

PROJECT - PG 6

LOCATION - PG 10

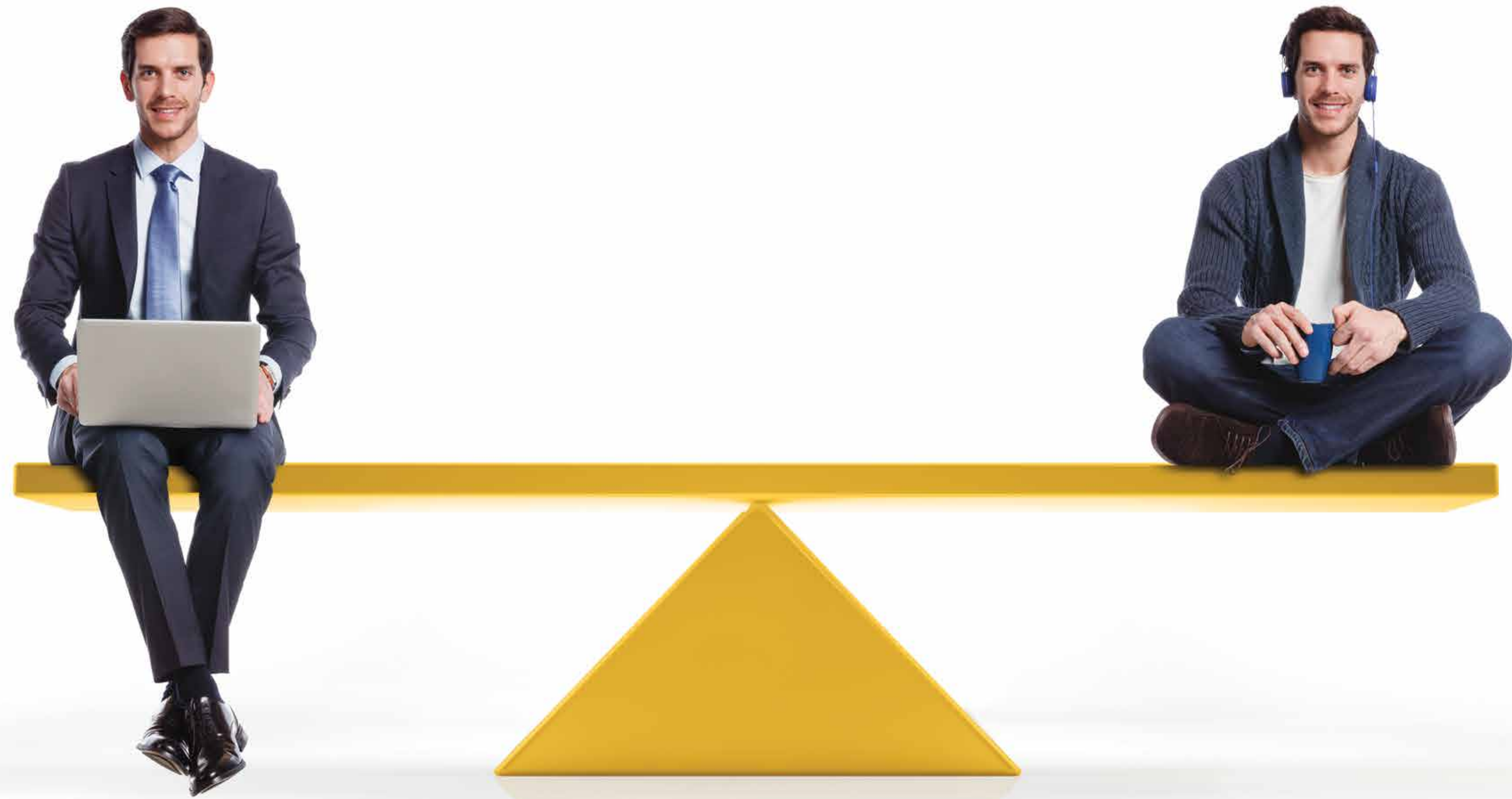
ARCHITECTURE - PG 14

SOCIAL LIFE - PG 32

ABOUT US - PG 46

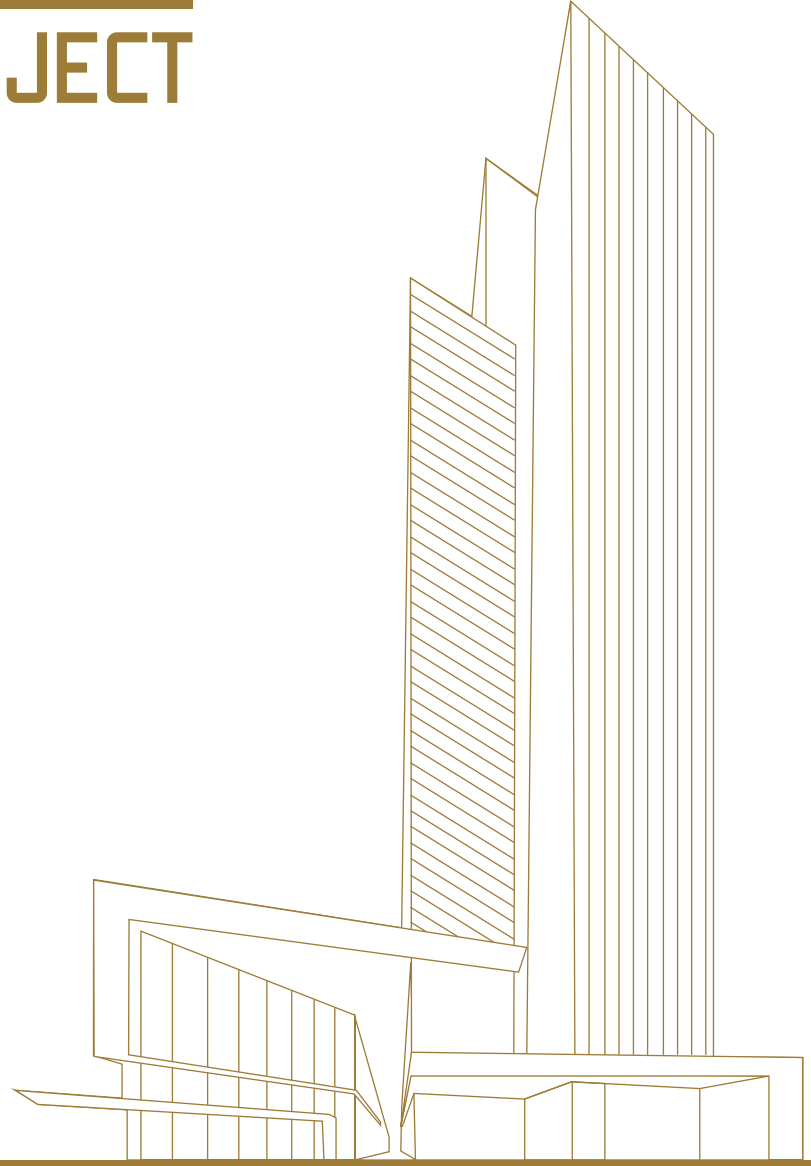
OUR PARTNERS - PG 48

TRANSPORTATION - PG 50



EVERYTHING STANDS IN BALANCE HERE.

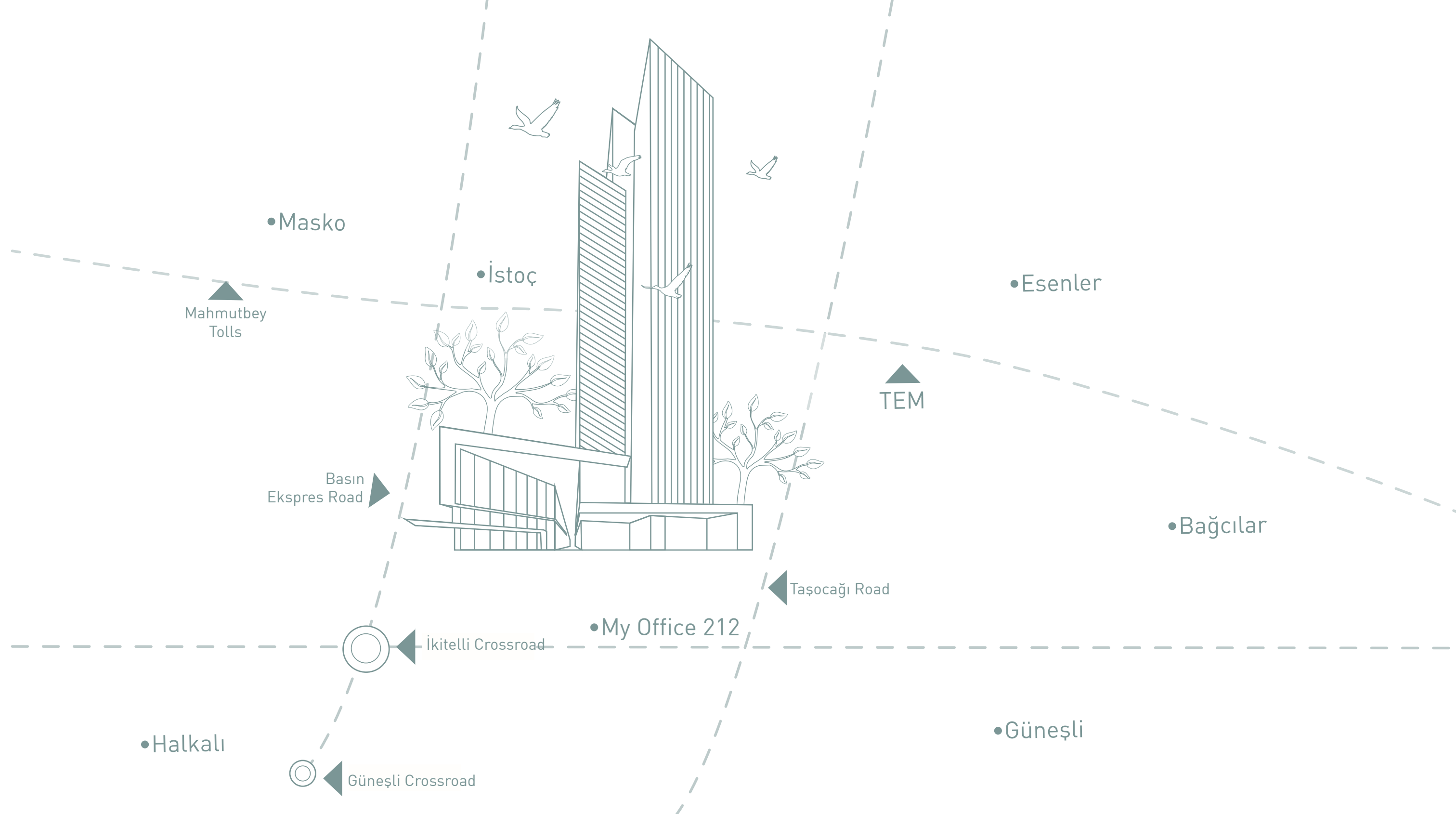




BALANCE GÜNEŞLİ OPENS THE GATEWAYS OF CHANGE ON BASIN EKSPRES ROAD

A lot of privileges to add a plus to your life with offices and living spaces designed according to all needs of modern life meet in Balance Güneşli.





EVERYTHING STANDS IN BALANCE AT
BALANCE GÜNEŞLİ EVEN ITS PLACE

Balance Güneşli energizes on Basın Ekspres road where precious investments meet in a unique location connecting E-5, TEM and coastal roads. Close to subway and metrobüs stops, to Atatürk International Airport, to the important business centers of the city of Istanbul such as İstoç, Masko, CNR, Balance Güneşli is on a rather strategic location both for our employees and our customers.



HORIZONTAL VERTICAL ARCHITECTURE
STANDS IN BALANCE.



AN ARCHITECTURE ANY DETAIL OF WHICH IS
DESIGNED BY HUMAN NEEDS AND DREAMS

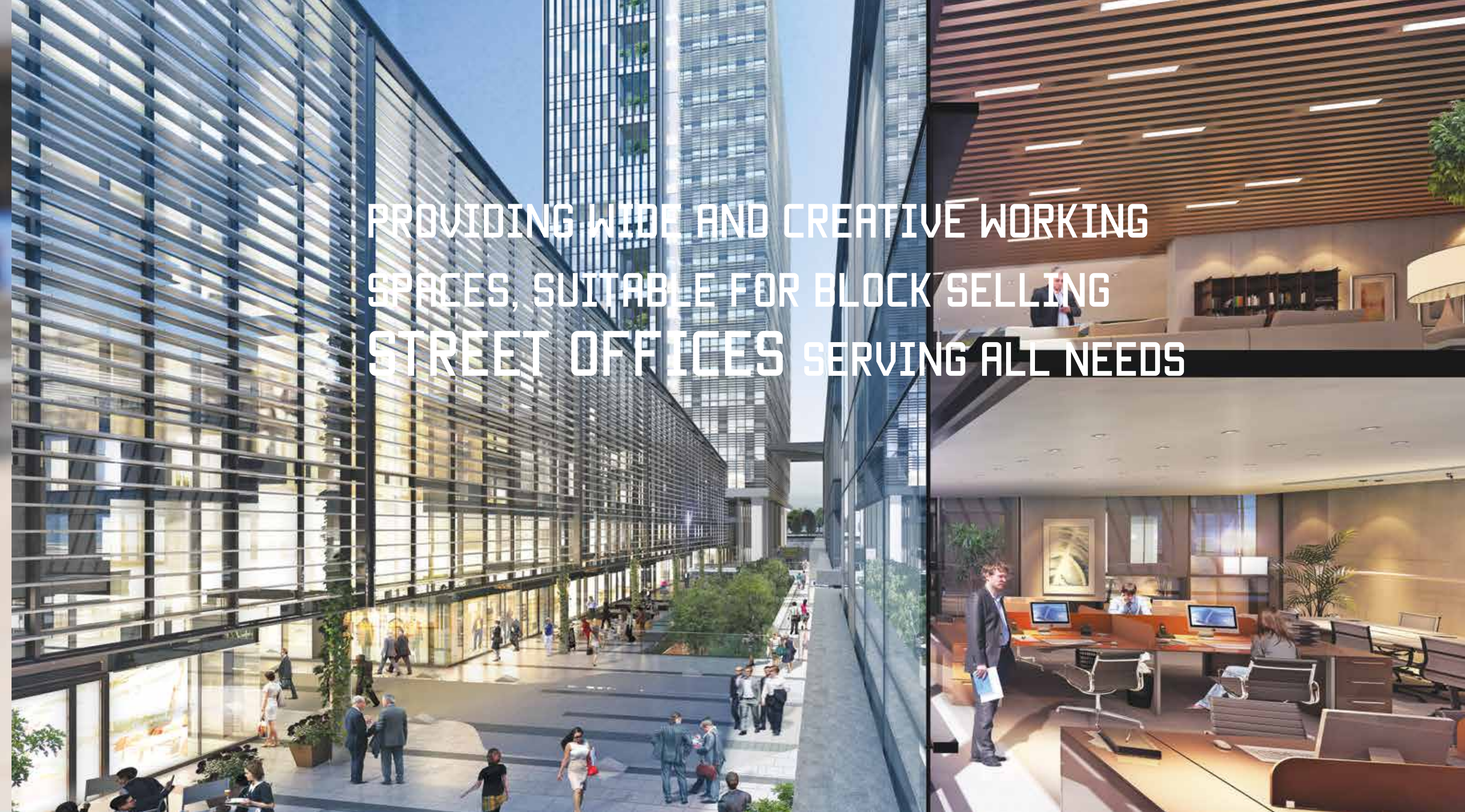
With an anthropocentric architectural understanding, Balance Güneşli is composed of Home Offices, Loft Offices, Street Offices and Plaza Offices on both horizontal and vertical blocks. Balance Güneşli has a carefully shaped landscape, rich social opportunities, car free walking trails, planted floor gardens and many details to color your life.



IMPRESSIVE LOBBY SPACE PROVIDES PREMIUM RECEPTION SERVICE TO YOU AND YOUR CUSTOMERS



TO BIG CORPORATE COMPANIES IN NEED OF WIDER SPACES PLAZA OFFICES WITH PRIVATE LOBBY AND CONSULTANCY SERVICES



PROVIDING WIDE AND CREATIVE WORKING SPACES, SUITABLE FOR BLOCK SELLING STREET OFFICES SERVING ALL NEEDS

LOBBY

HOME OFFICE
LOFT OFFICE



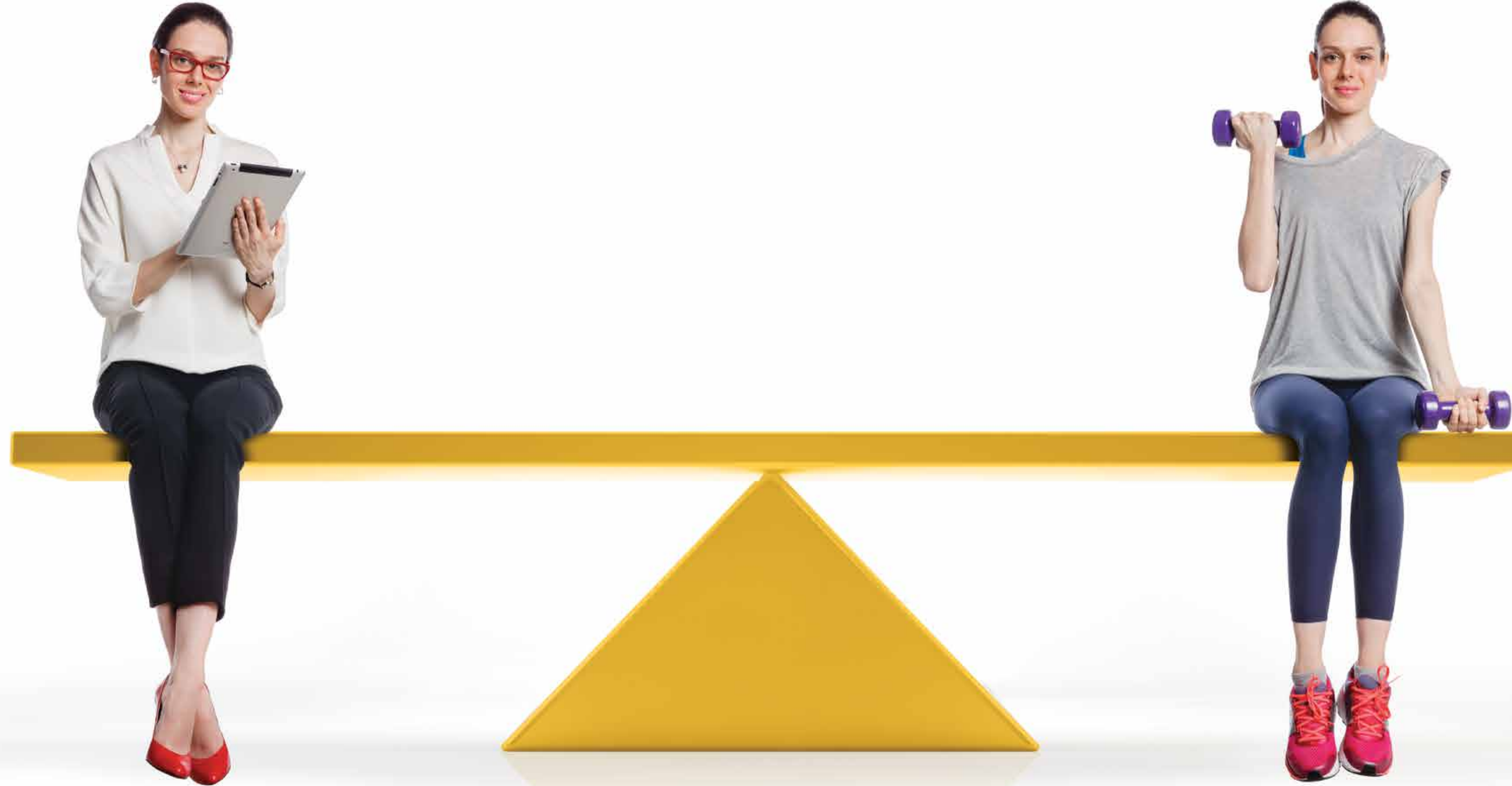
START IMPRESSING YOUR VISITORS FROM THE FIRST STEP WITH ELEGANTLY DESIGNED LOBBY SPACES



DESIGNED FOR YOU TO LIVE HOME COMFORT AT YOUR WORKPLACE HOME OFFICES WITH 1+1, 2+1 AND 3+1 OPTIONS

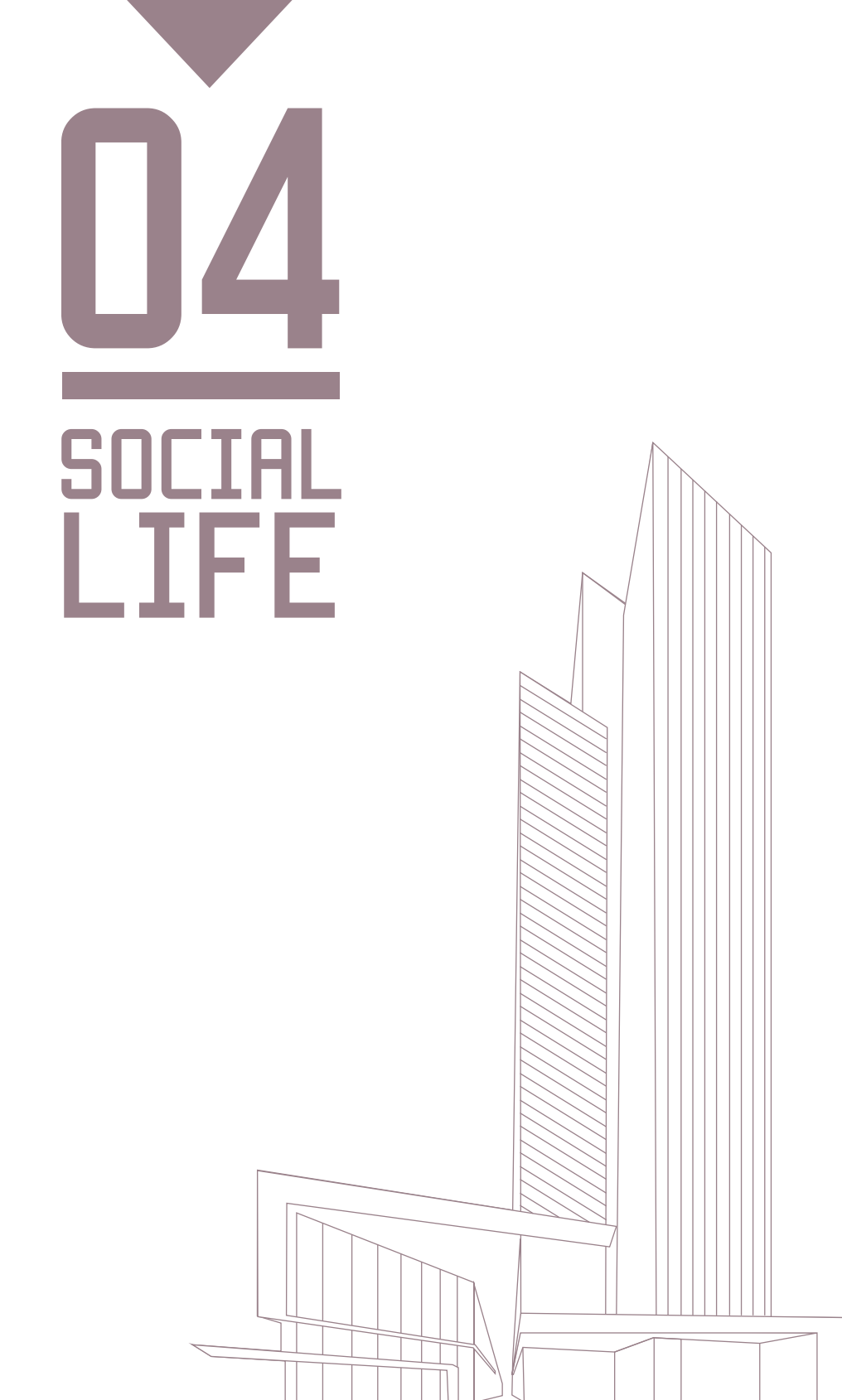


WITH MODERN ARCHITECTURE AND COMPACT DESIGN 1+1 LOFT OFFICES PROVIDING FLEXIBLE SOLUTIONS



WORK AND SOCIAL LIFE
STAND IN BALANCE





04

SOCIAL LIFE



TOO MANY PRIVILEGES TO ADD A PLUS VALUE TO YOUR LIFE
ARE IN BALANCE GÜNEŞLİ

Balance Güneşli has all details to improve your working performance and pleasure, also outside of the offices. Providing rich social life opportunities, Balance Güneşli invites you to enjoy every single moment of life in high quality.

MEETING
ROOM

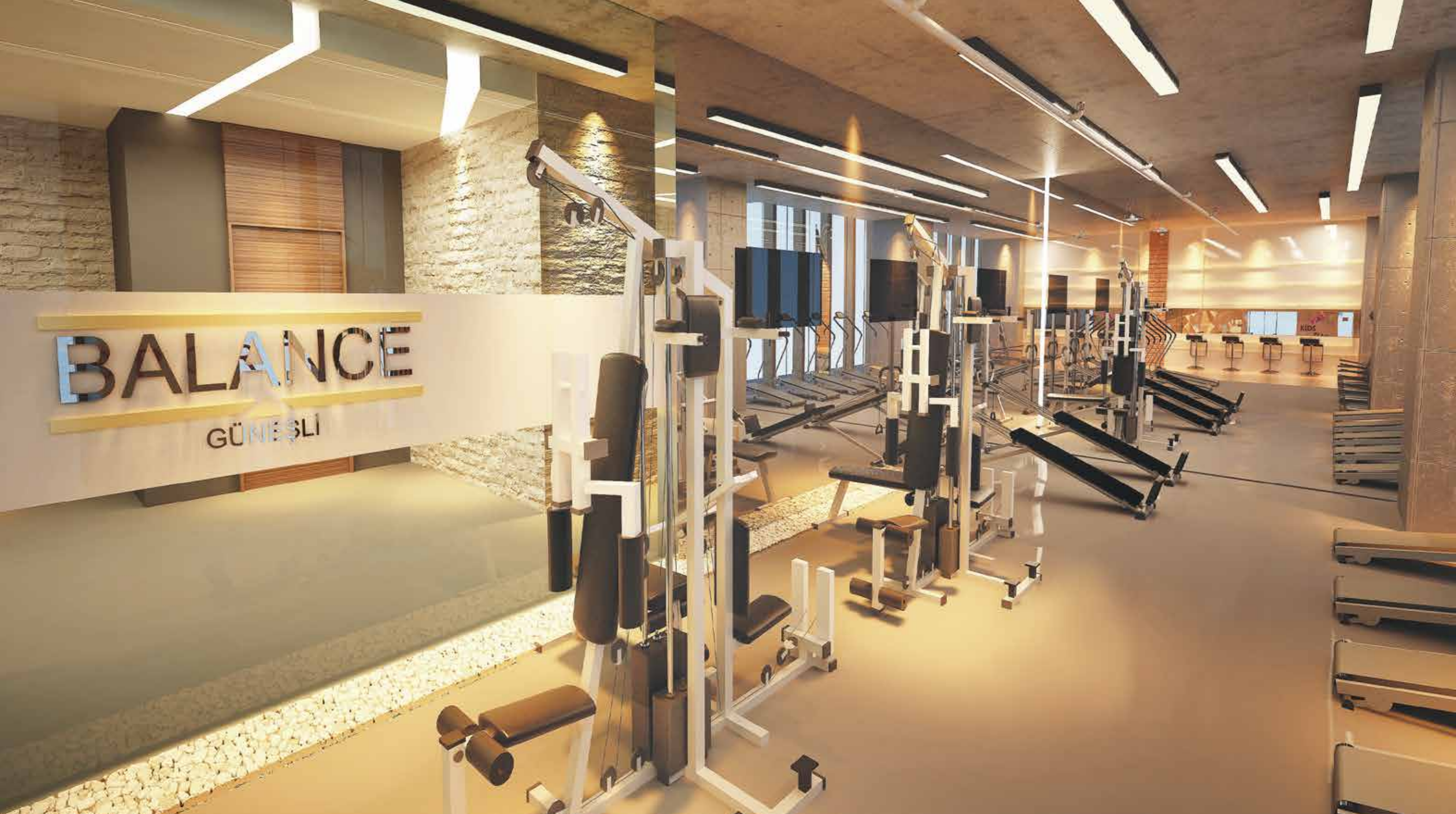


MEETING ROOMS WHILE MEETING ROOMS SPECIAL FOR YOU PROVIDE PROFESSIONAL SOLUTIONS
FLOOR GARDENS DESIGNED FOR YOUR FRUITFUL MEETINGS CHEER YOUR MEETINGS



DESIGNED FOR YOUR INVITATIONS, ORGANIZATIONS, WORKSHOPS AND MINI SEMINARS
RESTAURANT AND CAFE PROVIDE A PRIVILEGED SPACE TO YOU, YOUR EMPLOYEES AND YOUR CUSTOMER

FITNESS
PILATES



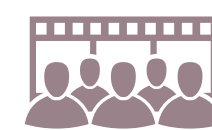
SO THAT YOU KEEP HEALTHY AND IN FORM, FITNESS SALON AND PILATES STUDIOS SPECIAL FOR YOU



SAUNA AND
STREAM ROOMS



MUSIC ROOM



POCKET CINEMA
AND SEMINAR
ROOM



CHILDREN'S
PLAYGROUND



RESTAURANT



CAFE



COMMON MEETING
HALLS



PARTY AND
HOBBY ROOM

LIFE STREET



LIFE STREET THERE IS LIFE IN BALANCE GÜNEŞLİ LIFE STREET

Bringing together afforested open spaces and comfortable inner spaces, life street connects street culture and a contemporary architectural version. Life Street has both restaurants and cafes to savor your conversations, and shops and service points to meet all of your needs from daily life.



ATMS



PHARMACY



GSM
OPERATORS



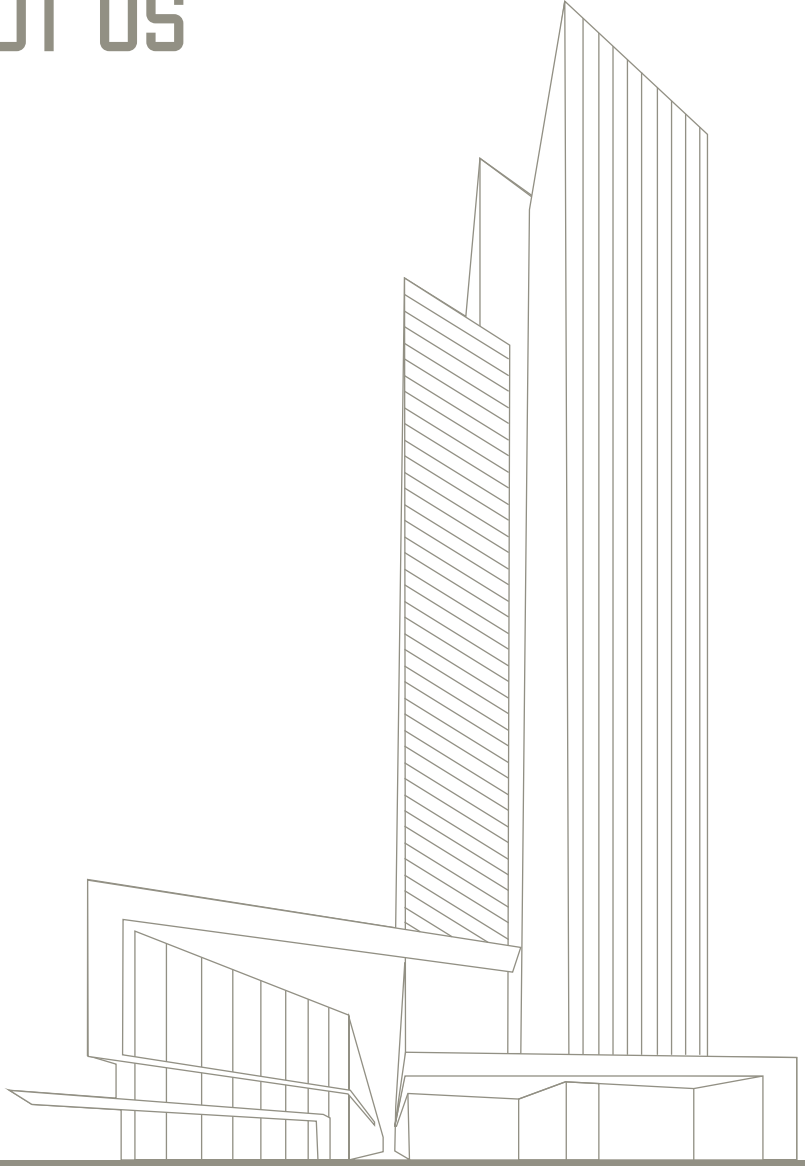
DRESS AND ACCESORIES
SHOPS



HAIR STYLIST



DRY CLEANING



BALANCE
G A Y R İ M E N K U L

BALANCE GAYRİMENKUL

Çoban family establishing Şölen Company in Gaziantep in 1989, has taken a step into the real estate sector with Güneşli Project on Basın Ekspres Road. Exporting a product range of over 200 items to around 100 countries, Şölen performs in chocolate, products covered by chocolate, wafer and confectionery fields. Starting the real estate journey with BALANCE REAL ESTATE brand and BALANCE Güneşli Project currently under construction in Istanbul, Çoban family aims to be a leading brand within the real estate sector as well. Offices and living spaces are designed in order to meet all needs of modern working life in BALANCE Güneşli Project that will represent 25 years of experience, prestige and trustworthiness of Çoban Family. Çoban family continues the activities and investments with Şölen and Balance Gayrimenkul (Real Estate) brands as well as Erkiz Mühendislik A.Ş. (Erkiz Engineering S.A) in structures and steel construction sector, SINJAR CEMENT Çimento Fabrikası (Cement Factory) in Iraq and IMH Dohuk Su Fabrikası (Water Factory).

AVCIARCHITECTS

"For us in every branch of creative production, there must be an intellectual fiction beyond esthetics, a conceptual basis readable in any scale. Components forming a whole must carry the specificities of this whole, the concept shaping the idea, the object in design must be seen at all times. Design for us is a process of layering. The emergence of a solution comes about from the understanding and engagement with the issues surrounding the project. Therefore like an individual's fingerprint, every project can also be unique. By this method we avoid cookie cutter solutions and try to descend into the DNA of the particular. It is this particularity that excites us"

Avcı Architects

Founded in London in 1989, Avcı Architects performs in many fields of real estate range with healthy Office buildings, large-scale mixed using constructions, housing and masterplan scale. Successful in many competitions, local and international, Avcı Architects keeps developping projects in the UK as well as Italy, Hungary, Saudi Arabia, Ghana, Serbia, Czech Republic and Serbia. Giving importance to Turkey projects since Istanbul Office has been established in 2006, Avcı Architects has studios in London, Istanbul and Ljubljana.

SERBETÇİ
MİMARLIK & İÇ MİMARLIK

"Rising with the concept of "soft loft" across the Basın Ekspres Road, Balance Güneşli energizes in a young and dynamic city, Istanbul. The solutions to the necessities defined by city life leaning technology and innovations are provided within this concept. We designed in traditional loft floor plan, the installations, columns and joists, ceiling panels of exposed concrete which were left exposed as a part of interior architectural design. Loft Garden provides a new and liberal loft and a sense of living with its gardens planted in order to benefit optimum from the view obtained by rising."

Aysel Şerbetçi

Şerbetçi Mimarlık ve İç Mimarlık (a.k.a. Şerbetçi Architecture and Interior Design) has been signed successful projects in many places, including in particular Gaziantep. Şerbetçi Architecture, which reflects the harmony of aesthetics and innovation to the places, has expanded its area of activity over time in areas such as architecture and project consultancy services rendering. Gaziantep Governor's Facility, Asce Luxury Project, Villa Mira Luxury Housing Project as well as such prestigious projects; Divan Hotel Gaziantep, Gaziantep Hamilton Hilton Hotel and Divan Suite Gaziantep - Turkey's first Divan Suite, which is implemented with the concept of Divan also has realized projects in many luxury hotels in the Southeast area of Turkey. Şerbetçi Mimarlık ve İç Mimarlık has expanded its crew by establishing studio in Istanbul in the year 2013, and continues to design reputable residential and hotel projects of Istanbul and Southeast area of Turkey.

erm erkiz mühendislik inşaat a.ş.

"Balance Güneşli is compensating time, space and life for a triple on Basın Ekspres road. We are quite excited to be participated in Balance Güneşli project, such a form that offers pleasant living and working areas and providing high added-value earnings to its investors"

Erkiz Mühendislik İnşaat Sanayi ve Ticaret A.Ş (Erkiz Engineering & Construction Industries and Commercial S.A) has been founded in 2003 to serve in Energy, Structures and Steel Construction sectors. Our company carried out the projects of industries, hotel management, HES (hydroelectric power plants), JES (geothermal power plant), transportation, infrastructure, housing, sports hall, hospital, school, shopping, business center and social facility, inside and outside the country, until 2013 in the sectors of architecture, engineering, construction and energy. In production and manufacturing of steel construction we came up to 5.000 tons capacity per year. Getting a wider business volume by allying with project investor Yayla Yatırım A.Ş (Yayla Investments S.A) which is a company of Şölen Group, Erkiz Mühendislik (Engineering) aims to come up to 25.000 tons of steel processing capacity in one shift with the investments started for capacity improving, and to be a leading company in its sector.



PROJECT DEVELOPMENT: SERVOTEL CORPORATION

FRONTISPIECE CONSULTANT: PRIEDEMANN BUILDING ENVELOPE CONSULTANTS

STATICS: BOZTEPE MİMARLIK MÜHENDİSLİK (ARCHITECTURE & ENGINEERING)

MECHANICS: VEMEKS MÜHENDİSLİK (ENGINEERING)

ELECTRICITY: ERK PROJE (PROJECTS)

LANDSCAPE ARCHITECTURE: DS MİMARLIK (ARCHITECTURE)

LIGHTING PROJECT: NERGİS ARİFOĞLU LIGHT STYLE

ADVERTISING AGENCY: THEADQUARTERS

3D VISUALIZATION: SANTRAL MİMARLIK (ARCHITECTURE)

SALES AND MARKETING MANAGEMENT: SERVOTEL CORPORATION

Mahmutbey Mahallesi Taşocağı Yolu No: 19 Güneşli / İstanbul
T 0 212 447 47 07 F 0 212 447 47 03 www.balancegunesli.com.tr