

BOS PHOR US

There are 52 straits in the world that bring brown and blue together but there is just one Bosphorus.

It is true that all the straits in all the continents are works of art. But the Bosphorus is a masterpiece. The most precious stone on the crown of this earth. A vista that has conjured up admiration for hundreds of years. The following pages are a homage to this beauty. It is the story of those who not only look but also see; it is not about those who choose to leave but those who choose to make the Bosphorus the center of their lives.

 **nevbahar**
ÜSKÜDAR

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THE STORY OF THE BOSPHORUS



THIRTY-TWO COMMA TWO: THE MOST SPECIAL NUMBER OF ISTANBUL

Its historic streets, palaces, waterfront mansions, ferries, seagulls... Forget about everything that you know about the Bosphorus. Let's start from scratch. Let's fall in love with the Bosphorus once again.

Macedonians called it the Strait of Alexander. The Byzantines called it the Strait of Constantine, the Turks called it Halic-i Bahr-i Rum, the Arabs called it Mecerü'lbahreyn, the ones that came after Fatih called it the Strait of Islambol. After the Republic, it was called the Bosphorus.

This is a strait of 32,2 km from the north to the south. It's a strip that comes alive with judas trees and sycamore trees. A necklace on the neck of Istanbul. Each stop is a different jewel.

Connecting Asia and Europe, the Bosphorus offers a unique view. A horizon that was ahead of us a thousand years ago and one that will still be here hundreds of years later. They say that people can't see the beauty that is right in front of them. Our story is like that, too.

There are those who have lived in Istanbul all their lives and who have passed away without having seen all the neighborhoods of the Bosphorus. Using the bridges for transportation and going back home without saluting the Bosphorus is another story. Yet the Bosphorus is a place where each step hides a story to be explored. A captivating novel that you won't be able to finish even if you read it every day.

THE FIRST PAGE OF THE NOVEL

Our Bosphorus story begins in Üsküdar, one of the oldest neighborhoods of Anatolia. As Üsküdar calls you to make it your home, it's in fact giving you a huge secret: you can make all of Bosphorus your home.

When you say "The Bosphorus is my home." Fatih will hear you and smile. The eyes of Io from Greek mythology, who gave the Bosphorus its name, will sparkle with joy. The castles, which are located on the narrowest part of the Bosphorus on each side, will witness their flags wave more passionately. The lighthouses on the widest parts of the Bosphorus will shine their lights together.

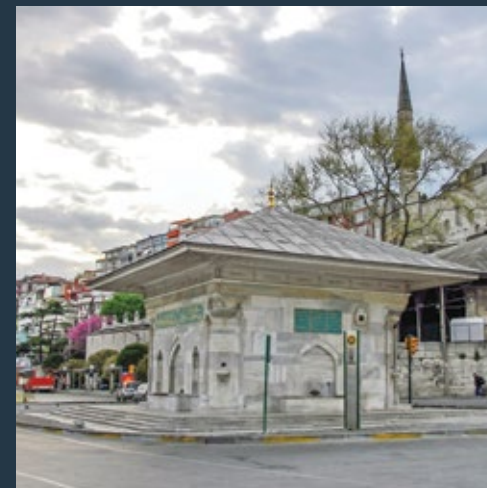


MAKING THE BOSPHORUS YOUR HOME



Sultans, generals, travelers, painters, historians, writers, ambassadors, composers, artists, scientists... History is full of bright minds who made Bosphorus their home and their stories that have been passed down from one generation to the next.

They lived under different roofs in different neighborhoods of course. But their hearts were one as they turned their gaze towards the sea. They didn't just live on the Bosphorus; they also experienced the Bosphorus. They looked and they saw. They listened and they joined in. They owned but they also shared.



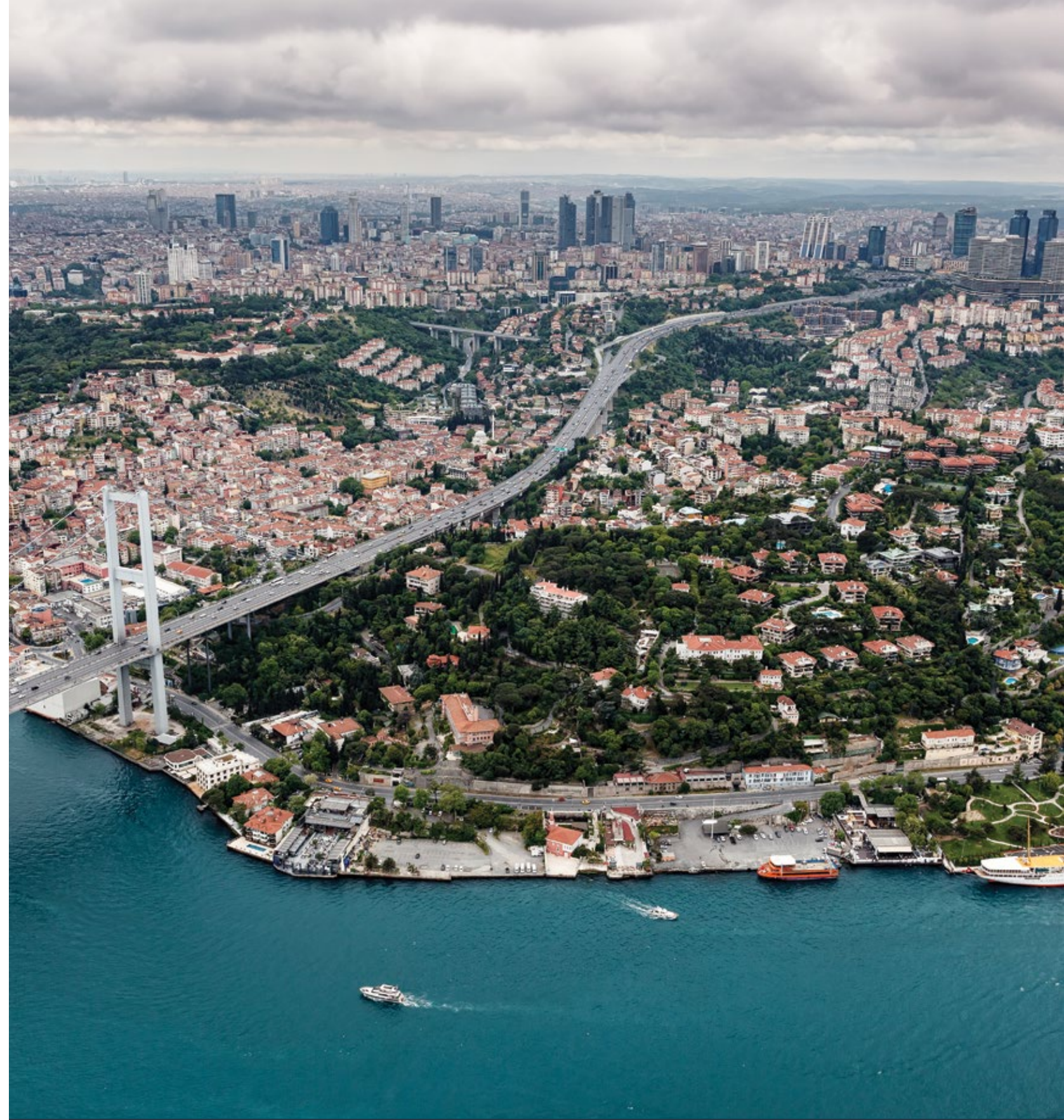
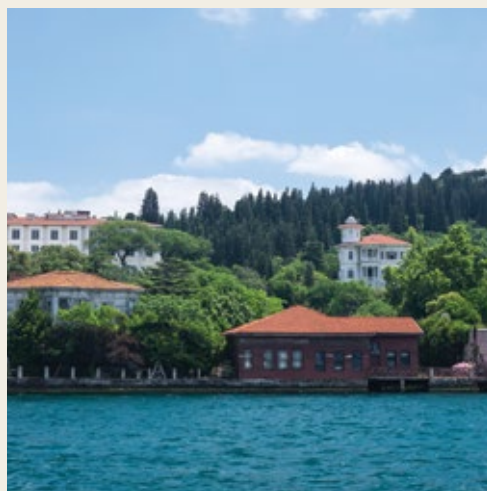


You know when someone visits the Bosphorus for the first time, having come from a different part of the world, they can never forget it. They say that they will return; and they do if they are lucky. The Bosphorus is that magical. And the city that we live in is only minutes away from it. No need to say more. That's why at the beginning we said "Forget about what you know about the Bosphorus; be prepared to fall in love with the place where the world intersects."



YOU WON'T WANT THE TOUR TO END

Üsküdar, Kuzguncuk, Beylerbeyi, Çengelköy, Kandilli, Anatolian Fortress, Kanlıca, Çubuklu, Beykoz, Anadolu Kavağı... You're about to embark on a journey through the Bosphorus that will appeal to all your senses. You won't want to return from this journey because you will find out that you can live in the entirety of Bosphorus, not just in one of its neighborhoods. You will begin to experience the Bosphorus. It will be exciting just to think about it or see it. When you see it with your own eyes, you'll think that we underestimated it in our catalogue. If you're ready, let's begin.



THOSE WHO SEE IT CAN'T FORGET IT
WHAT ABOUT THE
ONES WHO LIVE IT?

ÜSKÜDAR

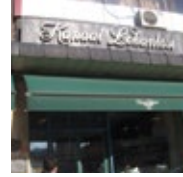
ŞEMSI PAŞA MOSQUE

Built by Sinan the Architect in 1580, the mosque has madrasas on both sides. It's one of Sinan's small yet valuable works and it's definitely worth visiting.



3. AHMET FOUNTAIN

The Maiden's Tower is the first thing that people think of when they think about Üsküdar. That one is quite obvious. Walk towards 3.Ahmet Fountain, a hidden treasure, near the ferry stops. Once you see it, you'll understand why it's been written about in poems for 300 years.



KANAAT RESTAURANT

Next in line is lunch at a historic venue. Kanaat Restaurant has been a local favorite in Üsküdar since the 1800s where Ottoman cuisine and olive oil dishes offer a magnificent meal.

BEYLERBEYİ



BEYLERBEYİ PALACE

This area is called the Ortaköy of the Asian Side because of its liveliness and magnificent palaces. If you've never been to Beylerbeyi Palace, now is the perfect time. For those who've already seen it, a second visit is a must.



HAMİD-İ EVVEL MOSQUE

It was built in 1788 by Architect Tahir Ağa during the reign of I. Abdülhamid. It's one of the most beautiful mosques along the Bosphorus. Right next to it you'll see a special area that was used to calculate time by looking at the sun, moon and the stars.



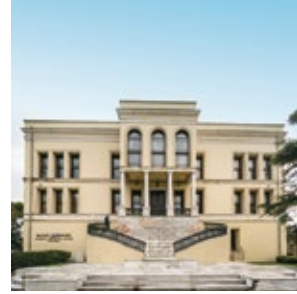
BEYLERBEYİ SHORE

This is a small neighborhood by the sea, a heaven of cozy venues, colorful and lively. Don't limit yourself to just one venue, walk the shore from beginning to end.

KANDİLLİ

KANDİLLİ OBSERVATORY

Built in 1868 and formerly called Rasathane-i Amire, the observatory has been the messenger of natural phenomenon ever since. If you're curious about how the weather will be like on a given day, you can find out from your phone or directly from the observatory.



ADİLE SULTAN PALACE

This is where Sultan Abdülmecit's sister used to live. Remember her as you sip your coffee overlooking the panoramic view of the Bosphorus. She is an important figure who contributed to the development of Kandilli and supported education.



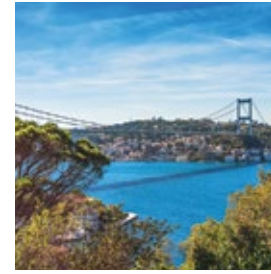
KANDİLLİ FISH RESTAURANT SUNA ABLA

You're in the right place if you want to eat fish with a view of the sea, sitting just half a meter from it, watching as people get off the ferry.

KANLICA

MİHRABAT GROVE

A huge garden, centuries-old trees and a magical view of the Bosphorus... A heavenly corner for those who are hungry for greenery in Istanbul.



KANLICA HANDICRAFTS BAZAAR

Glass objects, clothing, home textile goods... Few bazaars remain in Istanbul where craftsmanship is exhibited by the water. That's why your tour of Kanlica begins here in this special spot.



İSMAİL AĞA CAFE

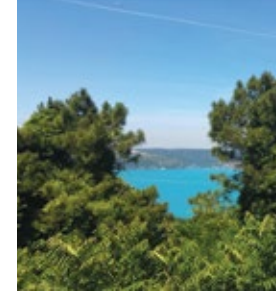
The history of the Kanlica yogurt dates back to the Russo-Turkish War of 1877-78. The tradition begins with Bulgarian immigrants who came to Beykoz. What makes it unique is the powdered sugar sprinkled on top of the yogurt. Bon appetite.

BEYKOZ



BEYKOZ KUNDURA

This historic shoe factory is now a popular set for films and tv shows. It's also a trip to the past. It's a haven for arts and crafts along the Bosphorus with its cafes, open-air summer theatre and museum.



JOSHUA'S HILL

Saint Joshua's tomb is located on the first hill that you see as you approach the Bosphorus from the Black Sea. It is believed that Saint Joshua is one of the protectors of the Bosphorus. According to some, the 17-metre long tomb is a salute to the giants that once lived in the area.



CAM OCAĞI

Cam Ocağı (the Glass Furnace) is the largest and most comprehensive glass and art center in Turkey. It's located within nature right by the Riva river, creating a calm atmosphere ideal for creativity. It's home to events and workshops year-round.

ÜSKÜDAR

KUZGUNCUK

BEYLERBEYİ

ÇENGELKÖY

KANDİLLİ

ANADOLU HİSARI

KANLICA

ÇUBUKLU

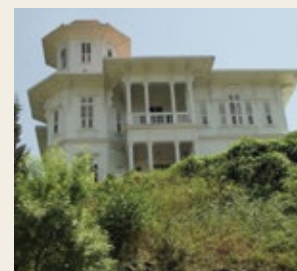
BEYKOZ

ANADOLU KAVAĞI

KUZGUNCUK

KUZGUNCUK GARDEN

Feel like you're on holiday right in the heart of the city. Of course, we'll head down to the water but first we'll take you to a neighborhood garden where peace ensues.



ÇINARALTI CAFE

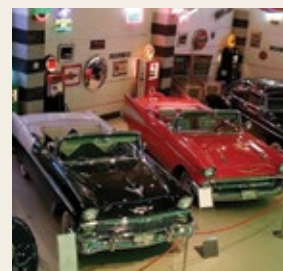
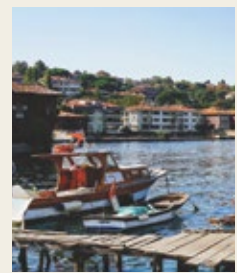
Every neighborhood has a café like this. This one is perhaps the most famous one. Have breakfast with simit (Turkish style bagel) and tea with the sea and seagulls in front of you.

CEMİL MOLLA MANSION
Also known as Beyaz Kuleli (White Tower) Mansion, this magnificent mansion is located between Kuzguncuk and Beylerbeyi Tunnel. It was designed by Italian architect Sinyor Albeti. Even though the mansion is not open to the public, it's worth coming to have a look from the outside and talk to locals because it has such legendary stories.

ÇENGELKÖY

ÇENGELKÖY SHORE

If you had to pick just one area for food along the Bosphorus, Çengelköy would be it. Çengelköy will satisfy your sight as well as your hunger with its pastry shops, fish restaurants, cafes, mussel stands, kokoreç (sheep intestine) shops.



MUSEUM OF CLASSIC CARS

Let's leave the shore for a little while and go upwards from Nato Road. It will be worth it because you'll be taken on a journey through time at the Sabri Artam Museum of Classic Cars, which has been a prime attraction since 1998.



AYA YORĞI CHURCH

The Bosphorus is an area of tolerance. You can visit the Greek Orthodox Church on the intersection of Tanrıverdi Street and the main road of the bazaar.

ANADOLU HİSARI

ANATOLIAN FORTRESS

It's fair to say that the conquest of Istanbul began here a long time ago. It may be small but its importance is not. This is a fortress that every Istanbulite must see at least once.



KÜÇÜKSU PAVİLLION

One of the small masterpieces of the Bosphorus, the pavilion was commissioned to Nigoğos Balyan by Sultan Abdülmecit. It's one of the prime spots for a relaxing break.



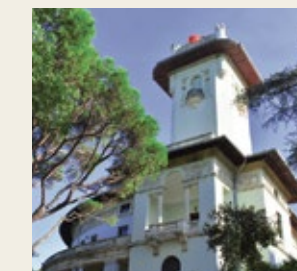
GÖKSU RIVER

As you wind down at one of the fish restaurants or cafes on either side of the river, go back in time and remember that this was the summer spot for relaxing and entertaining for the Ottoman royals. Göksu has been home to many festivals.

ÇUBUKLU

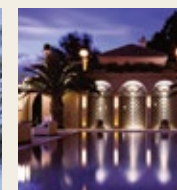
ABDULLAH THE FISHERMAN

His friends call him Apo. He is the master of fish and meze (Turkish tapas). The sincerity of the waiters, the rich menu and its amazing location right by the water is sure to bring lots of flavors to your day.



HİDİV PAVİLLION

Hidiv Pavillion is a small palace located in the middle of a grove filled with magnificent, old trees. Covering an area of 1000 m2, the pavilion sits where the hills of the Bosphorus bring together two continents. It's also home to one of the first steam-operated elevators in the city.



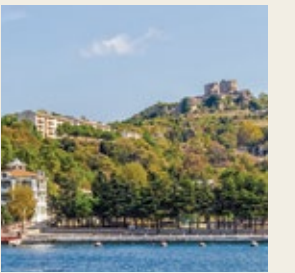
ÇUBUKLU 29

World cuisine meets the Bosphorus here at Çubuklu 29 with an endless view of the sea.

ANADOLU KAVAĞI

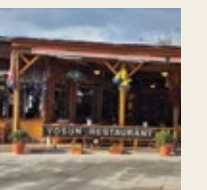
THE SHORE OF ANADOLU KAVAĞI

Welcome to the last stop on the Bosphorus. Lines of fish restaurants situated on wooden piers offer the freshest flavors from the sea.



YOROS CASTLE

Yoros Castle is an 800-year-old antique castle and an important historic monument. A cultural heritage to Istanbul, the castle used to be the entry to the Black Sea for the Byzantines and the Ottomans.



YOSUN RESTAURANT

The restaurant has been serving up freshly caught fish for the past 33 years to those who want to enjoy the best of the Bosphorus.



ÜSKÜDAR'S PAST and PRESENT



WITH THE PAST
BEHIND AND
THE PRESENT IN
FRONT OF YOU



A WELL-ESTABLISHED NEIGHBORHOOD ON THE ASIAN SIDE

Tied to its traditions, humble, tranquil, tolerant and beautiful people reside in Üsküdar. It's not a coincidence that what was told about this area is still true today. Being connected to one's roots and spirituality is innate to Üsküdar.

During the Ottoman era, Üsküdar became popular with its charity works and historic monuments that were masterpieces. Even those who lived on the European Side kept an eye out for Üsküdar.

Üsküdar was also the meeting point for merchants who came from Syria, Mesopotamia and other countries in Asia. It was a rich cultural spot where people from a variety of countries and backgrounds resided in, created crafts and participated in commerce.



A RELAXING BREAK

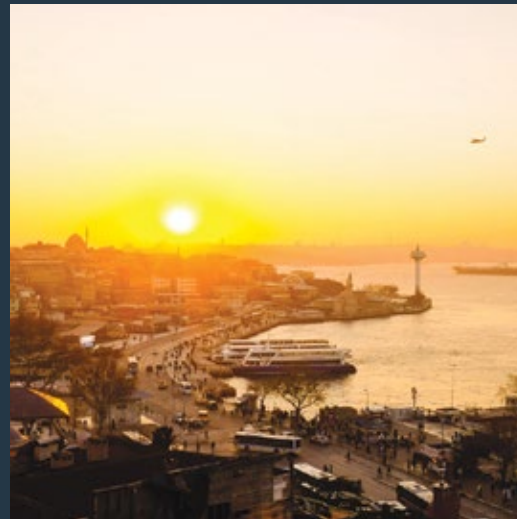
After the conquest of Istanbul, the Ottoman armies moved towards Anatolia through Üsküdar and the sultan's tent used to be set up here. The sultan used to leave Topkapi Palace for a military expedition with a grand ceremony, stay in Üsküdar for a few days in the tent and then leave with the army.

Although close to the center and located right across from the Topkapi Palace, Üsküdar was considered rural, a calm area where it was possible to take a relaxing break within nature.

Üsküdar was always a prime spot for sultans, their families and statesmen. Many historical figures built palaces, pavilions, mansion and charitable institutions here.

A DAY IN ÜSKÜDAR

07:00



THE ÜSKÜDAR SQUARE

The sun rises most beautifully in Üsküdar on the Asian Side. The first rays of the sun touch the sea, salute the Maiden's Tower and reach land. The construction works for Marmaray revealed that there was once a bay here that was filled to accommodate the population.

During the 15th century, there was a bazaar consisting of 50 shops at the square. It is believed that this bazaar likely functioned as a charitable institution and provided funds for the mosques. You're lucky to start the day with a walk that touches upon history and listen to seagulls sing.

07:00-08:30



MIHRIMAH SULTAN MOSQUE

Mihrimah Sultan was the daughter of Hürrem Sultan and Kanuni Sultan Süleyman, the wife of Rüstem Paşa who was the most popular grand vizier of the period. The mosque is one of the most beautiful works of Sinan the Architect. Completed in 1565, it was recently restored.

3RD AHMET FOUNTAIN

You began the day with a relaxing walk. Let us join you and tell you about some of the monuments you see around. Our first stop is the 3.Ahmet Fountain by the Üsküdar Square. It's the twin of the fountain right outside of the Topkapı Palace. Both were commissioned by Sultan III. Ahmet but the one in Üsküdar is more beautiful. In fact, according to historians, the fountain in Üsküdar is the best of its kind from that period.



YENİ VALİDE MOSQUE

It wouldn't be fair to talk about III. Ahmet without mentioning his mother, who was known for her charitable works. The next stop on our historic tour is Yeni Valide Mosque commissioned by Gülnuş Emetullah Sultan. The mosque is one of the most unique works of architecture from the Ottoman period

08:30-10:30



BREAKFAST

If one immediately thinks of simit (Turkish style bagel) when they think about Istanbul, Üsküdar definitely has some role to play in that legacy. Throughout history, bakers were some of the most important tradesmen in the area. In fact, there were 17 bakeries in the area at the beginning of the 17th century.

The same food culture is still alive in many parts of Üsküdar today. We suggest you enjoy a freshly-baked simit with your tea this morning, perhaps at the historic Baltaş Fırını in the Valide-i Atik neighborhood.



TIME FOR TURKISH COFFEE

How do you take your coffee? Don't think in terms of how much sugar you want because we are about to offer you Ottoman Palace style coffee. Üsküdar is filled with coffee shops that still continue such traditions to this day. Today's stop is the Bayramefendi Osmanlı Kahvesi. Don't forget to take a pack of coffee at home with you.

10:30-12:30



FISHERMEN'S MARKET

Those who live in Üsküdar are lucky. They don't have to go far to get fresh fish. A short walk will take them to the Fishermen's Market. It's one of the most crowded and lively places of the area. A variety of products are sold here in addition to fish, such as vegetables, fruits, cheese and nuts. Speaking of the market - what type of fish would you like to have for dinner?



MİMAR SİNAN BAZAAR

Üsküdar has always been a neighborhood of bazaars. Another spot on our tour before lunch is the Mimar Sinan Bazaar that bears the signature of none other than Sinan the Architect.

This building was built between 1574 and 1583 for Nurbanu Sultan, mother of III.Murat, as a Turkish bath, which is the last Turkish bath built by Sinan. In time, it was turned into a bazaar, in addition to being a bath, and became one of the largest shopping centers in the area. After it closed down in 1917, it was restored by Gümölcineli Mehmet Bozkurt and given back to the community.



ÜSKÜDAR BAZAAR

Üsküdar has a huge bazaar that has always been here. It's crowded at every hour of every day. It lives and gives energy to those around it. The sellers know the shoppers and they greet each other, which is a testament to the sincere atmosphere of Üsküdar.

12:30-13:30



LUNCH

If you put together all the good places to have lunch in Üsküdar, you would get a thick booklet. For those who want an upscale venue, there is Bridge Restaurant with a view of the bridge. Those looking for traditional tastes could stop by Metet Közde Döner, Mabeyin or the famous Filizler Köftecisi.

But today's stop is Kanaat Restaurant whose fame goes well beyond Turkey. If you want to know what to eat here, we suggest starting with an olive oil dish, then having slow-cooked lamb with Uzbek rice.

14:00-15:30



NEVMEKAN

Located right next to Bağlarbaşı Cultural Center in Üsküdar, Nevmekean is a great venue filled with books. It's three things in one: a café, a library and an architectural masterpiece.

The building, which mixes Ottoman architecture with modern elements, was used as a storage for trams up until the 1960s. Nevmekean is a quiet place, an ideal spot to rest your mind, work or read.

16:00-18:30

CULTURAL TOUR

It's not possible to see all the historical monuments in Üsküdar in one day. In fact, you probably need to spend an entire week if you want to see it all.

Think of all the places that we haven't seen: Çinili Turkish Bath and Mosque, Valide-i Atik Mosque, Surp Garabet Armenian Church, Saint Mahmut Hüdayi Mosque, Ayazma and Rumi Mehmetpaşa Mosques, Altunizade Faculty of Theology, Şemsi Paşa Mosque... And we didn't even go to Altunizade, finished the shore or climbed up Çamlıca.

Let's go somewhere close to your home now and take you on a cultural tour.



ATÖLYE LİR

If you're worried that wood craftsmanship is disappearing, you'll feel much better when you see that the craftsmanship is alive and well with Atölye Lir's products.



IMOĞA GRAPHIC ARTS MUSEUM

Spread over 2000 m², this museum is the first contemporary graphic arts museum in Turkey. The museum also offers opportunities for Turkish and foreign artists to produce unique works of art here. In short, go for a tour and let the artist in you go free while you're there.



ÜSKÜDAR IDEA ART CENTER

It's not easy to leave the Graphic Arts Museum behind but we need to hurry because we need to make it in time for the Scents Workshop with Bihter Türkan Ergül.

19:30

DINNER AT THE MAIDEN'S TOWER

You have the fresh fish you bought from the market in your fridge but you feel like going out. Not a problem. We haven't really talked about the Maiden's Tower yet. Let's give the closing act to it. Think about it - the boat in Salacak will take you to a tower that dates back to 340BC. The story of this tiny island is over 2,350 years old. The 360-degree view of the Bosphorus that will accompany your dinner is timeless, just like living in Üsküdar.



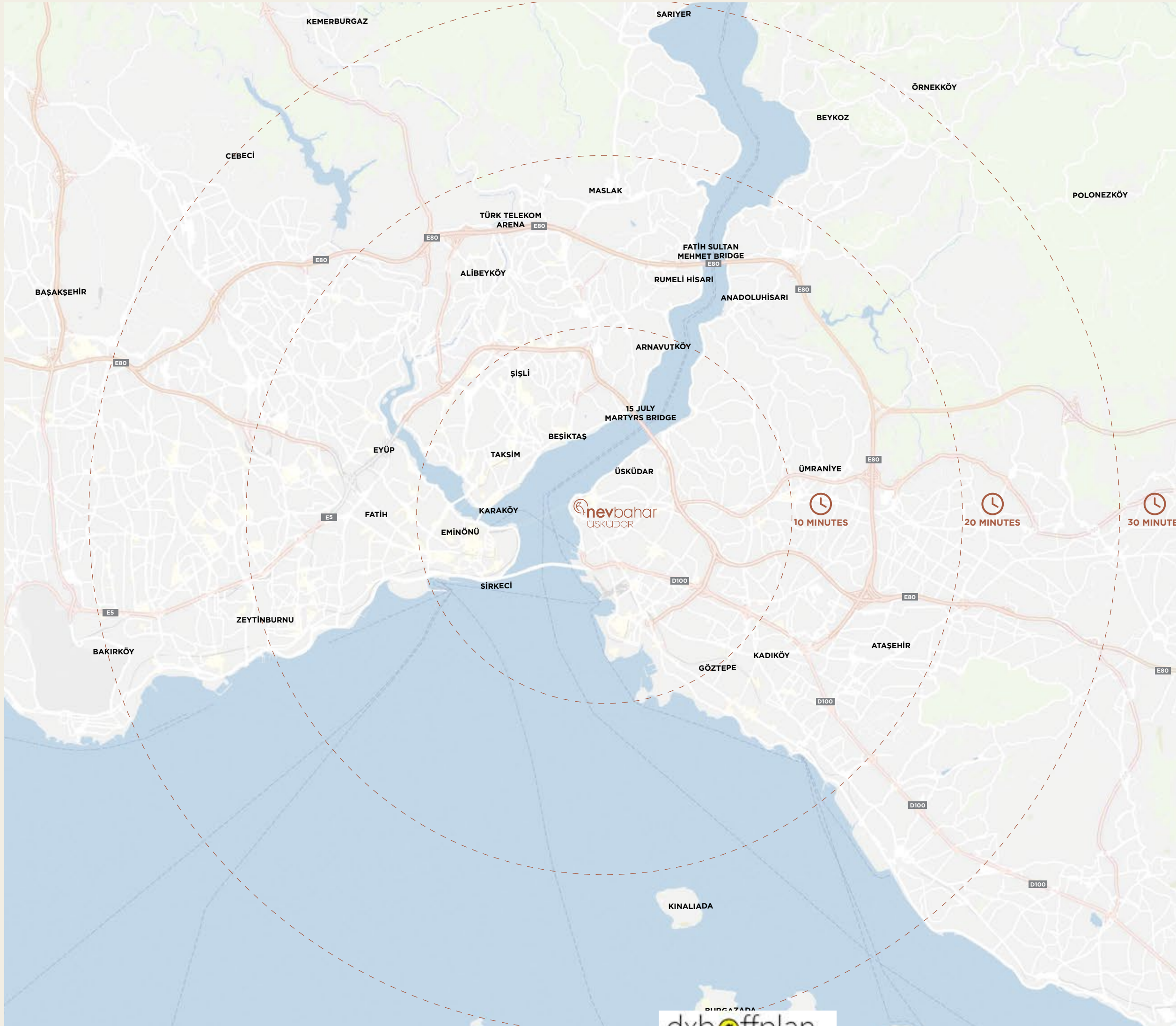
UNIQUE LOCATION



THE ONE AND ONLY
IN ÜSKÜDAR.
LIKE ÜSKÜDAR ITSELF.

Nevbahar Üsküdar carries the Bosphorus life into your home with its unique positioning in the heart of Üsküdar. There is no other project in Üsküdar with a location like Nevbahar's.

IN THE HEART OF ÜSKÜDAR WITH ISTANBUL AT YOUR FEET



15 JULY
MARTYRS BRIDGE
12 MINUTES

BEŞİKTAŞ
15 MINUTES

TAKSİM
20 MINUTES

ŞİŞLİ
20 MINUTES

FATİH SULTAN MEHMET
BRIDGE
20 MINUTES

ZEYTİNBURNU
30 MINUTES

MASLAK
30 MINUTES

KEMERBURGAZ
40 MINUTES



KADIKÖY
10 MINUTES

ÜMRANİYE
15 MINUTES

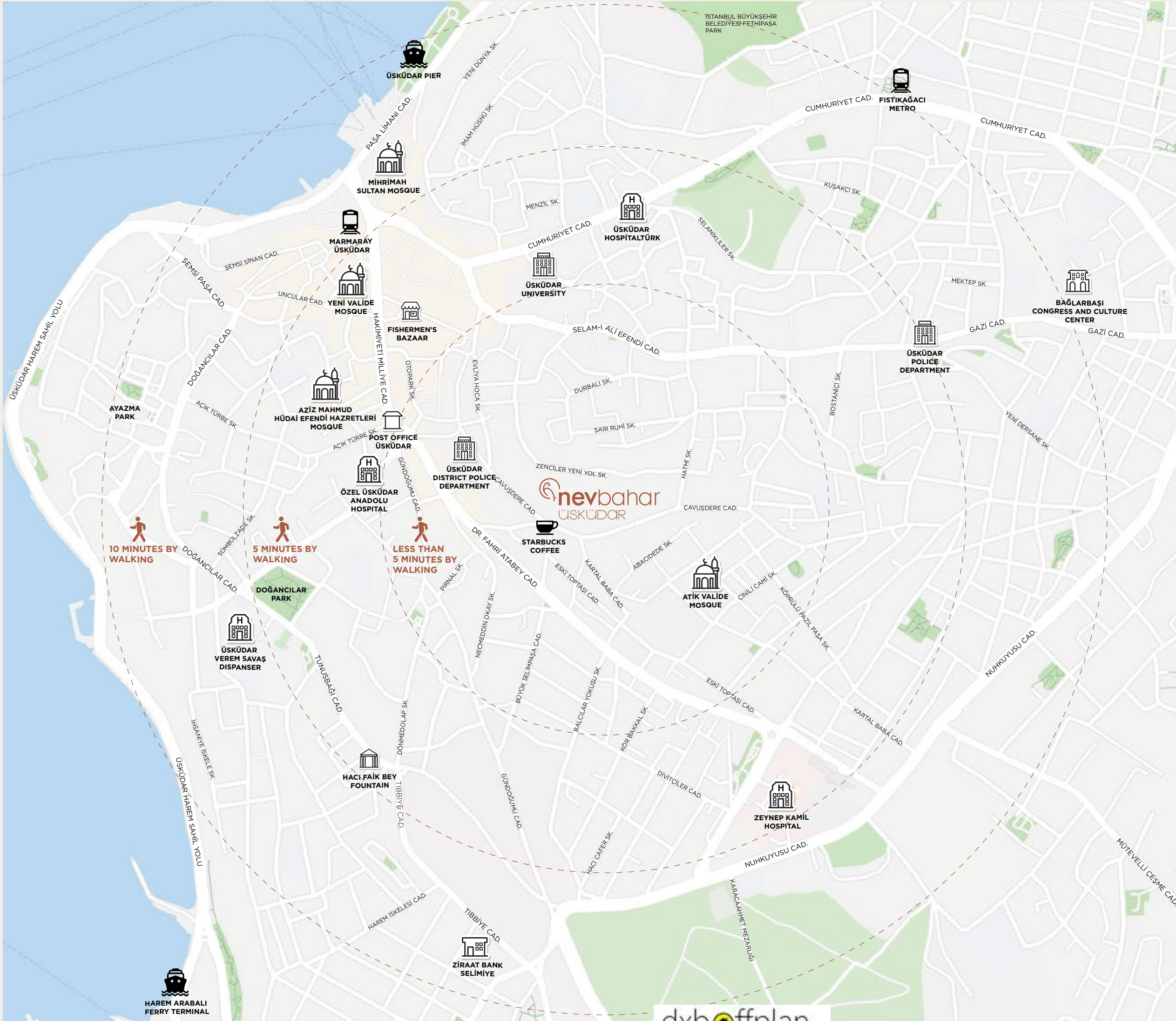
GÖZTEPE
20 MINUTES

ATAŞEHİR
25 MINUTES

ANADOLU HİSARI
25 MINUTES

ŞİLE
40 MINUTES

IN THE HEART OF LIFE WITH UNIQUE TRANSPORTATION ALTERNATIVES



ÜSKÜDAR FERRY TERMINAL
3 MINUTES

ALTUNIZADE METROBUS STOP
10 MINUTES

HAREM
5 MINUTES

15 JULY MARTYRS BRIDGE
12 MINUTES

ATAŞEHİR
20 MINUTES



SİRKECİ
5 MINUTES

YENİKAPI
8 MINUTES

KAZLIÇEŞME
10 MINUTES

SANCAKTEPE
24 MINUTES



BEŞİKTAŞ FERRY TERMINAL
10 MINUTES

KABATAŞ FERRY TERMINAL
10 MINUTES

EMİNÖNÜ FERRY TERMINAL
20 MINUTES

HAREM-SİRKECİ FERRY TERMINAL
15 MINUTES

ORTAKÖY FERRY TERMINAL
15 MINUTES

ÜSKÜDAR WORTH LIVING, WORTH SEEING

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- 4 MİMAR SİNAN
- 5 FISHERMEN'S MARKET
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- 12 İMOGA - İSTANBUL MUSEUM OF GRAPHIC ARTS
- 13 MEHMET NACI AKÖZ KİTE MUSEUM
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- 21 FEHMI PAŞA MANSION/GROVE
- 22 BEYLERBEYİ PALACE
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- 26 ŞEYH NEVRUZ MOSQUE
- 27 ÇENGELKÖY AYA YORGI CHURCH
- 28 KULELİ MILİTARY HIGH SCHOOL
- 29 ADİLE SULTAN PALACE
- 30 CEMİLE SULTAN GROVE
- 31 KANDİLLİ OBSERVATORY
- 32 KÜÇÜKSU PALACE
- 33 KÜÇÜKSU STREAM
- 34 KÜÇÜKSU PUBLIC PARK
- 35 ŞAKİRİN MOSQUE
- 36 VALİDEBAĞ GROVE
- 37 ADİLE SULTAN PAVİLLION
- 38 KÜÇÜK ÇAMLICA TV-RADIO TOWER
- 39 ÇAMLICA MOSQUE
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NEVBAHAR ÜSKÜDAR

ÜSKÜDAR'S LATEST
AND MOST EXCLUSIVE
LIVING SPACE





ÜSKÜDAR A NEW WITH NEVBAHAR ÜSKÜDAR

It's time to meet Nevbahar – Üsküdar's most valuable project, which brings Bosphorus into your home.

Life, shopping, food, culture and arts, entertainment and work come together with the assurance of Kalyon GY in Istanbul's most unique neighborhood Üsküdar. Üsküdar's rooted past meets contemporary architecture and comfortable lifestyle options. The perfect balance of yesterday and today, Nevbahar Üsküdar comes to life as one of the most special projects in Istanbul.

LIKE IT'S ALWAYS BEEN THERE

Nevbahar's architectural and conceptual inspiration is Üsküdar itself. The project, which brings together the district's colors, energy and spirit, feels like it's always been there. With its perfect location, distinct lifestyle options, special outdoor areas, rich social opportunities and unique investment value, Nevbahar is the one and only in Üsküdar, like Üsküdar itself.





CONTEMPORARY LINES OF THE 21ST CENTURY AND THE TRADITIONAL SOUL COME TOGETHER



Nevbahar Üsküdar creates a balance between cultures and generations by perfectly bringing together modernism and tradition. The style of Bosphorus mansions reflected in the outer façade, the use of natural materials, the architectural style that is in line with the historic texture makes Nevbahar an innovative and ecologically friendly project.

CHIC AND COMFORTABLE
LIVING SPACES
THAT COME ALIVE WITH THE
BOSPHORUS



Nevbahar Üsküdar has 169 residences that vary in size from 105 m² to 665 m² and from 2+1 to 5+2 penthouses. Bringing together the blue of the Bosphorus with the green of the groves, Nevbahar Üsküdar offers an exclusive lifestyle for those who want to experience the nostalgic neighborhood culture of Istanbul.

EACH DETAIL IS CUSTOM-MADE FOR YOU



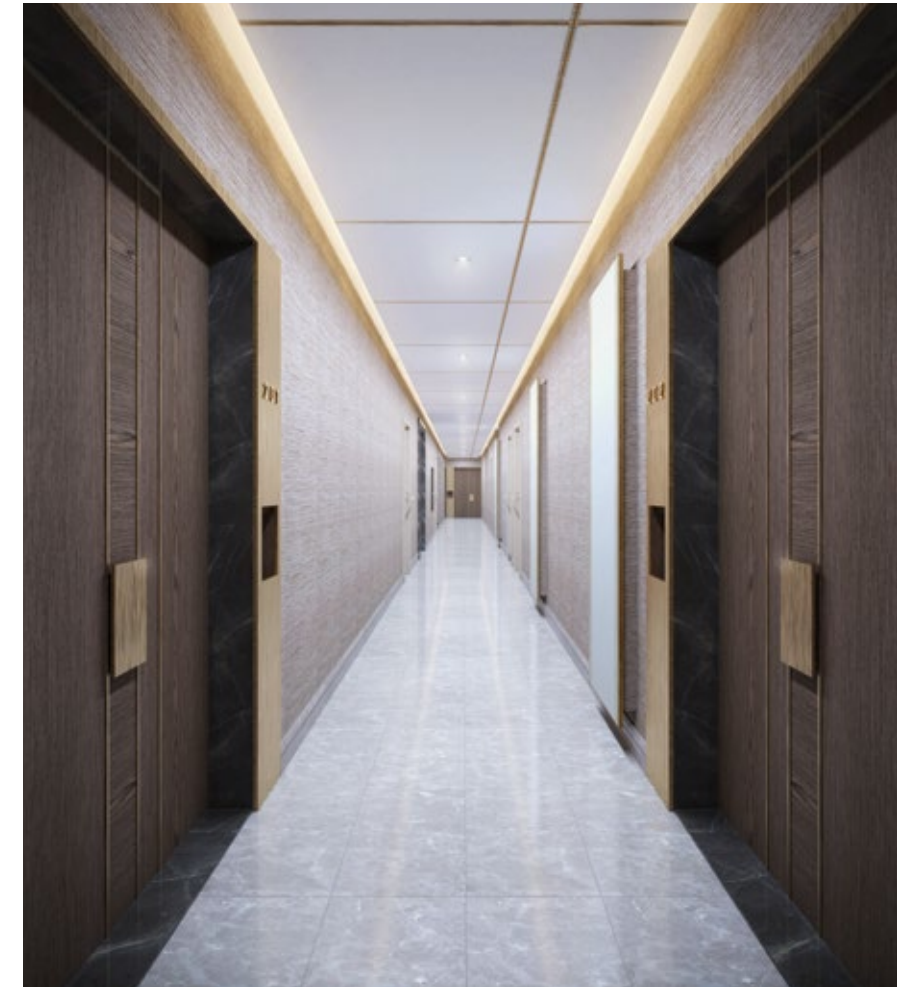
Perfection is hidden in small details. It is the value given to little details that make life better. All living spaces in Nevbahar Üsküdar are the product of designers who go after perfection and spend days making sure every little detail is flawless. The project's spaces, floor plans, interior and outer décor elements are the result of a thought process that aims to make life beyond valuable.





NEVTECHNOLOGY

SMART HOME, SMART LIFE



The technologically advanced smart home system of Nevbahar Üsküdar allows you to control all electronic systems of your home remotely. While the project stays true to the past, it also brings the comfort of the future into your homes.



THE BLUE OF THE
BOSPHORUS,
THE GREEN OF
NEVBAHAR

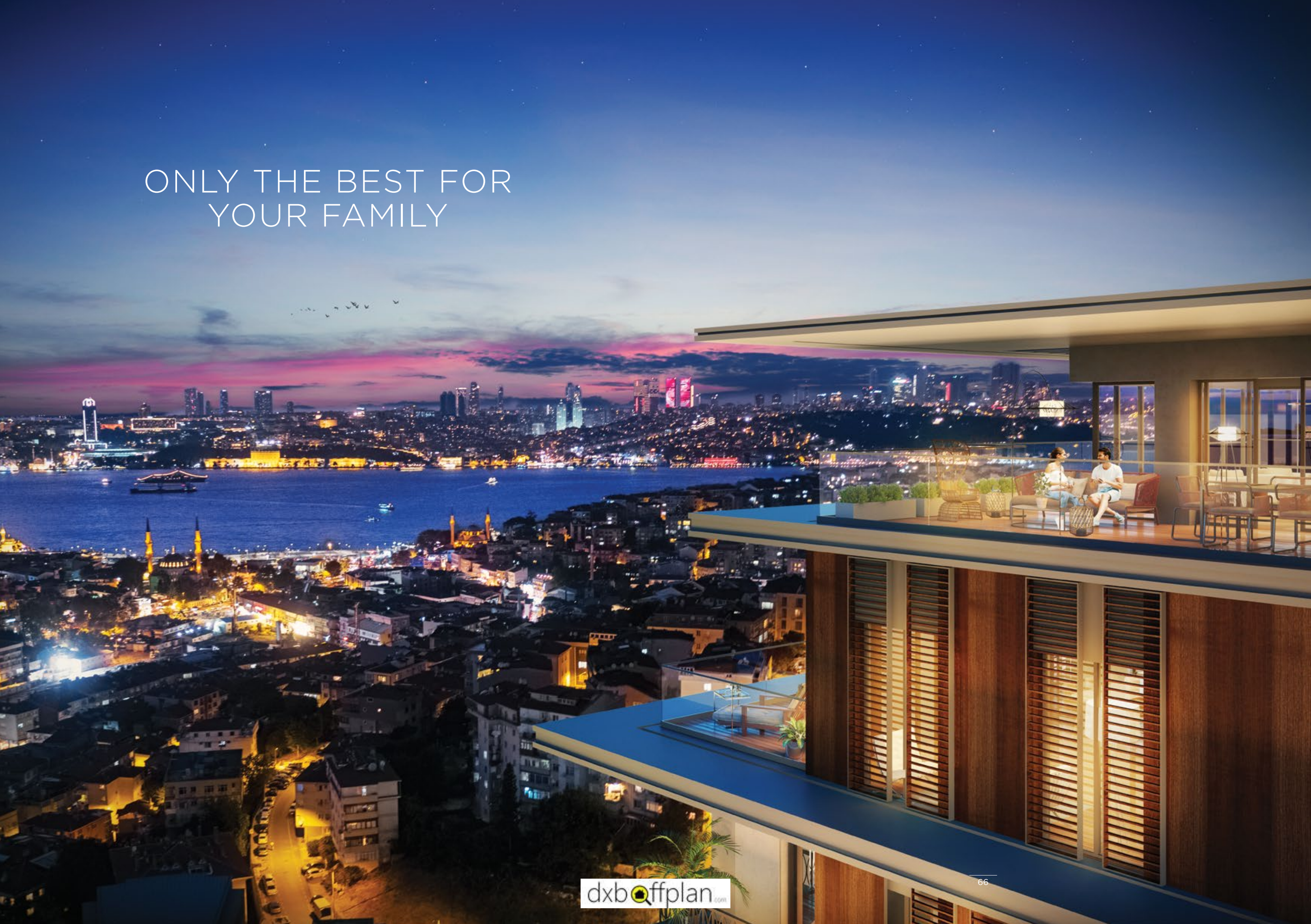


The landscape areas that have been created with hundreds of different plants and the positive energy of nature, play areas for kids and walking tracks allow you to breathe in the warm breeze coming from the Bosphorus, feel the warmth of the sun and live with the beauty of nature.



LIFE AT
NEVBAHOR
ÜSKÜDAR

ONLY THE BEST FOR
YOUR FAMILY

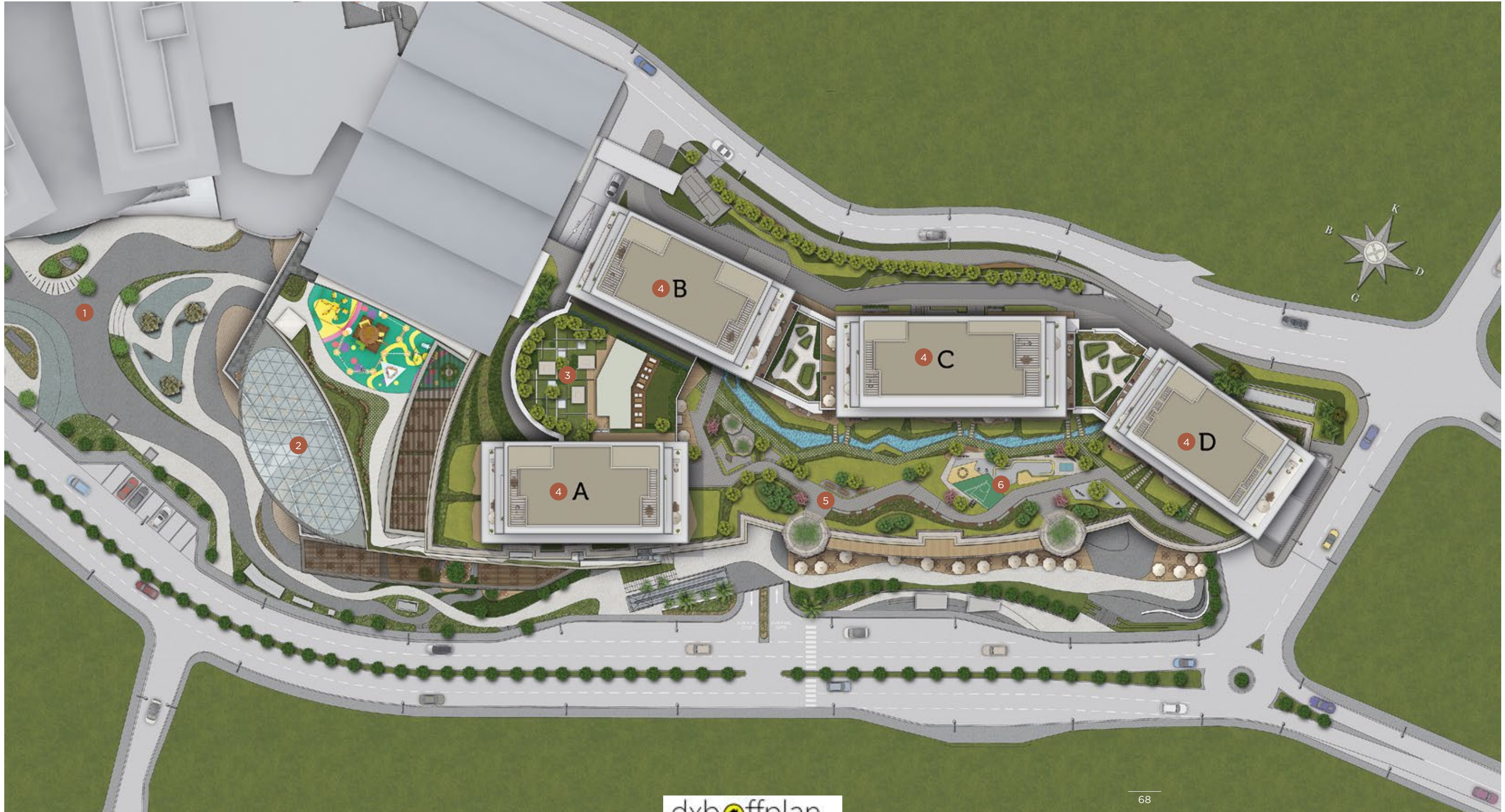




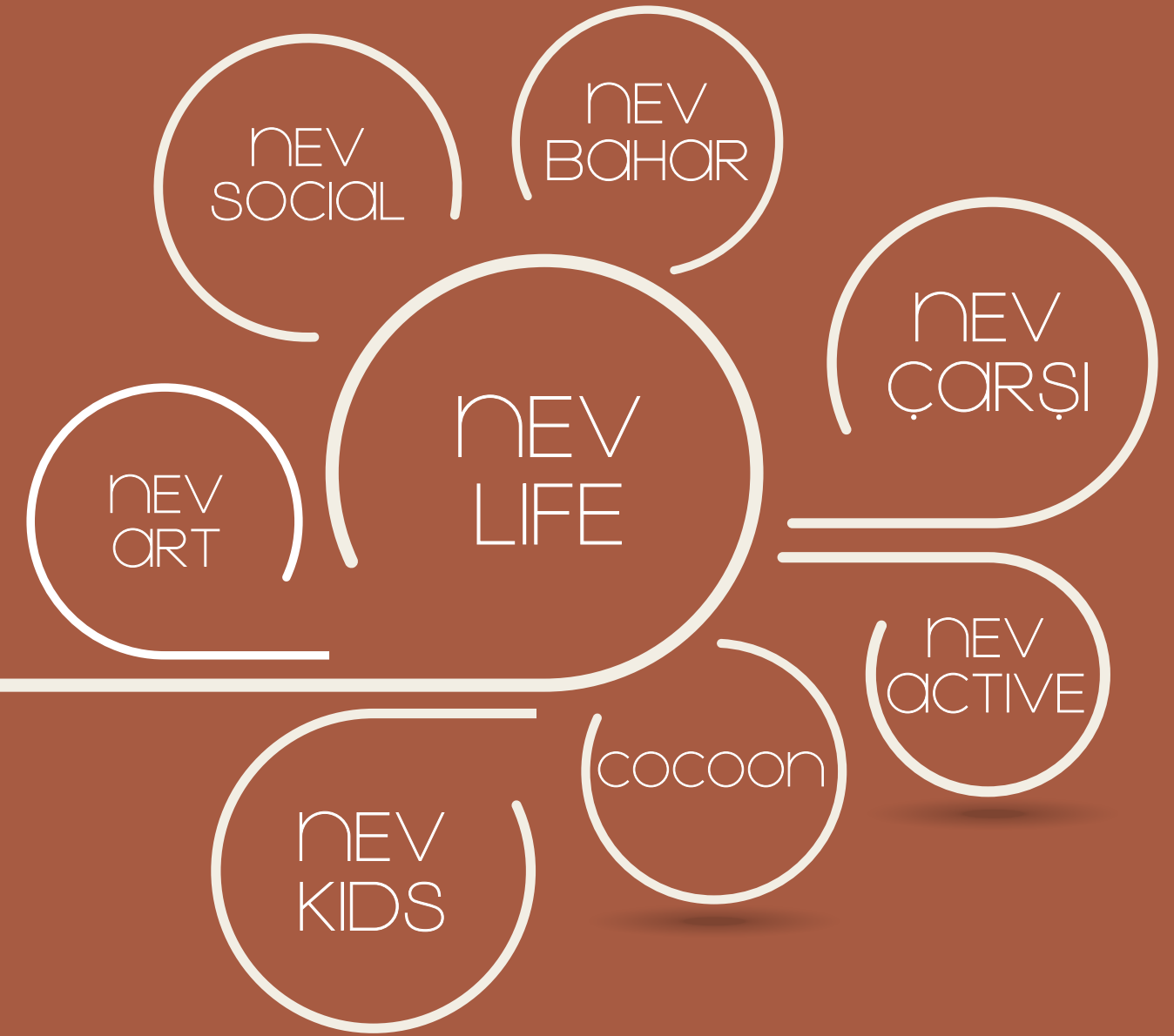
NEVBAHAR ÜSKÜDAR

PLAN OF LIVING SPACES

1. SQUARE
2. NEVÇARŞI
3. SOCIAL AREAS
4. RESIDENCES
5. RECREATIONAL AREAS OF THE RESIDENCES
6. PARK FOR KIDS



an
EXCLUSIVE
WORLD
FILLED WITH
UNFORGETTABLE
EXPERIENCES



A place comes alive with the people who live in it. The more social, active, joyous and healthy the residents, the livelier the place becomes. Nevbahar Üsküdar is not just a residential project. It's a colorful world that encompasses your family's life.

SOCIAL AREAS
WITH HOTEL-
LEVEL COMFORT

NEVSOCIAL



Life is not to be lived with only a few senses. Seeing, hearing, tasting, smelling and feeling... Life is a playground that invites in all your five senses. Just like Nevbahar Üsküdar's 1900 m² social areas spread over three floors that come with hotel-level comfort.

ADVANCED TASTE IN DESIGN AND DETAILS



Nevbahar Üsküdar's social areas are designed like the interior of your home. Every detail of the common areas has been attended to with a modern and comfortable design philosophy.





SPEND TIME WITH YOUR LOVED ONES OR TAKE SOME TIME OFF ALONE

At Nevbahar Üsküdar, you have a variety of living areas outside your home; a study room that you can use whenever you need some quiet, a rich library and a lounge area designed for special events and meetings.



YEAR-ROUND EVENTS, MUSIC, CULTURE AND ART



Nevçarşı, which is located right next to the project, is adjacent to Nevbahar's social areas. In addition to the shopping and restaurant options at the shopping center, there is an event space that will be busy with year-round concerts, talks, and special shows. Enjoy the magic of seeing and hearing with a movie theater that has advanced technology and indulge in restaurants and cafes that offer special flavors.

A GOOD LIFE,
A HEALTHY
FUTURE

NEVACTIVE



At Nevbahar Üsküdar, feeling healthy and well becomes part of your daily routine with a sports club that will help you stay fit and an indoor swimming pool and sauna that will allow you to relax.

NEVBAHAR ÜSKÜDAR TAKES CARE OF YOUR LOVED ONES



"Take care of your body. It is the only place you have to live in." said a famous athlete. Your valuable health is safe where you live.



A LIFE WITH ART AND CULTURE

NEVART



Nevbahar Üsküdar has a gallery that will bring a breath of fresh air to the city's culture and art scene. At NevArt, you can visit different exhibitions and also participate in a variety of workshops to turn art into a hobby.

THEIR HAPPINESS
IS WORTH IT

NEVKID



Nevbahar Üsküdar has thought about all the details when it comes to our kids' happiness: an art space where kids can spend their free time having fun and learning, a music space and Cocoon, a unique center dedicated to playful learning.

A HOLISTIC EDUCATION BASED ON PLAY

cocoon

Located within Nevbahar Üsküdar, Cocoon is an innovative learning and play center where you can socialize with your kid.

Playing and learning come together in a magical way through workshops designed by expert educators for kids up to 13 years of age and their families.

Cocoon is also a family club. The center will function on a membership basis and will organize weekly and monthly workshops that will cover weekdays, after-school hours, weekends and holiday activities.



IT IS POSSIBLE
TO MAKE
LEARNING FUN.
IN FACT, IT'S THE
ONLY WAY.

cocoon

At Cocoon Playing and Learning Center, a variety of play areas and workshops are designed with the playful learning motto.

KIDS' LIBRARY AND MEDIA CENTER
ART WORKSHOP
DRAMA WORKSHOP
MUSIC WORKSHOP
SCIENCE AND MATH WORKSHOP
SENSORY PLAY AREA
COMMON PLAY AREA
MULTI-PURPOSE PLAY AREAS
STORY AND FILM WORKSHOP
ADULT CAFÉ
KIDS' BOOKSHOP
EVENT SPACES
SPACES FOR EDUCATORS AND FAMILY
EDUCATION



The images used for Cocoon are mirror images of the actual spaces. They are not concepts or drawings.



NEVÇARŞI

A WORLD OF SHOPPING
AND ENTERTAINMENT
RIGHT UNDER
YOUR HOME!



IT'S NEW BUT IT'S
ALSO JUST
LIKE ÜSKÜDAR



Shopping in Üsküdar has been popular for ages. This is the district of new products and fresh flavors. Yet it is not just products that are given and taken but also love, respect, sincerity and trust.

Nevçarşı, which is located just below Nevbahar, brings together the tradition of Üsküdar's bazaars with modern options.

You will be an elevator away from the 138 shops that will answer all your daily needs, indoor restaurants and cafes, a movie theater with the latest sound and vision systems, and a great event space where festivals, concerts, talks and shows will be held.





A NEW SHOPPING EXPERIENCE WITH A RICH VARIETY OF SHOPS

30,000 m²
(GLA) GROSS LEASABLE AREA

138
SHOPS

369
PARKING SPACES

4,150 m²
LARGE SHOPS
(SPREAD OVER TWO FLOORS)

17,500 m²
SHOPS

530 m²
SUPERMARKET

1,500 m²
CINEMA

5,100 m²
CAFÉ AND RESTAURANTS



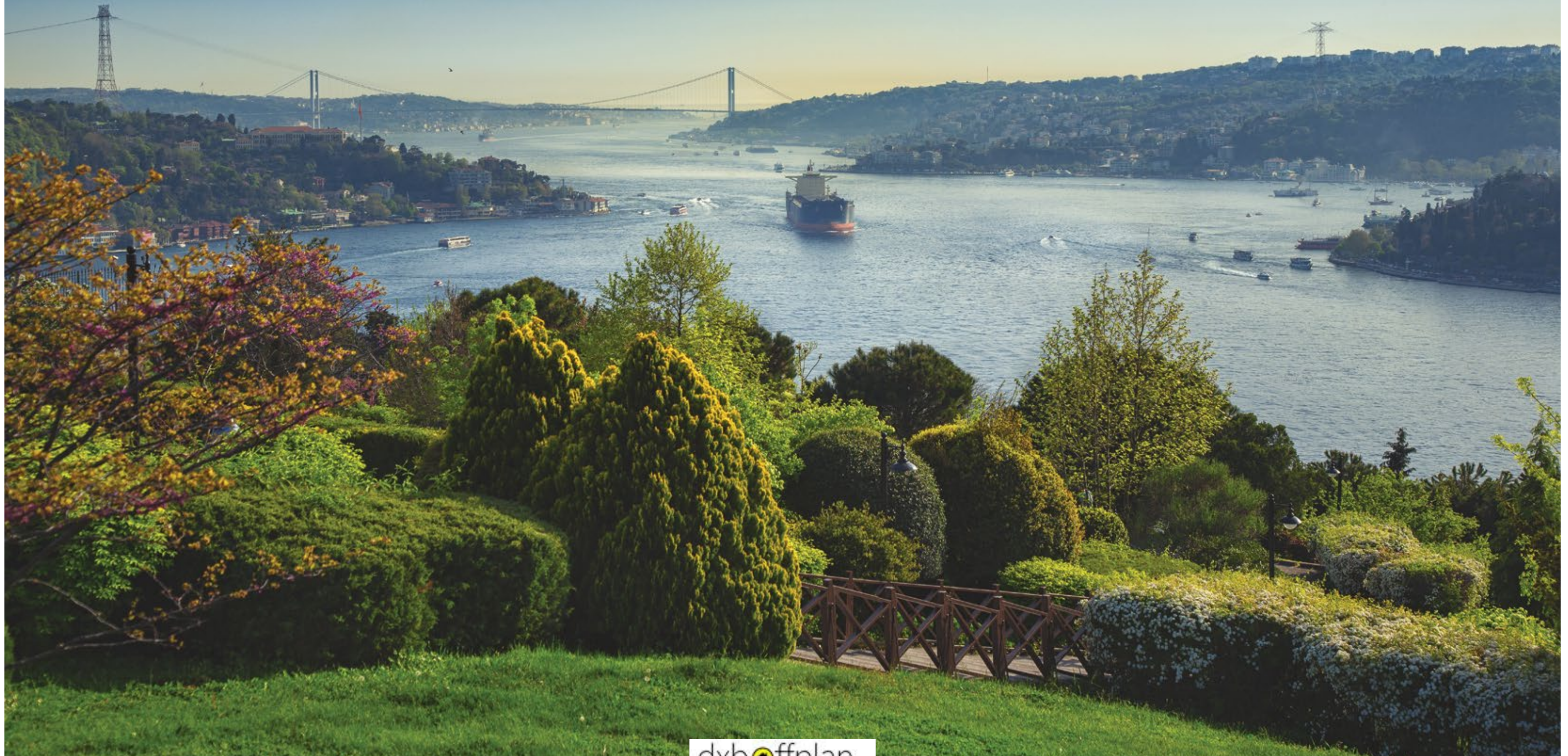


FLOOR PLANS



SENSITIVITY TO THE NEIGHBORHOOD

ÜSKÜDAR: A PRODUCER NOT A CONSUMER



A PROJECT THAT MAKES ITS SURROUNDINGS MORE BEAUTIFUL



Life, shopping, sports, culture, art and entertainment... When you live at Nevbahar Üsküdar, you'll find everything you need for your family at your fingertips. Yet what makes a place valuable is its relationship with its surroundings and neighborhood.

Nevbahar Üsküdar is a community that produces not consumes. All the venues, shops and stores around the project are as valuable to Nevbahar Üsküdar as if they were part of it.

Nevbahar embraces all the local shops along the street, making them a part of Nevçarşı. It looks out for the tradesmen and the values of the neighborhood. The professional management system of Nevçarşı supports local shops to benefit their businesses.



BEING ONE WITH THE RESIDENTS OF ÜSKÜDAR

Every detail has been thought of for the comfort and safety of Nevbahar Üsküdar residents. Yet the nature of the project is such that it lives and breathes outside the doors of the project, embracing the whole neighborhood.

It serves as a meeting point for the residents of Üsküdar with work areas open to the public, the culture center for mothers and children and a library. It's a ceremony that brings together Nevbahar and Üsküdar.

