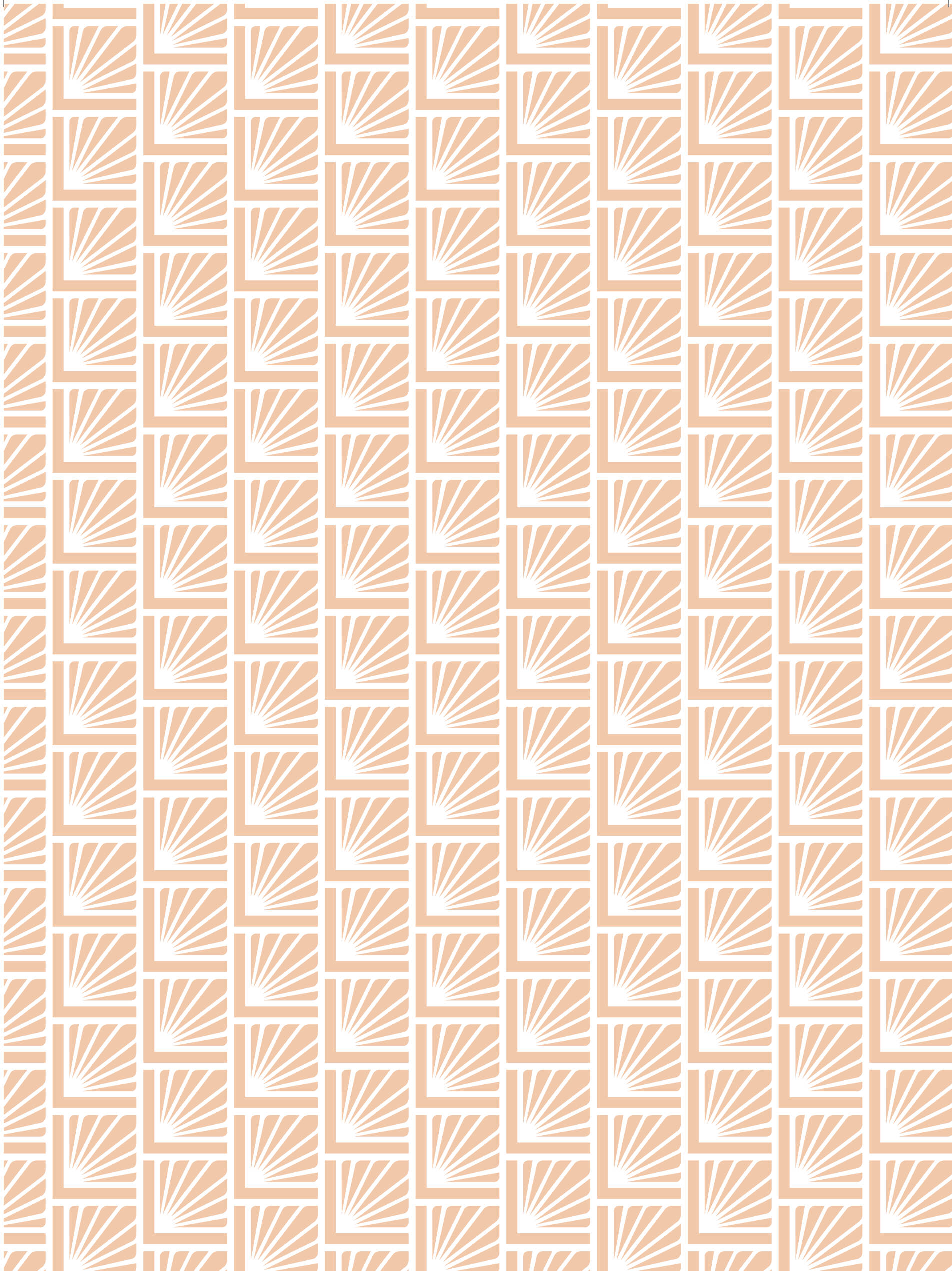




LUVIYA
ANTALYA







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.

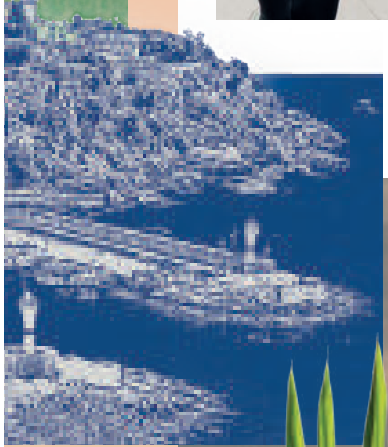
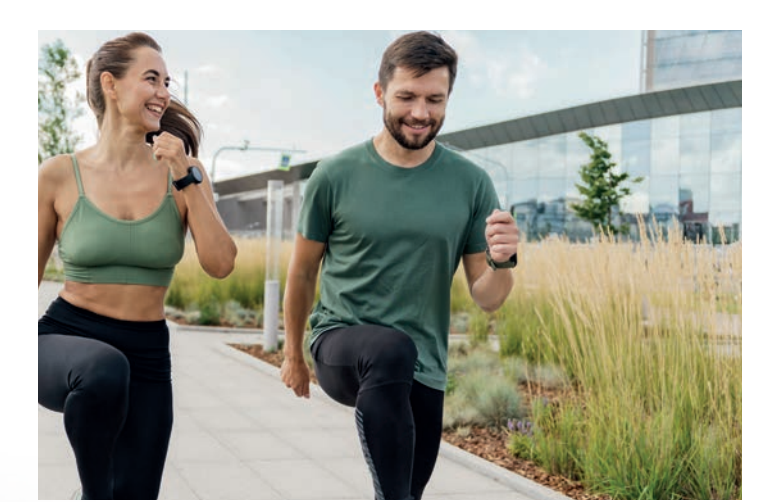


Here, time flows with the abundant grace of nature. You wake to the scent of the sea and the song of birds, and at dusk, you inhale tranquility bathed in the crimson hues of the setting sun. The wind dances with the rhythm of the waves, paragliders glide freely overhead, and strolls along the golden 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



in sunduğu
ahlar denizin
la uyarır, gün
i dinginliği
rn ritmine
ünde süzülen
ve Akdeniz'in
rüyüler,
hayatın sade ama unutulmaz anların
olusturur. Sarp kayalıklardan serin
culam attırarak, sabli kumlarda baste

kus çıktı
inemin ka
a. Dalga
gür, göky
vasit' güle
alparında
de ama u
Çarpış ka









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, Luvia 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

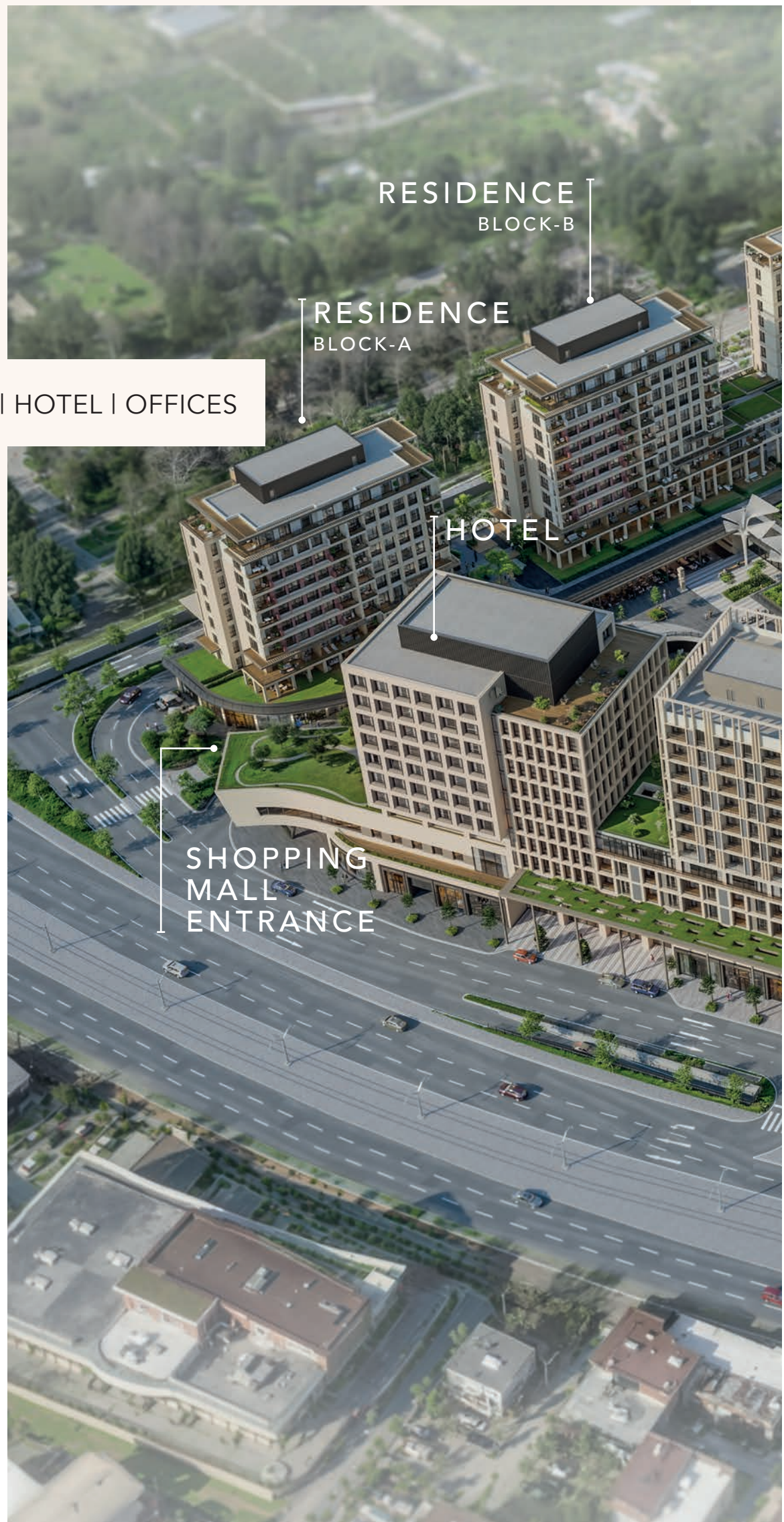
Offices

Entertainment and Dining Areas

Performance Area

Social Facilities

Indoor Parking





RESIDENCE
BLOCK-C

RESIDENCE
BLOCK-D

RESIDENCE
BLOCK-E

RESIDENCE
BLOCK-F

RESIDENCE
BLOCK-G

BRANDED
RESIDENCE

OFFICE

VIA
by LUVIYA

SHOPPING MALL
ENTRANCE

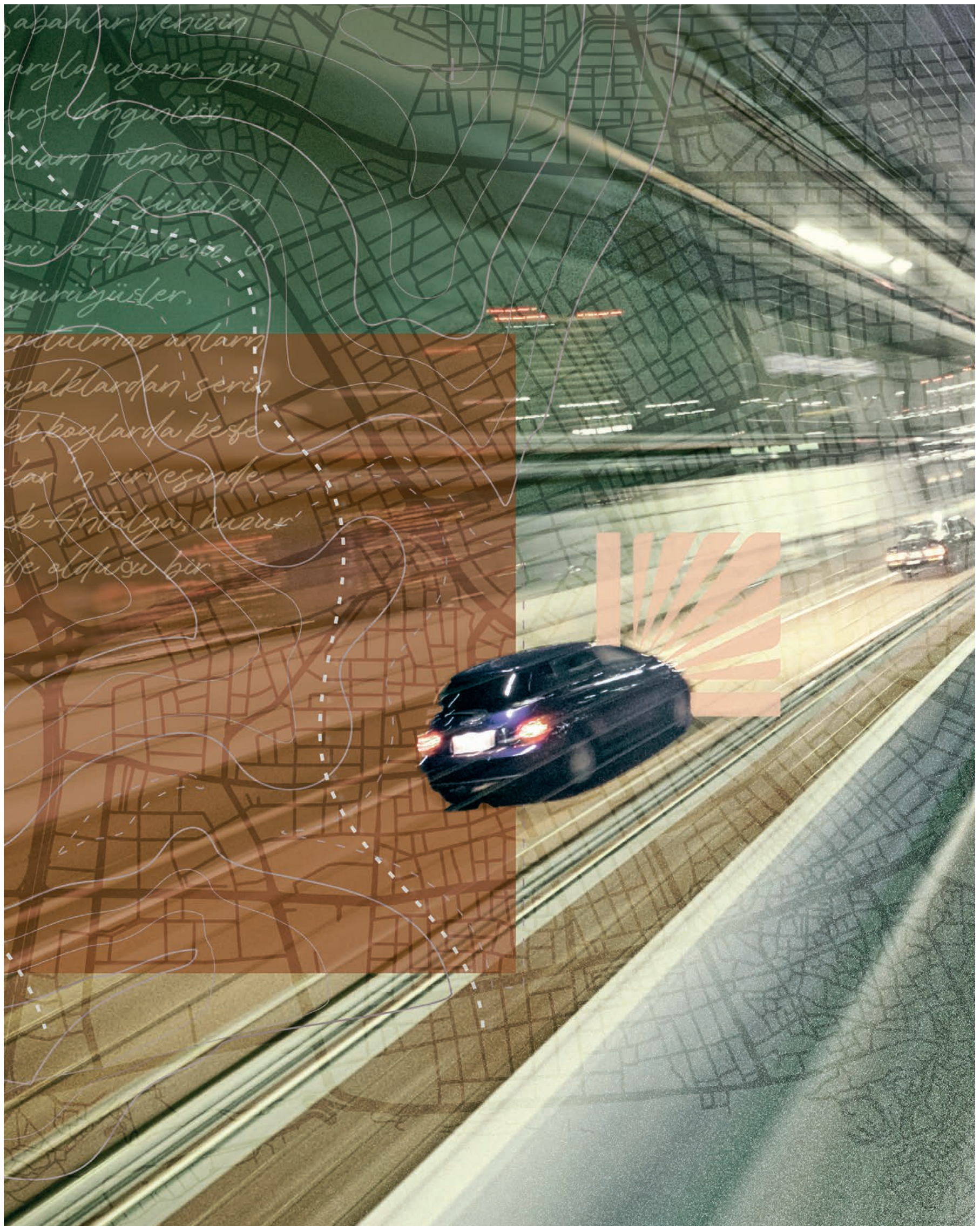


Perfectly positioned at the heart of the city, Luviya Shopping Mall offers a rich blend of experiences from retail to recreation, wellness to gastronomy. Discover a curated selection of prestigious global brands, and indulge in gourmet flavors and joyful moments in elegant dining and entertainment venues. 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.



Sabahlar denizim
laryla uyandır, gün
arsı durgunluğu
aların ritmine
isimle süzülen
eri ve Akdeniz'in
yürüğüler,

atılmas anlarn
ayakkalardan serin
el boyalarda keşfe
lar n zirvesinde
ek Antalya, huzur
de aldığın 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 Luvia 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, Luvia 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.



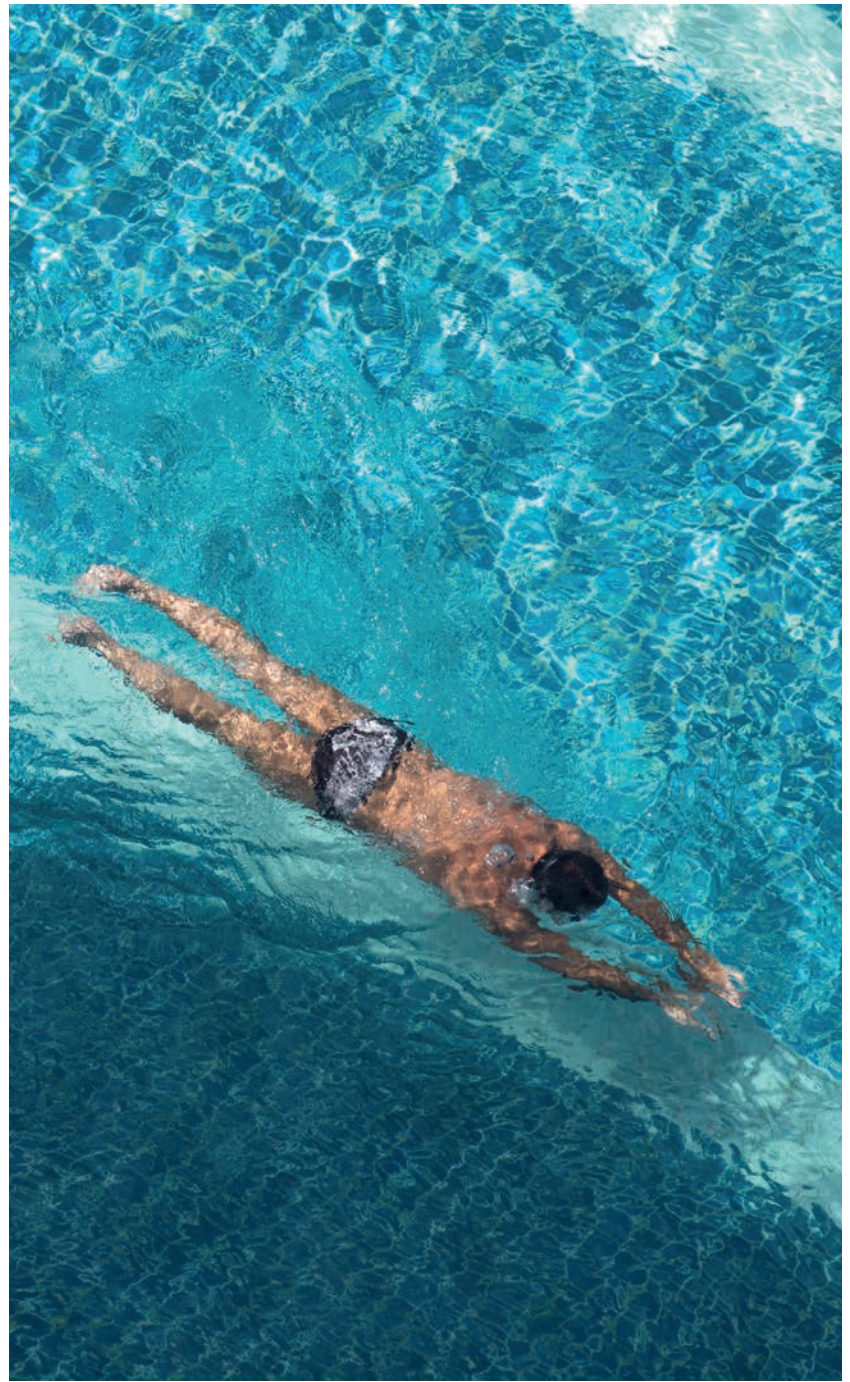


DISCOVER THE PRIVILEGES OF BEING A LUVIAN

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.









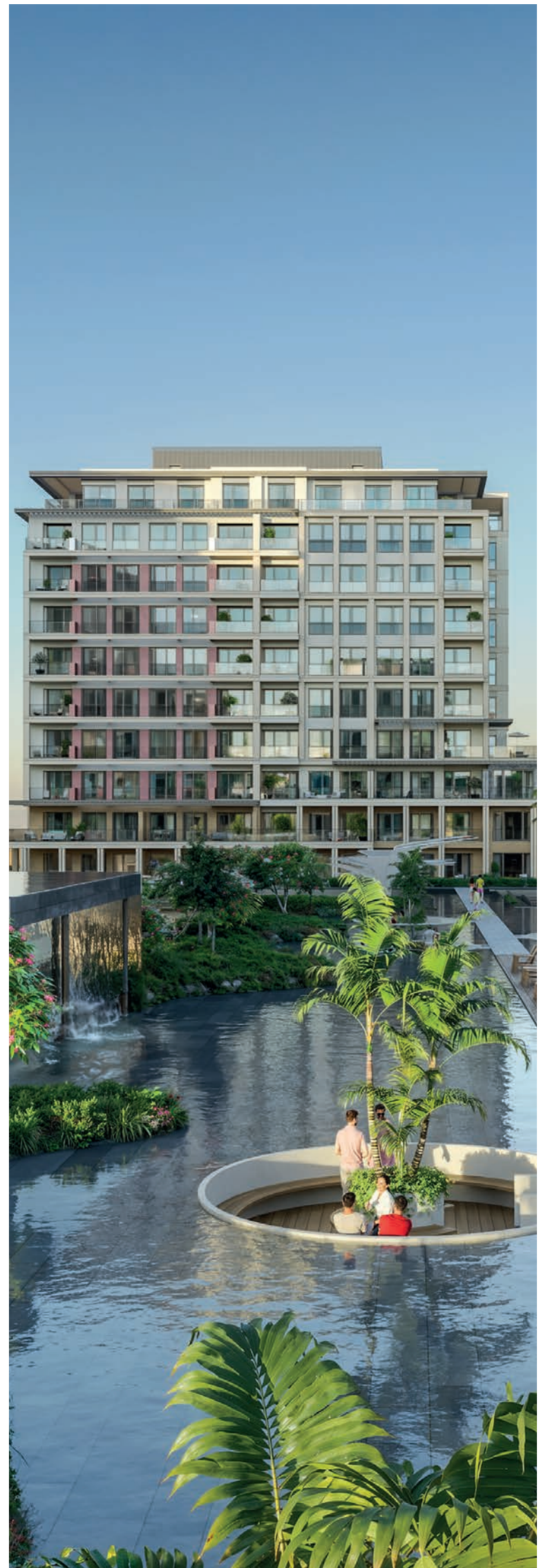


YOUR DREAM HOME AWAITS
**EXPERIENCE
THE BEST**
of
ANTALYA
at LUVIYA!

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.







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.



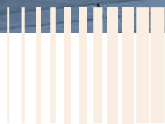


LUVIYA MALL











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 m² 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.

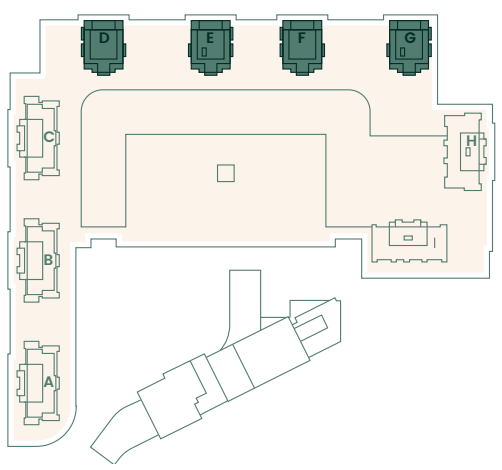




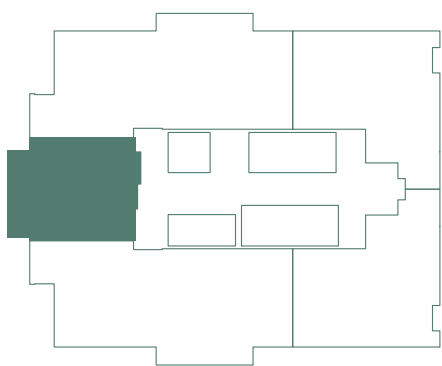
FLAT PLANS



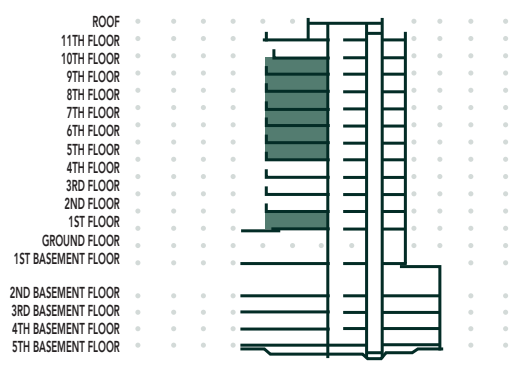
TYPE 1+1A



1 ENTRANCE HALL	2,48m ²	1+1A
2 LIVING ROOM + KITCHEN	22,48m ²	
3 BEDROOM	12,42m ²	
4 BATHROOM	4,33m ²	
5 BALCONY	10,99m ²	
NET AREA	41,71m²	
NET AREA INCLUDING BALCONY	52,70m²	
GROSS SALES AREA	82,581m² - 83,61m²	

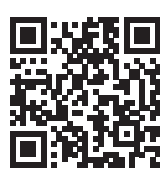


**D, E, F, G BLOCKS
KEY PLAN**



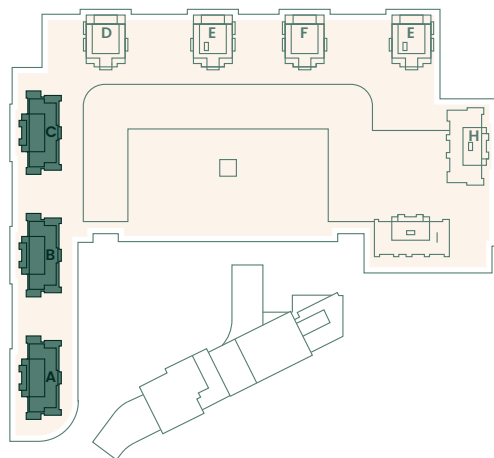
**A-D, A-F BLOCKS
SECTION**

SCAN QR CODE
FOR 3D TOUR

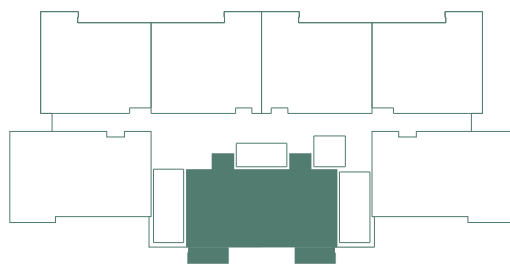




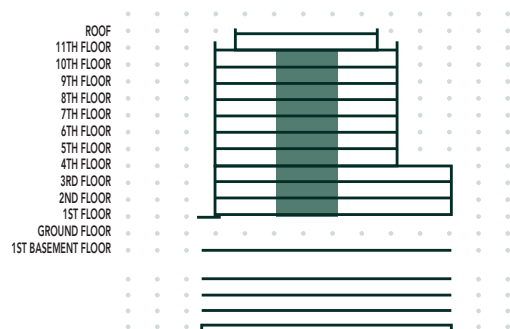
TYPE 1+1C



1 ENTRANCE HALL	2,12m ²	1+1C
2 LIVING ROOM + KITCHEN	22,16m ²	1+1C1
3 BEDROOM	11,86m ²	
4 BATHROOM	4,02m ²	
5 STUDIO	0,62m ²	
6 BALCONY	6,12m ²	
NET AREA	40,78m²	
NET AREA INCLUDING BALCONY	46,90m²	
GROSS SALES AREA	72,15m² - 74,3m²	



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



**A-C BLOCKS
SECTION**

SCAN QR CODE
FOR 3D TOUR



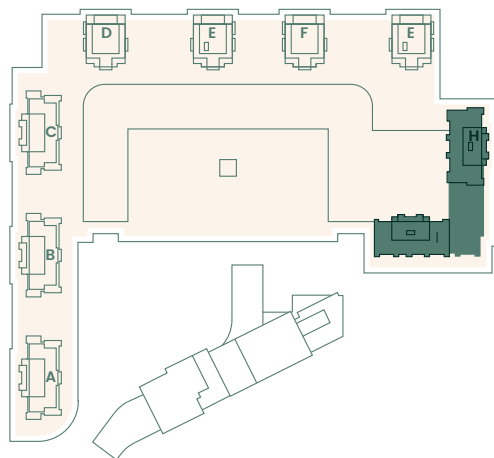


LUVIYA

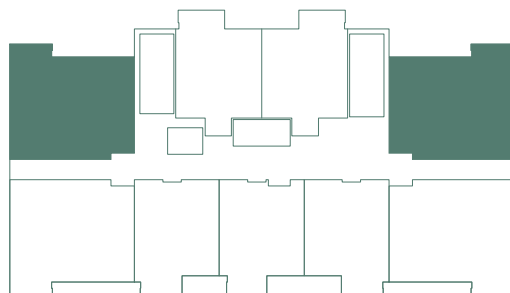


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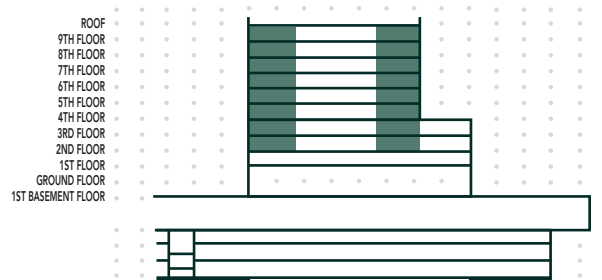
TYPE 2+1A3



1 ENTRANCE HALL	2,40m ²	A-I BLOCKS 2ND - 9TH FLOORS
2 LIVING ROOM + KITCHEN	22,73m ²	
3 MASTER BEDROOM	14,10m ²	A-I BLOCKS 2ND FLOOR
4 BEDROOM	10,75m ²	
5 ENSUITE BATHROOM	3,61m ²	
6 BATHROOM	4,12m ²	
7 HALL	3,36m ²	
8 BALCONY	7,18m ²	
NET AREA	61,67m²	
NET AREA INCLUDING BALCONY	68,85m²	
GROSS SALES AREA	109,74m² - 111,62m²	



**A-I BLOCKS
KEY PLAN**



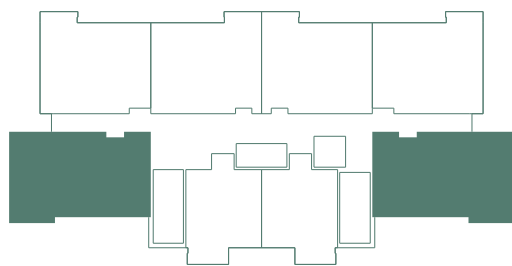
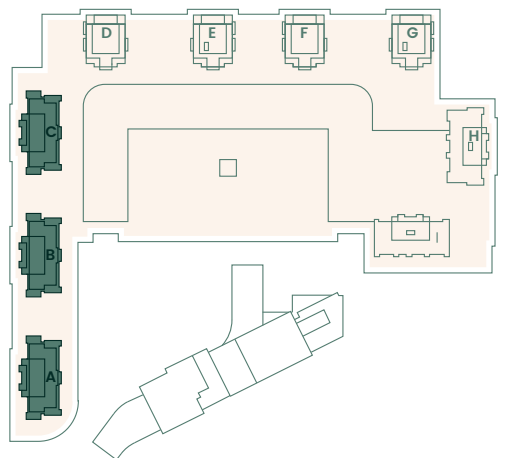
**A-I BLOCKS
SECTION**

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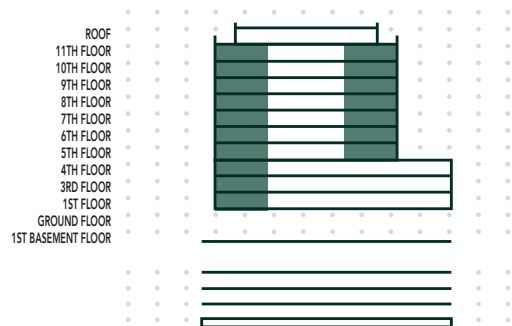




TYPE 2+1C



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



A-C BLOCKS
SECTION

1 ENTRANCE HALL	1,97m ²	2+1C
2 KITCHEN	9,46m ²	2+1C_b
3 LIVING ROOM	24,14m ²	2+1C1
4 BEDROOM	11,99m ²	2+1C1_b
5 MASTER BEDROOM	13,95m ²	2+1C1_b1
6 ENSUITE BATHROOM	4,08m ²	2+1C1_b2
7 STUDIO	0,71m ²	2+1C1'
8 BATHROOM	4,13m ²	2+1C1'_b
9 HALL	4,71m ²	2+1C2
10 BALCONY	6,44m ²	
11 BALCONY	2,50m ²	

NET AREA 75,15m²

NET AREA INCLUDING BALCONY 84,09m²

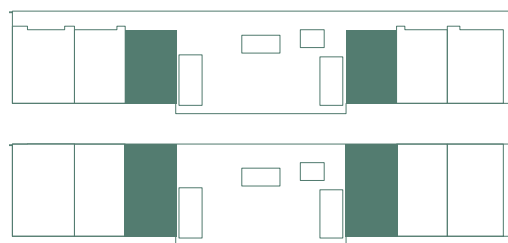
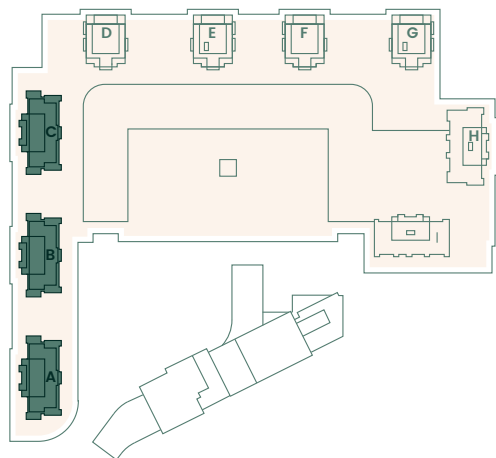
GROSS SALES AREA 131,71m² - 135,63m²

SCAN QR CODE
FOR 3D TOUR

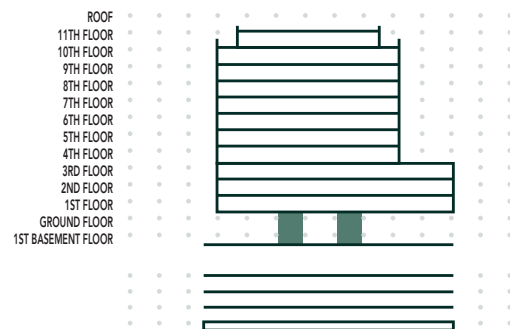




TYPE 2+1H1 DLX



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



A-C BLOCKS
SECTION

1 ENTRANCE HALL	2,91m ²	2+1H1_dlx
2 KITCHEN+LIVING ROOM	29,47m ²	2+1H3_dlx
3 HALL	4,83m ²	2+1H4_dlx
4 WC	2,46m ²	2+1H5_dlx
5 STAIRCASE	5,65m ²	2+1H6_dlx
6 MASTER BEDROOM	18,24m ²	2+1H7_dlx
7 ENSUITE BATHROOM	4,32m ²	
8 BEDROOM	8,84m ²	
9 BATHROOM	5,94m ²	
10 HALL	4,92m ²	
11 BALCONY	3,06m ²	

NET AREA 87,58m²

NET AREA INCLUDING BALCONY 90,64m²

GROSS SALES AREA 141,93m² - 146,06m²

SCAN QR CODE
FOR 3D TOUR



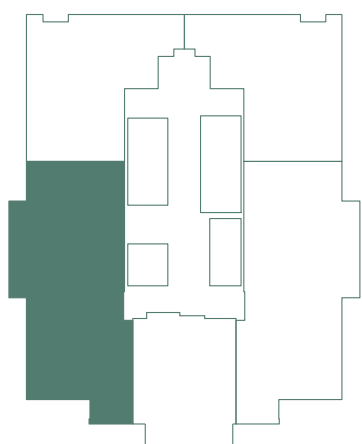
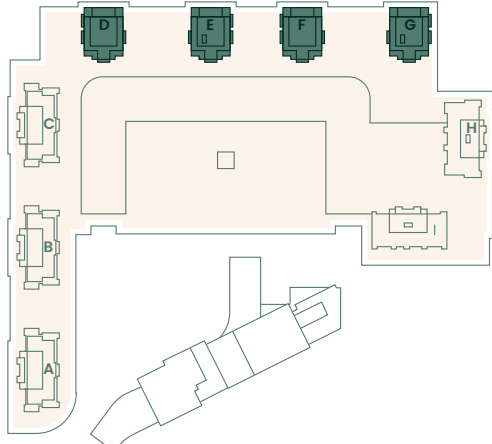


LUVIYA



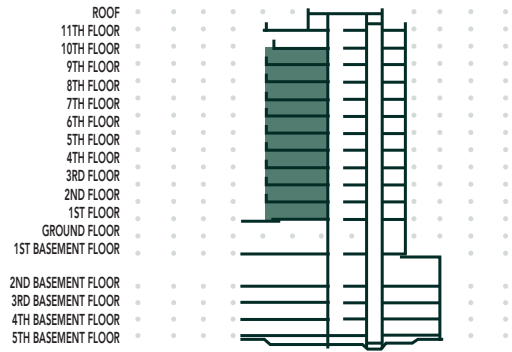
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TYPE 3+1A



D, E, F, G BLOCKS
KEY PLAN

1 ENTRANCE HALL	3,66m ²	3+1A
2 KITCHEN	10,63m ²	
3 LIVING ROOM	27,02m ²	
4 BEDROOM	11,36m ²	
5 BEDROOM	11,36m ²	
6 MASTER BEDROOM	16,09m ²	
7 ENSUITE BATHROOM	4,07m ²	
8 STUDIO	1,15m ²	
9 C.BATHROOM	4,18m ²	
10 HALL	5,09m ²	
11 BALCONY	7,29m ²	
NET AREA	94,61m²	
NET AREA INCLUDING BALCONY	101,91m²	
GROSS SALES AREA	166,93m² - 169,01m²	



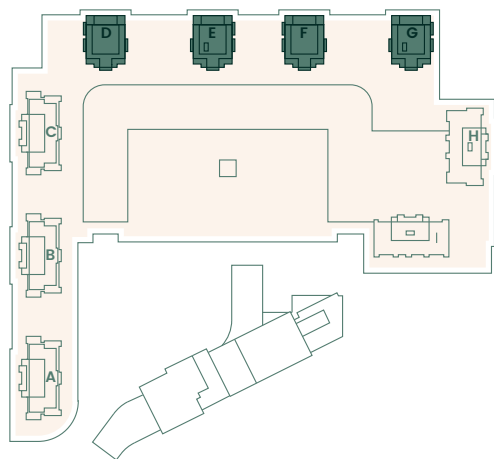
D, E, F, G BLOCKS SECTION

SCAN QR CODE
FOR 3D TOUR





TYPE 4+1C T1



A-D, A-F BLOCKS
KEY PLAN

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

NET AREA	152,63m²
ALLOCATED TERRACE AREA	44,91m²
GROSS SALES AREA	247,65m² - 250,74m²

SCAN QR CODE
FOR 3D TOUR



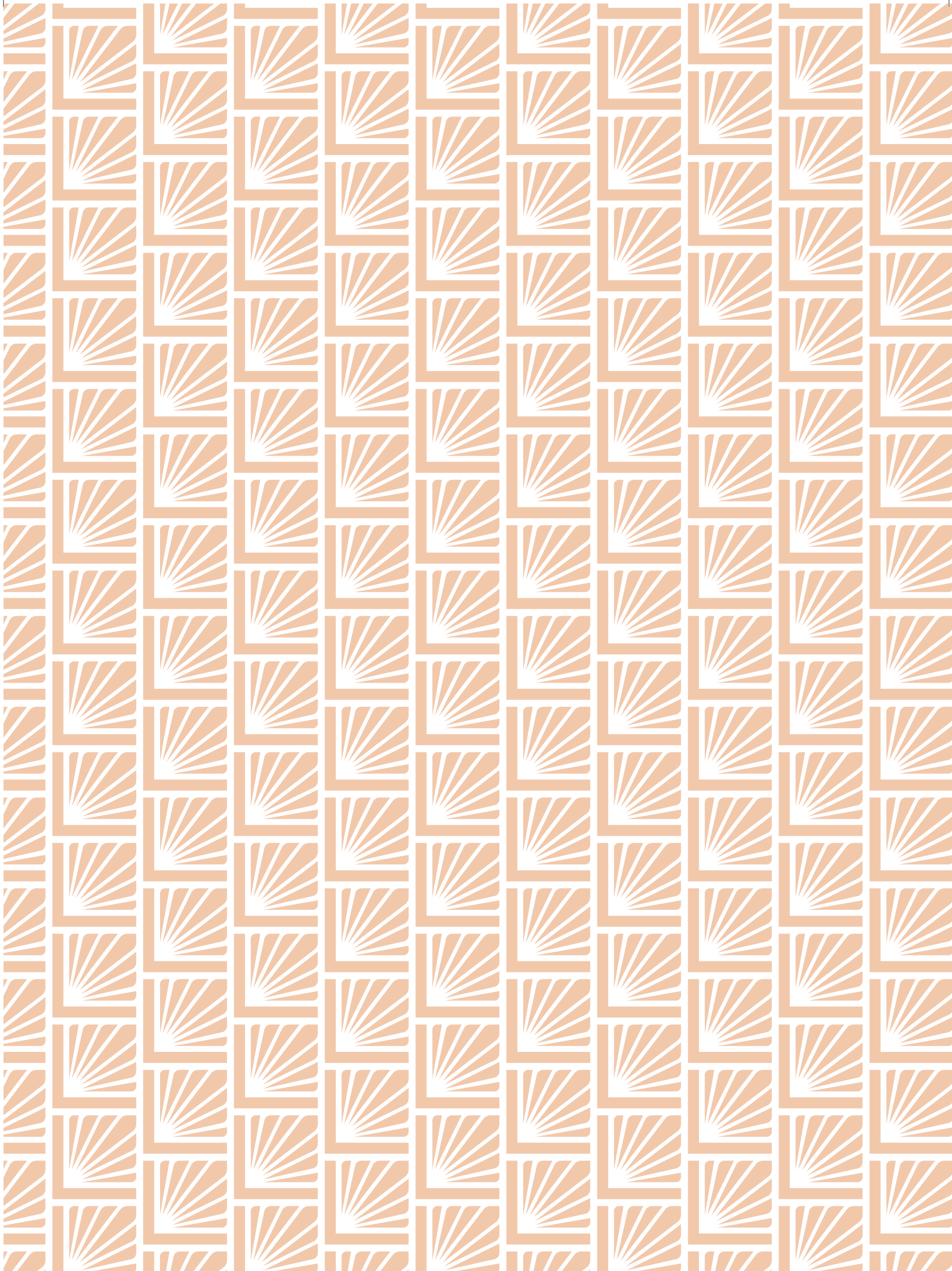


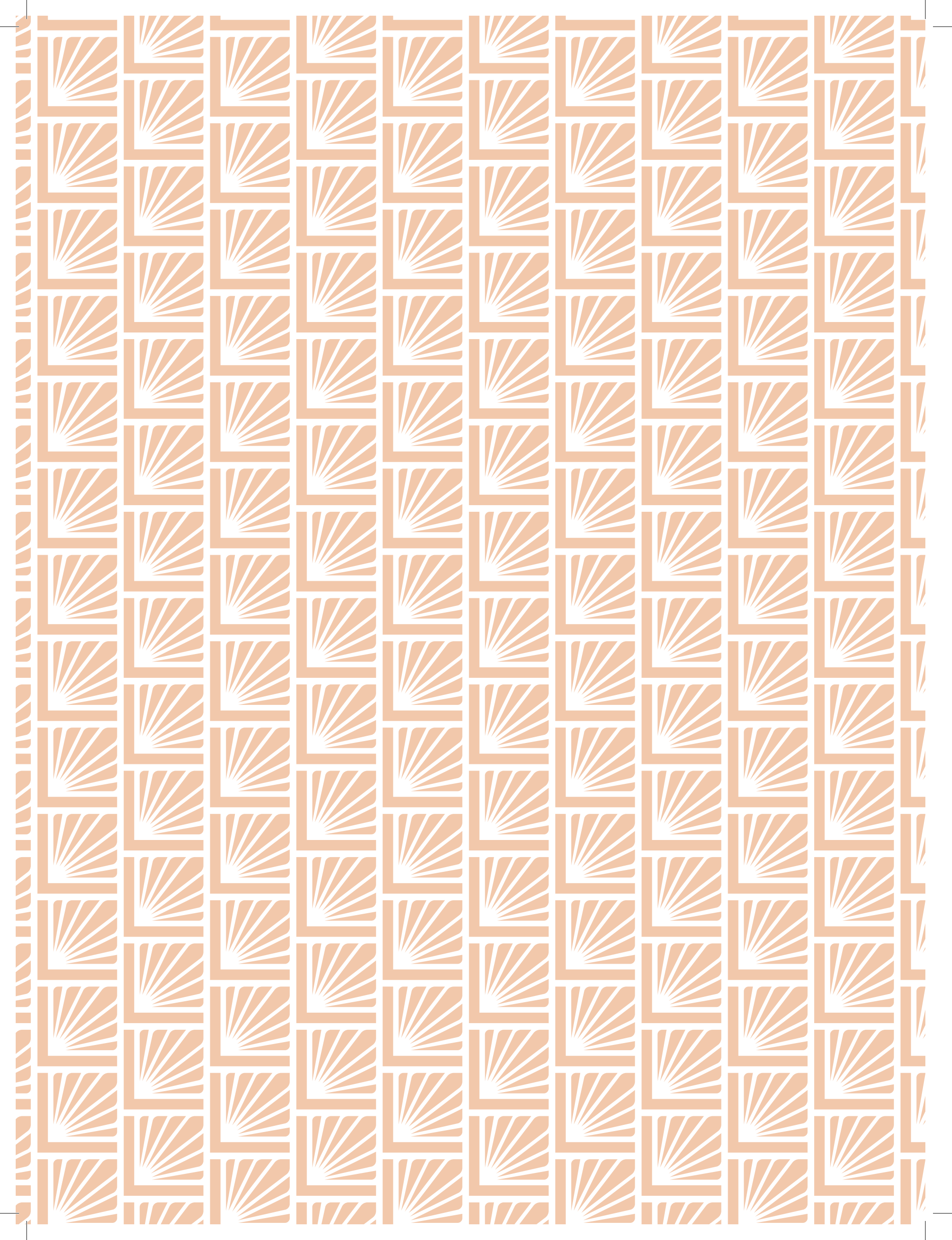
SCAN QR CODE
FOR 3D TOUR



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