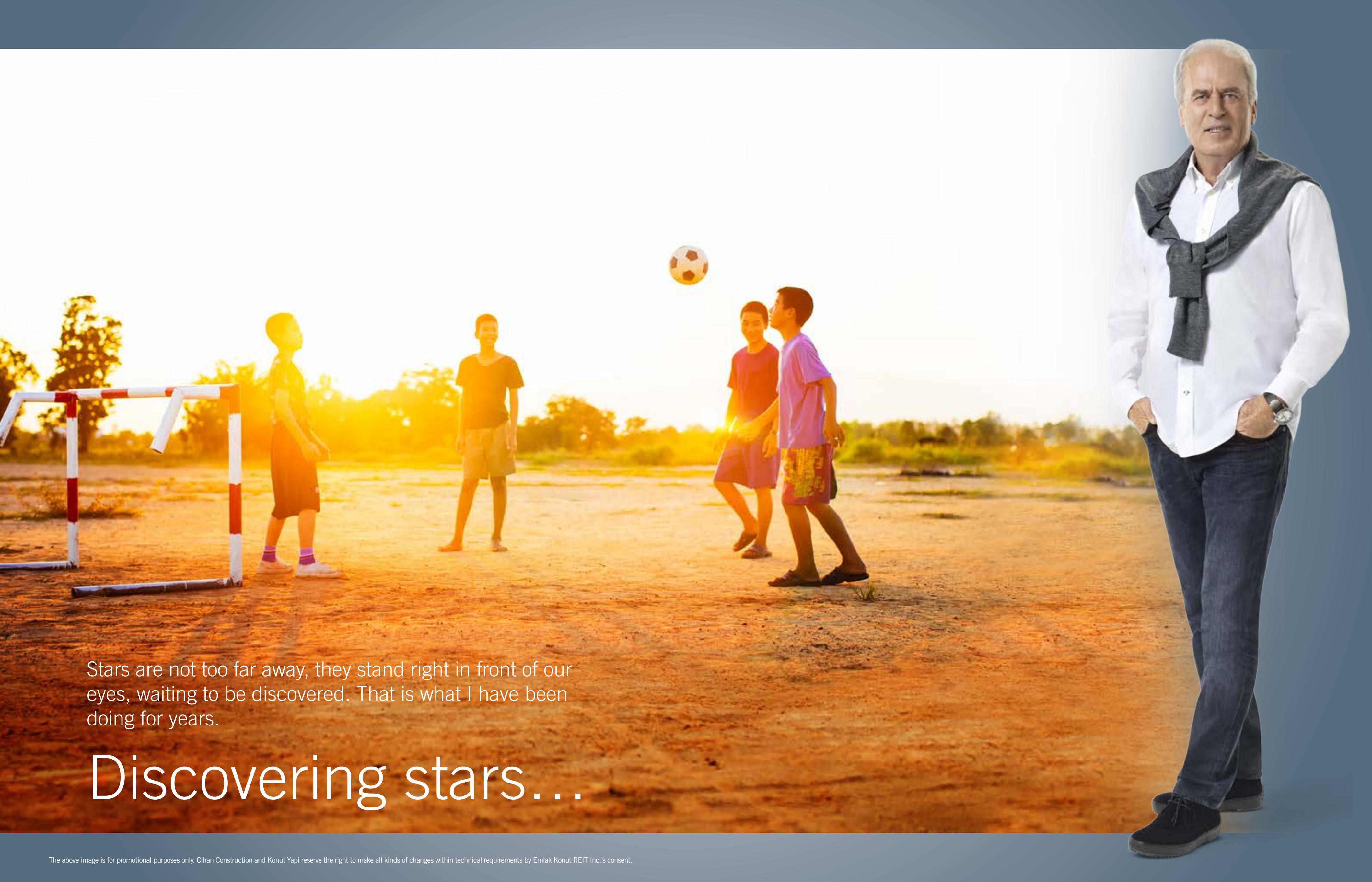




AVRUPARK

BAHÇEKENT





Stars are not too far away, they stand right in front of our eyes, waiting to be discovered. That is what I have been doing for years.

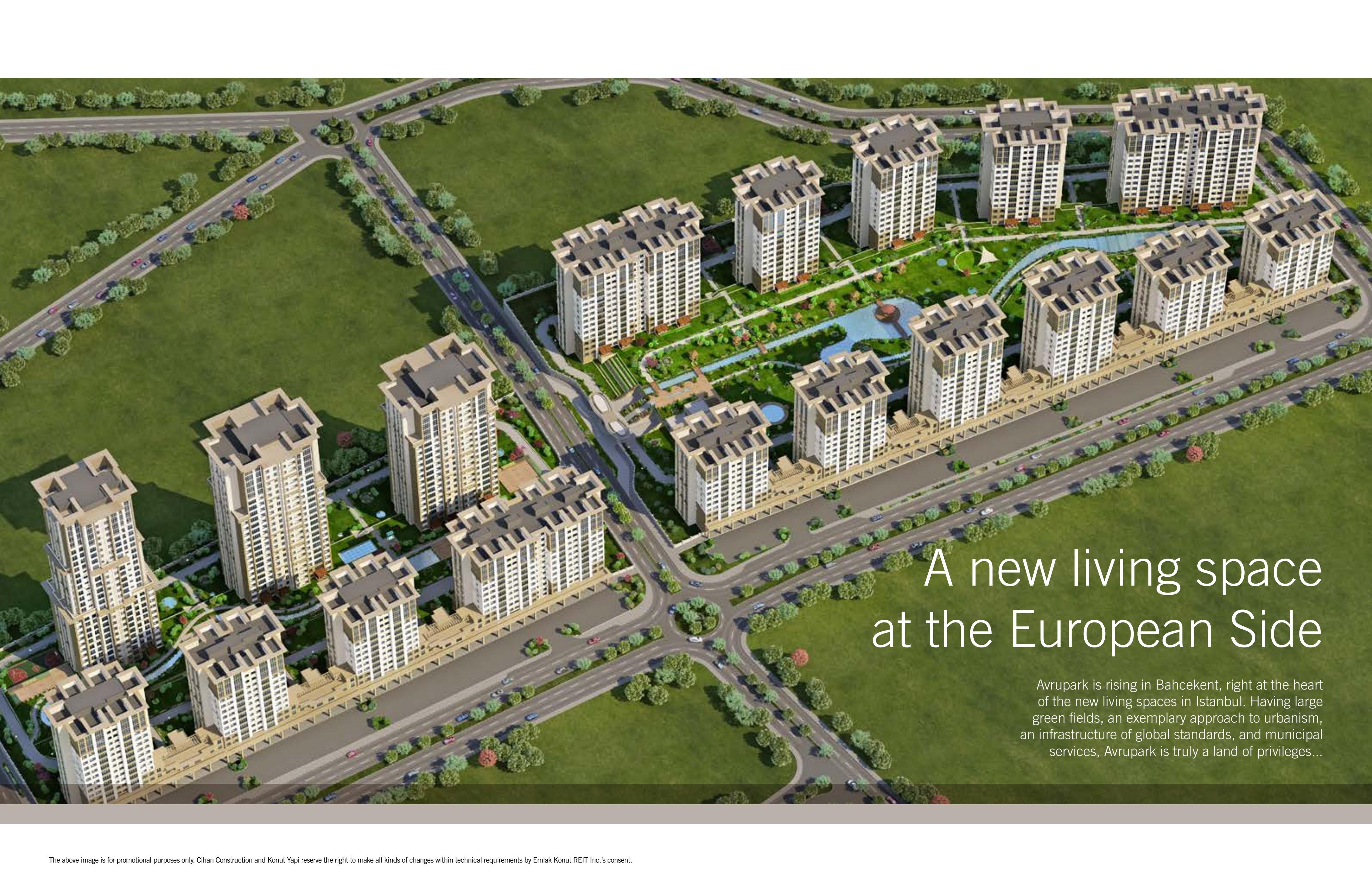
Discovering stars...

This is Avrupark.
With its infrastructure, planning, location,
Avrupark is the rising star of Istanbul...

Some will watch as the stars fall, yet some
will live to discover them.

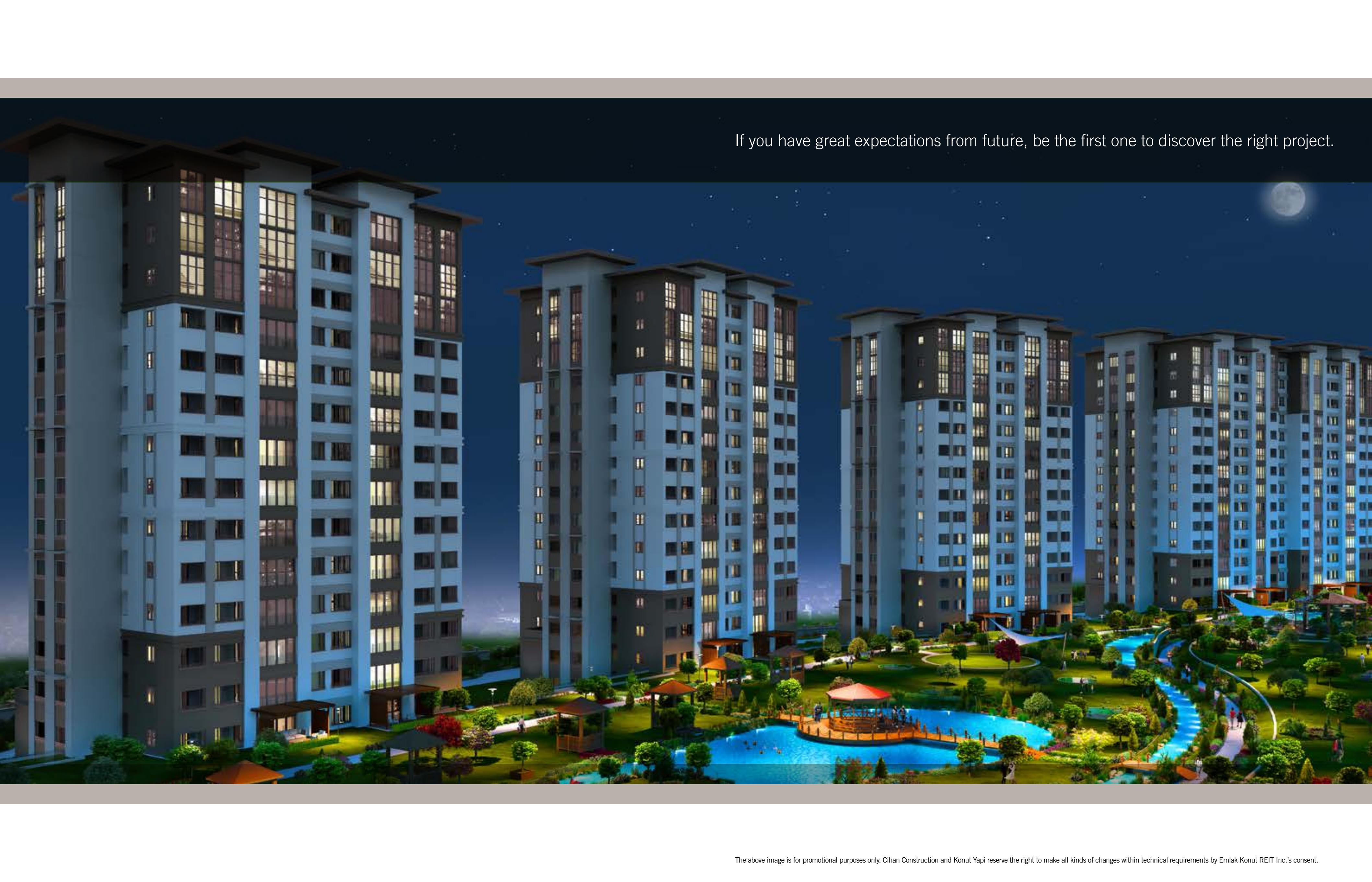
Mustafa Denizli





A new living space at the European Side

Avrupark is rising in Bahcekent, right at the heart of the new living spaces in Istanbul. Having large green fields, an exemplary approach to urbanism, an infrastructure of global standards, and municipal services, Avrupark is truly a land of privileges...



If you have great expectations from future, be the first one to discover the right project.



MAKE A FRESH START IN AVRUPARK

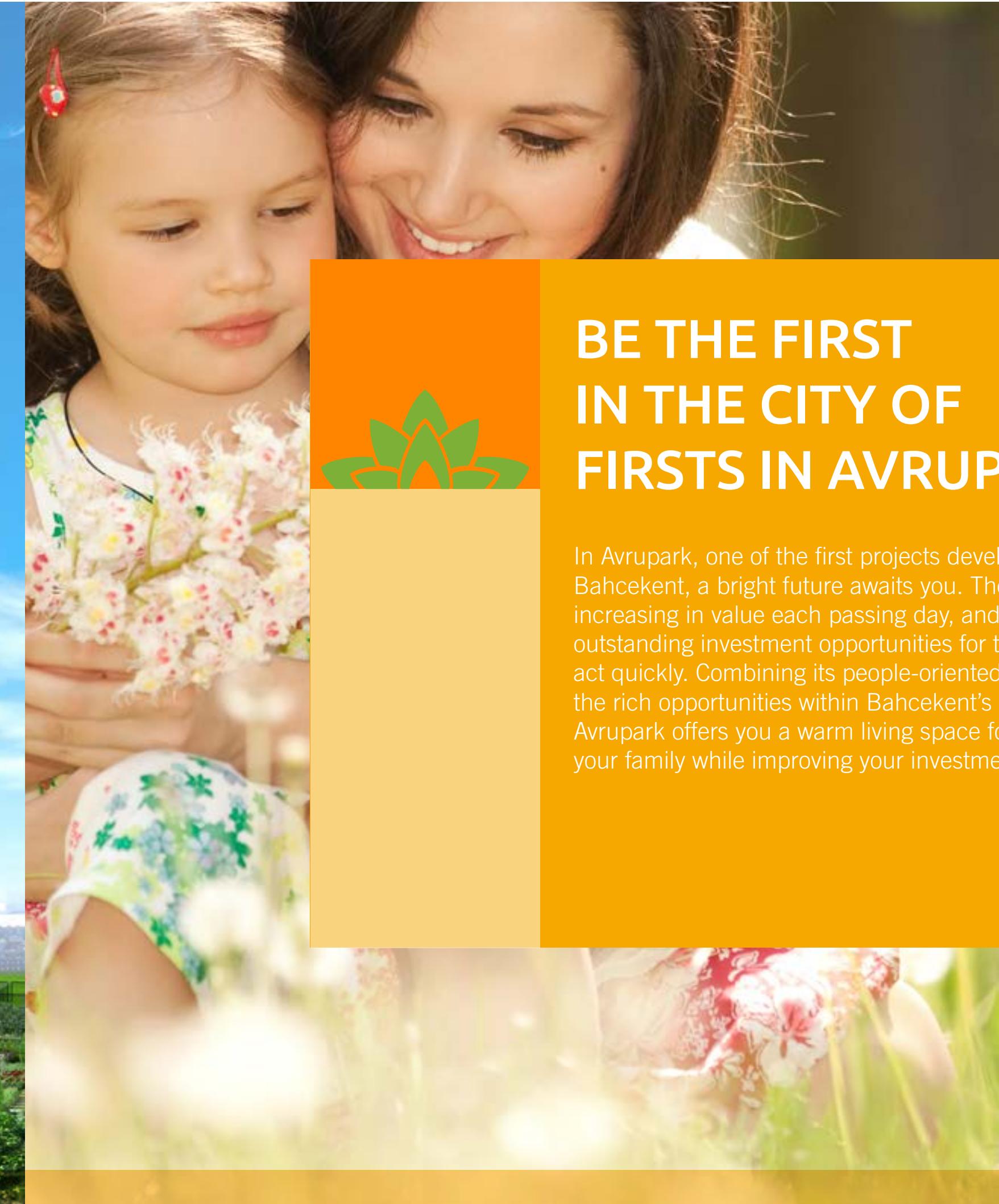
Ever-growing on solid grounds, the New Istanbul is the home of great many important spots from the 3rd Airport and TEM Highway to Northern Marmara Motorway and Canal Istanbul Project.

The present situation of such living areas as Bahcesehir, Atasehir and Kayasehir that have prospered and improved under the leadership of Emlak Konut in recent years clearly demonstrates the great potential of Bahcesehir and Avrupark...







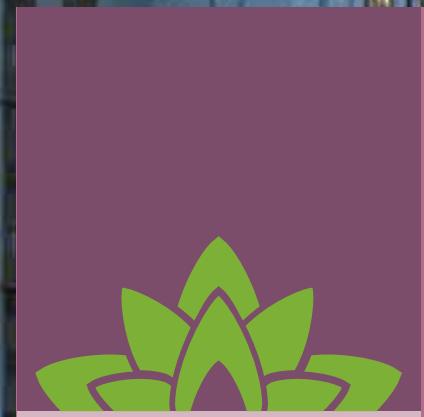


BE THE FIRST IN THE CITY OF FIRSTS IN AVRUPARK

In Avrupark, one of the first projects developed in Bahcekent, a bright future awaits you. The area is increasing in value each passing day, and offering outstanding investment opportunities for those who act quickly. Combining its people-oriented design with the rich opportunities within Bahcekent's structure, Avrupark offers you a warm living space for you and your family while improving your investments.

The right investment
for your family's future





YOU ARE SO CLOSE TO THE LIFE YOU DREAM OF

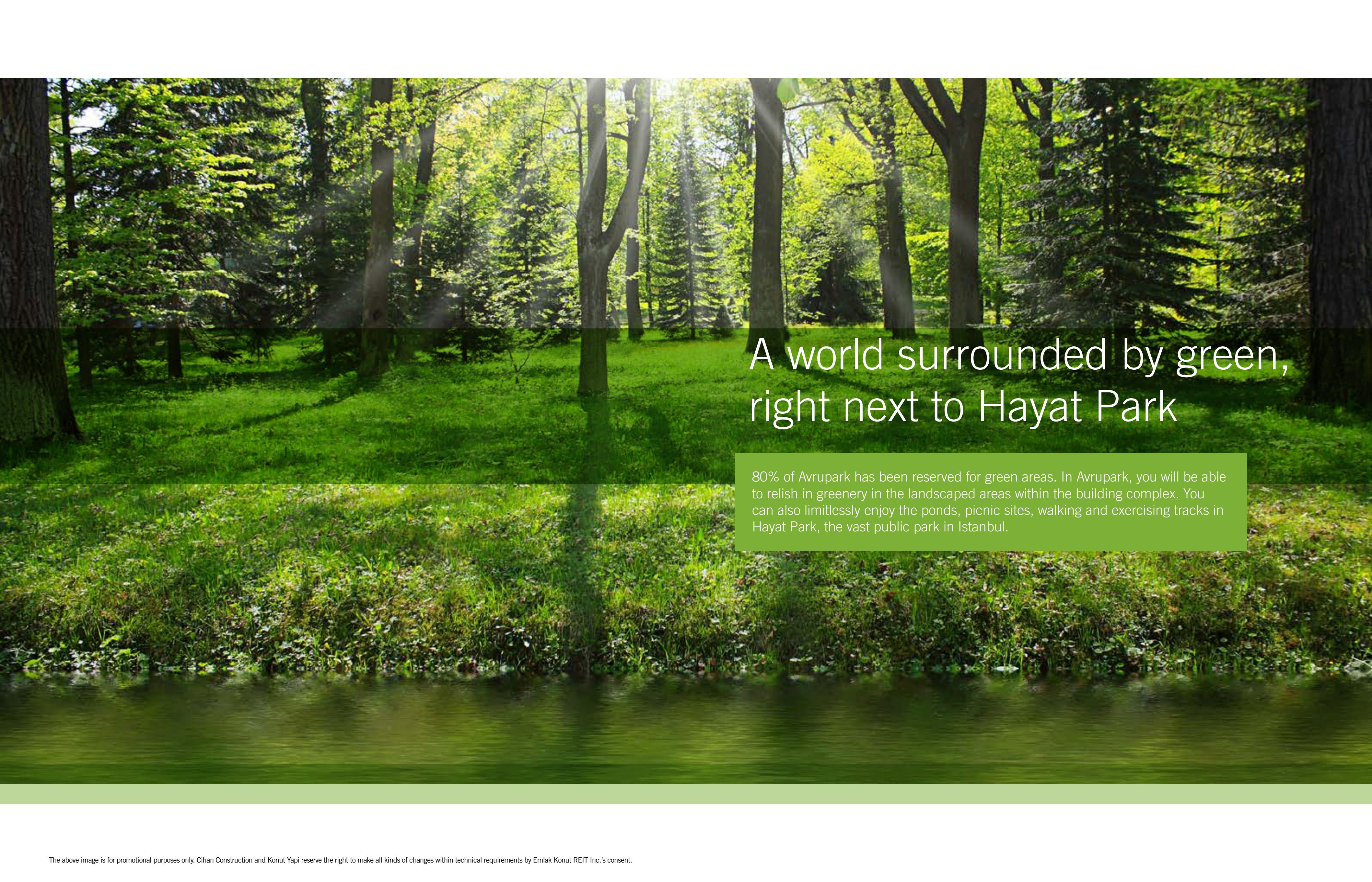
Everything you possibly need is within walking distance in Avrupark, which provides you with abundant social opportunities and municipal services.

- Supermarkets
- Restaurants & Cafés
- Shopping Centers
- Stores
- Schools
- Event Centers
- Fitness Centers
- Grass Amphitheatre
- Hillside Terraces
- Children's Pool
- Indoor Pool
- Ponds
- Playgrounds
- Picnic Sites
- Mosque



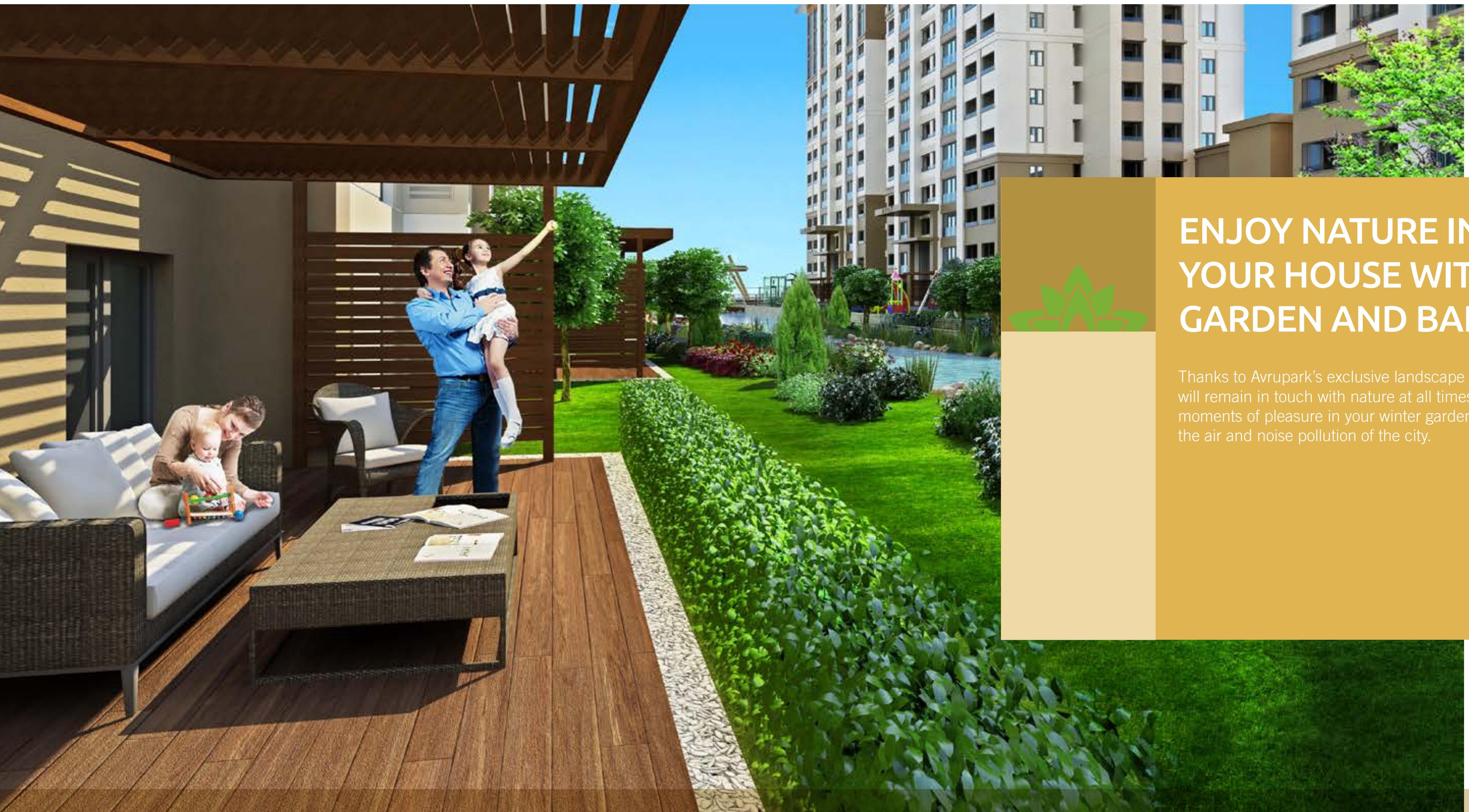
A VERY GREEN SCENERY

Without blocking one another's view, all of the structures in Avrupark overlook Istanbul's great city park, Hayat Park, or landscaped spaces. Avrupark will grant you the peace of mind of being able to see from home your children playing in the garden, or your spouse returning from work.



A world surrounded by green,
right next to Hayat Park

80% of Avrupark has been reserved for green areas. In Avrupark, you will be able to relish in greenery in the landscaped areas within the building complex. You can also limitlessly enjoy the ponds, picnic sites, walking and exercising tracks in Hayat Park, the vast public park in Istanbul.



ENJOY NATURE IN YOUR HOUSE WITH GARDEN AND BALCONY

Thanks to Avrupark's exclusive landscape design, you will remain in touch with nature at all times, and enjoy moments of pleasure in your winter garden away from the air and noise pollution of the city.



BE ACTIVE ANY TIME, ALL THE TIME

Avrupark is bringing you all of the activities essential to modern living and of which you have felt the absence in city life.

You can relieve your day's stress at the indoor pool, or witness your children's fun as you watch them splash around in the pool while you sip your coffee in the café right next to it.

- Outdoor pool (children)
- Indoor pool
- Bicycle and soccer fields
- Saunas
- Steam rooms
- Turkish bath
- Fitness and pilates centers
- Playground
- Table games (foosball, table tennis)
- Walking, running and cycling tracks

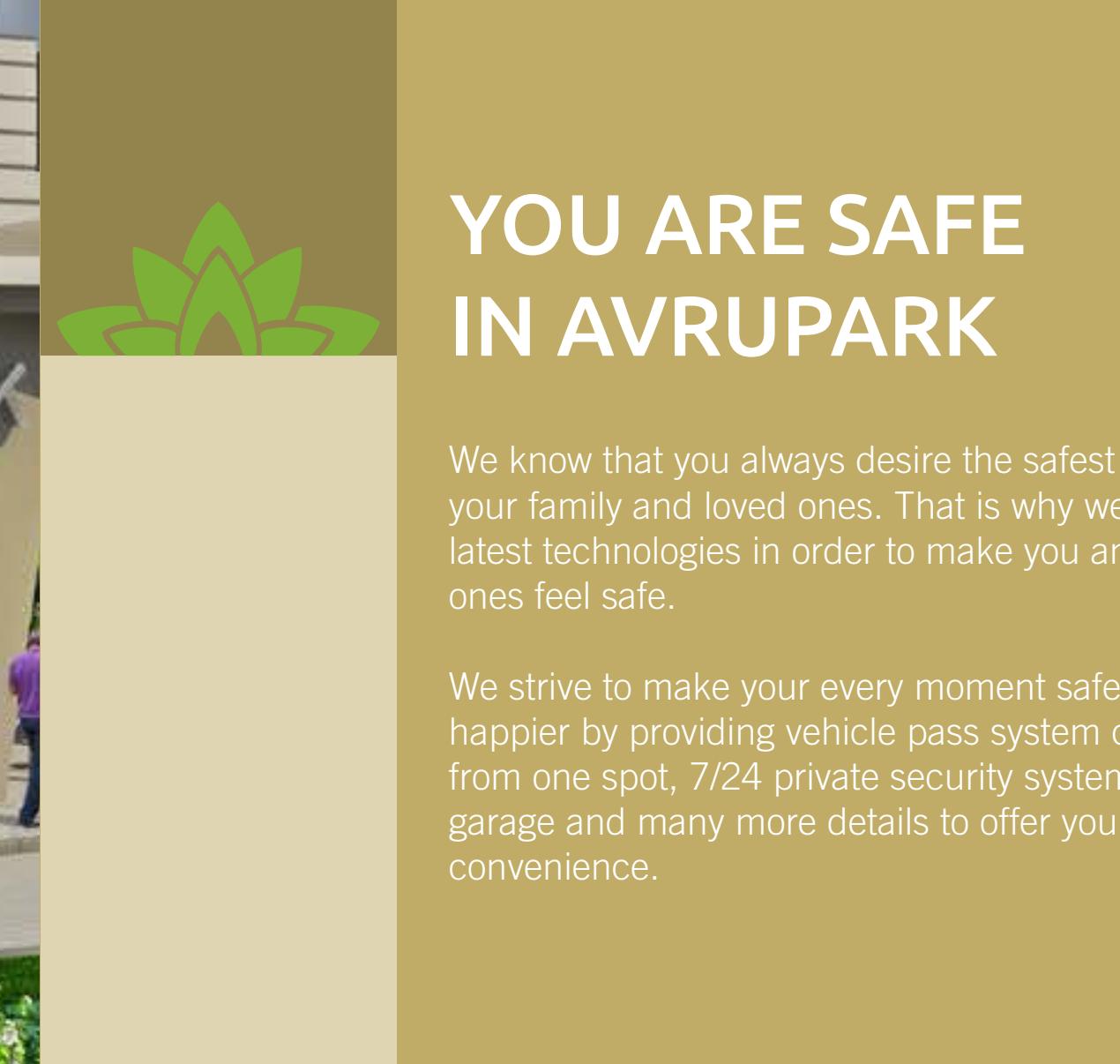




A PARKING GARAGE FOR YOUR VEHICLE

The parking garage offers safety and comfort. Now in Avrupark, you no longer have to lose time looking for a parking spot. You can just leave your vehicle at your designated spot in the garage, and never worry.

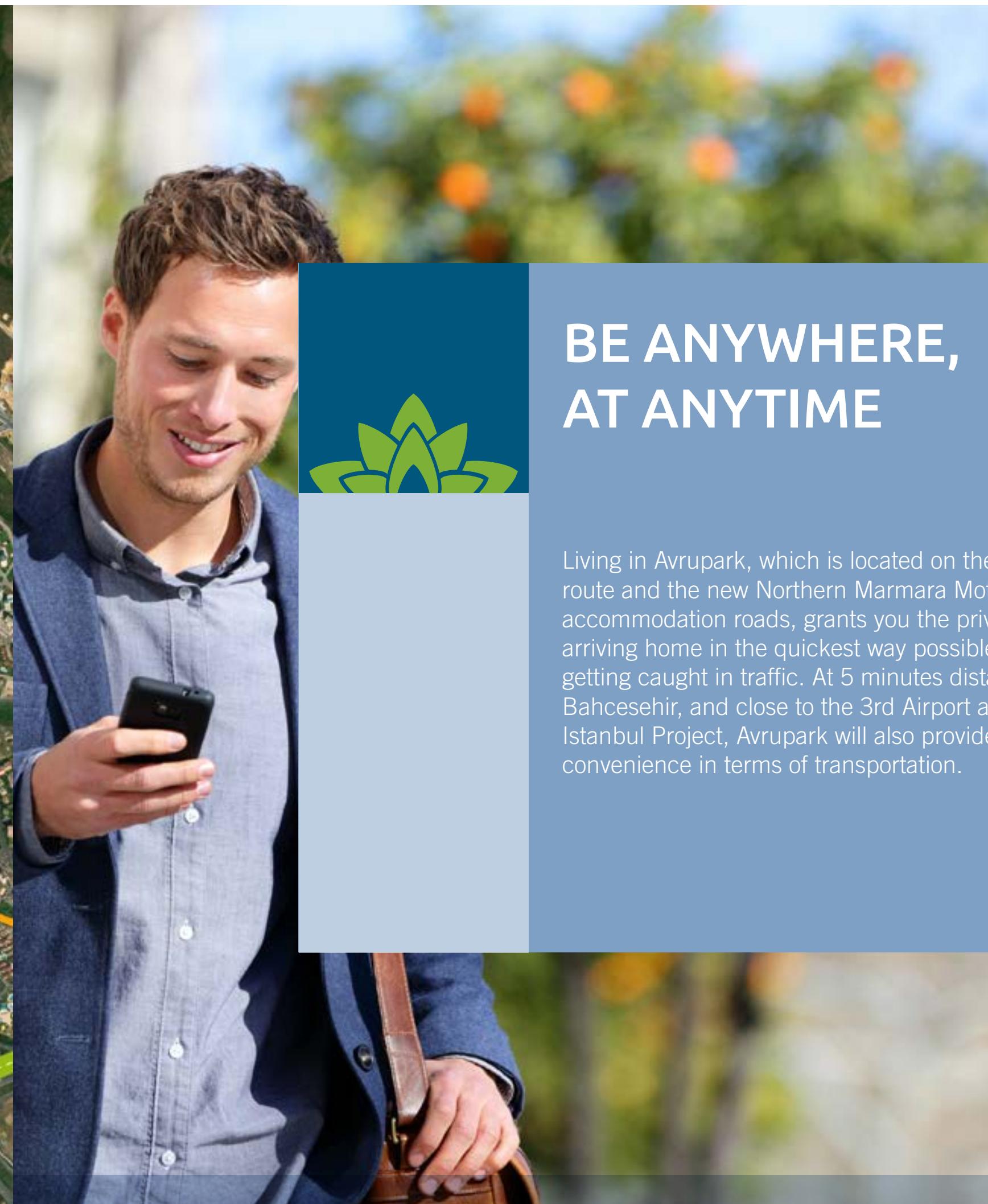
Thanks to the car wash service, you also do not need to spend any more time to get your vehicle washed. You will start your new day happier and at ease in Avrupark.



We know that you always desire the safest things for your family and loved ones. That is why we use the latest technologies in order to make you and your loved ones feel safe.

We strive to make your every moment safer and happier by providing vehicle pass system controlled from one spot, 7/24 private security system, parking garage and many more details to offer you greater convenience.





BE ANYWHERE,
AT ANYTIME

Living in Avrupark, which is located on the TEM route and the new Northern Marmara Motorway accommodation roads, grants you the privilege of arriving home in the quickest way possible without getting caught in traffic. At 5 minutes distance to Bahcesehir, and close to the 3rd Airport and Canal Istanbul Project, Avrupark will also provide great convenience in terms of transportation.



EVERYTHING IS HAND-PICKED FOR A LUXURIOUS LIFE

You will meet an exemplary living environment in Avrupark where every single square meter of your house is designed with top class materials. Consisting of different apartment options ranging from 1+1 to 4+1 and different building blocks from 2 to 26-storey tall, Avrupark's architectural design is fit for various needs. Due to planned structuring and spacious distribution of structures, the sun will always shine into your house in this project designed for a comfortable and bright future. There is an apartment for every need and every one in Avrupark, where natural beauties meet a beautiful home.















LOCATION PLAN



- 1. COMMERCIAL UNIT GARAGE
- 2. BUS LANE - WALKING TRAIL
- 3. GREEN WALL WITH TERRACE
- 4. WOODEN BRIDGE
- 5. GAZEBO
- 6. WOODEN PLATFORM
- 7. BASKETBALL COURT
- 8. WATER LILY FOUNTAIN
- 9. PEDESTRIAN ROADS

- 10. CAFETERIA-WINTER GARDEN SERVING AREA
- 11. GROUND TERRACE
- 12. SKYLIGHTED POOL
- 13. STAIRS
- 14. WOODEN CANTILEVER
- 15. POND
- 16. PARKING GARAGE ENTRY-EXIT
- 17. BUILDING COMPLEX ENTRANCE
- 18. FLOWER GARDENS

- 19. DISABLED ACCESS LIFT
- 20. WOODEN ENTRANCE
- 21. RECREATIONAL FACILITY
- 22. REC. FACILITY SERVING AREA
- 23. PEDESTRIAN EXIT FROM GARAGE
- 24. PARTERRE
- 25. WOODEN GAZEBO
- 26. READING AREA
- 27. PERFORMANCE AREA

- 28. WALKING TRAIL
- 29. CASCADE POOL
- 30. CAFETERIA - WINTER GARDEN
- 31. PLANT EXHIBITION AREA
- 32. PARK
- 33. PLAYGROUND
- 34. CHILDREN'S POOL
- 35. SEATING STEPS DESCENDING INTO WATER
- 36. SITTING AND RESTING AREA



APARTMENT PLANS



1+1
APARTMENT PLAN

Block D
Type 1
GROSS: 63,88 m²



LIVING ROOM + KITCHEN : 23,93 m²
MASTER BEDROOM : 11,00 m²
BALCONY : 4,76 m²
BATHROOM : 4,62 m²

Indicated m² in the sales agreement is calculated to form basis to VAT Notification.

1+1
APARTMENT PLAN

Block D
Type 2
GROSS: 74,43 m²



LIVING ROOM + KITCHEN : 26,13 m²
MASTER BEDROOM : 13,05 m²
BALCONY : 4,34 m²
BATHROOM : 4,21 m²
ENTRANCE HALL : 2,95 m²

Indicated m² in the sales agreement is calculated to form basis to VAT Notification.

2+1
Block A
Type 1-BT

GROSS: 95,41 m² + 15,75 m² (terrace)

APARTMENT PLAN



LIVING ROOM + KITCHEN	: 23,66 m ²
MASTER BEDROOM	: 10,37 m ²
MASTER BATHROOM	: 3,76 m ²
MASTER BEDROOM BALCONY	: 4,39 m ²
BATHROOM	: 4,59 m ²
BEDROOM 1	: 9,75 m ²
BEDROOM 1 BALCONY	: 4,50 m ²
ENTRANCE HALL	: 2,91 m ²
HALLWAY	: 8,89 m ²
GROUND TERRACE	: 15,75 m ²

2+1
Block A
Type 2-BT

GROSS: 116,88 m² + 15,75 m² (terrace)

APARTMENT PLAN



LIVING ROOM	: 23,90 m ²
KITCHEN	: 9,76 m ²
KITCHEN BALCONY	: 7,05 m ²
MASTER BEDROOM	: 10,37 m ²
MASTER BATHROOM	: 3,76 m ²
MASTER BEDROOM BALCONY	: 4,39 m ²
BATHROOM	: 4,59 m ²
BEDROOM 1	: 9,75 m ²
BEDROOM 1 BALCONY	: 4,50 m ²
ENTRANCE HALL	: 2,91 m ²
HALLWAY	: 8,89 m ²
GROUND TERRACE	: 15,75 m ²

2+1
Block C
Type 4-BT

GROSS: 120,75 m² + 10,32 m² (terrace)

APARTMENT PLAN



LIVING ROOM	: 22,82 m ²
KITCHEN	: 9,32 m ²
KITCHEN BALCONY	: 10,70 m ²
MASTER BEDROOM	: 9,82 m ²
MASTER BATHROOM	: 4,58 m ²
MASTER BEDROOM BALCONY	: 5,03 m ²
BATHROOM	: 4,36 m ²
BEDROOM 1	: 10,31 m ²
ENTRANCE HALL	: 5,28 m ²
HALLWAY	: 5,28 m ²
GROUND TERRACE	: 10,32 m ²

2+1
Block C
Type 5

GROSS: 126,24 m²

APARTMENT PLAN



LIVING ROOM	: 26,24 m ²
KITCHEN	: 10,16 m ²
KITCHEN BALCONY	: 7,27 m ²
MASTER BEDROOM	: 11,25 m ²
MASTER BATHROOM	: 4,51 m ²
MASTER BEDROOM BALCONY	: 4,61 m ²
BATHROOM	: 4,56 m ²
BEDROOM	: 9,69 m ²
ENTRANCE HALL	: 5,41 m ²
HALLWAY	: 8,09 m ²

2+1
Block D
Type 6-BT

GROSS: 112,73 m² + 18,90 m² (terrace)

APARTMENT PLAN



LIVING ROOM + KITCHEN : 35,77 m²
BALCONY : 6,24 m²
BEDROOM : 9,90 m²
MASTER BEDROOM : 13,05 m²
MASTER BEDROOM BALCONY : 6,34 m²
BATHROOM : 4,21 m²
ENTRANCE HALL : 2,95 m²
GROUND TERRACE : 18,82 m²

2+1
Block D
Type 7

GROSS: 124,87 m²

APARTMENT PLAN



LIVING ROOM : 24,15 m²
KITCHEN : 11,47 m²
KITCHEN BALCONY : 4,60 m²
MASTER BEDROOM : 14,59 m²
MASTER BATHROOM : 4,22 m²
MASTER BEDROOM BALCONY : 6,34 m²
BATHROOM : 4,54 m²
BEDROOM 1 : 8,80 m²
ENTRANCE HALL : 4,41 m²
HALLWAY : 2,52 m²

3+1
APARTMENT PLAN

Block A-B-E

Type 1-BT

GROSS: 144,59 m² + 16,80 m² (terrace)

LIVING ROOM	: 27,62 m ²
KITCHEN	: 10,62 m ²
KITCHEN BALCONY	: 6,05 m ²
MASTER BEDROOM	: 12,19 m ²
MASTER BATHROOM	: 3,71 m ²
MASTER BEDROOM BALCONY	: 6,17 m ²
BATHROOM	: 4,58 m ²
BEDROOM 1	: 10,47 m ²
BEDROOM 1 BALCONY	: 5,83 m ²
BEDROOM 2	: 10,60 m ²
ENTRANCE HALL	: 4,99 m ²
HALLWAY	: 10,65 m ²
GROUND TERRACE	: 16,80 m ²



3+1
APARTMENT PLAN

Block A-B-E

Type 2-BT

GROSS: 154,44 m² + 16,80 m² (terrace)



LIVING ROOM	: 27,62 m ²
KITCHEN	: 10,64 m ²
KITCHEN BALCONY	: 7,65 m ²
MASTER BEDROOM	: 12,19 m ²
MASTER BATHROOM	: 3,71 m ²
MASTER BEDROOM BALCONY	: 6,17 m ²
BATHROOM	: 4,58 m ²
BEDROOM 1	: 10,86 m ²
BEDROOM 1 BALCONY	: 6,05 m ²
BEDROOM 2	: 10,47 m ²
BEDROOM 2 BALCONY	: 5,83 m ²
ENTRANCE HALL	: 4,99 m ²
HALLWAY	: 9,49 m ²
GROUND TERRACE	: 16,80 m ²

3+1
APARTMENT PLAN

Block B

Type 3-BT

GROSS: 159,97 m² + 17,85 m² (terrace)

LIVING ROOM	: 33,48 m ²
KITCHEN	: 14,10 m ²
KITCHEN BALCONY	: 7,40 m ²
MASTER BEDROOM	: 12,90 m ²
MASTER BATHROOM	: 3,71 m ²
MASTER BEDROOM BALCONY	: 6,70 m ²
BATHROOM	: 4,58 m ²
BEDROOM 1	: 10,86 m ²
BEDROOM 1 BALCONY	: 8,39 m ²
BEDROOM 2	: 9,80 m ²
ENTRANCE HALL	: 4,99 m ²
HALLWAY	: 10,44 m ²
GROUND TERRACE	: 17,85 m ²



3+1
APARTMENT PLAN

Block C

Type 4-BT

GROSS: 145,85 m² + 16,27 m² (terrace)



LIVING ROOM	: 26,24 m ²
KITCHEN	: 10,16 m ²
KITCHEN BALCONY	: 6,98 m ²
MASTER BEDROOM	: 11,25 m ²
MASTER BATHROOM	: 4,51 m ²
MASTER BEDROOM BALCONY	: 4,61 m ²
BATHROOM	: 4,56 m ²
BEDROOM 1	: 9,69 m ²
BEDROOM 2	: 9,99 m ²
BEDROOM 2 BALCONY	: 5,85 m ²
ENTRANCE HALL	: 5,41 m ²
HALLWAY	: 6,77 m ²
GROUND TERRACE	: 16,27 m ²

3+1

Block T

Type 5-D

GROSS: 170,86 m² + UPSTAIRS TERRACE 56,25 m² + DOWNSTAIRS TERRACE 29,66 m²

APARTMENT PLAN



DOWNSTAIRS

3+1

Block T

Type 6-D

GROSS: 191,62 m² + UPSTAIRS TERRACE 65,54 m² + DOWNSTAIRS TERRACE 33,32 m²

APARTMENT PLAN



DOWNSTAIRS



UPSTAIRS

LIVING ROOM	: 27,72 m ²
KITCHEN	: 9,34 m ²
MASTER BEDROOM	: 16,35 m ²
MASTER BATHROOM	: 4,38 m ²
BATHROOM	: 4,38 m ²
BEDROOM 1	: 10,73 m ²
BEDROOM 2	: 10,97 m ²
ENTRANCE HALL	: 3,34 m ²
DOWNSTAIRS HALLWAY	: 8,50 m ²
UPSTAIRS HALLWAY	: 3,26 m ²
STAIRS	: 9,40 m ²
UPSTAIRS TERRACE	: 56,25 m ²
DOWNSTAIRS TERRACE	: 29,66 m ²



UPSTAIRS

LIVING ROOM	: 32,30 m ²
KITCHEN	: 10,16 m ²
MASTER BEDROOM	: 18,71 m ²
MASTER BATHROOM	: 4,97 m ²
BATHROOM	: 4,97 m ²
BEDROOM 1	: 12,56 m ²
BEDROOM 2	: 12,18 m ²
ENTRANCE HALL	: 4,34 m ²
DOWNSTAIRS HALLWAY	: 9,50 m ²
UPSTAIRS HALLWAY	: 3,26 m ²
STAIRS	: 9,40 m ²
UPSTAIRS TERRACE	: 65,54 m ²
DOWNSTAIRS TERRACE	: 33,32 m ²

4+1
Block C
Type 1-BT

GROSS: 174,37 m² + 16,27 m² (terrace)



LIVING ROOM	: 26,24 m ²
KITCHEN	: 14,15 m ²
MASTER BEDROOM	: 11,25 m ²
MASTER BATHROOM	: 4,51 m ²
MASTER BEDROOM BALCONY	: 4,61 m ²
LOUNGE ROOM	: 15,53 m ²
LOUNGE ROOM BALCONY	: 5,03 m ²
BATHROOM	: 4,56 m ²
BEDROOM 1	: 9,99 m ²
BEDROOM 1 BALCONY	: 5,85 m ²
BEDROOM 2	: 9,69 m ²
ENTRANCE HALL	: 9,26 m ²
HALLWAY	: 6,77 m ²
GROUND TERRACE	: 16,27 m ²

4+1
Block C
Type 2-BT

GROSS: 182,26 m² + 16,27 m² (terrace)



LIVING ROOM	: 26,24 m ²
KITCHEN	: 14,15 m ²
MASTER BEDROOM	: 11,25 m ²
MASTER BATHROOM	: 4,51 m ²
MASTER BEDROOM BALCONY	: 4,61 m ²
LOUNGE ROOM	: 20,87 m ²
LOUNGE ROOM BALCONY	: 6,44 m ²
BATHROOM	: 4,56 m ²
BEDROOM 1	: 9,99 m ²
BEDROOM 1 BALCONY	: 5,85 m ²
BEDROOM 2	: 9,69 m ²
ENTRANCE HALL	: 9,26 m ²
HALLWAY	: 6,77 m ²
GROUND TERRACE	: 16,27 m ²

4+1
APARTMENT PLAN

Block B
Type 3
GROSS: 185,31 m²



LIVING ROOM	: 33,48 m ²
KITCHEN	: 11,87 m ²
KITCHEN BALCONY	: 7,54 m ²
MASTER BEDROOM	: 12,90 m ²
MASTER BATHROOM	: 3,71 m ²
MASTER BEDROOM BALCONY	: 6,70 m ²
LOUNGE ROOM	: 14,65 m ²
LOUNGE ROOM BALCONY	: 7,40 m ²
BATHROOM	: 4,58 m ²
BEDROOM 1	: 9,79 m ²
BEDROOM 2	: 10,86 m ²
BEDROOM 2 BALCONY	: 8,39 m ²
ENTRANCE HALL	: 4,99 m ²
HALLWAY	: 10,44 m ²

In 1953, a mentality that would lead a country's urbanization works, and improve people's quality of life was brought to life when Emlak Konut, the deep-rooted brand in the construction industry, started its successful journey. Building environment-friendly and modern cities that would bring comfort into people's lives was established as the corporate vision. With this primary object in mind, Emlak Konut became the architect of projects that brought numerous novelties to the industry.

Emlak Konut accomplished many influential projects that serve as perfect models for our country's planned urbanization. It built the most innovative towns in its era and accomplished projects so great that the city was named after them. This persistent growth eventually led to a significant turning point, when Emlak Konut transformed into an investment trust in 2002. This transformation, in fact, foreshadowed grand projects, influential breakthrough, and becoming a greater company. After Emlak Konut turned into a Real Estate Investment Trust, it accomplished projects that made tremendous impact in the world in terms of design, utilized environment-friendly technologies, and added significant value to city life. In the 12-year period since 2003, it successfully completed the bidding of 100.000 single spaces.

Making taking a step that would contribute to its rapid growth and bring its goals to broader horizons, Emlak Konut was offered to public twice. The initial public offering in 2010 was one of the 5 largest public offerings in the history of the republic. The secondary market offering in 2013 was the largest market offering in European real estate industry in the last 5 years. Ever-growing with public offerings, Emlak Konut has secured its position among the most powerful companies in Turkey with its contributed capital of 3.8 billion liras, and total assets of 16.4 billion liras as of March 31, 2015.

Increasing its momentum since its establishment and maintaining its people-oriented corporate philosophy, Emlak Konut continues to take firm steps towards the future. Day by day, Emlak Konut is getting closer to its goal of becoming a recognized and celebrated global player in Turkey...







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