



BÜYÜKYALI GOOD LIFE...

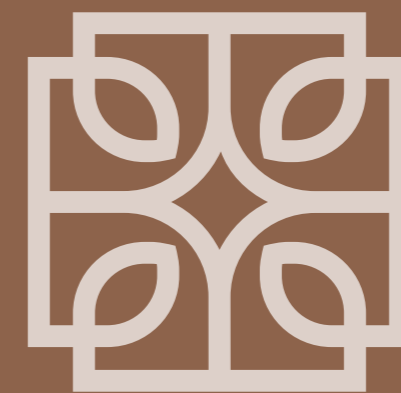
Büyükyalı offers a fabulous life at the entrance to the Istanbul Strait where the historic city walls open out to the Bosphorus on the Kazlıçeşme shore; “a good life” where luxury makes life easier and the green meets with the blue, the past with the present, and splendor with the comfort all under an enchanting view.

Where historical buildings have been brought back to life with world class renovation work and where hundreds of years old trees have been kept in place, Büyükyalı inspires with the life it promises; making possible a life enhancing dreams with its timeless architecture and meticulous design, in which every detail has been thought through.

Traffic stops being a problem at Büyükyalı, the new seaside quarter of Istanbul. The time that you would otherwise spend in traffic is spent with your loved ones, thanks to Büyükyalı’s location in the heart of the city. Beyond being just a view, the sea becomes a part of daily life at Büyükyalı, a way of life from sport to transport.

With its historic buildings which have been brought back to life, merging the magical atmosphere of the past with today’s comfort, Büyükyalı blends the historical fabric with the smell of the sea. It offers within walking distance the possibility of satisfying all needs, from the chic boutiques of exclusive brands and restaurants that offer the first-rate tastes of world cuisine, to an organic market to outstanding cafes that are the meeting place for the city.

Büyükyalı also does not forget to keep children happy, with its creative workshops, fun parks and play areas, a rich program of activities that supports personal development, sports activities ranging from rowing to swimming and



HISTORICAL BUILDINGS



YOUR NEW SOURCE OF INSPIRATION HISTORICAL BUILDINGS OF BÜYÜKYALI...

Kazlıçeşme coast, where Büyükyalı stands, is located right beside the historical city walls that drew the borderline of Istanbul until the 20th century. A trading zone back in the 15th century, the area becomes one of the foremost industrial zones in the 19th century on the back of the Ottoman Empire's drive for industrialization.

The first factories were built in this area in early 1840s mainly for production of goods whose raw material is metal. These structures were later transferred to the army to form a part of the "Fabrika-i Hümayun" ("Imperial Factory") which would produce the Ottoman's first field artillery with quick firing capacity.

These historical buildings which contain a long-lost life experience and thus take the onlooker to a completely different world, but which were regrettably abandoned to their fate on their way to the present from the Ottomans were reinvigorated by a world-class restoration work.

These historical buildings which were positioned right at the center of life in Büyükyalı each assigned with a different function, are now living their second springs and act as a source of inspiration thanks to their life experience.

FROM "CARTRIDGE FACTORY" TO EXTRAORDINARY, CHARACTERISTIC LIVING AND WORKING AREAS

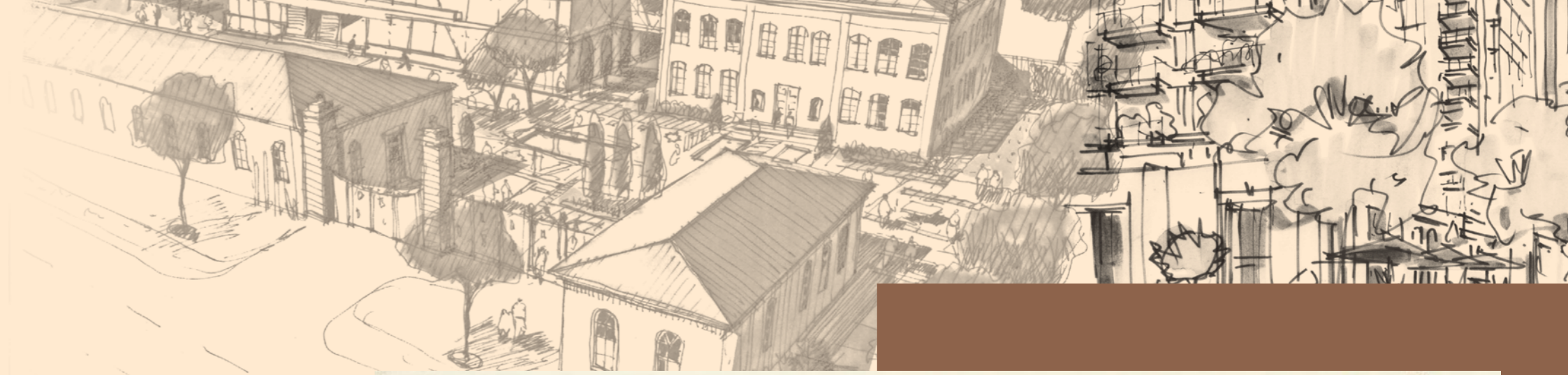
180-meter long historical cartridge factory takes the central place among all the historical buildings of Büyükyalı.

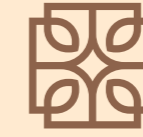
An example of modern industrial construction in late 19th and early 20th century, the Cartridge Factory Building is remarkable for its modest and rational architecture, high ceilings, wood and stone composition and its original roof that lets the daylight to the interior.

Cartridge Factory Building which was redesigned according to the needs of the present day, maintaining its architectural properties is brought back to life with all its characteristic details.

Now providing shelter for spacious, bright, functional living and working areas as the two-storied loft apartments of Büyükyalı, Cartridge Factory is offering a charming and integral living and working areas for its residents.

Büyükyalı's loft apartments are being transformed into impressive and amazing living areas thanks to their unmatched character and spirit.





RESTORATION OF THE “HISTORICAL LONG BUILDING” IS AT CREATIVE HANDS...

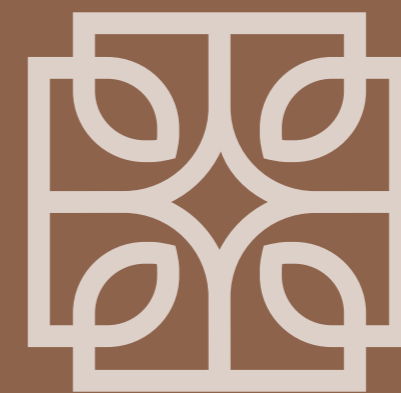
Along with the other historical buildings within Büyükyalı Project, restoration of the Cartridge Factory Building is also carried out by Metex Design and its specialized team who come to the forefront with their experience of more than 40 years in functional designs.

Metex Design, which was founded in Istanbul in 1976, moved to Perugia in 1982 and opened its Rome office, has a competent team to provide its services in areas ranging from architecture to interior design.

Metex which is targeting to renovate and surpass itself in each of its projects starts each new project by thoroughly examining the history, geographical structure, culture, demographic values, artistic mentality and construction materials at the place of the project.

So, it produces pioneering designs with an extensive and original perspective at each project.

Due to the architectural characteristics of the Cartridge Factory Building, the living and working areas inside the limited number of special lofts created out of the historical building amaze all who see them.



LOFTS



LIVING AREAS STRETCHING FROM PAST TO PRESENT

The lofts that have a very special structure in terms of architecture and design offer you living areas redesigned according to the needs of the modern life that carry all the magic of the history to the present.

Unmatched social facilities of Büyükyalı allow its residents live the day in a flawless manner.

The “loft” concept assumes its genuine meaning in Büyükyalı lofts thanks to the historical buildings that are transformed to the modern world by preserving their esthetical understanding. The lofts of Büyükyalı offer real loft experience in Turkey.





AN EXTRAORDINARY COMFORT, A PRIVILEGED LIFE

There are only 23 lofts at the Cartridge Factory Building which was renovated in accordance with its original form without harming its structure.

These exclusive lofts which stand apart from all its peers thanks to their flawless integration of the history and modern architecture offer you the privilege of living in a historical building with a matchless comfort.

The lofts of Büyükyalı open the doors to a life inside the history that you always dreamed of.





TOUCHING THE HISTORY IN LOFTS...

The restoration works for the Cartridge Factory Building where the lofts of Büyükyalı are located shows great care to protect the historical texture.

Wooden trusses of the buildings are protected inside the walls, while 150 year old trees are preserved in their places to greet their new neighbors.

A charming and inspiring atmosphere that has a spirit is created in the loft apartments where the history, the nature and the modern coexist in peace.





A LIVING AREA OPENING TO THE GARDEN, AN UNPARALLELED NEIGHBORHOOD AMBIANCE...

At Büyükyalı, all lofts open to a green garden.

Rich garden concept of and specially designed brick walls of the lofts offer a spacious and natural living area.

The long courtyard in between the neighboring lofts offer its residents the pleasure of peace, reliability and a warm neighborhood ambiance that is on the brink of oblivion.





FLEXIBLE ARCHITECTURAL DESIGN THAT REFLECTS YOUR LIFESTYLE...

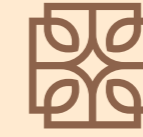
Lofts of Büyükyalı can perfectly satisfy the needs of those with different lifestyles and the diverse expectations thanks to their design that is suitable both for family life and for office use.

Designed with an open plan system, the lofts offer a flexibility that can address the lives of those living alone and families with children as well as those who decline to separate comfort and work productivity.

Interior can be customized according to the lifestyle and the needs of the resident.

With their unique design, high functionality and inspiring historical atmosphere; the lofts offers an ideal living area for the designers, artists, architects, and all that enjoy adding creativity to their profession.





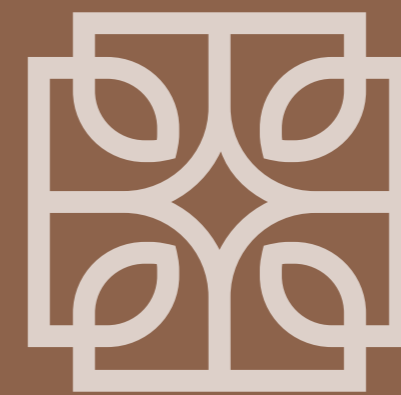
SPACIOUS, REFRESHING AND FUNCTIONAL LIVING AREAS...

High ceilings of the loft apartments offer a spacious and refreshing atmosphere, while broad windows and glass roof welcome the sunshine in with all its colors and joy.

Lighting in the basement floors are supported by natural light channels.

Superior quality materials were used in the wet grounds of the loft apartments which offer esthetical and customizable design options for different tastes.





SOCIAL AREAS



COMFORTABLE LIVING AREAS AT THE HEART OF A COLORFUL SOCIAL LIFE...

Büyükyalı opens the doors to a joyful and at the same time peaceful life with its refreshing squares, distinguished global restaurants, cafes offering boundless delicacies, a bazaar hosting the most prestigious brands, culture-arts and performance centers full of activities, alternative sports areas, an organic bazaar which is the address of natural life, comfortable and higher technology cinema halls, fascinating pool, and with many more possibilities...

Walking around the bazaar, surrounded with green parks each resembling a botanical garden, where you can meet all your needs with a superior quality...

Surrendering to the exotic smell of the coffee at the unique ambiance created by the historical buildings that carry the decades-old mesmerizing traces...

Tasting the most exquisite and the most extraordinary tastes of the world cuisine at the restaurants of Büyükyalı...

Enjoying the new films with a matchless cinema experience...

Making your way to a healthy life with sports from rowing to sailing and from tennis to fitness...

And doing all of this - and a lot more - in a seaside quarter right by the side of the sea at the entrance of the Bosphorus...

It is owing to all of these reasons that Büyükyalı means stepping into a privileged, comfortable, elegant, good life at the heart of İstanbul and enjoying life more than ever.





“AN ALL-INCLUSIVE LIFE” AT ALL TIMES AND AT ALL DAYS

Büyükyalı is offering you “an all-inclusive life” and a rich social life where all your needs will be instantly satisfied.

A joyful shopping experience is waiting for you at the stores which, girdled with historical buildings that infuse the texture and life experience of the bygone centuries, keep the pulse of the world fashion for you.

The organic bazaar makes sure that you have the best and the most fresh of everything - the cheese from Kars and tomato from Çanakkale - at a walking distance.

With its brick-oven, bookstore, fish store, and all other stores that make all your needs available with an understanding of superior quality, Büyükyalı makes it possible for you to have that long-awaited neighborhood life at a warm seaside quarter.

A colorful life is waiting for you at Büyükyalı, where - at a few steps from your home - you can taste unique flavors from the world cuisine, you can watch the newest films at one of the best movie theaters of the city, and you can join seminal culture-arts activities, exhibitions and concerts.



EVERYTHING FOR A FLAWLESS COMFORT...

Extensive concierge services, which have no equal in the world, meet all the needs of Büyükyalı residents in a flawless way.

From dry cleaning to reservations at the most exclusive restaurants in different countries across the world; from concert tickets to international journeys; from private parties that will dazzle your friends to the organization of the most productive business meetings; from plane, yacht, helicopter, classic car and limousine rentals to the delivery of flowers and presents; from nannies, child minders, and personal education services to temporary office rentals, everything is at the end of a telephone...

SHOW YOUR DIFFERENCE AND STYLE WITH THE SEA SHUTTLE...

At Büyükyalı the sea becomes much more than just a view, it becomes an irreplaceable part of daily life.

Water sport facilities from rowing to sailing, the fun of riding bicycles right alongside the sea, walking and running with a maritime fragrance. Aside from all this, the sea at Büyükyalı offers the most luxurious, comfortable and practical form of transport.

It offers you the privilege of taking a comfortable journey wherever you wish, without losing time in traffic, of travelling with your own private sea shuttle.

This privilege, with every place that you go by sea shuttle, reveals your style and how different you are.





A SPECIAL LOCATION THAT MEETS HISTORY WITH THE DAY

Büyükyalı is located at Kazlıçeşme Coast, a special location where the historical walls of Istanbul opens to Bosphorus and where the sea meets with a modern life.

This special location, where you feel history at each step, is shown as Istanbul's new favorite district as it is adorned with a coastal road, a pier and exclusive projects.

A privileged life is waiting for you in Büyükyalı lofts, at a special location and with a historical texture.



EMLAK KONUT REIC

In 1953, a mentality that would lead the urbanization efforts of a country and improve the people's life quality was born. In that year, Emlak Konut, the deep-rooted brand of the construction industry, started its journey of success. The corporate vision was decided to build environmentally conscious modern cities that add comfort to human life. With this purpose, Emlak Konut became the architect of many innovative practices in the industry.

Emlak Konut delivered many projects leaving a good example and traces for planned urbanization in our country. It built the most innovative neighborhoods of its era with projects so large that even their surroundings were named after them. This stable growth brought up a significant milestone as well. In 2002, Emlak Konut turned into a real estate investment company. This transformation was the herald for the giant projects, barnburners and becoming an even bigger company. After the establishment of the real estate investment company, Emlak Konut initiated 140 new projects that would have a broad effect on the world,

embody environmentally conscious technologies and add value to cities. The number of units built and tendered since 2003 has reached 132.507.

Emlak Konut went public twice, crowning its fast growth and taking its targets to wider horizons. The initial public offering which took place in 2010, ranked among the top 5 public offerings in the Republic's history. The second one, in 2013, became the greatest real estate public offering in the last 5 years in Europe. Growing with public offerings, Emlak Konut strengthens its place among the largest companies in Turkey with its paid-in capital of TRY 3,8 billion and its total value of assets of TRY 22,9 billion as of September 30, 2018.

Since its foundation, Emlak Konut has been taking firm steps towards the future with its increasing momentum, human-oriented corporate culture and its latest state. It is getting closer and closer to its goal of becoming Turkey's pride as a global player in the world.

ÖZAK, ZIYLAN, YENİGÜN PARTNERSHIP

ÖZAK

Entering the construction business in 1995 with İnt-er Yapı, ÖZAK Global Holding has founded ÖZAK Real Estate Investment Trust in 2009 with the lessons and experiences learned in the area.

ÖZAK GYO, which went public in 2012, entered Forbes Magazine's annual list of 'Turkey's 100 Largest Companies' at the 57th place.

ÖZAK GYO has been a pioneer in the development of modern lifestyles. While investing in a real estate project, ÖZAK GYO's priority is that the project adds value to the modern city architecture and its dwellers' lifestyles. ÖZAK GYO especially develops mixed residential and commercial projects in the central areas of metropolises.

ZIYLAN

Carrying their experience in the retail sector to the real estate sector in 2014 with the newly established Ziyilan Real Estate Investment and Management inc., Ziyilan's product portfolio consists of mixed-usage and sustainable income focused projects.

In addition to the Atlas Park Shopping Center which opened in İstanbul, Ziyilan Gayrimenkul is set to open their Water Garden İstanbul project in Ataşehir, a gastronomy and entertainment center, in 2016.

YENİGÜN

Operating as a general contractor firm in the construction sector since 1973, Yenigün has worked on a plethora of projects both domestic and abroad encompassing almost every single branch in the field.

In the superstructure field, they have successfully completed projects including many sports complexes, social facilities, administrative and military buildings, luxury and mass housing complexes, shopping centers, commercial complexes, luxury hotels and tourism complexes, business centers, hotels, offices and corporate complexes. Yenigün actively operates abroad in the Middle Eastern region, chiefly in Saudi Arabia. Yenigün continues its strong growth in both the Turkish and international construction businesses with ongoing projects in Russia, Saudi Arabia and Turkey and its offices in Turkey, Russia, Saudi Arabia, Poland, Algeria and the US.

