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AJ-110

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EVERYONE IS BORN INTO THIS WORLD TO LEAVE A LEGACY FOR THE FUTURE...

SOME LEAVE QUOTES THAT WILL CHANGE THE WORLD.

SOME LEAVE AN IDEA THAT WILL SHAPE THE FUTURE.

SOME LEAVE A WORK OF ART THAT WILL SURVIVE FOR GENERATIONS.

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A GIFT

TO THE FUTURE

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Proud to have created an unparalleled living space which will revive the history that once witnessed a deep-rooted culture and leave it for the future as an invaluable legacy, we present this project, which has been designed like a work of art with each and every detail, to the world, Istanbul and coming generations...

IN THE MIDST OF HISTORY

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AS GLORIOUS AS THE GOLDEN AGES

Our story is inspired from the Historical Peninsula reflecting the multi-cultural structure of Istanbul, a fascinating city that blends tradition with modernity, East with West, the dazzling history and tomorrow.

With an extraordinary geography and a combination of diverse religions, cultures, communities and the monuments they inspired, the Historical Peninsula is the region where Istanbul was first established and developed.

Without a doubt, the most significant of all symbolic buildings on the Historical Peninsula where Istanbul was established is the Topkapı Palace, from which the Ottoman Empire was governed for nearly 600 years. The surroundings of the palace are enriched with numerous artifacts and buildings that are on UNESCO's World Heritage List.

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From Hagia Sophia to the Blue Mosque,
Basilica Cistern to the Topkapı Palace...

The Historical Peninsula, full of splendid palaces, mosques, churches and fountains, runs along the city walls rising with the glory of great empires and opens up to the world as a beauty reflecting the spirit of time and a magnificent world heritage...

Yedikule, a district named after the seven towers of Istanbul's city walls surrounding the Historical Peninsula and also one of the open-air museums of Istanbul, is one of the most glorious examples of the opulent life on the Historical Peninsula.

CITY OF EMPIRES

Yedikule is considered as an open-air museum with its old Greek houses, fortress, city walls, gasworks and impressive historical fabric and preserves its value as a unique historical beauty...

TOPKAPI PALACE

GRAND BAZAAR

HAGIA SOPHIA

BASILICA CISTERN

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Time travel of the Ottoman railway lines starts in the 19th century and continues until the 21st century on the Historical Peninsula, a home to the world's cultural heritage.

INVALUABLE HERITAGE FROM THE 19TH CENTURY TO THE FUTURE

A notable stop on this journey, namely the historical Cer (traction) Garages that were used for the maintenance and repair work of trains, is being transformed into residence apartments, loft units, commercial units, serviced apartments, restaurants serving exclusive dishes and living spaces blending lushness with history.

Cer İstanbul brings the almost extinct industrial legacy of the Early Republican Period into the present and has been designed as an exclusive living space in Yedikule, a long-standing district of Istanbul, with a unique and luxurious approach.

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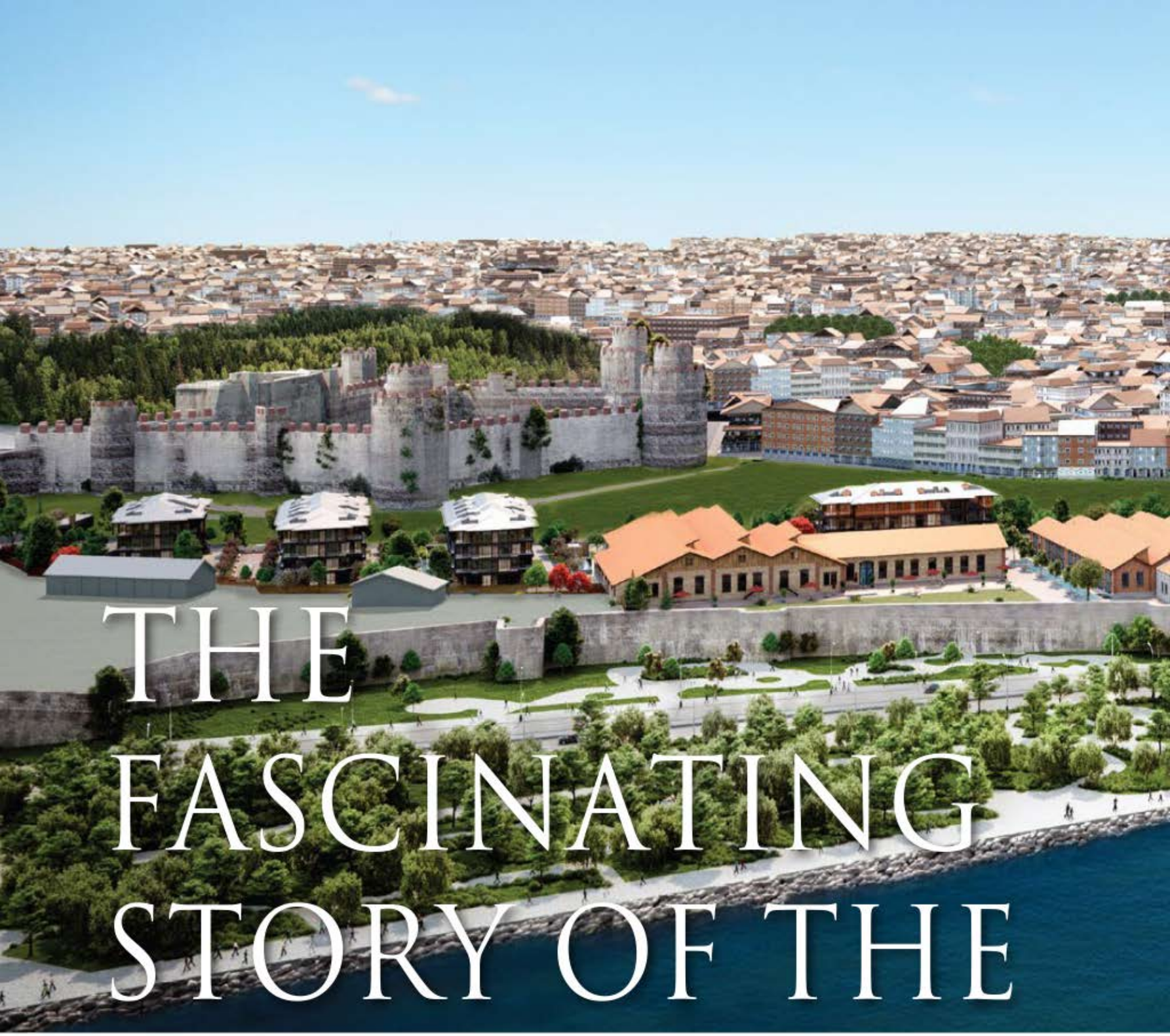

THE FASCINATING STORY OF THE HISTORICAL PENINSULA

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The AJ-110 project will set a global example in fields such as proper restoration of historical buildings, erecting new structures in the city with a contemporary architectural approach and building with a sustainable design approach and it is designed precisely by taking into account features such as respecting the historical silhouette, relationships with ancient monuments and the spirit of the space.

RESPECT FOR HISTORY AND PEOPLE

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The new glass facade buildings of AJ-110 İstanbul have a contemporary and low-rise architecture and a building style that does not alter the silhouette; the historical buildings are completely restored and transformed into modern living spaces.

It has a timeless stance amidst history with its natural wood and stone details.

TIMELESS TOUCHES

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UNIQUE SPIRIT LIES IN THE FABRIC

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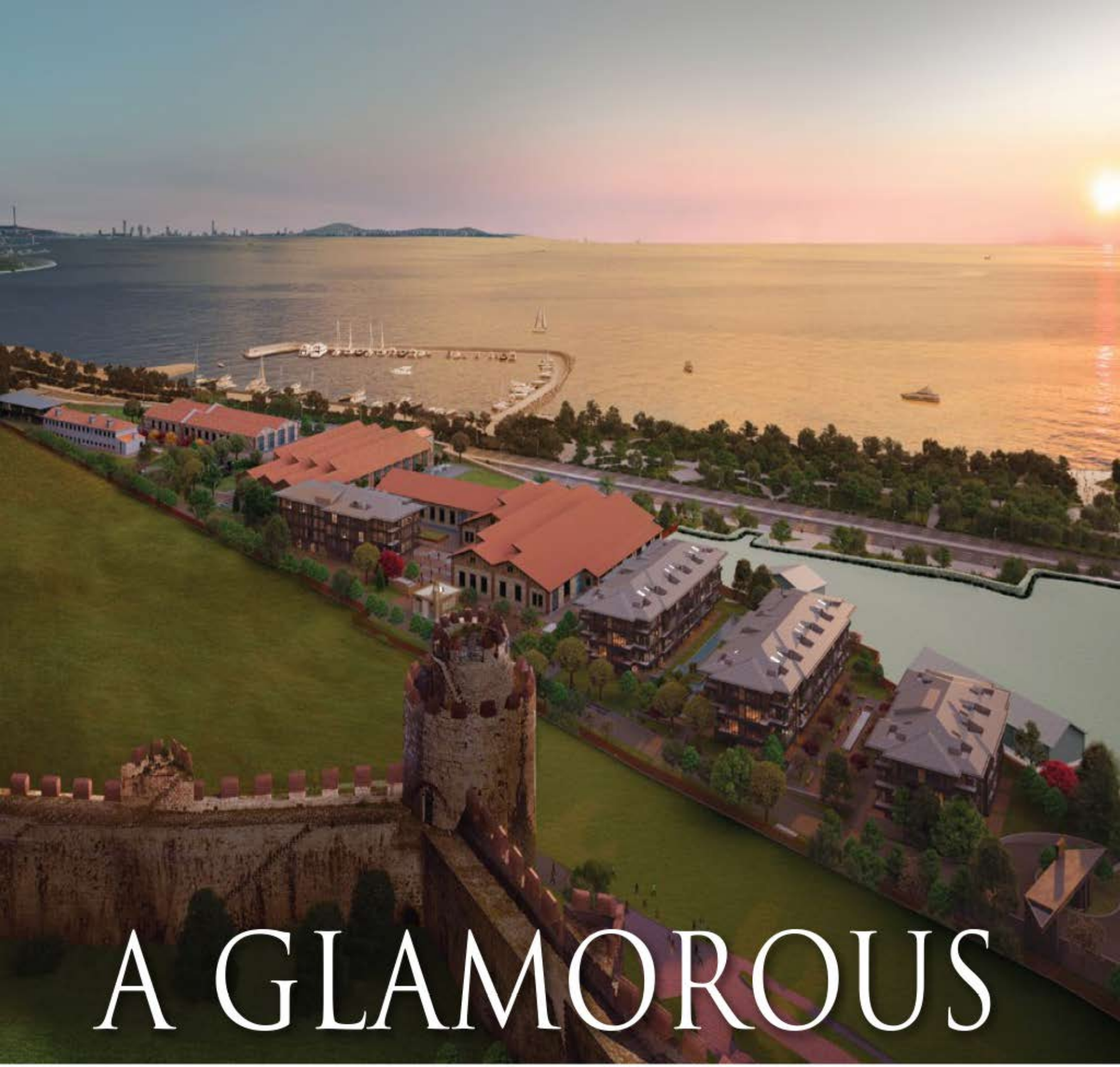
Besides the historical fabric, the beautiful blues and greens of the Marmara region add to the natural richness of the landscape.



A GLAMOROUS BEAUTY

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The AJ-110 is located on a total area of 40,000 m^2 and a majority of this project, namely 31,000 m^2 full of both natural and historical beauty, has been set aside for breathtaking, uniquely designed landscapes.

In every aspect, AJ-110 İstanbul is one of the most unique projects ever launched in Istanbul, one of the most fabulous cities of the world, and it offers global value not just as a living space but also as an investment.

A LOW-RISE, INVALUABLE COMMUNITY RESTING IN THE SHADE OF HISTORY

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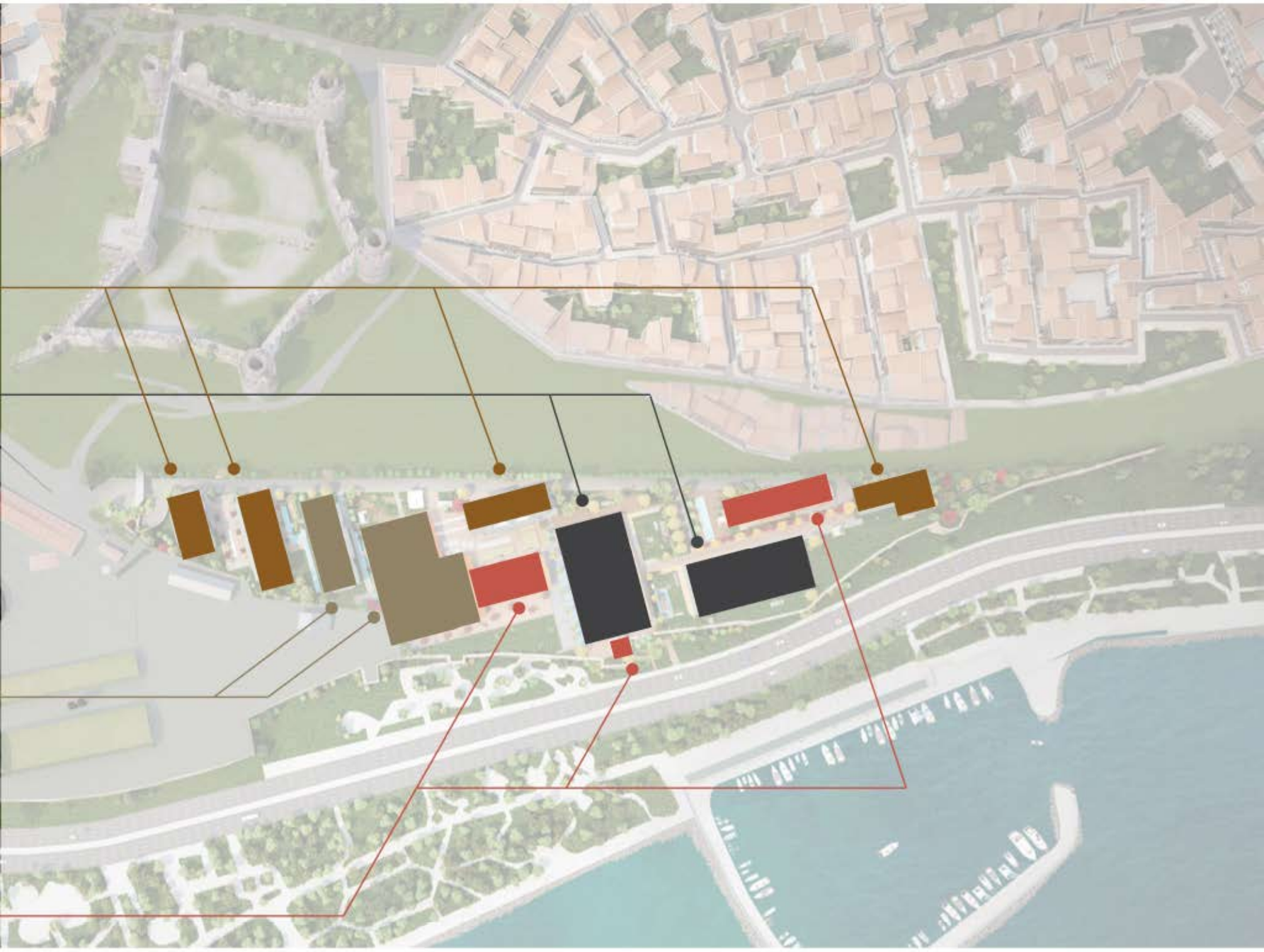
RESIDENCE APARTMENTS

LOFT UNITS

SERVICED APARTMENTS

COMMERCIAL UNITS



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An open-air exhibition of small tools from the historical Yedikule AJ-110 Garages, 2 nostalgic locomotives, 1,450-meter railroad, cranes and various equipment of that era...

AJ-110 İSTANBUL, WHICH HAS SPECIALLY DESIGNED LANDSCAPES WHERE YOU CAN TAKE A DEEP BREATH IN THE REAL ISTANBUL AND SAVOR THE BEST MOMENTS OF THE SEA AND SUN THANKS TO ITS LOW-RISE ARCHITECTURE, OFFERS CAREFREE LIVING SPACES IN THE SHADOW OF 150-YEAR HISTORY.

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THE AJ-110 İstanbul, planned as a holistic life concept, offers a delicious tasting experience created with refined flavors for the elite guests at the restaurants combining all the colors, energy and joy of the ancient city and provides a life full of all privileges.

AJ-110 Garages, which were once used for maintenance and repair work of the trains, are now revived with a brand new life project; AJ-110 İstanbul, and have become a center of attraction inspired by history with a sense of cultural sensitivity that might be sustained for centuries.

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FROM THE GLORY OF THE PAST

TO THE LIFE OF THE FUTURE

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FROM THE PAST

TO THE FUTURE

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With restored spaces preserving the essence of history, AJ-110 combines the spirit of old Istanbul eternalizing very special stories and the modern social life of the present day.

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WAKING UP TO ISTANBUL

EVERY MORNING...

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TIMELESS AESTHETICS

ENRICHED WITH EACH DETAIL

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A wide glass facade offers maximum spaciousness and brings sunlight and the historical fabric into the home; AJ-110 , which boasts interior designs of world-famous architects, presents a luxurious life with the use of world class, top quality materials and select craftsmanship focusing on every detail.

ELEGANT, SOPHISTICATED AND COMFORTABLE LIVING SPACES

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AJ-110 presents a limited number of distinguished life alternatives right at the heart of the Historical Peninsula in apartment blocks with a maximum height of ground floor plus three floors and 1+1 to 6+1 floor plans, and offers a luxurious life and rewarding future so that you can enjoy each and every moment.

The fitness center furnished with state-of-the-art equipment and studio classes formed with the most popular sports trends will help you to start the day with renewed energy.

You may reward yourself by taking a walk or jogging on the 30-kilometer area along the coast road right in front of AJ-110 or with a pleasant biking tour, or the relaxing effects of the water at the indoor swimming pool with direct sunlight, traditional Turkish bath, SPA and steam room.

SPECIAL JOYFUL MOMENTS FOR YOU

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MANAGEMENT SERVICES*

Thanks to the professional services offered by AJ-110, all the comforts of a privileged life will be as close as a phone call.

- Reception / Concierge
- 24/7 High Level Security Service
- Technical Service

- VIP Transfer
- Marmaray Station Transfer
- Maritime Transportation
- Rent a Car / VIP Car Service
- Valet Parking Service

- Housekeeping Service
- Dry Cleaning / Ironing Services
- Video surveillance in the building complex and common areas
- Smart Building Infrastructure
- Recreational facilities, SPA, Pool Management

FULL SERVICE APPROACH

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AJ-110 is a project that opens to the real Istanbul from the Golden Gate, a legacy of world culture and a symbol of the Historical Peninsula offering an extremely unique life and invaluable investment opportunity with its 558-meter facade overlooking the coast road along Kennedy Avenue and marina connection right in front.

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3RD AIRPORT
MASLAK
FATİH
SULTAN
MEHMET
BRIDGE
ŞİŞLİ
LEVENT
BEŞİKTAŞ
JULY 15
MARTYRS' BRIDGE
TAKSİM
FATİH
EMİNÖNÜ
ÜSKÜDAR
AJ-110
ATATÜRK
AIRPORT
BAKIRKÖY
KADIKÖY
MARMARA SEA

it is located in a central district with easy access to locations all around Istanbul and it is situated right at the heart of life with an extensive transportation network including alternatives such as sea, land and mass transportation as well as nearby educational institutions, hospitals and shopping malls.

SURROUNDINGS

SEVERAL UNIVERSITIES

İstanbul University
Private Universities

SEVERAL HOSPITALS

Yedikule Chest Diseases Training and Research Hospital
İstanbul Training and Research Hospital
İstanbul Haseki Training and Research Hospital
Cerrahpaşa Medical Faculty Hospital
Çapa Medical Faculty Hospital
Private Hospitals

800 m
to Marmaray Kazlıçeşme Station

2 km
to the Eurasia Tunnel

3.4 km
to Yenikapı Ferry Dock

3.5 km
to Yenikapı Metro Station

4 km
to D-100 Highway

13 km
to Atatürk Airport

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A privileged life right at the heart of real Istanbul that is within walking distance of the enchanting beauty of the Historical Peninsula and located on maritime and land transportation lines.

Golden Horn
Bosphorus
BEYOĞLU
Galatasaray High School
St. Antoine Church
Galata Tower
Mimar Sinan Fine Arts University
Tophane
Kabataş
Dentur Avrasya Üsküdar Pier
Port of Istanbul
Princes' Islands Pier
Cruise Ship Harbour
Kasımpaşa Pier
Şişhane
Tünel Beyoğlu
Atatürk Bridge
Unkapanı Junction
Private University
Halıç
Halıç Pier
Galata Bridge
Karaköy
Karaköy Pier
Boats to Bosphorus, Asia, Princes Islands
Eminönü
Boats to Bursa
Marmaray Tunnel
Maiden's Tower
Süleymaniye Mosque
Spice Bazaar
Sirkeci
Sirkeci Railway Station
Gülhane Park
Topkapı Palace & Museum
Istanbul University
Vezneciler
Nuruosmaniye Mosque
Grand Bazaar
Gülhane
Laleli
Beyazıt
Cemberlitaş
Sultanahmet
Hipodrom
Hagia Sophia Museum
Blue Mosque
Kumkapı
Yenikapı Fast Ferry Pier
Tunnel Entry
Avrasya Tunnel
Sea of Marmara

HISTORY WILL CONTINUE TO SURVIVE FROM GENERATION TO GENERATION ON THE HISTORICAL PENINSULA, RIGHT BY THE YEDİKULE FORTRESS.

AJ-110 İSTANBUL INVITES YOU TO THE LIFE OF THE FUTURE AMIDST THE GLORY OF THE PAST.

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PROJECT INFORMATION

PROJECT OWNER	
CONTRACTOR	EGE YAPI A.Ş. - YEDİKULE GAYRİMENKUL YATIRIM A.Ş. ADİ ORTAKLIĞI
ARCHITECTURAL PROJECT – NEW BUILDINGS	ÖZGÜVEN TASARIM MİMARLIK İNŞAAT SANAYİ VE TİCARET A.Ş
ARCHITECTURAL PROJECT – ANCIENT BUILDINGS	TAKSİM YAPI MİMARLIK İNŞAAT RESTORASYON TURİZM SAN. ve TİC. LTD. ŞTİ.
INTERIOR ARCHITECTURE PROJECT – NEW BUILDINGS	AUTOBAN MİMARLIK İNŞAAT TAAHHÜT TİC. A.Ş.
INTERIOR ARCHITECTURE PROJECT – ANCIENT BUILDINGS	MUUM MİMARLIK MÜHENDİSLİK İNŞ. DAN. TİC. LTD. ŞTİ.
STATIC PROJECT	SİGMA MÜHENDİSLİK HİZM.DEKORASYON İNŞ. LTD. ŞTİ.
SOIL SURVEY	EKŞİOĞLU MİMARLIK MÜH. İNŞ. TİC. LTD. ŞTİ.
MECHANICAL PROJECT	DİNAMİK PROJE MÜHENDİSLİK VE MÜŞ. HİZM. LTD. ŞTİ.
ELECTRICAL PROJECT	AYKAR MÜHENDİSLİK TEKN. İNŞ. TAAH. SAN. ve DIŞ TİC. LTD. ŞTİ.
INFRASTRUCTURE PROJECT	ERİMCO MÜHENDİSLİK TASARIM DANIŞMANLIK LTD. ŞTİ.
LANDSCAPE PROJECT	SPIGA PEYZAJ PROJE DAN. LTD. ŞTİ.
FIRE SAFETY CONSULTANT	YANGINLA MÜCADELE ARAŞTIRMA VE DANIŞMANLIK HİZ. LTD. ŞTİ.
FACADE CONSULTANT	KARAKALEM CEPHE TASARIM İNŞAAT SAN. ve TİC. LTD. ŞTİ.
3D VISUALS	INFINITE PRODUCTIONS
MODEL	MAKETSAN MİMARLIK VE MÜHENDİSLİK LTD. ŞTİ.
ACOUSTIC CONSULTANT	SEV DANIŞMANLIK VE MİM. LTD. ŞTİ.
LIGHTING CONSULTANT	PLAN AYDINLATMA TASARIMI LTD. ŞTİ.

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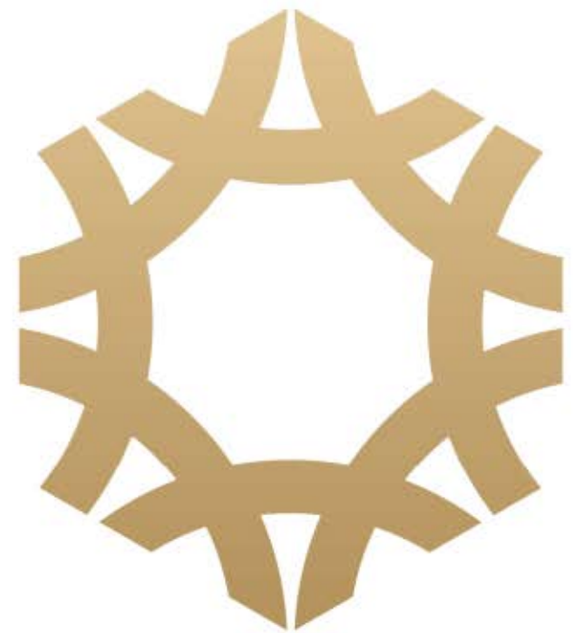

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