



Live at the Crossroads of Business, Life & Growth

Located in the heart of Istanbul's new business and lifestyle corridor, This Project stands just 5 minutes from Başın Ekspres and 10 minutes from both E5 and TEM highways. This rapidly developing area is home to top businesses, hotels, and shopping malls.

Whether you're commuting for work or enjoying the city, you're perfectly positioned.

Metro Access: Just minutes away from the İkitelli-Ataköy metro line, connecting easily to Marmaray and the Asian side.

Green Proximity, Urban Agility

Live with balance. While Güneşli is a vibrant urban hub, you're also close to green escapes:

- Atatürk Airport National Park (under development): One of Turkey's largest public parks
- Florya coastline: Beaches, parks, and scenic sea views

The project offers direct access to all corners of the city, by metro or highway.





Academic Access for Every Generation

Top universities and schools surround the project:

- Altınbaş University - **5 min**
- Yıldız Technical University - **10 min**
- Kultur University - **8 min**
- Brights International School - **7 min**
- IICS – International Turkish College - **8 min**

Healthcare Within Reach

Enjoy peace of mind with premium hospitals nearby:

- Medipol University Hospital – **5 min**
- Acıbadem Atakent Hospital – **7 min**
- Memorial Bahçelievler – **10 min**
- Many public and university hospitals within - **5 - 15 min**

Retail, Leisure & Lifestyle Moments Away

Reach major malls in just minutes:

- Güneşli Park AVM – **8 min**
- 212 Istanbul Outlet – **10 min**
- Mall of Istanbul – **15 min**
- Starcity Outlet – **10 min**
- Tema World (entertainment complex) – **20 min**

From global fashion to gourmet dining – everything is at your doorstep.



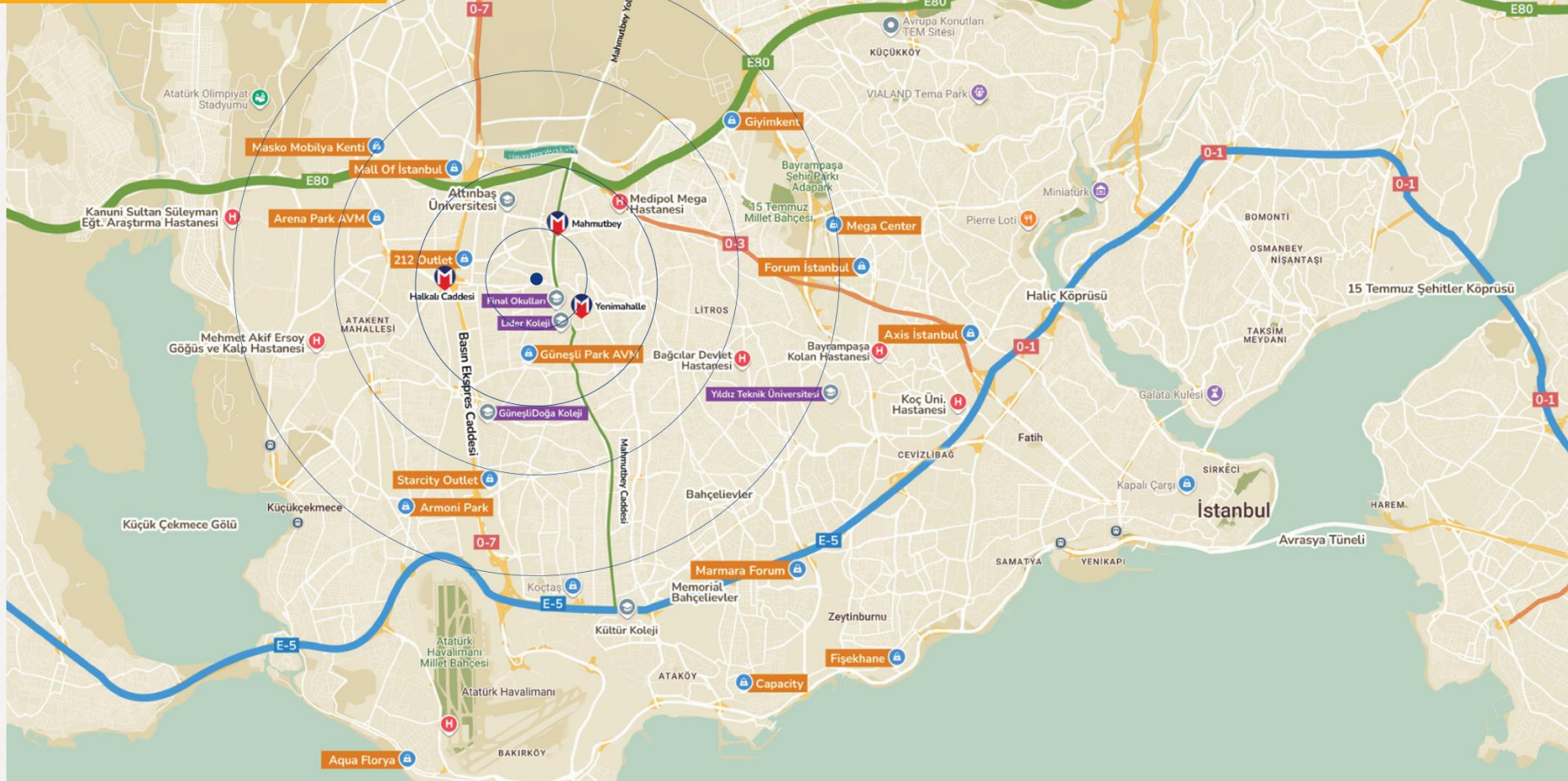


A Fully Integrated Urban Habitat

Spread across 72,148 sqm+ 15,350 m² public park of land with a construction area of 345,000 sqm, this master-planned project includes:

- 11 blocks
- 1,556 apartments (1+1 to 4+1)
- 24 commercial units

Designed as more than a residence – it's a new city center that blends housing, retail, and lifestyle.



All Roads Lead Here

- Istanbul Airport: **~30 min**
- Taksim: **~30 min**
- Ataköy Marina: **~20 min**
- Florya Beach: **~15 min**
- Mall of Istanbul: **~10 min**
- Metro Station: **~10 min walking**



Your Space, Your Style

Choose the lifestyle that suits you:

- 1+1
- 2+1 (Open Kitchen)
- 2+1 (Close Kitchen)
- 3+1
- 4+1

Options with balconies, gardens, or city views.

The information and visuals provided are for promotional purposes only.
The developer reserves the right to make changes as deemed necessary during the implementation phase.

Floor Plan



1+1 A



1+1 D

Floor Plan



2+1 A



2+1 B

Floor Plan



2+1 C



3+1 A

Floor Plan



3+1 D



3+1 E

Floor Plan



4+1 A



4+1 B



Apartments Crafted for Everyday Excellence

Each home at this Project is thoughtfully designed to enhance daily life, with efficient layouts, natural light, ample storage, and contemporary finishes. Whether you're working from home or hosting guests, the interiors balance function and elegance for modern urban living.



Designed for Wellness & Community

A life filled with wellness and leisure:

- Indoor swimming pool
- Fitness center
- Running and walking tracks
- Children's playgrounds (24/7 CCTV monitored)
- Landscaped central courtyard with reflection pool
- Community areas to foster neighborly bonds



Investment That Moves With the City

Why investors love this project:

- Prime location on Basın Ekspres
- Metro, highway, and airport access
- Mixed-use concept with high demand
- Turkish Citizenship eligibility

This project combines lifestyle and long-term value in one of Istanbul's fastest-growing districts.





Earthquake Resistance & Structural Engineering

Foundation & Ground Structure:

- Constructed on Eocene clay-limestone and claystone layers with high load-bearing capacity.
- Soil reinforcement was applied using **plastic piles** and **engineered fill** under the entire structure.
- A **raft foundation** system was used for all blocks.

Structural System:

- Designed with a **reinforced concrete frame and shear wall system**, ensuring strength and integrity.
- All load-bearing elements are **continuous from foundation to top**, increasing resistance against seismic movement.

Material Specifications:

•Concrete:

- C40/50 for foundations
- C50/60 for columns, beams, and slabs

•Rebar:

- High-grade B420 C ribbed reinforcement
- Diameters from Ø10 to Ø30, tailored to structural requirements

Regulatory Compliance:

- Fully compliant with all current earthquake and building codes.
- Designed to **exceed seismic safety standards**, ensuring peace of mind for residents and investors alike.







A Vision Beyond Today

This Project isn't just a home. It's a secure, sophisticated, and smart investment into Istanbul's future. With Artaş expertise, a thriving location, and a complete lifestyle setup, it's where comfort meets capital growth.

Welcome to your new life in the heart of the city.