

NUROLTOWER

Mecidiyeköy



The story of a brand that grows with Turkey...

*One of the most valuable brand in the country that has been working for Turkey for over half a century...
A story that started in 1966 when Nurool Construction Company was founded by three brothers with
great dreams, Nurettin, Erol and Oğuz Çarmıklı, and which has continued to grow every day with
NEW SUCCESSES...*

From roads to bridges...

From housing to factories...

From infrastructure to aviation...

From the defense industry to finance...

From tourism to energy and mining...

With over 20 thousand employees, Nurool Holding continues to create new values with
each project across **3 continents and 20 countries.**

Mega Projects

Osmangazi Bridge

Izmir-Istanbul Highway

Marmaray

TODAY NUROL HOLDING

- Deep rooted history of over **50 years**
- Working in **20 countries** in **3 continents** (Asia, Europe, Africa)
 - More than **35 companies** in **6 sectors**
 - Over **20 thousand employees**
 - Current added value over **30 billion dollars**
- Corporate culture based on the principles of quality and trust
 - Ability to produce critical and strategic technology
 - Pioneer in advanced engineering
- Broad portfolio consisting of governments, institutions and individual customers



Nurol GYO, which we founded in 1997 with the power and experience that we get from our roots, has only one goal:
Developing solutions that people will feel good with.

Because everybody can produce a project. But it is of primary importance for Nurol GYO to design projects where people live a better life both physically and spiritually.

It explores new ways to feel good by focusing on human psychology and community sociology.

It feeds the life. It always recreates the good with the inspiration it takes from life.

Nurol GYO...



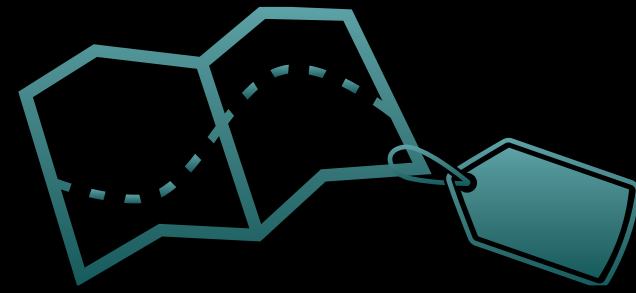
“I believe everything we do and every trace we leave in the world must serve for people, people’s happiness and the world.”

Nurettin Çarmıklı

Why Nurool GYO?



SOLUTIONS
THAT CREATE
**ADDED
VALUE**



BRAND VALUE
THAT SETS THE
PRICE INDEX
OF THE AREA



**SUCCESSFUL
RETAIL**
MANAGEMENT



HIGH QUALITY
PRODUCTS



**CUSTOMER
SATISFACTION -
ORIENTED
APPROACHES**



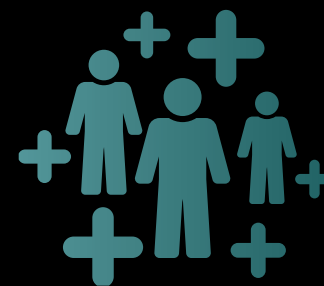
HEALTHY LEGAL
INFRASTRUCTURE
PLANNING



**SUSTAINABLE
LIVING AREAS**
— AND —
QUALITY
MANAGEMENT



**LONG TERM
HEALTHY
RELATIONS**
WITH ITS TENANTS
AND BUSINESS
PARTNERS



**PROJECTS
THAT PROVIDE
BENEFITS TO
THE COMMUNITY**



**STRONG
PORTFOLIO**



WELL-DISCIPLINED
BUILDING
MAINTENANCE AND
PROFESSIONAL
MANAGEMENT



**DISTINGUISHED
CUSTOMER
PORTFOLIO**

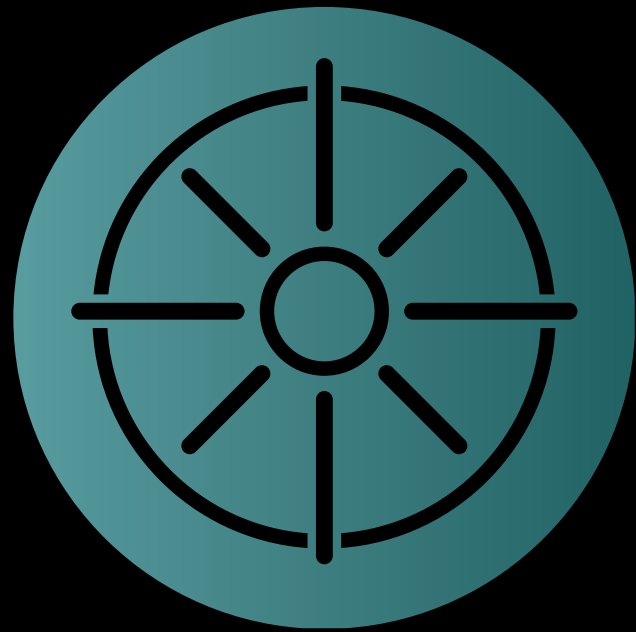


We always ask the same question while doing our work:

How can we make
you feel better?

We focus on your needs while designing our projects in order to create a culture that will make you feel better. We develop solutions that will improve your quality of life.

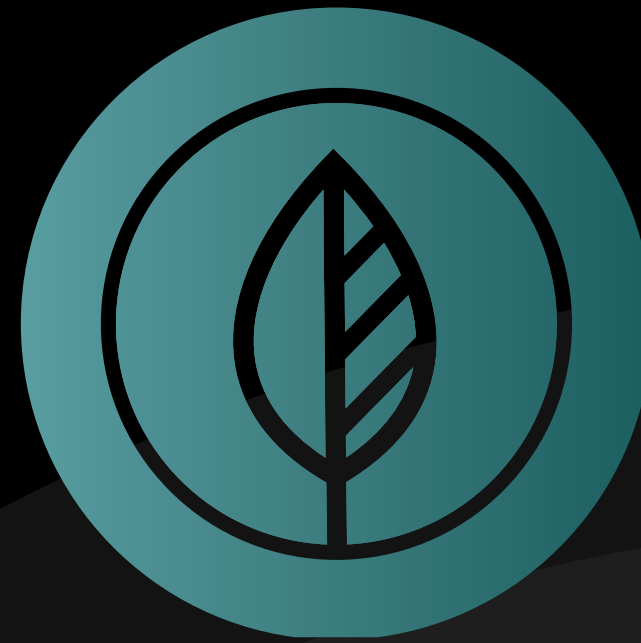
Nurol Solutions



N-Light

For fully experience daylight

- Design that complies with European light standards
 - Surface solutions
- Shops that receive sunlight



N-Green

For a life in more synch with nature

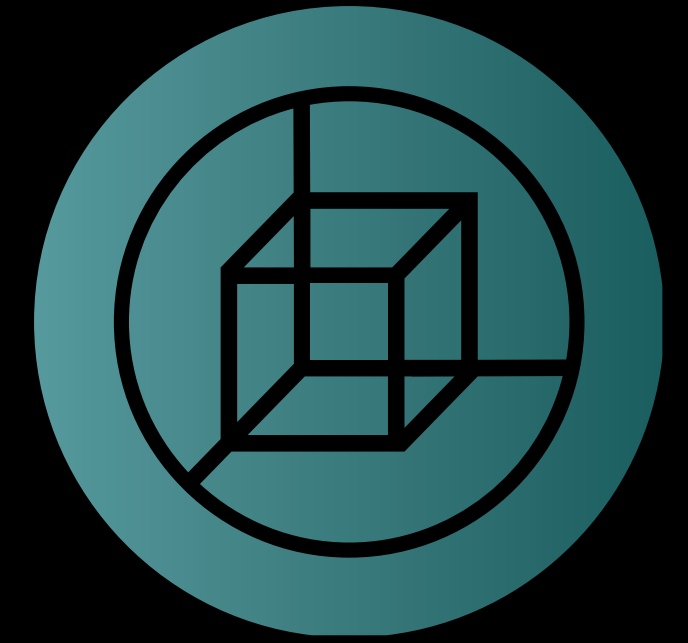
- Town gardens
- Efficient resource use
 - Waste recycling
 - Sustainable and regenerating life



N-Power

To be sure that you are always safe

- Technological solutions against fire and earthquake
 - High security measures
- Trained and credible personnel
 - Quality material selection



N-Space

Always to be able to feel the freedom of spaciousness

- Open-air shopping center
- Floor plans that will minimize lost area
 - Easy access to daily essentials
- Wide landscaping and walking areas
 - Terraces



NUROLTOWER

Mecidiyeköy

Life is Good at Nuro Tower!



We produced a project for which people can work happily and efficiently.

We provided maximum amount of sunlight by designing offices with wide front facades that do not face the North.

We designed every unit in a combinable way so that companies can grow easily.

We created spacious and warm atmosphere with 9-meter ceiling height at building entrances, and 4-meter ceiling height in offices.





We placed several fast elevators in order to minimize the loss of time in business life.

We found ways to work more efficiently in this structure designed with a human-oriented approach.

We offered a chance to socialize with the common area on the 17th floor.

By connecting the offices with the stores, we produced a livable project in which employees can easily access their daily needs.

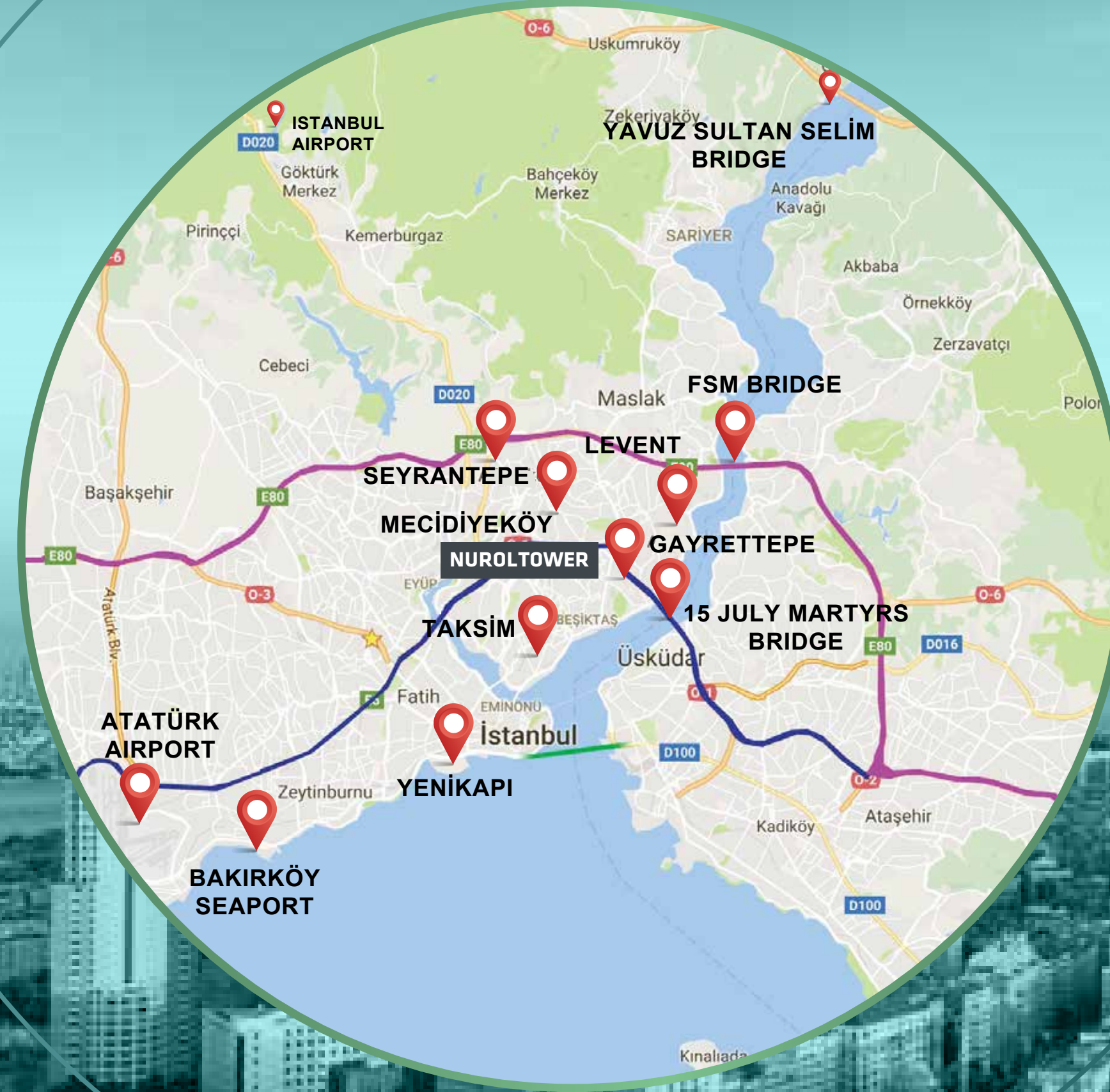
*In our view, to be able
to live a good life
we should work in offices where
we can feel good and we should
be close to everywhere.*

Located in Mecidiyeköy, at the center of the city

Very close to the metro-metrobus connection and the Bosphorus Bridge

Near the business centers

Neighboring the Çağlayan Istanbul Central Palace of Justice and the Florence Nightingale Hospital



Nurol Tower Benefits

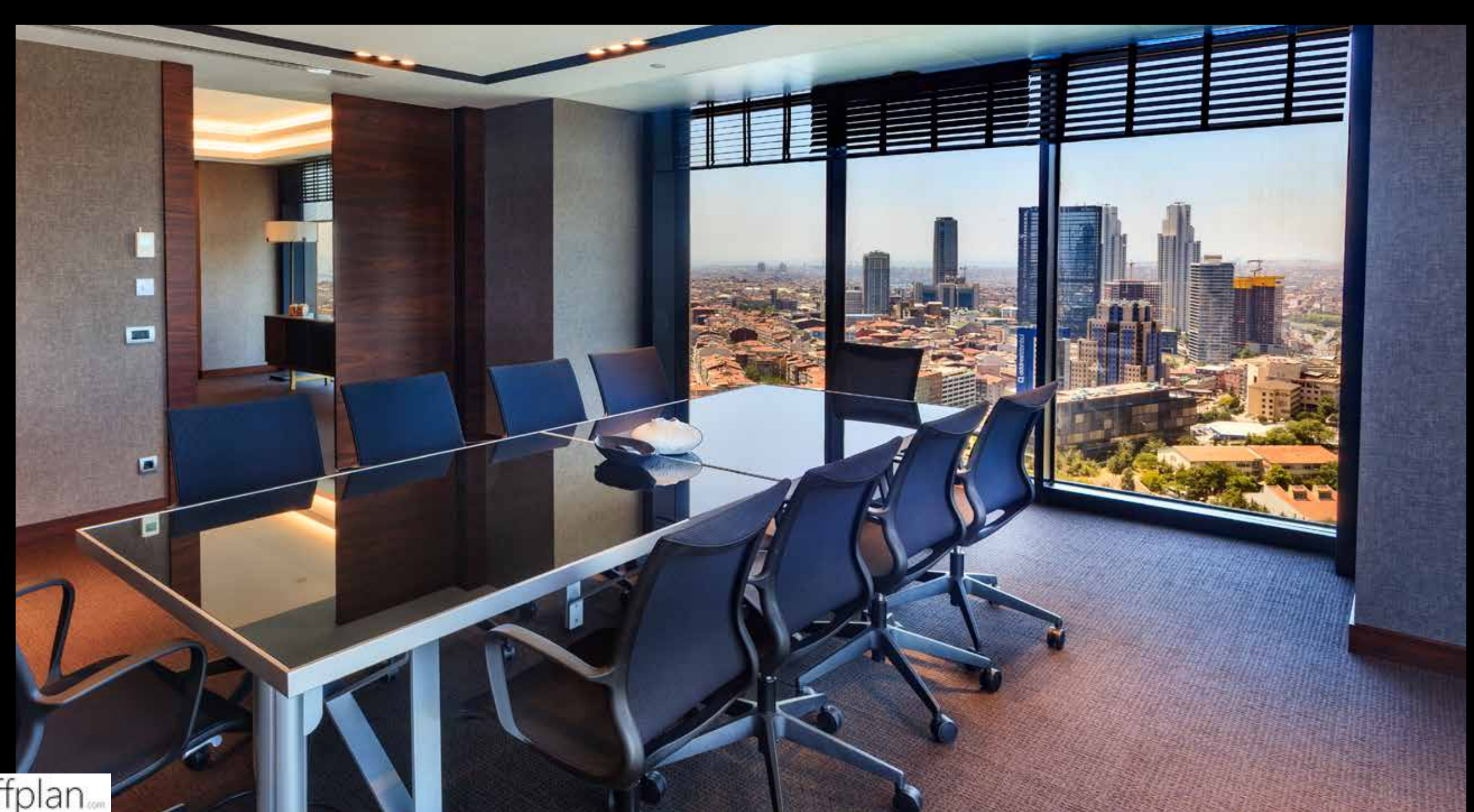
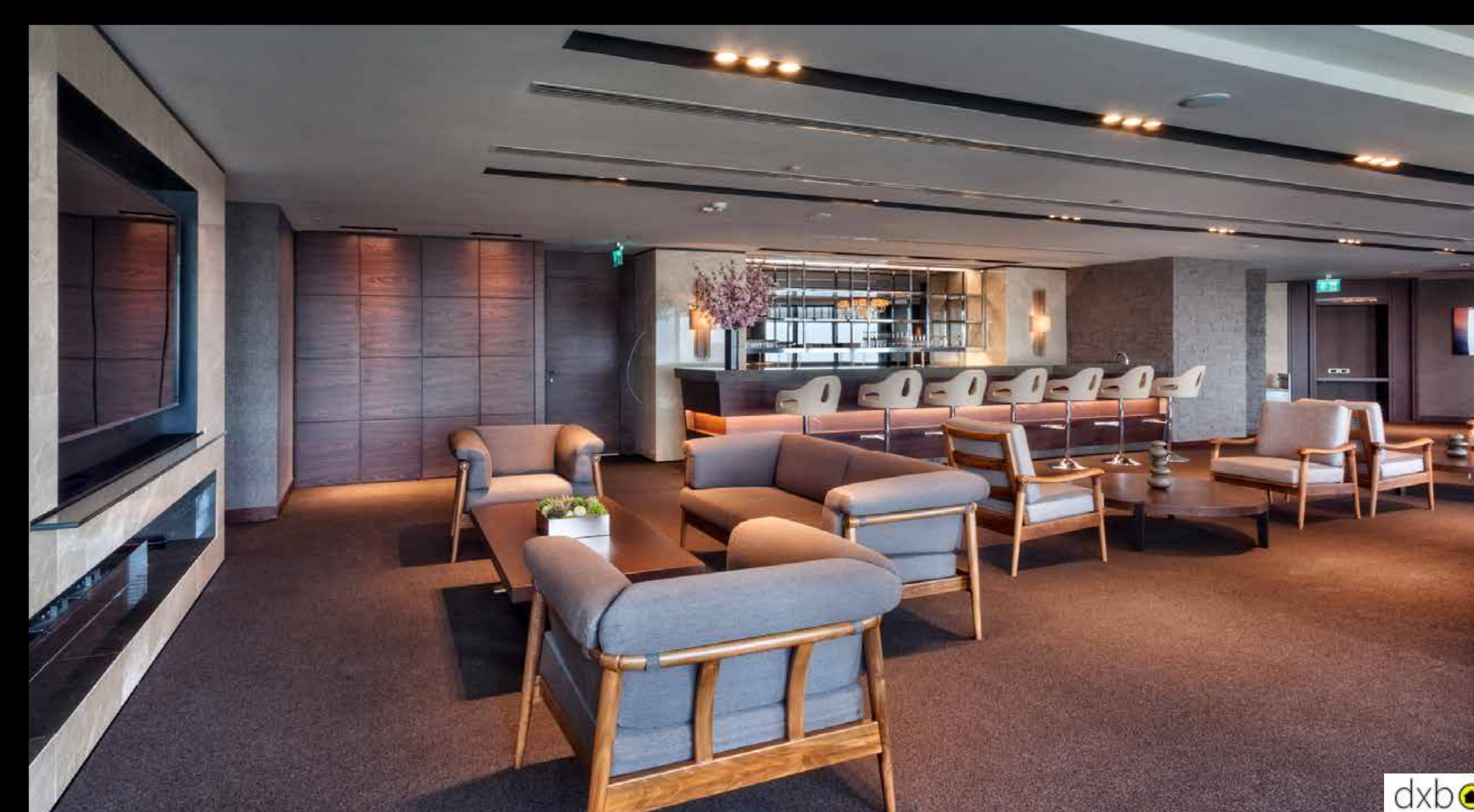
By providing the comfort of a home at a workplace located in the center of the city, we are offering a new perspective to working in Istanbul.

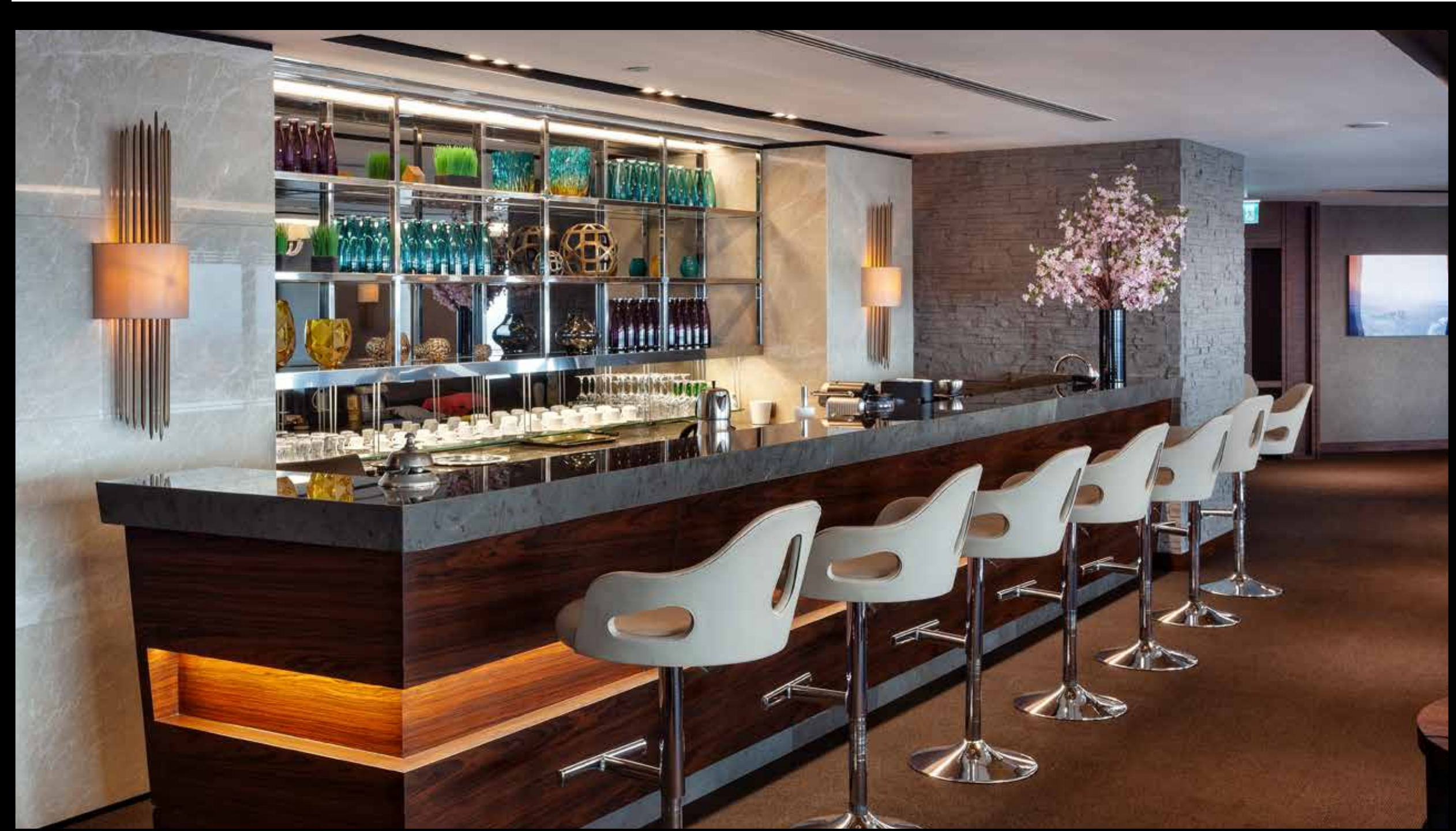


- Open air social spaces
- Panoramic view of the Historical Peninsula and the Bosphorus
- Combinable and separable units ranging from **73 m² to 3000 m²**
- **4 m** ceiling height
- Inward opening windows
- **11** elevators



- **4** different garden terraces of a total **600 m²** area
- **5**-floor car park with a **680**-vehicle capacity
 - **5** electric charging units
- Bicycle parking area and shower areas
 - Concierge services
- Car park and valet parking
- **24**-hour private security
- Restaurants and cafés
- Sound proof windows
- Central climate control
- Raised access floors







Leed Gold



Environment and human friendly features compliant with the LEED G&S Gold criteria are integrated into the project design and construction of Nuro Tower, which is granted the Green Building Certificate by the U.S. Green Building Council.

... Energy Efficiency ...

It is aimed to save energy up to 30% with special applications.

All units are constructed in a triangle form to face the south, southeast and southwest in this project, which makes maximum use of solar energy.

Energy efficiency has been a focus in all service systems used in the project.

The American Energy Efficiency Standard (ASHRAE 90.1) requirements are given particular importance with efficient lighting fittings, high isolation values, efficient heating and cooling devices.

Energy consumption of all systems in the buildings is monitored via energy analyzers, calorimeters and the energy monitoring system connected to them.

All energy-consuming systems in the building are inspected according to the international commissioning and test procedures of LEED.

Environment friendly cooling fluids that do not harm the ozone layer are preferred in the cooling systems built in scope of the project.

Maintenance fees are also optimized thanks to energy saving practices and the "pay per use" cost management system.

••• Interior Quality and Users' Comfort •••

For the comfort and health of building users and occupants, the construction chemicals to be used in the interior of the building during construction (paint, primer, adhesive, putty, etc.) and their VOC (Volatile Organic Compound) rates are used within the international limits, in compliance with the values of the LEED system.

All materials used in the construction of the building and all parts completed in the building are particularly protected from moisture, dust and dirt in order to deliver a clean and healthy environment to final users.

Thanks to its thermal comfort design that complies with the ASHRAE 55 standard, the users can have the thermal comfort values that they need during summer and winter.

The building was designed in a way to make maximum use of sunlight. It is aimed to decrease the energy used for lighting and to benefit from the positive impacts of sunlight on the occupants.

The electrical charging unit for cars and the bicycle areas in the project encourage environment friendly transportation, while it is aimed to provide a comfortable life to the occupants with the systems that control the interior air quality and inward opening windows.

••• Water Efficiency •••

Plant species that need less water and suit the climate conditions of the area were preferred in the landscape design of the building as far as possible, and it is aimed to ensure up to 100% saving in the landscape water consumption by utilizing the condensate water from the rain and the cooling system without using city water.

It is aimed to save water up to 50% by using efficient batteries and reservoirs that need less water.

••• Sustainable Land and Location •••

Sustainable landscaping practices are adopted by preferring species that need less water and suit the climate and soil conditions of the area.

With the bus stops within walking distance from Nuroi Tower, mass transport is encouraged to lower carbon emissions.

Protected bicycle parking areas for employees and visitors are located near the building entrances.

There are fast charging stations for electrical vehicles at car parks.

Condensate water from the rain and the cooling system is used in landscape irrigation.

It is aimed to diminish the heat island effect by using permeable and light colored covering materials in the building area and the roofs.

••• Materials and Resources •••

Sustainable and environment friendly construction materials were preferred in the building.

A major part of the waste generated during the construction of the building were recycled and/or reused to decrease the amount sent to the waste area to a large extent.

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With a comprehensible waste management plan, recyclable waste was set aside and sent to recycling.

NUROLTOWER

Mecidiyeköy

Plot Area: 6,500 m²

Construction Area: 74,682 m²

Project Type: Office-Residence

Number of Independent Sections: 270

Office Area: 15,829 m²

Number of Stores: 19

Location: Mecidiyeköy

Mechanical Project: Piramit Mimarlık

Architect: Turgut Toydemir

Sky
Lounge

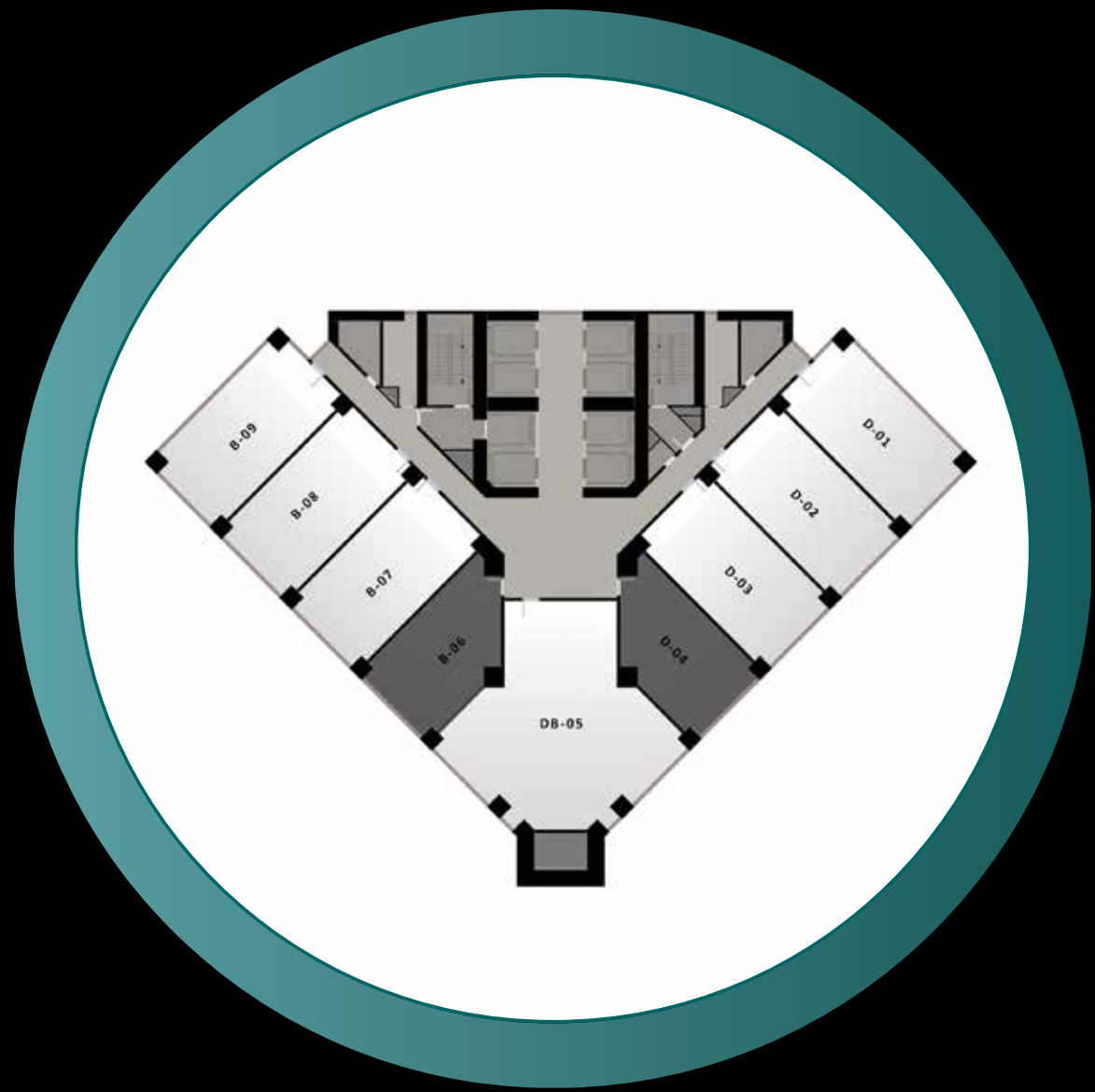
Tower

Shopping
Area

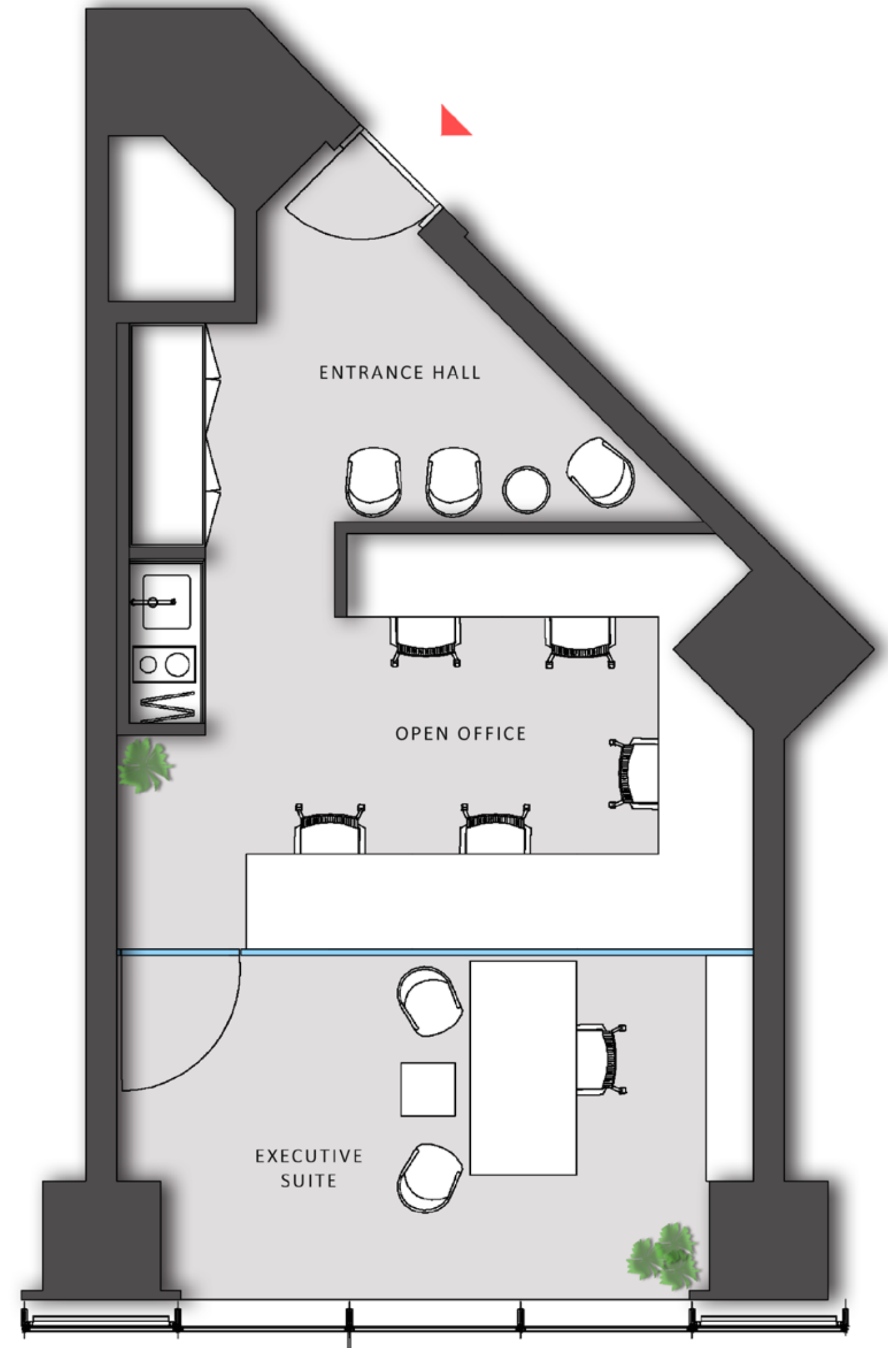
Podium
Office



Nurol Tower
Office Plan



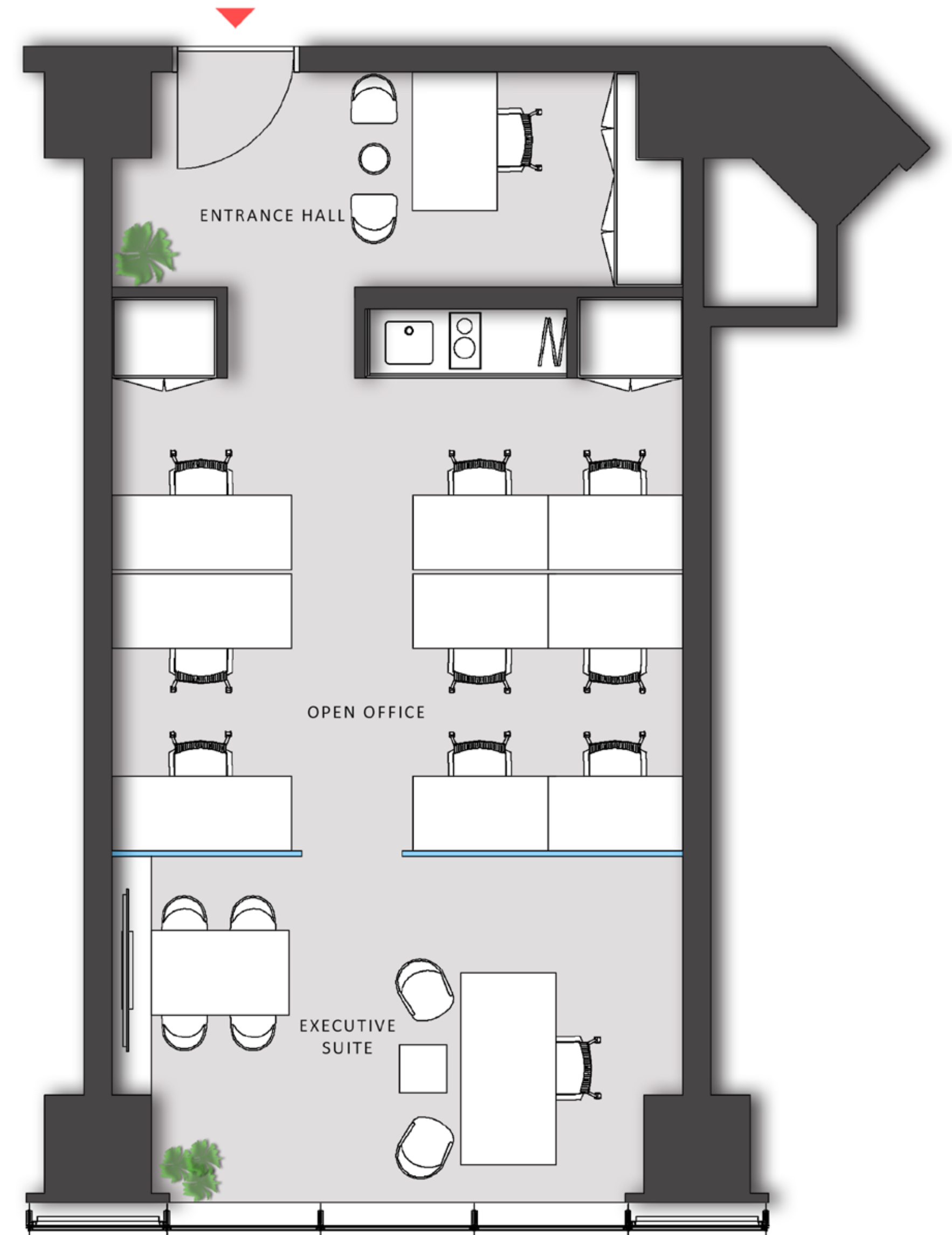
B-06
 Net: 41.76 m²
 Gross: 73.10 m²



Net: "Net" area refers to the clear area calculated with deduction for 2-cm plaster margin, inclusive of floor garden -if any- in a condominium unit and exclusive of columns, shafts, and outer walls of the same condominium unit.
Gross: "Gross Floor Area" refers to the sum of the net area of a condominium unit and columns, walls and floor garden areas contained in it as well as its share of lifts, utility spaces, hallway, emergency stairs and common areas in the hallway.



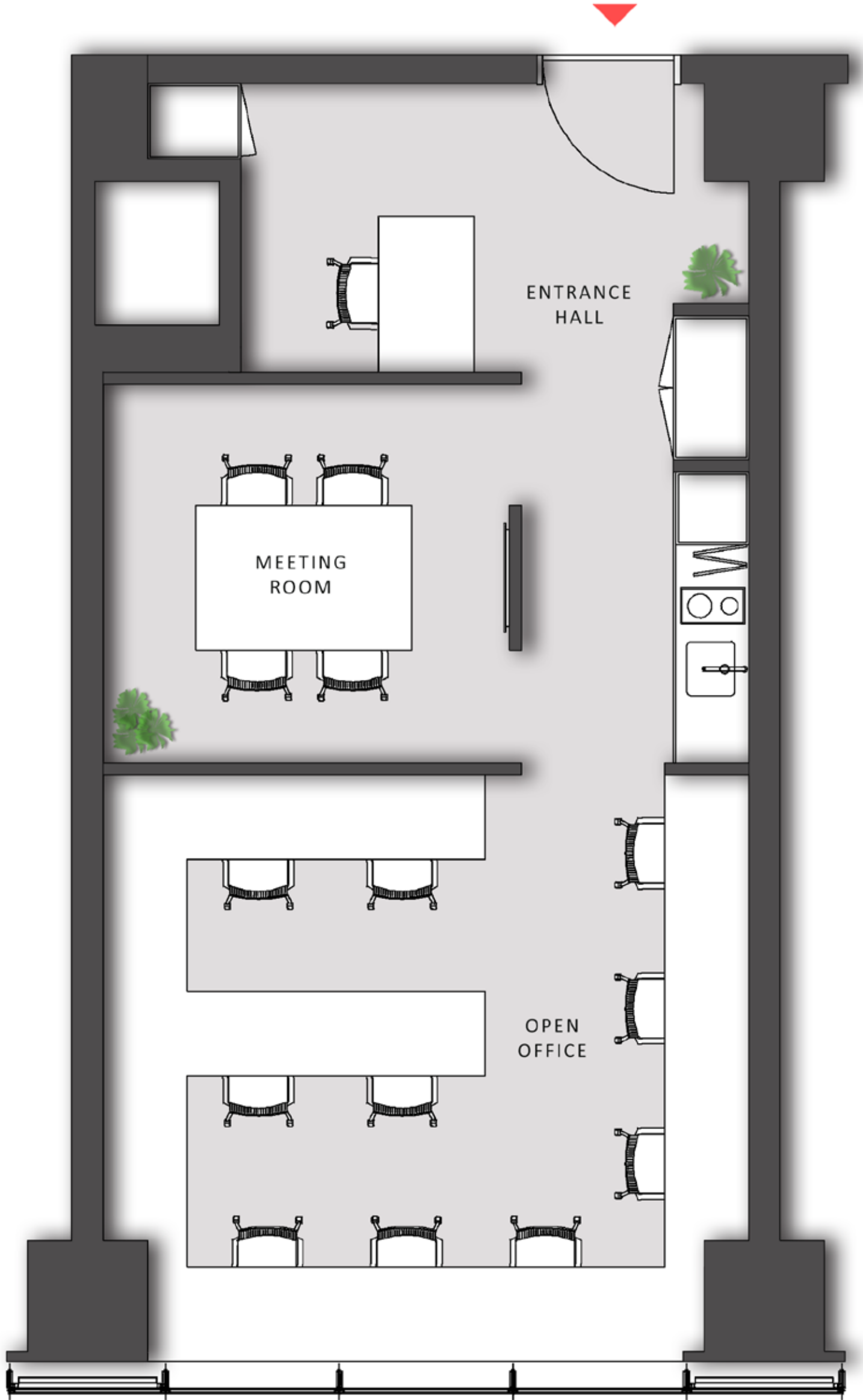
B-07
 Net: 54.72 m²
 Gross: 94.36 m²



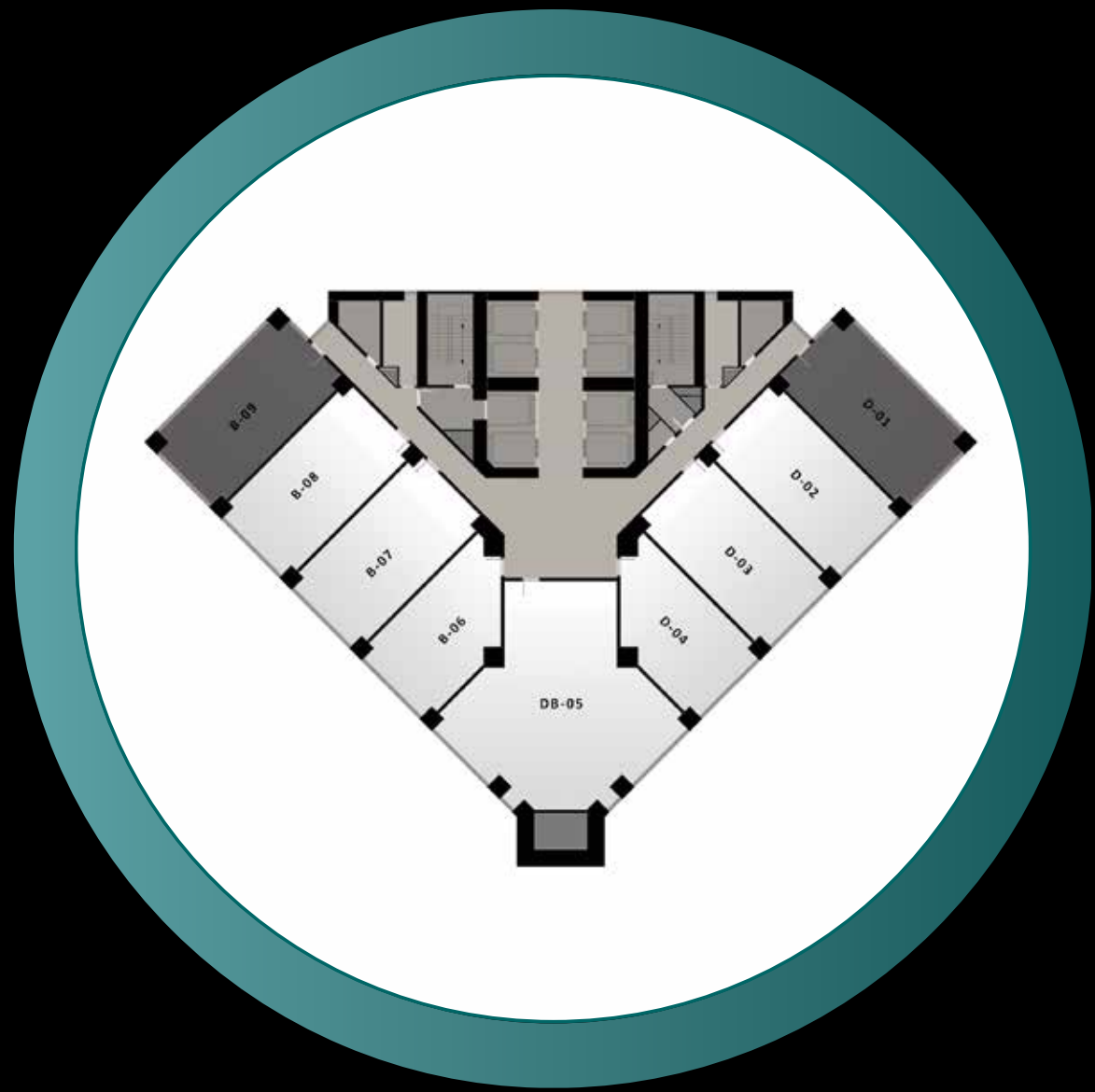
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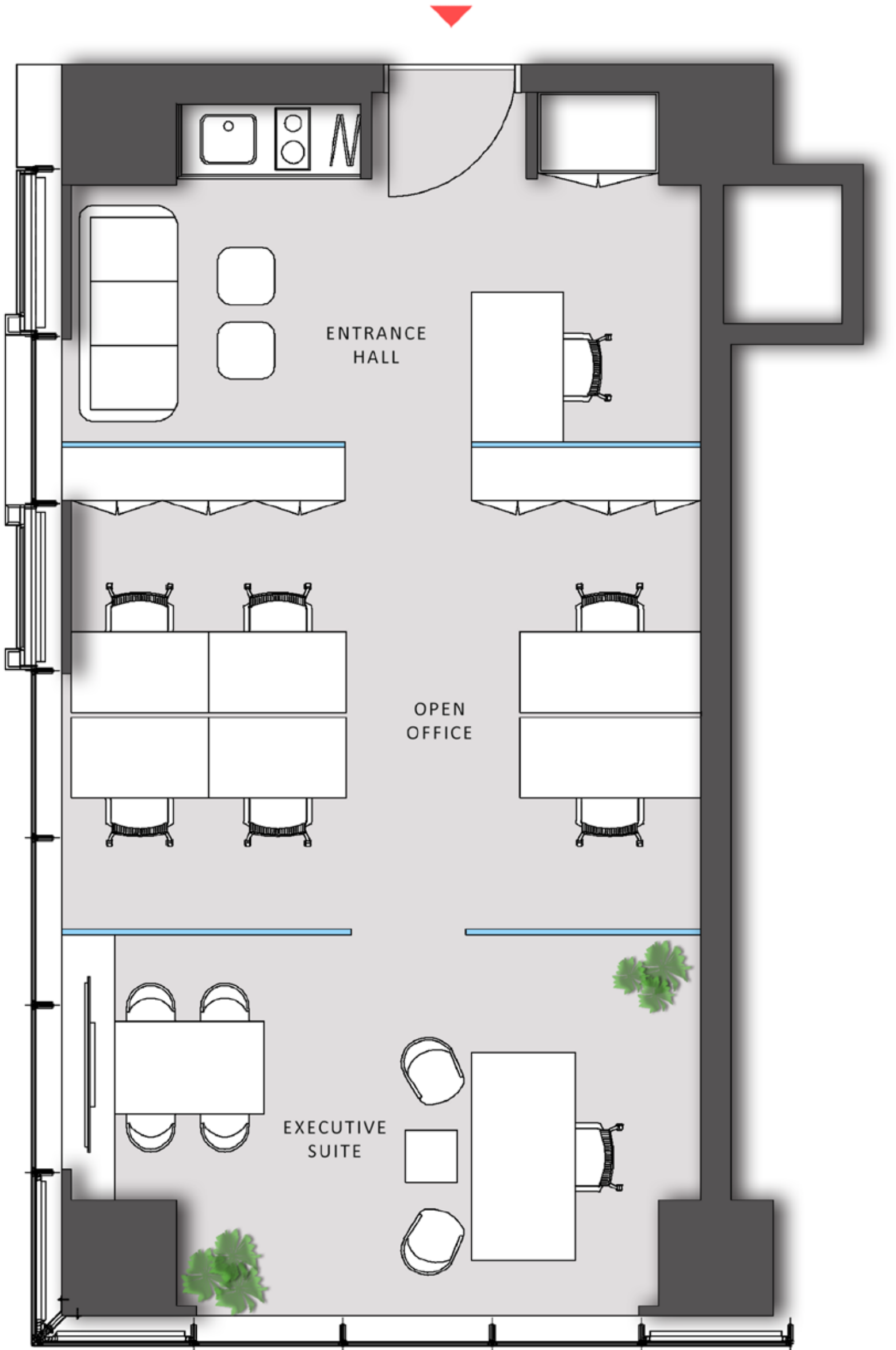
B-08
 Net: 52.86 m²
 Gross: 92.06 m²



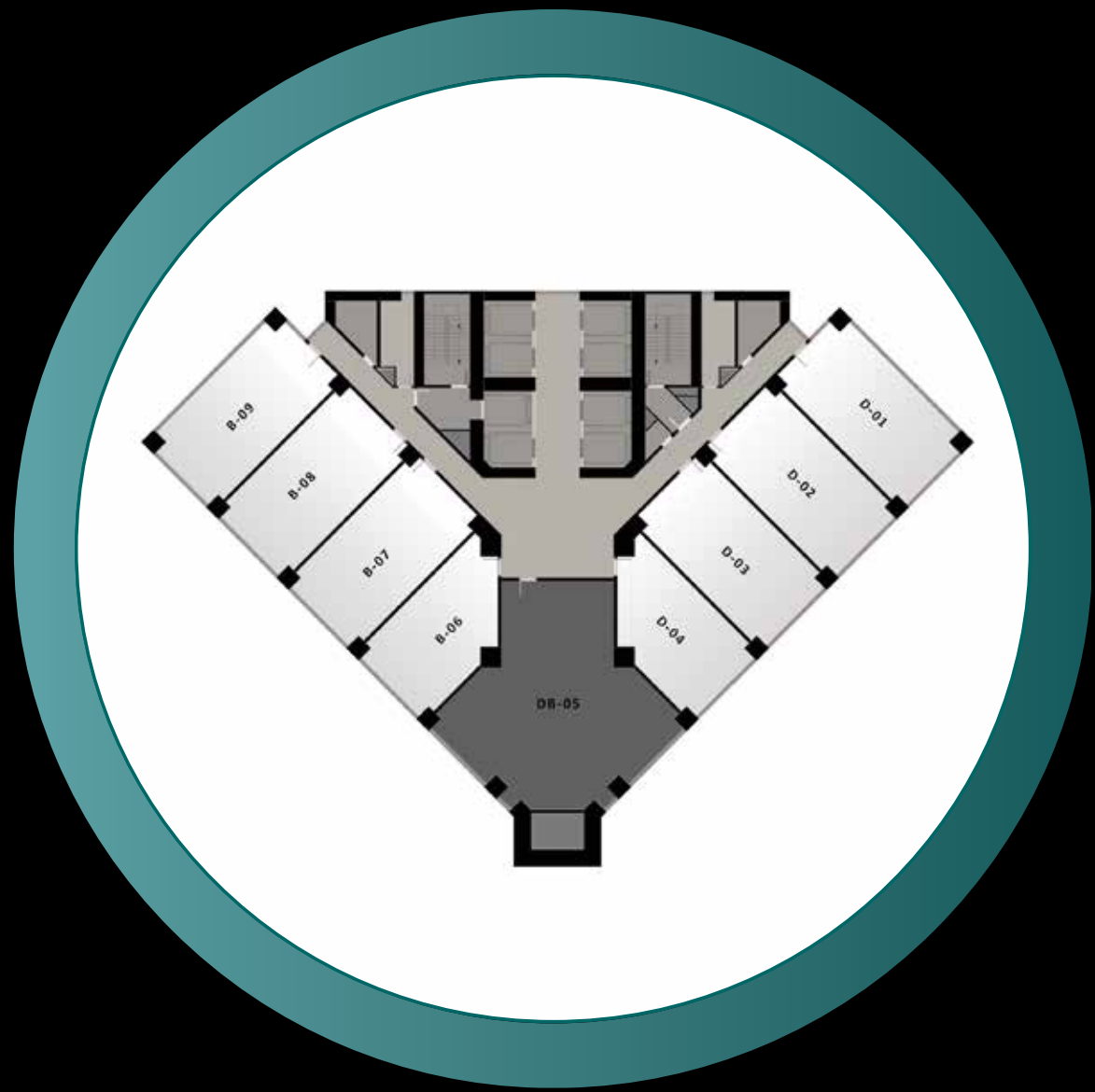
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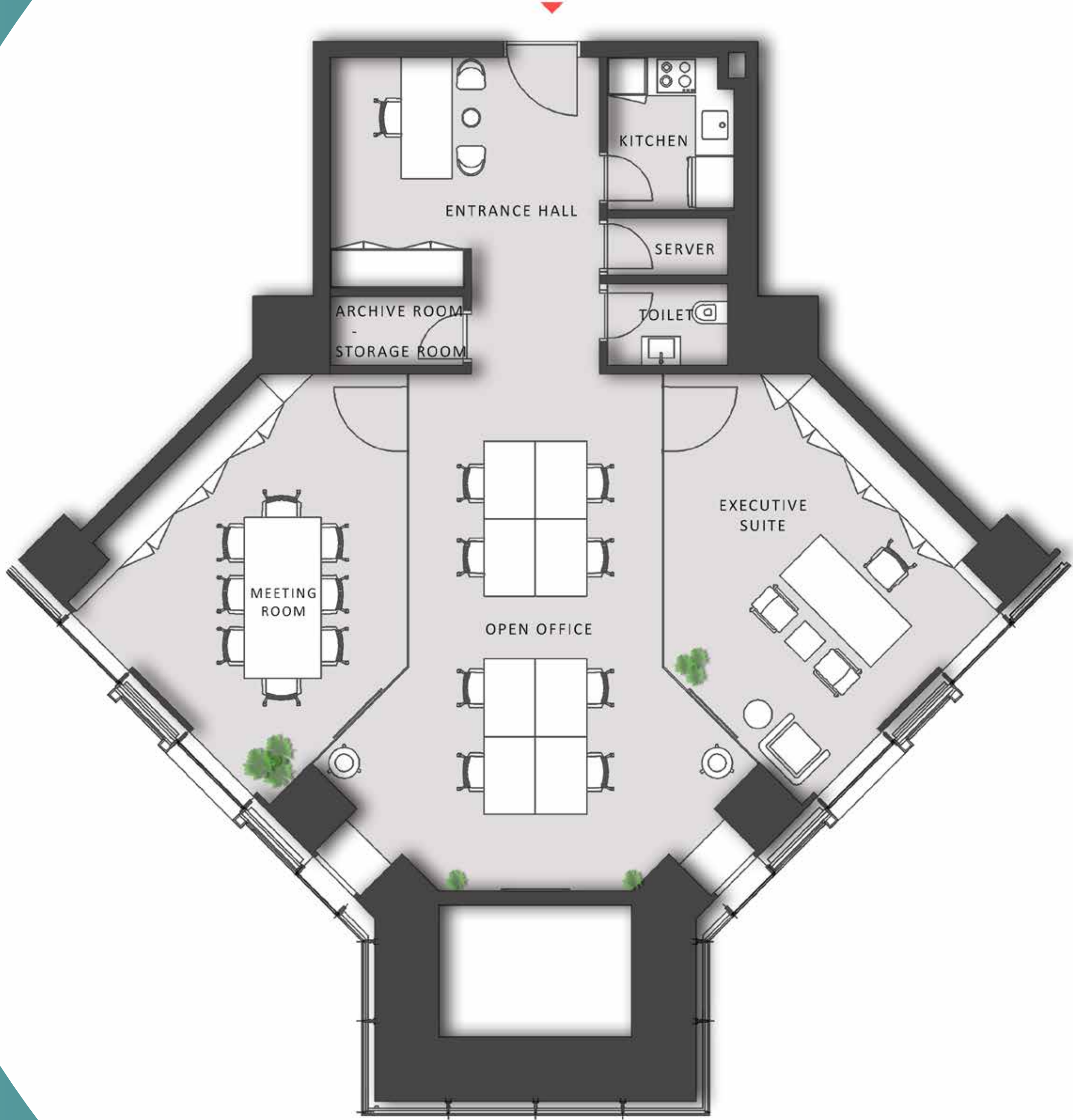
B-09
 Net: 55.77 m²
 Gross: 93.77 m²



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DB-05
 Net: 114.00 m²
 Gross: 193.03 m²



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Gross: "Gross Floor Area" refers to the sum of the net area of a condominium unit and columns, walls and floor garden areas contained in it as well as its share of lifts, utility spaces, hallway, emergency stairs and common areas in the hallway.