

KÖY



KÖY



THE NATURE OF THE CITY

LIFE IS SHAPED BY WATER
AND KÖY*, BY LIFE

*KÖY MEANS THE VILLAGE IN TURKISH



There was nothing but water at first. It was the water raining from the skies high above, mingling with earth, creating life that gave inspiration to **KÖY**.

We designed **KÖY** to match the purification potential of water. **KÖY** presents you the purity, serenity and abundance that come to life with water

A LIFE OF SERENITY IN
ZEKERİYAKÖY...





What makes life in **KÖY** unique is the spaces colored with a selection of numerous tones of green and its unprecedented architecture that skillfully combines simplicity with sophistication. The warm texture of wood and the generous fertility of nature creates the perfect harmony. In our modern age, **KÖY** offers you the inspiring life of a fairy tale...

LANDSCAPING THAT BLENDS NATURE WITH COMMUNITY

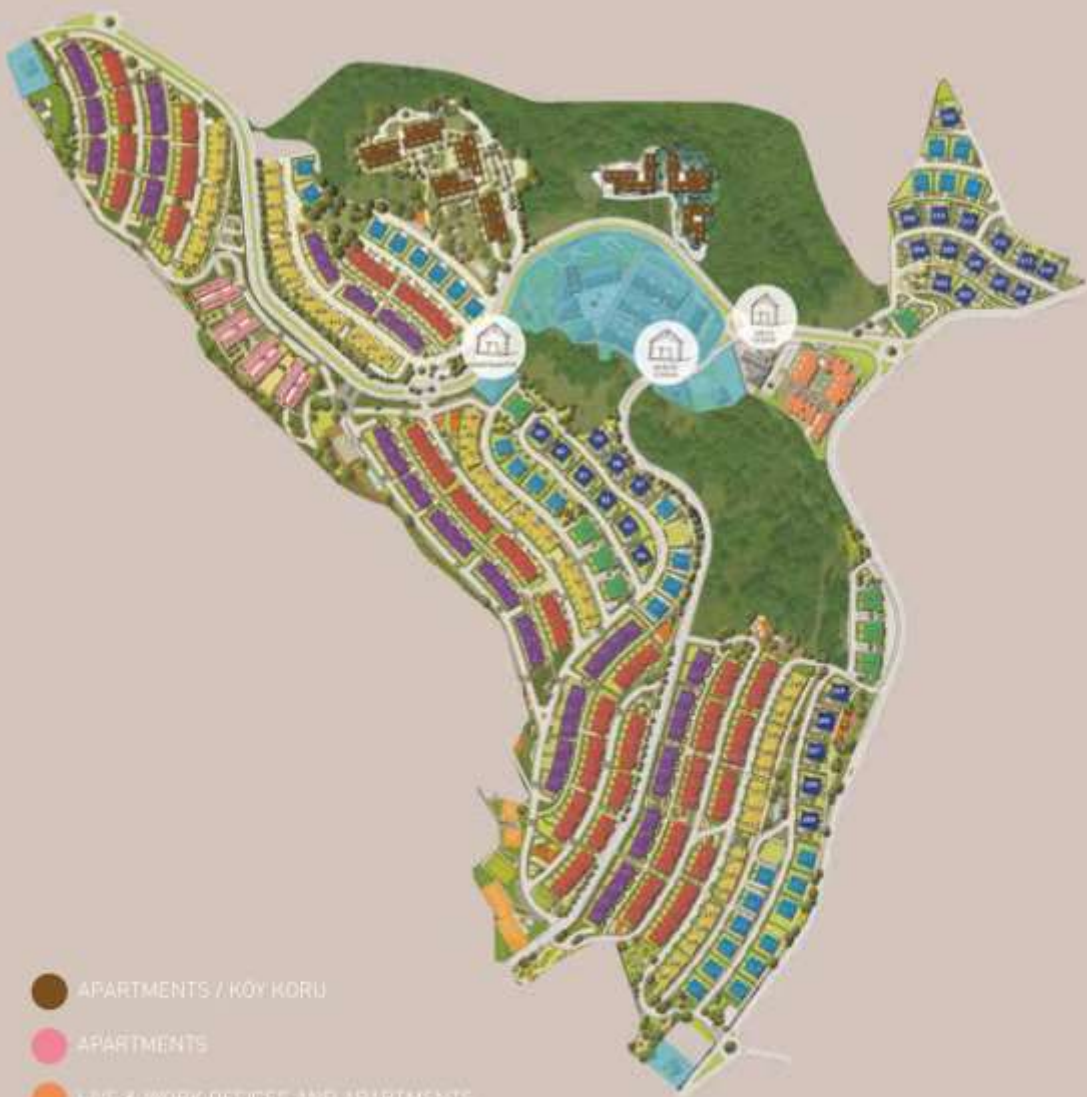


With its paths covered by select flowers with festive colors, natural parks, orchards and modern architecture that befits the local texture; **KÖY** presents you an unparalleled opportunity to enjoy life thoroughly.





SITE PLAN



- APARTMENTS / KÖY KORU
- APARTMENTS
- LIVE & WORK OFFICES AND APARTMENTS
- DOUBLE DUPLEXES / DUPLEXES
- DOUBLE DUPLEXES / SIMPLEXES
- TOWNHOUSES
- VILLAS 4+1
- VILLAS 5+1
- DETACHED VILLAS





NORTHERN MARMARA
HIGHWAY



BELGRAD
FOREST

LIFE IN ITS FOCUS, CITY IN ITS VICINITY



TÜRK TELEKOM
ARENA

TEMA HIGHWAY

A peaceful life at the heart of the city...

Promising you the life of a fairy tale at the very heart of Istanbul, **KÖY**, with its proximity to the 3rd International Airport and the 3rd Bosphorus Bridge, makes it easy to access all the central locations. Neighboring Kilyos Beach and Belgrade Forests offer the peaceful life that is awaiting you.

- KÖY** - Maslak 15 minutes
- KÖY** - Hacıosman 10 minutes
- KÖY** - Sarıyer İDO 10 minutes
- KÖY** - İsbinyePark 20 minutes



BLACK SEA

KILYOS

BURÇ BEACH

ILLUP HANI

İSTANBUL ÜNİVERSİTESİ
YOLU
HİSARLIYAKÖY
HİSARLIYAKÖY
HİSARLIYAKÖY

USKUMRUKÖY

ÇENGEL KALESİ
(Lighthouse)

1st BRIDGE

KOC UNIVERSITY

HAZRETE

ZEKERİYAKÖY

ZEKERİYAKÖY

KOY
ZEKERİYAKÖY

BAHÇEKÖY

ÇARŞIER
KIOSKUSU
(Market)

ÇARŞIER

İSTANBUL ÜNİVERSİTESİ
FACULTY OF FORESTRY

ÇARŞIER
TUNNEL

LIFE PARK

İSTANBUL
BOĞAZIÇI

ANADOLU
KAVAGI

BOYACI
BÜROKÜPESİ

5th
FOREST

TARABYA

TARABYA
HOTEL

MAÇLAK
SAĞLIK
MERKEZİ
(Hospital)

BARFORMAN

MAÇLAK

İSMİYE PARKI

ÜRDÜ
İSTANBUL

BUYUKDERE
AVENÜSÜ

LEVANT

2nd BRIDGE

KAJYON

BEŞİKTAŞ

ÜMRANİYE









SURROUNDED BY FORESTS,
NEAR THE SEASIDE, IN THE
FLOW OF INSPIRATION.

While embraced with the fresh
air of Belgrade Forest, natural
beauties of **KÖY** offer you a life of
serenity...

Running, cycling and yoga by the
riverside or a time of recreation
shared with neighbors...

KÖY, with its variety of hobby
spaces, presents you a unique
quality of life.





A LIVING HISTORY: BELGRADE FOREST

It was in the early 16th century that Belgrade Forest first came to prominence for the citizens of Istanbul. Since ancient times, Belgrade Forest was the main fresh water source for Istanbul. Water was supplied from this forest during the age of Byzantium as well Ottomans. Having returned from the Belgrade Campaign, Ottoman emperor Suleiman the Magnificent brought large numbers of battle captives of Serbian origin to Istanbul. As a resettlement policy, these captives were settled to the old Ayvat Village in the forest and other surrounding deserted villages passed down from Byzantium. The settlement of Belgrade origin captives changed the name of the place to

Belgrade and the vast green land came to be named Belgrade Forest in time. In 1554, Kanuni's royal architect Sinan the Architect was commissioned with the task of repairing and improving the ancient aqueducts in the forest.

A vast portion of the modern water arches, reservoirs and fountains in Istanbul are originally dated to that age. With the proclamation of Turkish Republic, Belgrade Forest was declared a natural conservation area. To make use of the forest, picnic facilities were built and the forest started to serve as a recreation center for the citizens of Istanbul. To date, Belgrade Forest still serves as a recreation center and fresh water resource.



LEED NEIGHBORHOOD CERTIFICATE



As a pioneer, **KÖY** is the first project in Turkey that has applied for LEED for Neighborhood Development certification.

KÖY fulfills the requirements of LEED for Neighborhood Development certification which aims to create sustainable neighborhoods that are built based on modern urbanization principles and house energy efficient green and smart buildings





RESIDENCE TYPES AT KÖY

APARTMENTS

- 1 Bedroom Simplex
- 2 Bedrooms Simplex
- 2 Bedrooms Duplex
- 3 Bedrooms Duplex

Apartment units have gross areas between 76 m² and 212 m² and promise the residents a life of comfort and peace, embracing all tones of green.







APARTMENTS



Suspended ceiling and ceiling lightening visuals are for promotion purposes only. Internal space features are listed in the finishing schedule. Internal spaces are sold according to their listed specifications in the finishing schedule and the general specifications list.

DOUBLE DUPLEXES

- 3 Bedrooms Simplex
- 4 Bedrooms Simplex
- 3 Bedrooms Duplex
- 4 Bedrooms Duplex

The double duplex units have gross areas between 194 m² and 215 m² and all have underground parking spaces for 2 cars. These units are presented in 3 different types.

Simplex

The simplex units have 3BR and 4BR options. These units entail different sizes of gardens that can be accessed from the living room and the kitchen. 4BR ground simplexes have two gardens that can be accessed from the kitchen and one of the bedrooms.

Garden Duplex

Garden duplexes have two gardens in the front and rear facades of the block that are accessed through kitchen and living room.

Terrace Duplex

3BR terrace duplexes with a 16 m² roof terrace provide views of the surrounding forests.







DOUBLE DUPLEXES



TOWNHOUSES

4 Bedrooms

With a 334 m² gross area and underground parking lots, these houses offer the comfort of luxury living with their 20 m² roof terrace, spacious gardens, back yard patios and in-house elevator.







TOWNHOUSES



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VILLAS

The villas with 4BR and 5BR options have gross areas of 335 m² and 623 m². Both villa types have smart home features.

The 4BR villa, with 27 m² roof terrace, front and side garden areas, in-house elevator, housekeeper room and single-car closed parking lot, offers you the comfort you have always dreamed of.

5BR villas have extensive garden spaces, 87 m² roof terrace, in-house elevator, housekeeper room and a 184 m², underground parking lot to match your luxury standards.







VILLAS



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DETACHED VILLAS

6 Bedrooms

Detached villas with 690 m² gross area and a 123 m² closed parking lot not only offer you an expanded living space but also high standards of luxury with a private pool, elevator, spacious gardens, 100 m² roof terrace and smart home systems.





DETACHED VILLAS



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LIVE & WORK

The Live & Work district that combines home and office spaces with natural park areas entail home offices and apartment flats.

Home Office Units

Home offices are duplex units with gross areas between 82 – 248 m². Lower floors are suited for office use while the upper floors are designed as living spaces.

Apartments

1BR, 2BR and 3BR, simplex and duplex apartments with gross areas between 56 – 214 m² are designed for the optimum efficiency and comfort.







LIVE & WORK



LIVE & WORK



ÇARŞIKÖY



CITYSCAPE

AWARDS

ARCHITECTURE
EMERGING MARKETS

WINNER
2014

Cityscape 2014
emerging markets
future retail category
award winner





ÇARŞIKÖY



Located at the center of **KÖY**, ÇARŞIKÖY provides the residents of **KÖY** with the opportunity to meet their shopping and socializing needs within a short walking distance. With its premium cafes and restaurants that present local and international cuisine, its department stores, theatre halls and up-floor residences, ÇARŞIKÖY aims to be the meeting point of not only **KÖY** but the town of Zekeriyaköy and its surroundings. ÇARŞIKÖY, also with its surrounding park areas and fun play grounds, offers the kids an exquisite space to spend quality time.







WHY ÇARŞIKÖY?

Bazaars have been the main displaying ground of the financial and cultural prosperity of cities since the Bronze Age.

The bazaars of old times used to function as complex commercial centers in which urban residents could meet their social and economical necessities. Today, they have been replaced with shopping centers yet still maintain their traditional functions. ÇARŞIKÖY continues the ancient tradition and acts as a central meeting point where urban dwellers socialize and meet their social, cultural and economic needs. With their colorful stores, food & drink alternatives and

activity opportunities bazaars keep functioning as life centers.

Ottoman heritage: İstanbul and its bazaars..

It is acknowledged that in İstanbul, around most of the main iconic mosques, there were not only madrasas and religious buildings but structured bazaars too.

Historical Mev Çarşısı (Spice Bazaar) and Kapalıçarşı (Grand Bazaar) survived to preserve their traditional texture and are still among the most popular and adorable places for both the citizens and visitors of İstanbul.

Remains from Assyrian commercial colonies



Remains from Hittite era



The colorful world of spices: Spice Bazaar

Once you stand before the iconic, New Mosque Complex, you are immediately surrounded from all sides with sharp odors of spice. Just follow the odor and you will find yourself at the gates of Spice Bazaar with all its magical atmosphere. Spices in all the colors one could dream of, authentic gifts, jewelry, dried nuts, Turkish delights, coffee shops along with visitors with inquisitive eyes and local sellers chanting joyful melodies... Each picture looks like a piece from the entire world. Renowned as one of the oldest and biggest closed-bazaars of the city Spice Bazaar was originally built by Head Architect Kazım Ağa in 1660 by the decree of Turhan Sultan. It was originally called New Bazaar or Mother Sultan Bazaar but after the 18th century its name was changed. Rumour has it that this change was due to the fact that the bazaar was built with the taxes from Egypt and

was mainly selling products from Egypt. Just like today, the Spice Bazaar of the past was also one of the most lively center of commerce and shopping of the city.

A character from poetry: Grand Bazaar

One of the most frequently visited tourism attractions in Istanbul, Kapalıçarşı dates back to 1461. Located between Nuruosmaniye, Mercan and Beyazıt, Kapalıçarşı is the world's oldest and biggest shopping center with its 64 streets, 2 covered bazaars, 16 inns, 22 gates and around 3,600 stores. In this 45,000 square meter complex, it is estimated that about 20,000 people work. Having had its 553rd anniversary in the year 2014, Kapalıçarşı still maintains its upright and proud stance. The bazaar is filled with invaluable hand-crafts, local and authentic goods, traditional restaurants and coffee shops and is one of Istanbul's crown jewels...

Spice Bazaar





LIFE IN KÖY



So different from the city life that we all are familiar with...

You will feel like traveling through the pages of a fairy tale and sometimes in a story from an old movie as pristine as the nature itself...

A rare chance to live life in harmony with yourself, your neighborhood and nature....

A precious moment to find shelter under the roof of nature while enjoying the comforts of city life...

KÖY opens its gates for a delicately designed, comfortable, intimate new life perfectly blending high living standards with nature...





HEALTHCARE IN KÖY



KÖY will allow you to benefit from basic health services within a walking distance, with its family health clinic situated at a central location.





ORCHARDS IN KÖY




Cherries, apples, pears, plums, figs... To enjoy the rare pleasure of eating fresh from the branch choose the life offered to you in **KÖY**.

Symbolizing rebirth, cherry trees blossom every March. Multi-layered white cherries bloom with all their aesthetic beauty heralding the coming of spring to **KÖY**.





BEING A CHILD IN KÖY



Children stuck in the hustle and bustle of big cities miss the opportunity to live their childhood fully. With no chance to climb a tree, pick up fruits, cuddle a pet, or to walk barefoot on grass... Outdoor games in nature have many benefits for kids such as exercising in a healthy environment and socializing among peers. The children of KÖY will get the chance to grow up finding their true self in nature.

KÖY, with its kindergarten, elementary school, playgrounds made with natural materials, kids club and multi-purpose ateliers offers a great childhood experience for kids.





WHERE MENTAL
SERENITY MEETS
PHYSICAL ENERGY:
KÖY



A casual jog along the river or meditating amid the lush woodland...
KÖY offers its residents a rare chance to rediscover oneself, one's surroundings and nature.





JOGGING AND CYCLING TRACKS



3.5 km of jogging, running and cycling tracks will take place inside 118,000 m² park entailed by trees, open the doors of a healthy life for you...





SWIMMING POOLS



Two swimming pools (one indoor-one outdoor) and a kids pool will give you the chance to have fun and exercise 365 days a year.





SUMMER,
SO LOVELY IN KÖY.



In KÖY, you will have a never-ending summer vacation. Kilyos Beach will be as close to you as your backyard. With sunbathing terrace, cafes, bars and restaurants Kilyos Beach will be delighted to host you and your loved ones from dawn till late night with a picturesque nature, recreation events and water sports .





SPORTS FIELDS



A large number of sport fields from tennis, squash, swimming pools to basketball courts and football pitches invite you and your kids to a life full of exercise in the bosom of nature.





CINEMA



The six room movie hall in ÇARŞIKÖY gives you and your family the pleasure of watching blockbuster movies in comfortable seats and state of the art displays.





EXCLUSIVE SPORTS FOR OUR CUTE COMPANIONS



KÖY is a unique place for the cats and dogs adored by all of our family members. If you already have a little friend or willing to have one and believe it is important to raise your kids in an animal-friendly atmosphere, **KÖY** with its pet parks is just the ideal choice for you.





PROJECT DEVELOPERS



In 1953 a new approach that would pioneer urbanization efforts of a nation and increase the life quality of its people came to the fore. Deep rooted brand in construction field, Emlak Konut (Emlak Construction Company) took the very first step towards a journey of success. Establishing modern cities that would add extra comfort to life and also care for the environment was set as the organizational vision. Based on this preliminary objective Emlak Konut, signed a number of practices that brought innovation to construction industry. Emlak Konut succeeded in signing groundbreaking projects that set a model for controlled urbanization in Turkey. They built the most advanced and spacious residences that even named the neighborhood. Such a steady growth also ensured a critical turning point and in 2002 Emlak Konut, turned into a real estate investment partnership. This transformation was actually the herald of giant projects, megahit enterprises and even a larger corporation. With its new identity as a real estate investment partnership Emlak Konut launched design projects

that received global acclaim, embracing environment-sensitive technologies and lifting the value of its city. Starting of 2003 extending for around 11 years the company executed tendering of approx. 93,000 residential units. Emlak Konut with a breakthrough that would crown its growth and carry its goals to wider horizons was opened to public bid twice. The IPO in 2010 became the 5th biggest IPO in the history of Turkish Republic. The second offering in 2013 became the greatest offering that was seen in European real estate market for the last 5 years. Growing even bigger thanks to the public bids Emlak Konut with its 3.8 billions of TL of paid capital and active assets totaling to 13.6 billions of TL as of 31 March 2014 solidified its position among the list of most powerful Turkish companies. Emlak Konut, thanks to its increasing power since establishment, human centered organizational philosophy and current position confidently walks to a better future. Each new day the company reaches closer to its goal of becoming a global player.



Founded in 1994 Siyahkalem Construction and Contracting Company has since then endorsed a long list of national and international projects.

Holding a secure place in the industry, Siyahkalem signed the construction of mass housing, schools, social facilities, mosques and similar superstructure works in addition to infrastructure works including highways and bridges. Furthermore the company has been actively involved in energy works as well since 2013. With vast experience in the construction industry, Siyahkalem delivers environment, nature and human friendly projects.

Siyahkalem focuses on social and cultural needs of the end users of its projects. By correctly identifying the modern problems of urbanization, the company aims to leave a habitat to be proud of to the future generations. This is the approach behind KÖY.



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