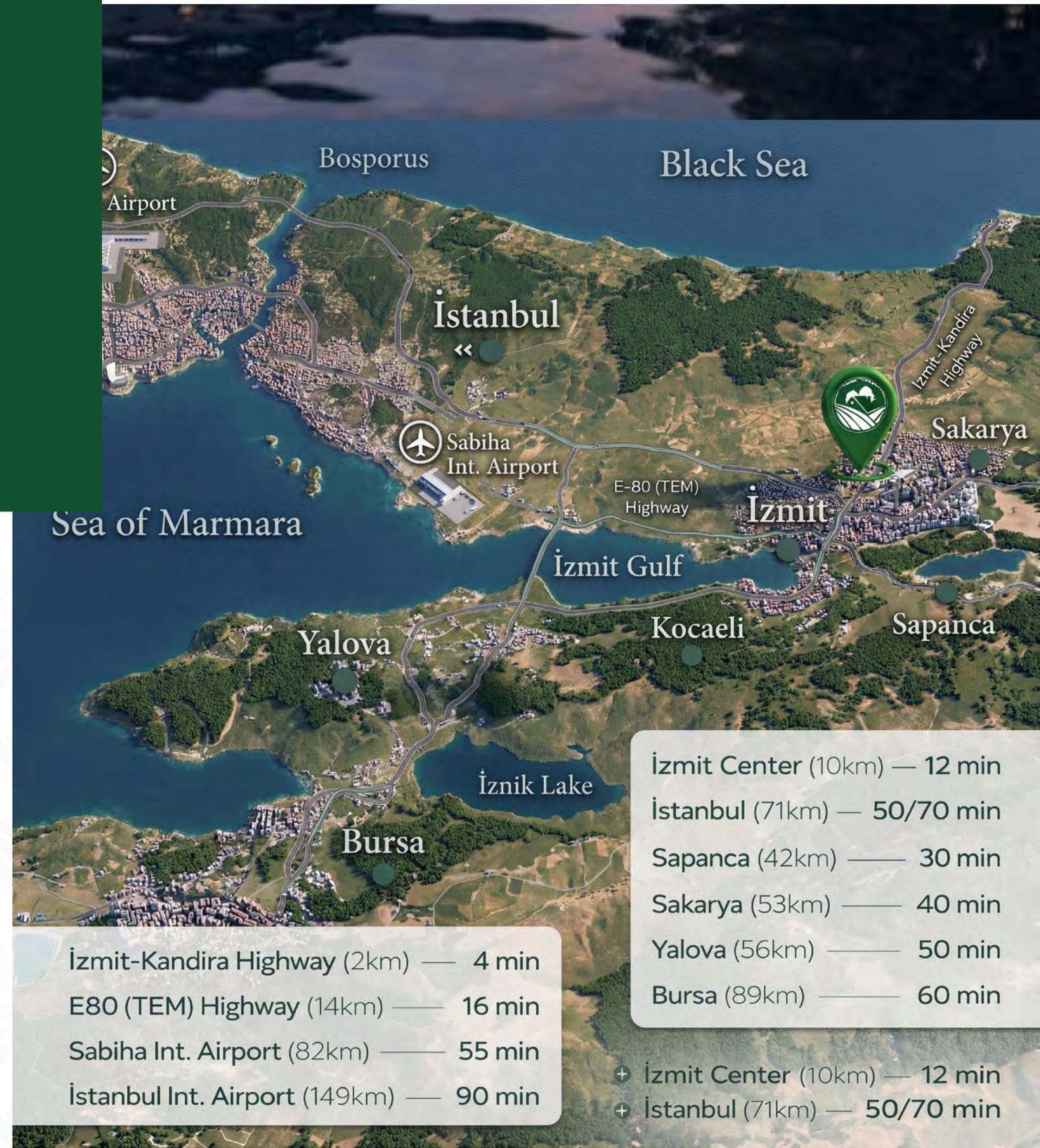
33 km



Luxury living **extends**
beyond your villa walls.

Easy Access

to Major Cities



Well-Planned

Spaces



Gross area

325 m²

Net interior area

241 m²

Garden area

(223 - 487) m²







Ground floor

First floor



Smart Investment

Opportunity



High demand

location close to Istanbul



About

green builder



Green Builder is a development company committed to delivering high-quality residential projects that blend modern design with sustainability and precision.

With a strong focus on craftsmanship, detail, and reliability, Green Builder brings visions to life through refined architectural solutions.



Experience

the Project



*Exterior & interior
images*



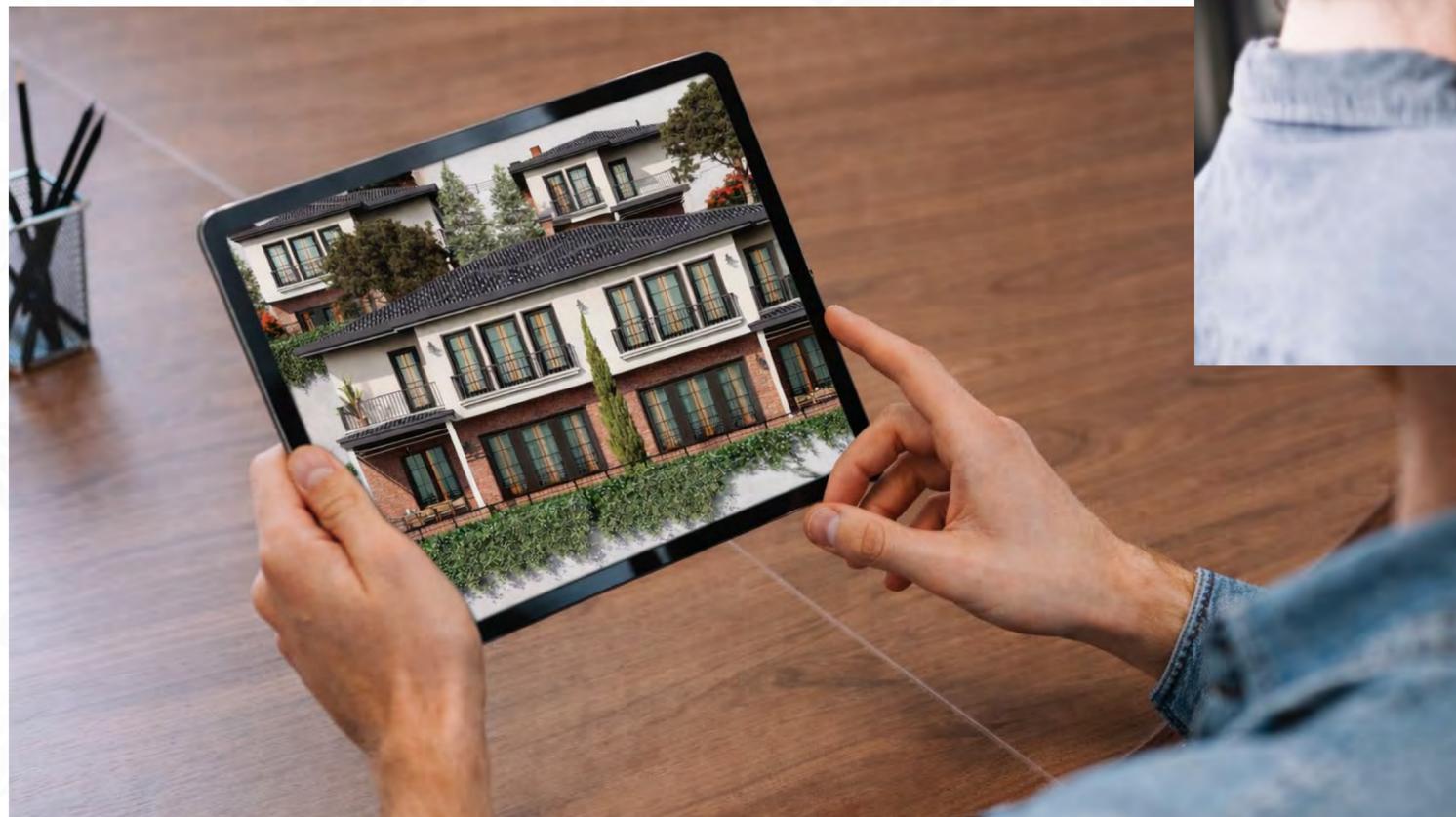
Aerial views



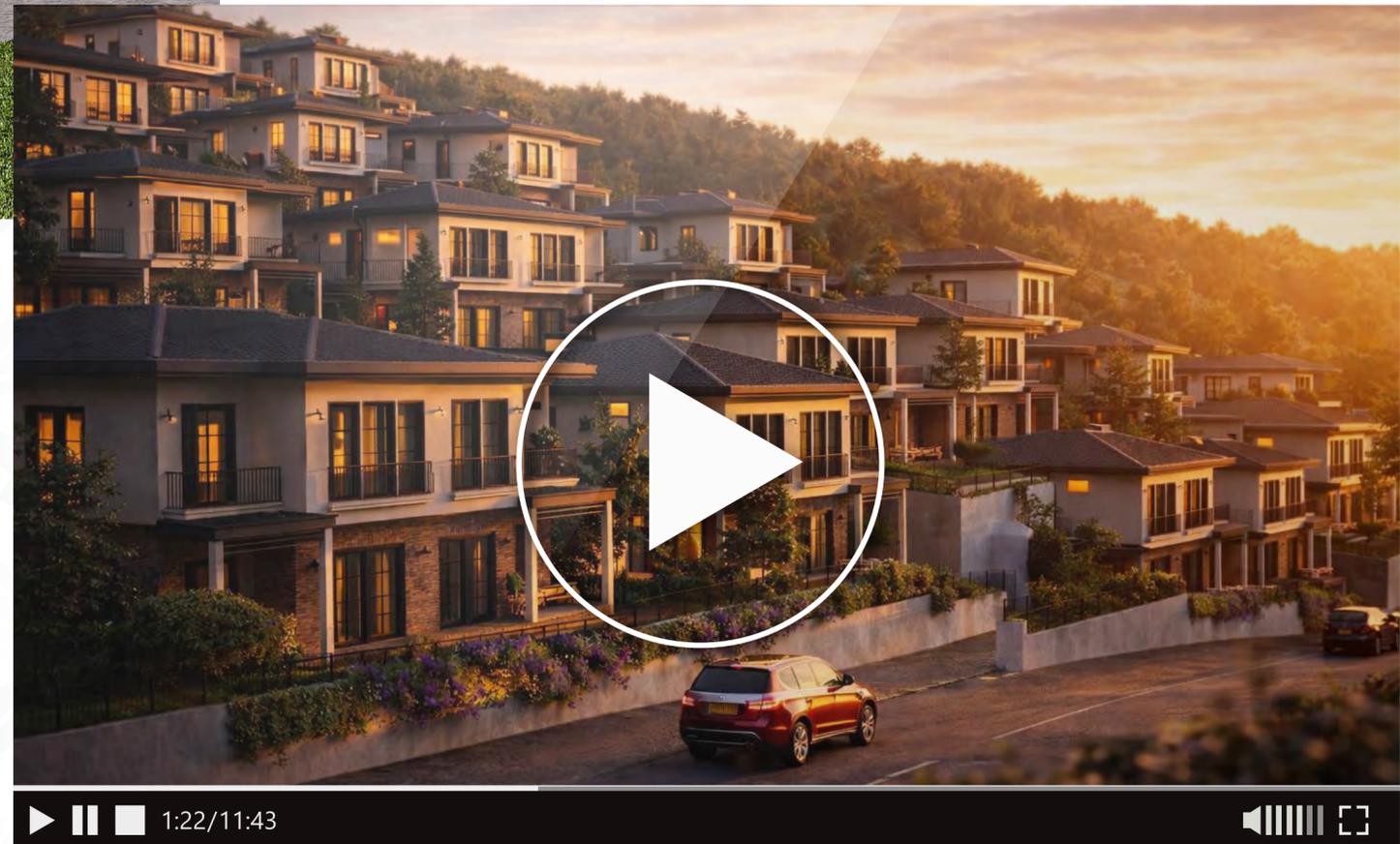
*Nature
surroundings*



*Facilities & lifestyle
visuals*



*Promotional video
& 360° virtual tour*



▶ || ◻ 1:22/11:43



Your Villa Awaits

Ready-to-deliver luxury villas in Izmit.

☎ +90 262 555 0123

📍 Izmit, Turkey

✉ info@vativillalari.com

🌐 vativillalar.com

Schedule your private tour **today**
and return to green nature.

