

AJYAD

INVESTMENT

AJ-112

An aerial photograph of a coastal town, likely in Istanbul, featuring a large marina filled with numerous sailboats. The town is built on a hillside overlooking the water, with a mix of residential and commercial buildings. The sky is blue with scattered white clouds. The water is a deep blue, and the land is a mix of green and brown tones.

The only coastal town of Istanbul

AJ-112 taking advantage of its 1,5km coast within the 55km coastline stretching from Silivri to Tuzla is being materialized on a 1500 decaire land as the first ever coast town of Istanbul.

1.500.000 m²
Land Area





- 1 Mercan Mansions 1th Stage
- 2 Mercan Mansions 2nd Stage
- 3 Commercial Area
- 4 Sports & Wellness Club
- 5 Marina Houses
- 6 Sedef Mansions 1th Stage
- 7 Sedef Mansions 2nd Stage
- 8 Marina Residence
- 9 Kalyon Houses
- 10 School
- 11 Shopping Center
- 12 Hospital
- 13 Mosque
- 14 Cafe & Restaurants
- 15 Hotel
- 16 Marina
- 17 Beach
- 18 Riding Club
- 19 Yakamoz Houses

AJ-112 Layout Plan

AJ-112 that has already made its name heard in the real estate sector thanks to its unrivaled concept offers a full city life owing to housing areas with a sea view on a seafront 1.500 decares land, the school (nursery, primary school and high school), avenue stores, a hospital with 250 beds, a 5-star hotel, a Mall with 180 shops and cafes and restaurants overlooking the sea. midclubs Sports and Life Club (fitness, outdoor-indoor swimming pool, squash, tennis, Turkish bath, sauna, spa, walking and cycling tracks, horseback-riding, open air cinema and cafeteria) is only a few steps away from residents of the town with all its amenities.

- Sedef Mansions
- Mercan Mansions
- Marina Houses
- Marina Residence

Etaplar Stages










Sedef Mansions

Our next step, Sedef Mansions, which will enhance the value of AJ-112, making its debut with the options of 3+1 and 4+1 flats, and 4+1 and 6+1 villa types.

The stage of Sedef Mansions maintains the serene life style routine of AJ-112 with its large balconies, convenient rooms, and high rate of landscaping. It is also highly satisfactory in terms of comfort with indoor and outdoor parking spaces, 7/24 security services, and proximity to midclubs...



An architectural rendering of a modern residential complex named Sedef Mansions. The image shows several multi-story apartment buildings with light-colored facades and dark window frames. Each floor has a balcony with glass railings. The buildings are arranged around a central courtyard area with a paved walkway, greenery, and several cars parked. The sky is a clear, bright blue with a few wispy clouds. The overall atmosphere is clean, modern, and inviting.

Having sustaining the success of Mercan Mansions in its luxury, comfort, and functionality as is, Sedef Mansions has numerous options of flats and villas from 193 sq meters to 347 sq meters. For a highly convenient, serene, and comfort life style complying with family concept, Sedef Mansions is just for you...

Sedef Mansions, a continuation of Marina houses concept, is just for you with its large yards, tranquil and serene landscape. It aims to enhance your living quality with its proximity to coffee shops and restaurants, large variety of sports facilities, and a great sea scape.

Block	55
Villas	22
Land Area	169.000 m²



Sedef Mansions



Flat options

	Type	Gross	Net
B	3+1 Flat	200	146
C	4+1 Flat	208	149
A	3+1 Flat	220	166
D	3+1 Flat	209	149
E	4+1 Flat	214	153
Villa	4+1 Villa (Single Villa)	369	303
Villa	4+1 Villa (Single Villa)	208	170







Mercan Mansions

We have received the praise of the persons who preferred the mansion concept we started in Ataköy years ago with their life quality and return on investment. Today, you will make investment in yourself and your future with the redefined apartment life style with horizontal settlement model in **AJ-112**.

We redefine the low-rise apartment houses with Mercan Mansions designed with family style mansion concept having sea view.

Family style life from 1+1 to 4+1 waits for you in low-rise Mercan Mansions with 2 apartments on every floor...

You will be a part of exclusive life in the mansion culture where the luxury, comfort and functionality are crowned with a deluxe entrance...

Visual richness you will experience in the balconies with unique sea view will colour up your life in Mercan Mansions.

You will have the privilege of detached garden inside the mansion with "Ter-race Garden and Balcony Garden" options in Mercan Mansions...

Block No. **78**
Land Area **122.000 m²**







Flat options

	Type	Gross	Net
A	2+1 Flat	127	94
B	3+1 Flat	160	118
B	3+1 Flat	179	132
C	3+1 Flat	193	144
C	4+1 Flat	213	157
D	3+1 Flat	133	105
D	3+1 Flat	144	117
E	2+1 Flat	112	86
F	3+1 Flat	144	111
G	1+1 Flat	66	45
G	1+1 Flat	71	48
G	2+1 Flat	104	71
G	2+1 Flat	106	72
G	2+1 Flat	108	73
G	2+1 Flat	132	89
G	2+1 Flat	96	65



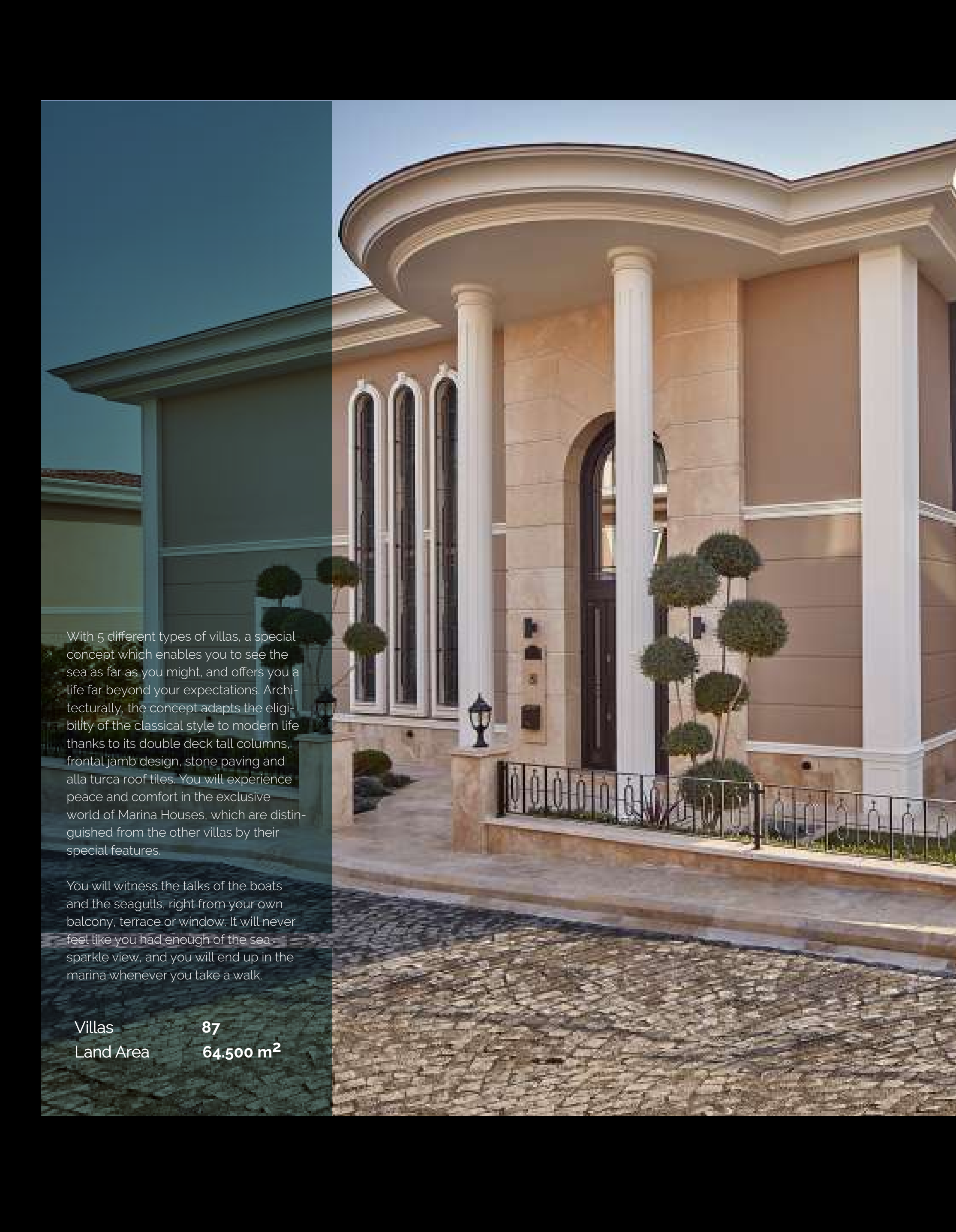




Marina Houses

AJ-112 is in a very special location where the sea meets the green.

AJ-112 offers a piece from heaven with the natural features of its location, its architectural structure with aforethought details, planning that was carried out with a modern perception of urbanization, and two years of post-sale Keleşoğlu service warranty in Yakuplu, the new center of attraction, making it possible to savor the sea for 12 months.



With 5 different types of villas, a special concept which enables you to see the sea as far as you might, and offers you a life far beyond your expectations. Architecturally, the concept adapts the eligibility of the classical style to modern life thanks to its double deck tall columns, frontal jamb design, stone paving and alla turca roof tiles. You will experience peace and comfort in the exclusive world of Marina Houses, which are distinguished from the other villas by their special features.

You will witness the talks of the boats and the seagulls, right from your own balcony, terrace or window. It will never feel like you had enough of the sea sparkle view, and you will end up in the marina whenever you take a walk.

Villas	87
Land Area	64.500 m²





Villa Options

Type			Gross m ²	Net m ²
A	4+1	Twin Villa	533	454
B	4+1	Single Villa	619	534
C	5+1	Single Villa	669	572
E	5+1	Single Villa	715	584



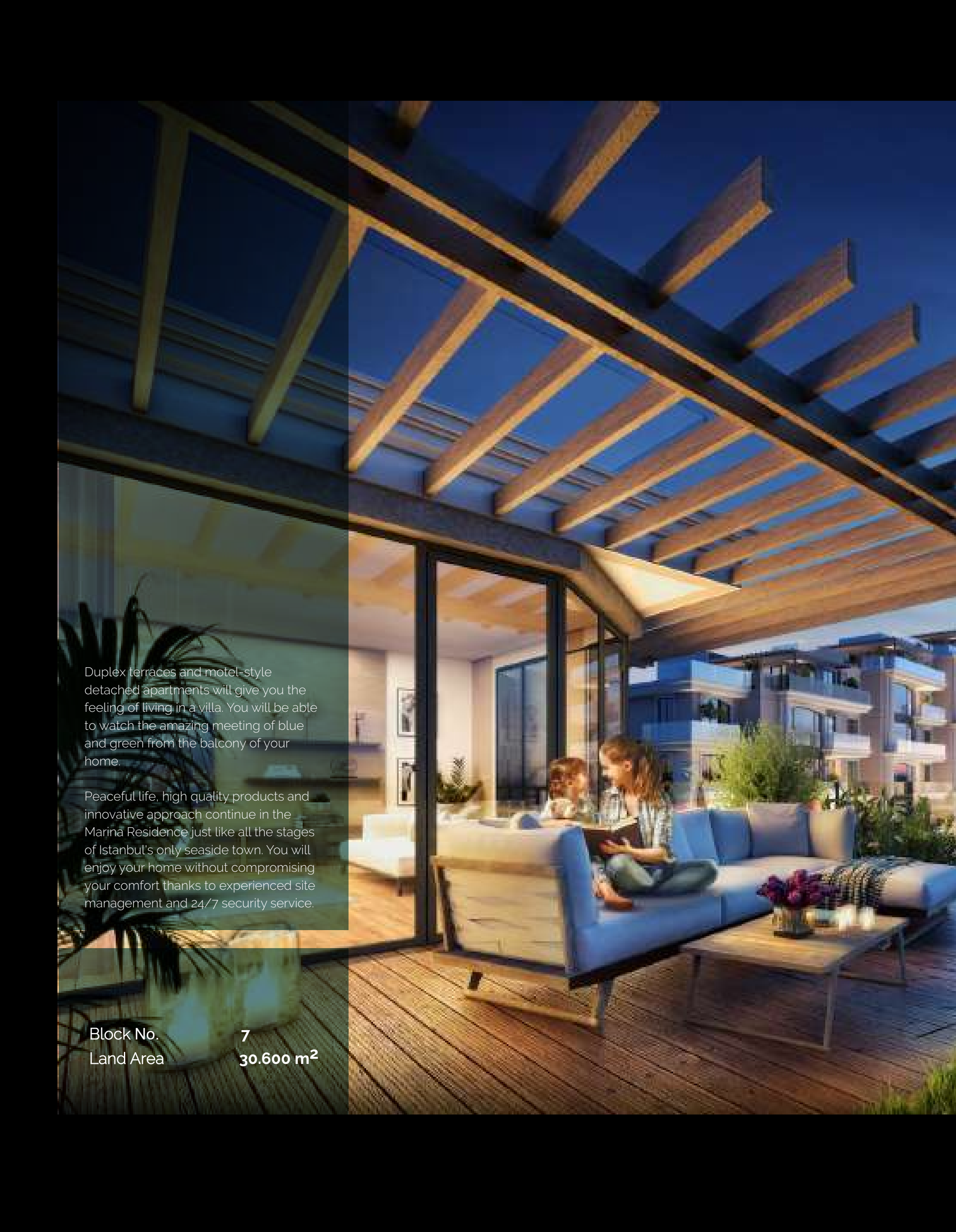




Marina Residence

Get ready to have the residence comfort in AJ-112.

Marina Residence containing brand-new architectural items has 5 residences and 2 independent blocks. Marina Residence offers many apartment options from 187 sqm to 338 sqm and promises a peaceful life with a green area up to 70%.



Duplex terraces and motel-style detached apartments will give you the feeling of living in a villa. You will be able to watch the amazing meeting of blue and green from the balcony of your home.

Peaceful life, high quality products and innovative approach continue in the Marina Residence just like all the stages of Istanbul's only seaside town. You will enjoy your home without compromising your comfort thanks to experienced site management and 24/7 security service.

Block No.

7

Land Area

30.600 m²







Privilege
of town



• Midclubs sports & wellness club



• Marina



• Cafe & Restaurants



• School



• Hospital



• A Shopping Center



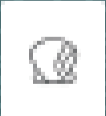
• Hotel



• Mosque



• Riding Club



• Beach

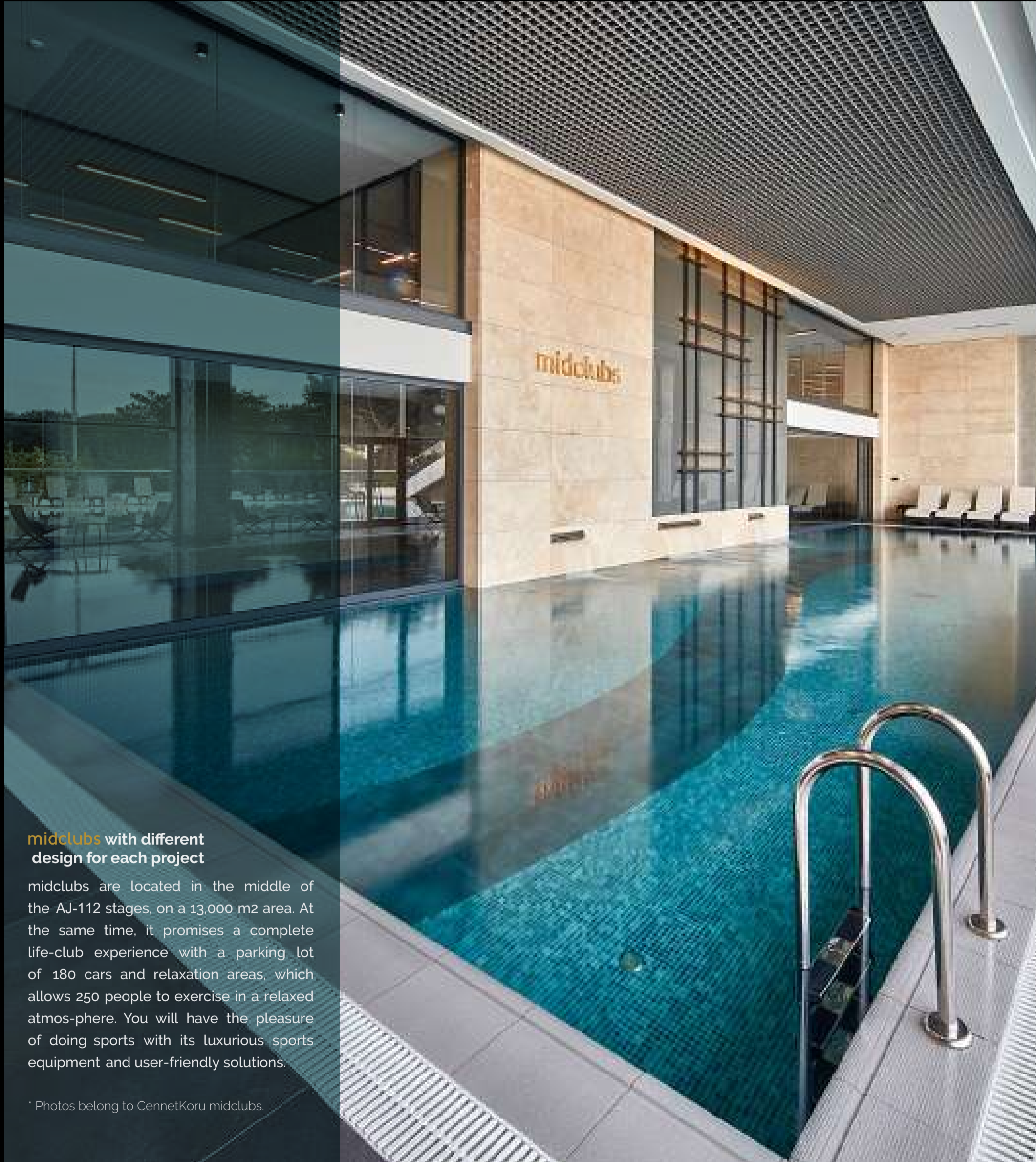




midclubs

Sports & Wellness Club

Indoor and outdoor swimming pools, Sauna, Vitamin Bar, Tennis Court, Table Tennis, Cinema Room, PlayStation Room, Squash and so on will be at service of only AJ-112 residents.



midclubs with different design for each project

midclubs are located in the middle of the AJ-112 stages, on a 13,000 m2 area. At the same time, it promises a complete life-club experience with a parking lot of 180 cars and relaxation areas, which allows 250 people to exercise in a relaxed atmosphere. You will have the pleasure of doing sports with its luxurious sports equipment and user-friendly solutions.

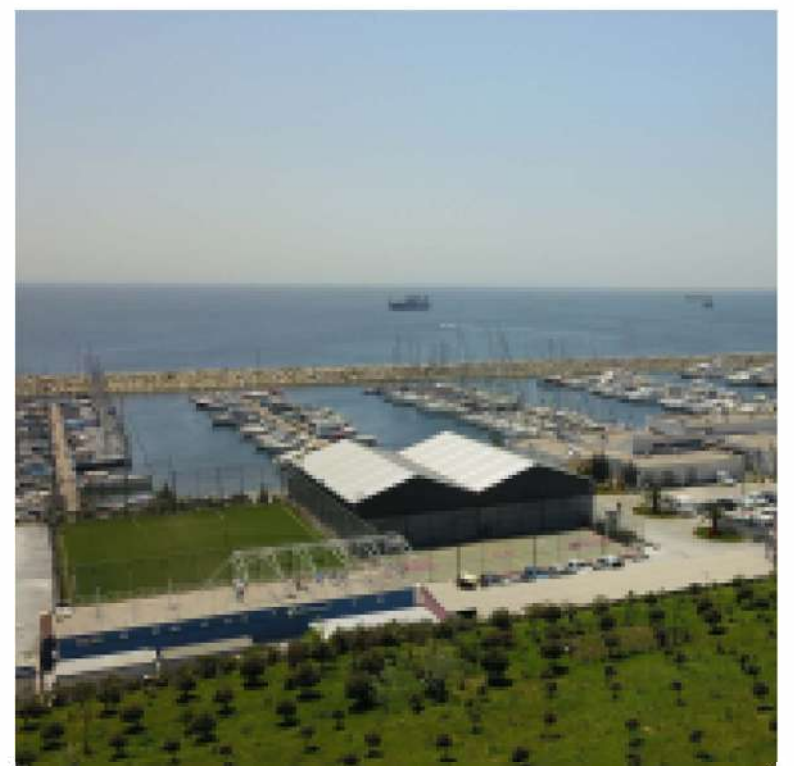
* Photos belong to CennetKoru midclubs.





West Istanbul Marina housing 900 yachts, equipped with the rack system for the first time ever in Turkey, situated before **AJ-112**, is located just a few steps away from residents of the town with its cafes and restaurants that are already operational.







In AJ-112, many options are offered to fully enjoy the sea.
Swimming, fishing, diving are just a few of them...

Beach





Cafe & Restaurants

World cuisines are at the seaside... In the seaside cafes and restaurants, you will be able to enjoy the world cuisines together with your loved ones.





Thanks to the 300-bed general hospital located at the seaside town of AJ-112, you will be able to benefit from our exclusive private health services continuously.



Hospital





School

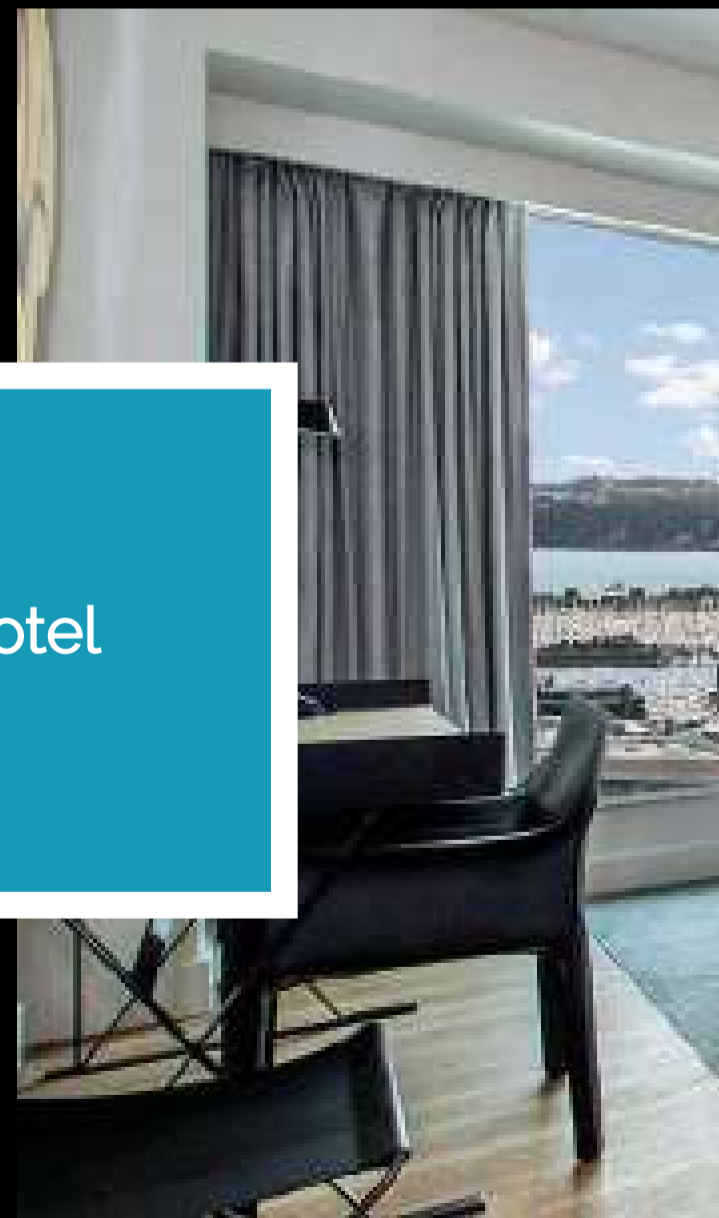
In AJ-112, with its education facilities in European standards, your children will be able to reach a quality education by spending just 5 minutes





Our five star hotel, designed to accommodate your guest in
AJ-112, is at your service.

Hotel





Shopping Center

In AJ-112 shopping and living center, you can reach the exclusive brands whenever you want.





In AJ-112, you can fully enjoy the pleasure of horseback riding with your family.

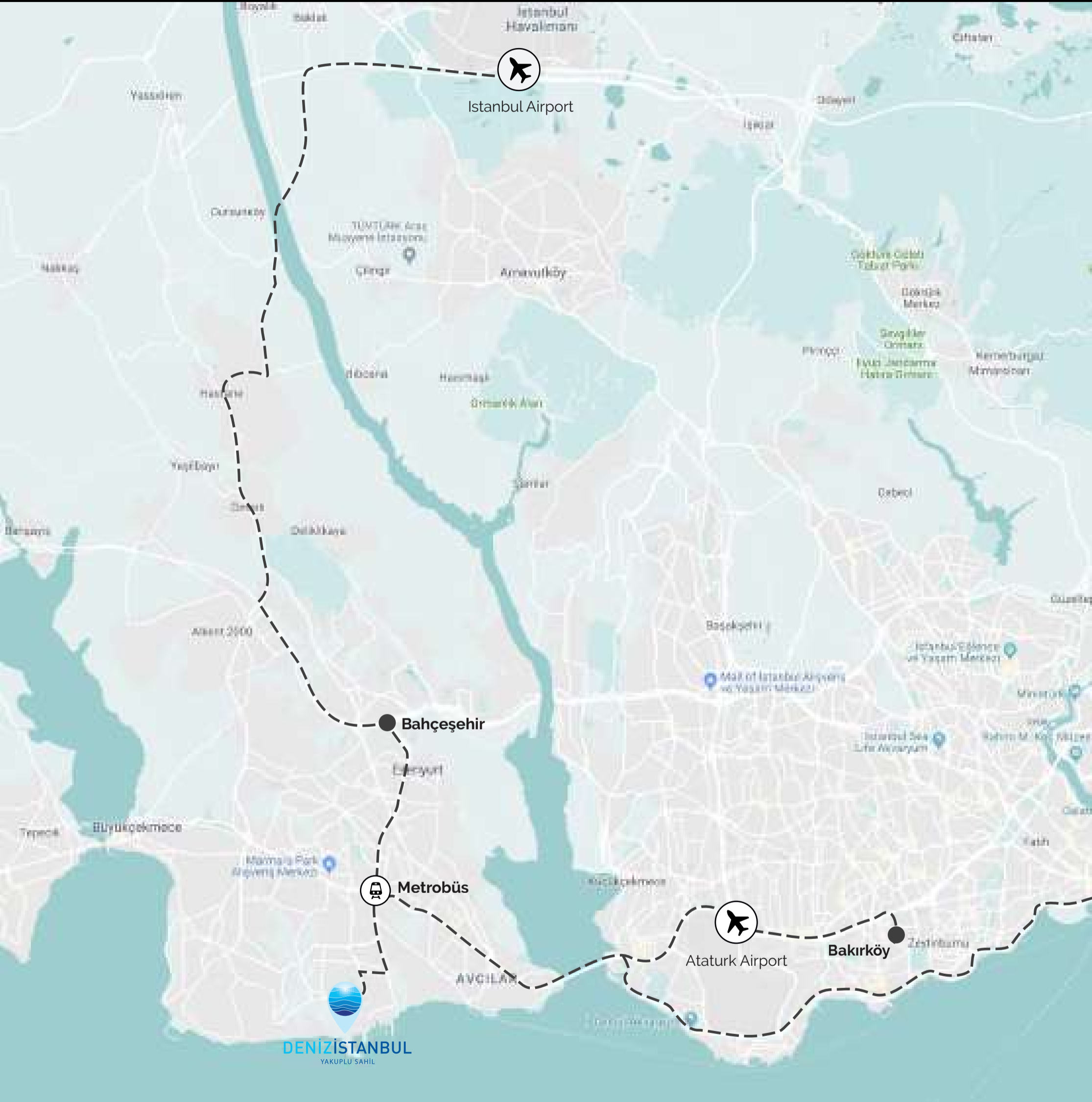
Riding
Club



Mosque

The Mosque to be built in AJ-112 is designed by considering the needs of the local residents.





Istanbul Airport

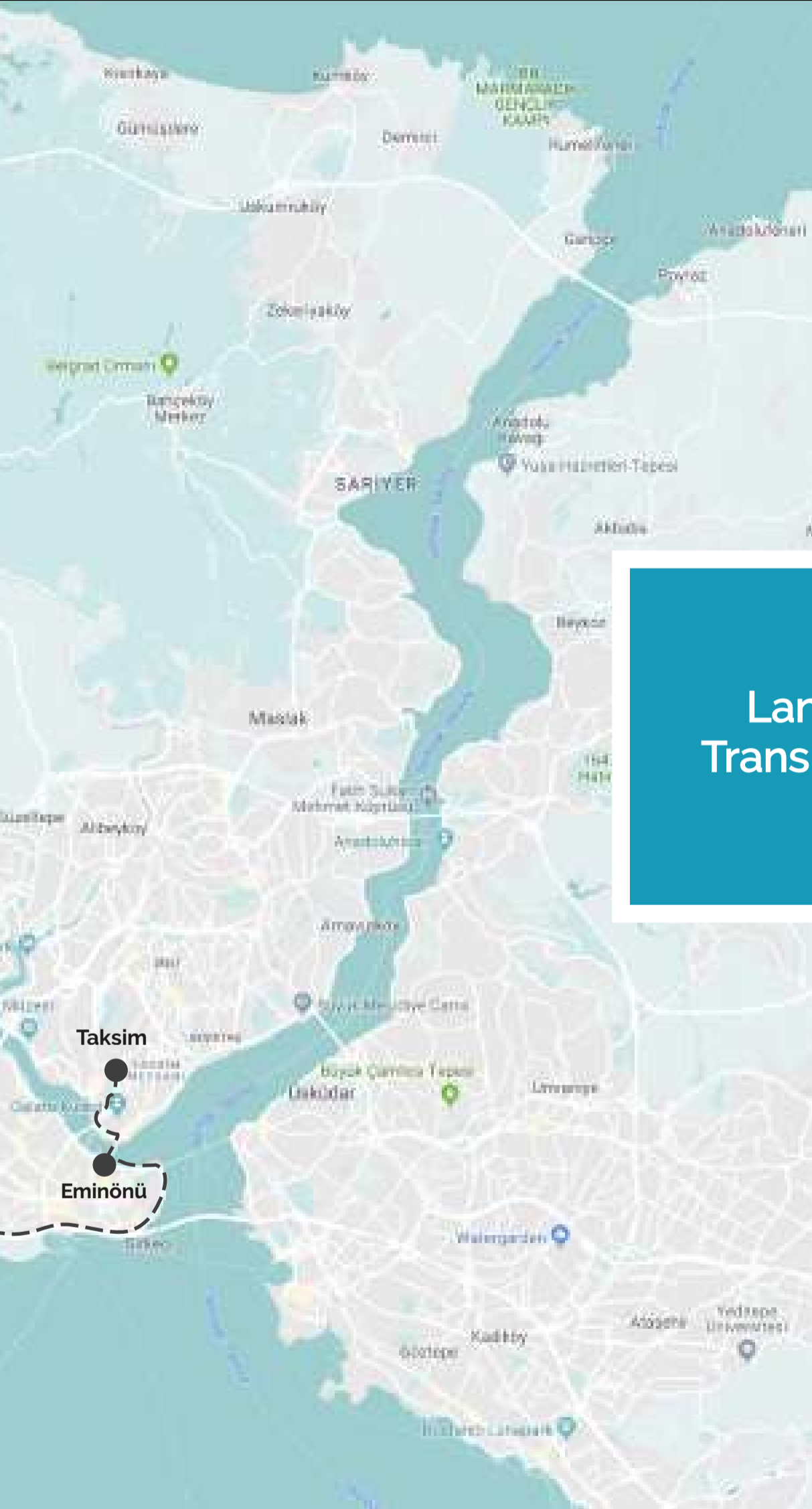
Bahçeşehir

Metrobüs

Ataturk Airport

Bakırköy

DENİZİSTANBUL
YAKUPLU SAHİL



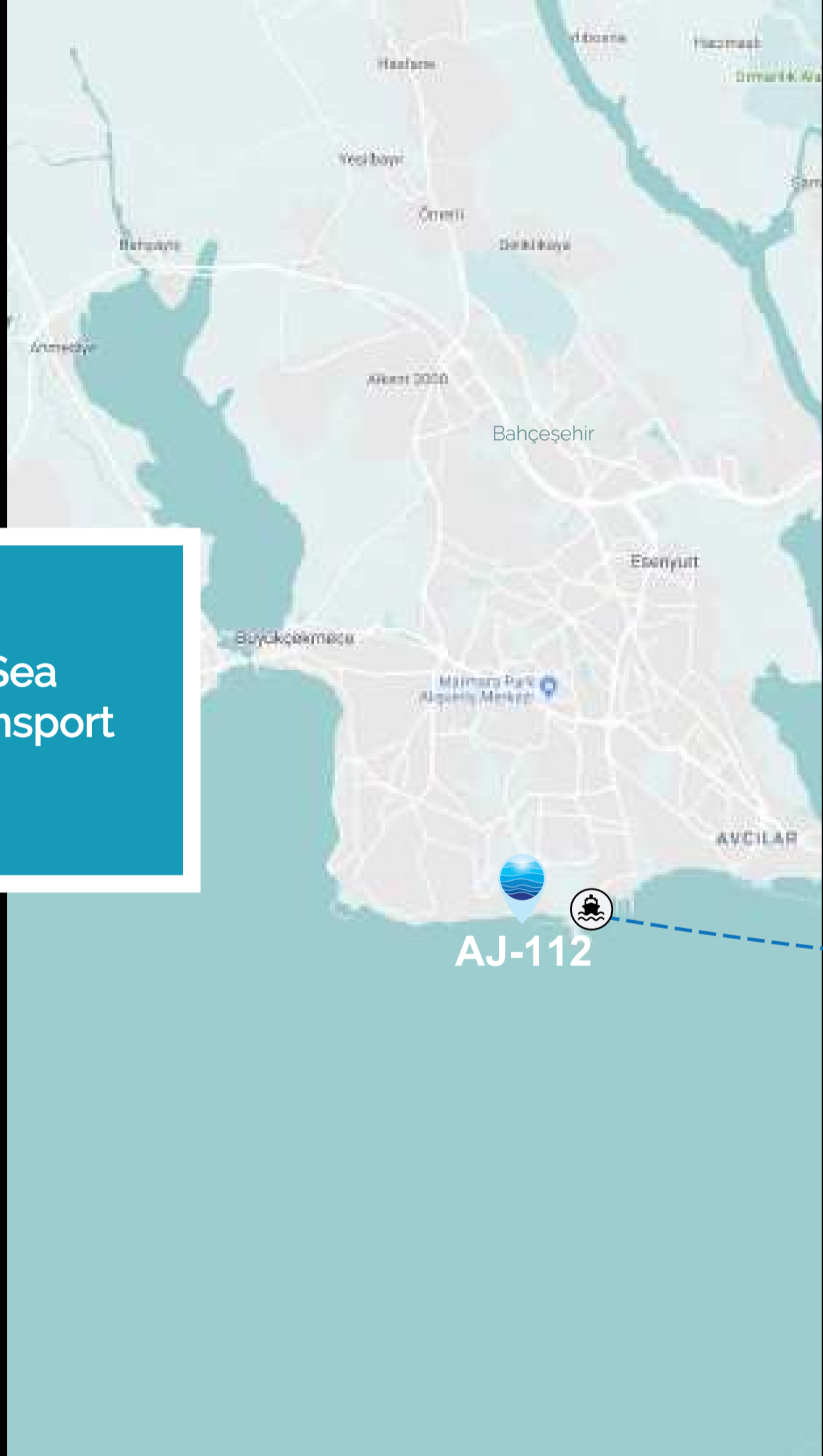
Land Transport

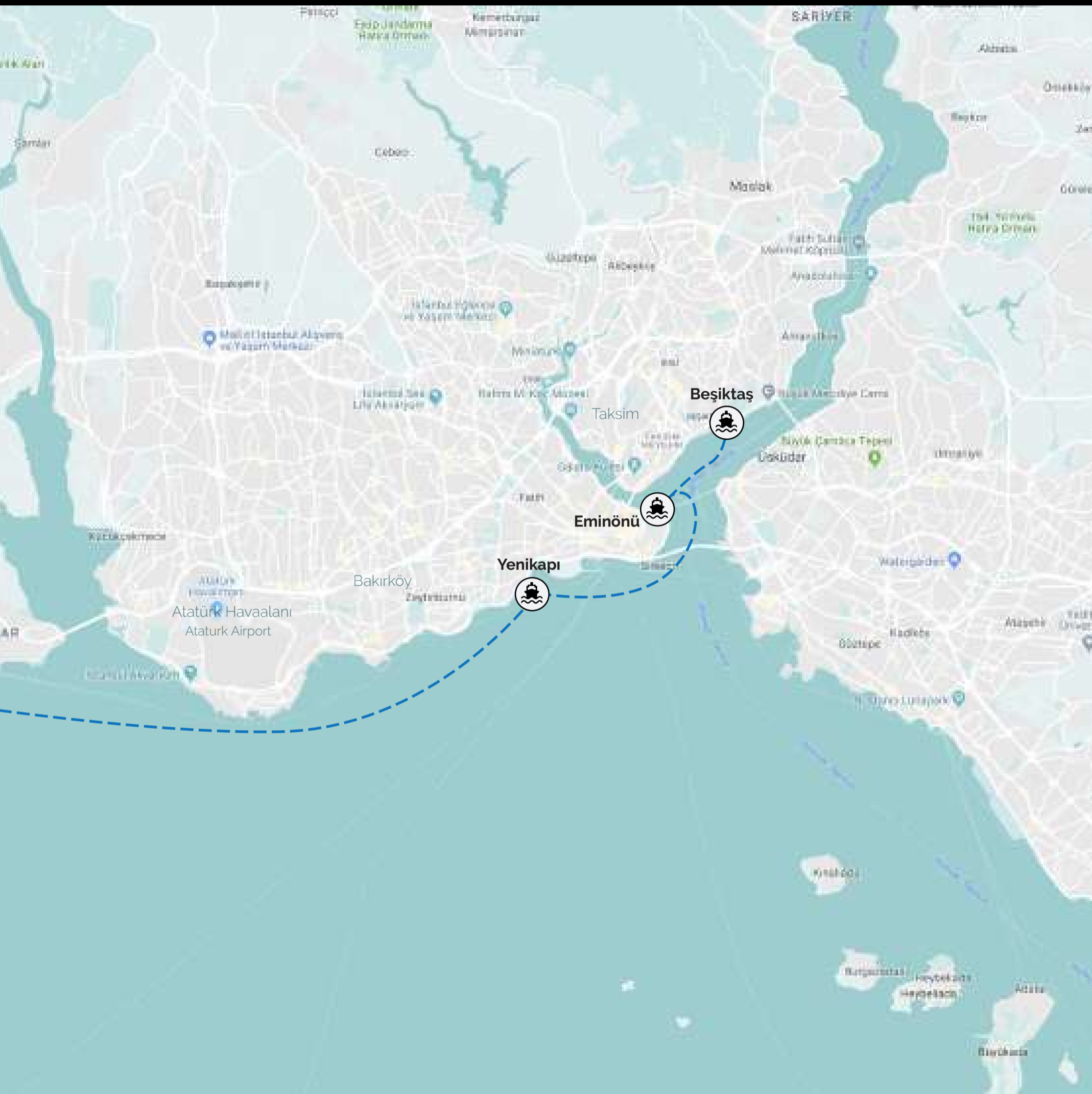
Metrobüs	5 dk. / min.
Atatürk Havaalanı	18 dk. / min.
Bahçeşehir	20 dk. / min.
İstanbul Havaalanı	38 dk. / min.
Bakırköy	40 dk. / min.
Eminönü	50 dk. / min.
Taksim	55 dk. / min.

Yenikapı 45 dk. / min.
Eminönü 60 dk. / min.
Beşiktaş 75 dk. / min.

Sea Transport

AJ-112







Duraklar Stations

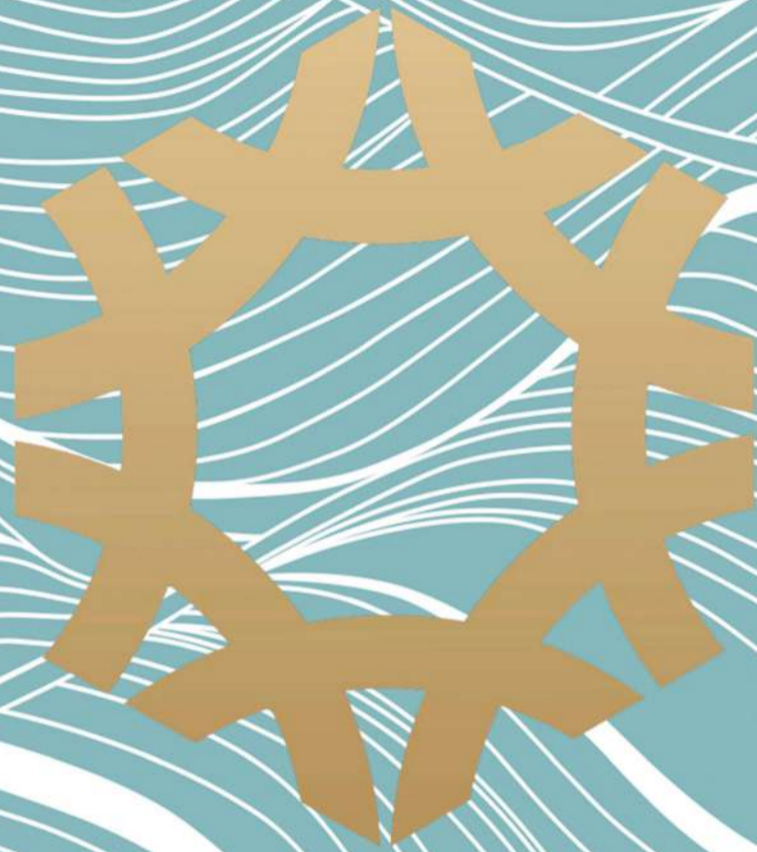
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Shopping Center
- 14 Hospital
Hospital
- 15 Mosque
Mosque

AJ-112

Shuttle Services

Shuttle services will be available throughout

AJ-112 town every 15 minutes



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