

BIG

BEYOĞLU INVESTORS GROUP

HEART OF ISTANBUL



istanbul
@MIPIM
brought to you by



BIG

BEYOĞLU INVESTORS GROUP
HEART OF ISTANBUL



ISTANBUL OWNS UP TO **ITS PAST**

Istanbul is the only city in the world that is located on two different continents: Europe and Asia. The sea flows through it, further splitting it into smaller bays and coves along the shores. Having been built in 650 BCE as a small city, the city had been the capital of three consecutive big empires. Although it is not the capital of Turkey any more, it remains to be the largest city of Turkey and one of the largest cities in the world. The city is delicate yet firm due to its historical and geographical environment and a hub for business and finance.



ISTANBUL LIVES UP TO **MODERNITY**

Modern Istanbul lives up to its future in every aspect that has shaped the city throughout its history. Being located in the middle of the Afro-Eurasian land mass, the city attracts people from every corner of the world. While preserving the ancient glamor as it does, Istanbul is aspiring to be present in the modern world through its innovative urban plannings and international high rankings in business and economics. Likewise, Turkey is one of the largest economies in the world and it will continue to be in the G20, only maybe in a higher place in the league. That gives Istanbul what it essentially needs: operating in the heart of economics and finance as well as sustaining its natural and unique character. The total nominal GDP of Turkey is now \$813.316 billion, which has almost doubled in the last two decades, and Istanbul stands for the %30 of this amount only.



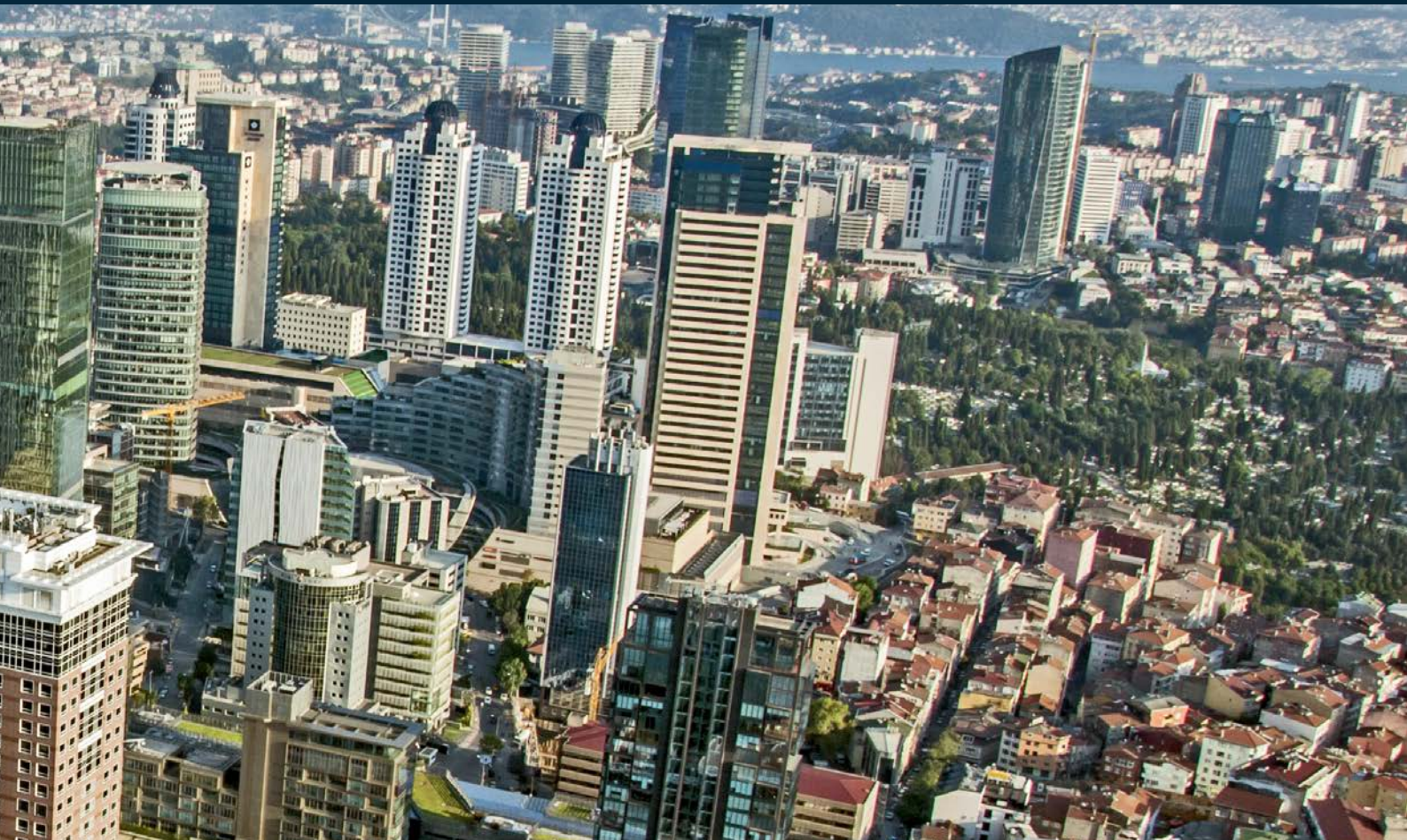
ISTANBUL ADDS UP TO **GLOBAL ECONOMY**

The Turkish population is quite young – the medial age is 30 and Istanbul is the most crowded city in the country. Around 15 million people live in Istanbul, which makes it the 6th most populous city of the world. With thousands of people leaving and coming in the city every day, Istanbul has all the sources to correspond to the needs of such traffic and its collateral needs.

Dependently, the foremost necessity is housing, accommodation and property.



Numerous investors see this as a blessing in disguise and see the unfolding opportunities in investment and property ownership. Increasingly, international investors include Istanbul in their long-term plans for obviously solid reasons: perfect location, lucrative enterprises, open to renewal yet has potential to remain authentic, booming economy within, unfailing and quality workforce, international branding eligibility and an ascending presence in the global arena.



ISTANBUL'S CHARMING **STAR SPOT – BEYOĞLU**

Istanbul is a large city and people ask where the most opulent market is hidden in the city. Beyoğlu, aka Pera, is at the top and the star spot of Istanbul. The importance of Beyoğlu lies on its location and its historical development. These two added up to its unique architecture and atmosphere through ages but one thing never changed about Beyoğlu: that it is the heart of Istanbul. That means, if you don't know Beyoğlu, then you don't know what Istanbul is all about.



BEYOĞLU – A CENTER FOR **ALL AND EVERYTHING**

The now world-famous Taksim Square is part of Beyoğlu. One of the longest no-car streets in the world, İstiklal covers a pivotal area of the district. The Street is always crowded and hosts various consulates, world brand stores, oldest bookstores, world and local cuisine restaurants, cafés, music halls, theaters, old cinemas, dance and art studios, art galleries, museums, hotels, business premises and residences. Another neighborhood, Cihangir, is the artistic milieu of the city while Haliç (Golden Horn) is where the ancient capitals were initially built upon. The iconic Galata Tower is the symbol of the district. Long story short, Beyoğlu is the downtown of Istanbul – if you want to navigate around this city, you simply have to know Beyoğlu. Main roads in the city all lead to it as the center and from there upon people continue their own directions.



WHY

INVEST IN BEYOĞLU?

IT ONLY MAKES SENSE

BECAUSE the financial appeal of the district is not new but it has never been this profitable thanks to recent enterprises and expedited investible resources. The dramatic transformation of Beyoğlu makes it open to unprecedented investment opportunities. Buying an historic building in Beyoğlu leaves the rest of the work to your imagination. Beyoğlu is never empty and never quiet – given the tourism statistics of Istanbul, any hotel or guesthouse investment in Beyoğlu means a total return of the initial disbursement in a decade – compared to most of the same-size world cities, investing in Beyoğlu is only a brilliant idea.



ITS VALUE DOUBLES IN SHORT TIME.

With being right in the heart of Istanbul and ongoing renovation projects, many young urban professionals and business men as well as expatriates favor Beyoğlu over for obvious reasons. The demand for luxury residences and apartments means owners benefit either by leasing their properties or re-sell them in short time with a whole lot more profit.

ITS LIFESTYLE SUITS YOU

Living in Istanbul is also an investment for your own future because Beyoğlu is the future of Istanbul. Expatriates who choose to live in Istanbul find it really difficult to leave. Istanbul has become a top destination for every kind of people because it welcomes diversity and innovation. It is always open to good ideas and long-term investments. You can take action for a brighter and more rewarding future.



BIG – A BIG HELP IN

REAL ESTATE DEVELOPMENT

Beyoğlu Investors Group is an aggregation of 38 different small-scale enterprises that merged together to represent and expedite the investment opportunities of Beyoğlu. BIG, as its name implies was formed to elicit the BIG opportunities of Beyoğlu for international investors. Its slogan, Heart of Istanbul, is true to its mission and entity. The Heart of Istanbul as well as all the major property and urban regeneration projects are handled through BIG for international investors.



BIG's main vision is to be the real estate investment innovator in Istanbul by offering the best part of the city. Bearing the needs of investors in mind, providing sustainable means for this vision is our strongest drive. While BIG treads consistently in building up its vision, it is aiming to be the brand of real estate in Istanbul. BIG realizes that becoming brand relies heavily on offering not only properties but also on improved solutions and methods to maximize the value of its products and services. BIG is committed to effectively respond to investors's needs in real estate development in the heart of Istanbul.



PROJECTS AT HEART

The Beyoğlu district is transforming into a very bright and commercial future thanks to numerous urban renewal, transformation and renovation projects. The unmistakable opportunities lying in the heart of Istanbul are re-handled to make the city a more habitable and an affluent abode as well as an innovative business hub. These projects are trailblazers for the entire city, and the country. Reserving your place in advance for an unfailing investment plan is only a brilliant idea.



- 10 Karaköy Otel
- Agopian Han
- Akplaza
- Ak-Ka Group
- Anjer Hotel
- Beyoğlu Look
- Beyoğlu Municipality Building
- Burla Seba Hotel
- Double Tree by Hilton
- Grand Pera
- Hasköy Yarn Factory
- Hilton Garden Inn

- Kapital Real Estate
- Istanbul Foundation For Culture And Arts (İKSV)
- Lazzoni Hotel
- Metropolitan Hotels
- Naz Plaza Hotel
- Nextstar Office
- Nidya Hotel Galataport
- Novotel Karaköy
- Okçular Tekkesi
- Okmeydanı Project
- Örnektepe Project

- Park Bosphorus Otel
- Pera Office
- Piyalepaşa İstanbul
- Rumeli Han
- Şişhane Park
- Sütlüce Cent Otel
- Tarlabası 360
- The Rahmi M. Koç Museum
- Tomtom Gardens
- Tuna Hotel
- Vakıf İpek Han Project
- Vehbi Koç Museum



10 Karaköy Otel

Büyük Balıklı Han is one of the samples of cultural heritage of various civilizations of Istanbul.

It was primarily built as a hospital and later used as a commercial center. The building was demolished and rebuilt twice, and the present masonry building was erected in 1875. It is situated on a rectangular area of 951 m². The building consists of 6 floors, including the basement and has a glass roof over a large atrium. Besides the main entrance on Kemeraltı Avenue, it has three more entrances saved in harmony with the original architecture. The rooms on the guest floors are lined in porticos as in the Ottoman architectural style. On the ceilings of the rooms, the original old brick has been protected as an element to enrich the interior design. The basement that is made of arched passages forms tunnels of large vaults. These vaults are kept visible to create an effect of the historical architecture.

The atrium at the main entrance of the lobby floor, which is paved with marble, extends the outdoor atmosphere inside. The pool embellished with bronze piscine figures is placed right in the axis of the main entrance, which refers to the original name of the building. The main restaurant-bar located on the 5th floor overlooks the Karaköy Port and the historical peninsula of Istanbul as well as the unique Galata Tower. Stone cladding on the exterior of the building was refined and with required restoration the building has gained its original façade.

The main concept of the architecture aims not to surpass the characteristics of the building but to remain in compliance with the historical values to stress the original architecture with well-selected elements. As such, bronze is one of the main materials used.

HISTORY of BUYUK BALIKLI HAN

The wooden building, which shared the same site with current building, used to be operated as Balikli Greek Hospital until 1753. In order to avoid the epidemics in the city such as plague, carried by those who arrived at the hospital by ships back then, the hospital was moved outside of the castle walls to Yedikule. In 1745, the patients with epidemic diseases were transferred and in 1753, the hospital personnel were relocated with all the incumbent physicians. In 1762, the hospital came into service



once again thanks to the support of Yorgo Stavrokoglou, a rich Greek public figure of the period. With Italian, Greek and Turkish elements, the name of the hospital was altered to Ospitalon Ton Gemicidon (Seafarers' Hospital), with regard to the multi-national characteristic of the Galata neighborhood. After the wooden building had burned down during one of the common fires in Galata, the hospital was rebuilt by Marko Kalfa with the support of Kirillos IV, the Greek Patriarch of the period, and Yakovos Argiropulos, one of the translators of the Sublime Port and with the financial contribution of Greek Community of Galata. It was put into service on December 1, 1814. The great marble epigraph, which was made in the memory of this incident, can still be seen in the inner yard of the Grand Balikli Inn.

The current building was restored in 1823 and slightly extended. After Skarlatos Stratis, on whose name the hospital building was registered, fled from Istanbul in 1825 to avoid arrest, the Ottoman government took possession of the unclaimed building and auctioned it. It was purchased by Rallu Yorgaki, another Greek rich man who ensured that the hospital was owned by the Greek community. The hospital remained in service until 1839. Since the Greek Hospital in Yedikule had a more extensive area and favorable conditions, the patients within were sent to Yedikule on February 14, 1839 and Galata Hospital was closed down.

Until 1873, the building was used as an inn with manufacturing shops and storerooms inside. After the demolition in 1873, the inn, which is dated 1875 according to the inscription on the yard wall, was built on the same location as an income to Balikli Greek Hospital by Patriarch Yoakim II with the donations of the well-known Zagforos, Zarifi, Rali, Koronos, Hacopulo and Kazanova families, all from the rich Greek community. Having been built by the Architect Aristidi Razi and completed in 1875, Grand Balikli Inn, which is now the property of the Balikli Greek Hospital Foundation, was registered as a historical building subject to protection in accordance with the decision of High Council of Monuments. There was a variety in the professions performed in Grand Balikli Inn in 19th Century. Almost all of the business men in Grand Balikli Inn were non-Muslims as was the case with the other inns. The records tell that only three of them dealing with livestock trade were Muslims.



Agopian Han

NABA Otelcilik ve Turizm A.Ş. (NABA Hotel Management and Tourism Inc.) is an investment company focusing on real estate and hospitality in Turkey. One of the current major projects that we have embarked is the restoration of the historical building of 'Agopian Han' or the Agopian Inn, and launch of a luxury hotel comprising about 100 rooms with authentic Çeşme Turkish Batch which is located in Beyoğlu Karaköy, the very heart of Istanbul.



The hotel will offer a picturesque view of the long-told Golden Horn and the historical part of the Imperial City. Istanbul. We strive to preserve the rich historical heritage and make worthy contribution to the development of tourism industry in Istanbul.



Akplaza

AKPLAZA OFFICE COMPLEX, located in the regeneration zone in Piyalepasa, has a lower operating cost compared to other office projects as it is BREEAM certificated. It incorporates spacious office floors thanks to its horizontal design. To meet the spatial needs of various dwellers, the floor plans were kept flexible. Thus, the building was planned as the combination of two easily dividable rectangular office blocks and a circulation/service block in-between. The building's coating was created with distinct surfaces in contrasting patterns and transparencies so that the building could display the differences regarding the sunlight and the view.



AKPLAZA

Accordingly, the western façade that looks upon the dense central side with direct sunlight was designed as an opaque surface with horizontal glass openings. The southern and eastern façades facing Yeni Yol Street and the Golden Horn, were designed to be as much transparent as to absorb all the sunlight the building can. The central block was planned around a large, 36m high atrium void enclosed with a transparent glass façade to create an illuminated common circulation volume enabling maximum visual connection with its surrounding.



Ak-Ka Group

In Beyoğlu district, the well-known company Akka Group has created a new project within the interest in old & historical properties. Up to date, there are 2 of them implemented completely and 4 of them in the line of confirmation of restoration project. Akka Group, who stands out with its solutions in functionality, employees and energy saving in Turkey hotel projects to date now, combines the know-how based on his successful projects and the experiences in hotel management. Akka Group combined its experiences and brought to life with the buildings, in order to provide a different alternative in hotel management in Istanbul, Beyoğlu District particularly because of its interest in old buildings. The purpose of the company that targets to reach many hotel buildings exclusively in Beyoğlu District in short time is to appeal to 5 senses at the same time in all the facilities. First buildings that were provided to the service of individuals who know how to live for the moment, fastidious in their choices and like a simple quality understanding give a new impulse to Beyoğlu, the center of Istanbul just for this purpose. The one known as Yeni Melek Sineması (old cinema building), which is in a unique part of the city, close to Kuloğlu Building, was constructed at the end of 1880s and it is a beautiful example of Art Nouveau movement as well as Kuloğlu Building. The building was used as a cinema from 1954 until 1980. It became very famous quickly within the historical atmosphere of its theaters. Because of its physical conditions, Akka Group has made a new Project for the building to turn into a hotel with 110 rooms at the upper floors and F&B based first floors (restaurants, conference rooms and lounge areas), parking area for 250 cars. The one known as Lush Hotel, which is 2 minutes walking distance to Taksim square and public transports such as metro, bus stations and the old Beyoğlu Tramway. This historical building with high ceilings represents the perfect combination of contemporary architecture with 90 rooms. The building is located in Sıra Selviler, one of the historical streets of Beyoğlu with its social and architectural structure and the distance to consulates. The one named Kuloğlu Building, which is in 2 minutes walking distance to Taksim Square, parallel to İstiklal Street, very close to public transport (tram, subway, marine transportation, bus), right at the center of social life and featuring fascinating and ethnical characteristics of Istanbul was constructed at the end of 1880s and it is a beautiful example of Art Nouveau movement. The building is located in Ayhan Işık Street, one of the historical streets of Beyoğlu with its social and architectural structure and its distance to İstiklal Street is 100 meters. This building is one of the implemented projects and now operated by the name Stories Hotel. Kuloğlu Building which was used as a denominational school as of 1889 then Saint Michael School Laboratory and finally acquired by Istanbul Bank is located in a very large garden. Front office in ground floor is always at the service of our customers accommodating in our facility.



There is terrace/balcony in the rooms in upstairs and French balconies in downstairs in Stories Hotel Kuloğlu consisting of 13 rooms with approximate surface area of 25-35 sq. meters. This historical building with high ceiling offers alternative facilities such as a 85 sq. mt. garden. The rooms of the building that is in 2 minutes walking distance to Istiklal Street provide all home equipment in addition to a fireplace which will warm cold winter days and offer unforgettable memories. There is no common social area in the building providing a quiet environment; garden serves as a social area. The one named Karakol (Police station in Turkish), next to the historical police station in Beyoğlu is located in Sadri Alışık Street, one of the most active streets of Istiklal Street and a very special point in the center of art and history. This building is one of the implemented projects and now operated by the name Stories Hotel. Karakol Building having fantastic architectural quality with its framed exteriors and high ceilings represents the perfect combination of contemporary architecture and technology. There are 17 rooms from approximately 17 to 31 sq. meters in our building providing bright light with large windows. As there is no restaurant, café or lounge in Karakol Building, the guests who would like to accommodate in a quiet place are accommodated here most of the time. As the distance to Kuloğlu Building is just one street, it provides convenience for automation system and all kinds of support. By considering the spiritual profit to be derived from renovation of the building internally and externally, a detailed repair and cleaning process was anticipated and performed without changing the historical characteristics of the building. Required infrastructure was established for the most accurate functioning and current infrastructure was repaired. In this building that is a beautiful example of French architecture from early 1900's, cooking, inviting friends or lighting the fireplace and watching Beyoğlu that is active for 24 hours provide additional special moments. The one known as Deniz Apartment, which is in 2 minutes walking distance to Istiklal Street, very close to public transport), right at the center of social life and featuring fascinating and ethnical characteristics of Istanbul is now prepared as a project to be a hotel with 22 rooms and 2 conference rooms and a cafe/restaurant. The building is located in Ayhan Işık Street, one of the historical streets of Beyoğlu with its social and architectural structure. The one named Billur Tuz Apartment, which is next to Deniz Apartment, is considered as a hotel with 22 rooms. As there is no restaurant, café or lounge projected in the Building, the guests who would like to accommodate in a quiet place are accommodated here most of the time. As the distance to Deniz Apartment is just one street, it provides convenience for automation system and all kinds of support.



Anjer Hotel

ANJER Hotel Bosphorus welcomes its guests in the centre of Istanbul; a legendary city of history, culture and nature; and which throughout the ages has been the capital of many a magnificent empire.

ANJER Hotel Bosphorus with its exceptional location, high quality of service and comfort, offers a unique alternative to those who want to enjoy Istanbul to the fullest.

Right on the sea with an 'Old Istanbul' view...

Directly opposite the Maiden's Tower, the symbol of Istanbul; ANJER Hotel Bosphorus is situated in Kabataş, in the heart of the Bosphorus, what makes Istanbul the city it is. Istanbul is surrounded by the historic peninsula with breathtaking views transforming visits for business or pleasure into an unforgettable experience.

ANJER Hotel Bosphorus's location makes travelling around the city centre extremely easy, with its close proximity to all forms of public transport. The Fındıklı Tram Stop, providing direct access to the 'Beyazıt' and 'Sultanahmet' districts, that are home to such historical sights as Hagia Sophia, Blue Mosque and Topkapi Palace, is located just in front of the hotel. The hotel is 22 km from Atatürk Airport and 45 km from Sabiha Gökçen Airport.

ROOMS AND SUITES

A combination of contemporary architecture and comfort...

ANJER Hotel Bosphorus; enjoying views of Istanbul to the fullest in specially designed and equipped with the latest technology, soundproofed luxury; and accommodation comprising 54 standard (22-32 m²), 6 suites (35 m²) and 6 connected rooms (35 m²) (Family Room).



Deluxe rooms overlooking the Bosphorus and ranging in size from 20–35 square meters, fulfil all guests' requirements. The rooms with LCD TV, air conditioning and free 50 Mbit Wi-Fi access, ensure comfort and tranquillity with their soft colour scheme and contemporary style decoration.

BOSPHORUS RESTAURANT

Since its opening, Bosphorus Restaurant is a popular address for convivial gatherings; with excellent service, colourful ambiance and a delicious menu, the restaurant provides exceptional service whether it's for breakfast, lunch or dinner. The restaurant, with panoramic views of the Bosphorus and 150 person seating capacity, does not serve alcohol. The menu focuses on a seasonal variety of dishes; and combines select flavours of the Mediterranean with Turkish cuisine. The restaurant, catering to special events, weddings or business lunches, brings a breath of originality and luxury with its classic Sunday brunch.

LOBBY

The newly renovated Lobby, with its garden access and inviting atmosphere, is the ideal location to play host to an important visitor, hold a business meeting, or enjoy afternoon tea with a delicious array of cakes, pastries and homemade chocolates



Beyoğlu Look

A distinctive office/studio concept in Beyoğlu right in the heart of the city that combines the texture, energy, dynamism, and transformation of Beyoğlu while surpassing all expectations of modern living: Beyoğlulook – a project that offers a work and living space to meet every active person's dream.

A prime location, Beyoğlu – a district of vibrant streets, overflowing hub of business and social life, buildings vibrant with history, and energetic and dynamic people going about their daily lives. Beyoğlulook came to be materialized within this dynamic context with an architectural design woven into the fabric of Beyoğlu, blending the post-modern, the modern and the classical in the heart of the city.

The light, infusing the galleries of historical Beyoğlu Hans, in the corridors, and in the rooms and gardens found on each of its floors. Gardens separating the two main blocks and parallel to the main street radiate positive energy to the residents. Offices and studio spaces to fulfill the expectations of those living and working in Beyoğlu. Beyoğlulook is where dynamic people and state-of-the-art construction interact.

Bursting with energy 7/24 and bustling with life, Beyoğlulook offers many privileges to those who live or work there, such as daily valet parking, expedited security clearance, message and document delivery to your office. You may use any of the various rooms available at Beyoğlulook to accommodate your needs, such as storage and mini-conference rooms specially designed to keep your offices clutter-free. Moreover, you can spend time on your private balcony right in front of your office and, whenever you want, you can avail yourself of Beyoğlu's varied social life. In short, you can experience the privilege of living and working in Beyoğlu at a location with the most advanced technological infrastructure.

Beyoğlulook, as total construction area is 20.000 sqm approximately comprised of 4 basement floor, ground floor, 5 upper floor and a terrace floor of which composing 11 floors forming 7.500 sqm office space, 5.000 sqm retail space, 5.500 sqm underground parking space and other utility spaces.

The office spaces where, flexible options on each existing floors ranging from 100 sqm to 1.250 sqm granding up, sum of 7.500 sqm consists of several various options: studio offices, regular offices, dublex offices and more. Each office units are conformable that, via modular design allowing units to joint together for occupants in need of larger and extensible spaces.



In Beyoğlulook, each unit has individual balcony spaces, specifically designed for providing access to fresh air where a peaceful and comfortable working environment targeted along with exclusively allocated storehouses in the basement floor to fulfill, without exception every necessity of archiving, storing and etc.

The underground spaces on two floors includes underground parking, lot facilities and property utility areas. Additionally, a total of 1.000 sqm open parking spot space available for occupants and guests.

High energy efficiency is aimed from the beginning of the planning process whereas functional design and cost effective services are the primarily focused objectives of the project, providing exclusive privileges.

Beyoğlulook designed to provide its occupants top level services, conjointly; 4 lifts that are fast, competent and conformable to international standards, smart building automatisatıon, cafes and restaurants inside the building, terrace areas for quality timing, 7/24 organisatıonal, informatıonal and advisory concierge services provided, office cleaning, dry cleaning and meal organizations for offices and more.

Beyoğlulook is located in the heart of Istanbul's social life. The project positioned at Kasımpaşa-Dolapdere junction, at the beginning of the largest transportation route of Beyoğlu, Piyalepaşa Avenue. Easy access to E5, E6 freeways and Kağıthane-Dolmabahçe Tunnels, walking distance to world brand hotels. Furthermore, owing to the latest private investments regarding the regions structural form, more public projects are in process of being planned and expected to facilitate soon.

By courtesy of its location, accessibility to Beyoğlulook is spectacular, therewithal prime representatives of Istanbul's historical monuments, touristic areas, bussiness centers and many more are simply minutes away. As of completion, the project is expected to become a significant landmark in the area.

Beyoğlulook, due to its location is shortly distanced to employees and clients along with retail and public&private transportation. It provides security, parking and cost-control via smart building features along with a sophisticated design. By virtue of its properties, Beyoğlulook possesses the vital fundemental of a thriving office concept.



Beyoğlu Municipality Building

Serving to City and Authority for 154 years

Mayorship building of Beyoğlu Municipality which was founded on 7th of 1858 with the name of "6th Office" as the first municipality in our history; was a center for urbanism and management services for 154 years, until 2012 when restoration, protection and functioning works started.

Product of Tanzimat Era and Needs of New Turkey

The building works were designed and put into practice by Turkish engineers and architectures on 2nd mayorship term of Ahmet Misbah Demircan

Which are done by Italian architecture Barborini during Tanzimat Era when Mr. Edovard Blacque was president (1879-1883). The building which is a product of Tanzimat Era was restored in accordance with needs of New Turkey. Hünkar Kapısı and Reception part brought into functional use at the same time.

A Functional Architectural Document

The structure stock producing service for Beyoğlu for 154 years was protected as faithful to the original structure and destruction occurred in time was repaired. Its being center of the area where it is located was enhanced. New functions made available because of the needs of the building services. A structure form which is also an architectural document was revealed. A responsive relationship was established between Tanzimat Era and 21st Century Architecture. In this way, Beyoğlu gained inestimable economic value.



From 2500 Squaremeter Building to 7000 Squaremeter

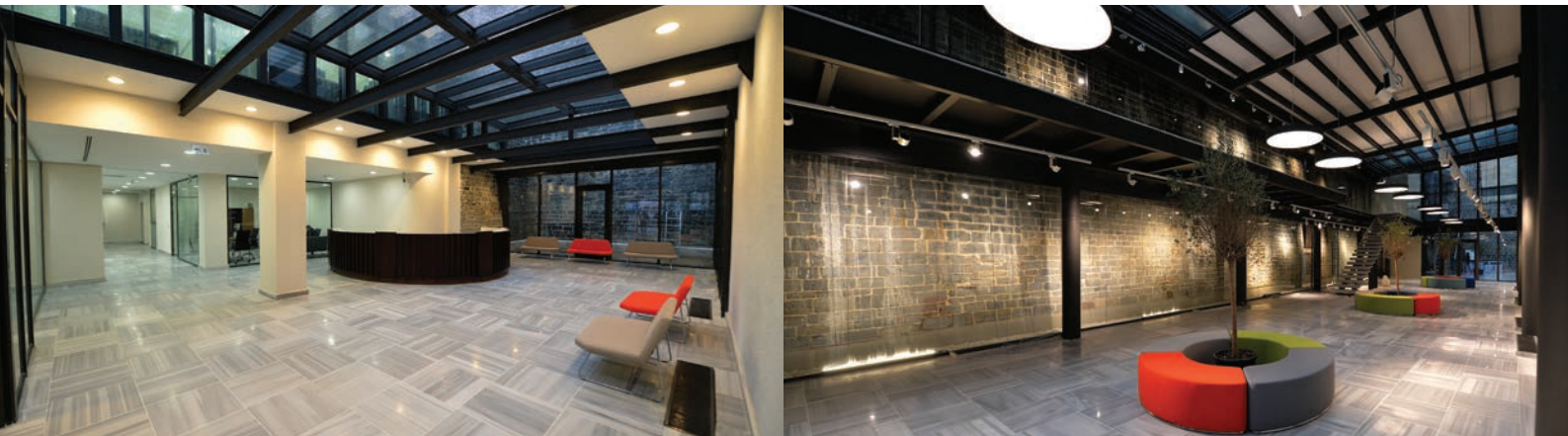
Beyoglu Municipality Building serviced with 2500 squaremeters closed area until 2012, gained a multifunctional service complex identity with its 7000 squaremeters closed area after functionalization of free areas with arthitectural and engineering studies.

Self-Contained Organisation Ability

We have council chamber, foyer area, mayorship, meeting room, hospitality guest saloon, deputy mayor rooms, directorships, service units, foreign relations office, council group rooms, art gallery, reception unit, cafeteria and restaurant in our restorated Beyoglu Municipality Building. With the restorated form of the building we can organise symposiums, exhibitions, international hospitalities, receptionns without need of external support.

Architectural Action taken by Saving the Past and Future

Restoration principles were respected with utmost dignity at works carried out on façade, around and inside of the Building. In this respect, perceivability of all actions within the project were provided, conditions were prepared to carry out a healthy process when a new action to be taken. All add-ons damaging to arthitectural and functional features of the place and which do not have any arthitectural characteristics were removed.



Burla Seba Hotel

In Istanbul, one of the largest metropolises in the world, hotel demands increase day by day thanks to its growing economy and opportunities brought by globalization.

When we view the subject this way, Dolapdere area, which is partially included in historic make of the city, stands out by its vicinity to the downtown and as a significant compound. These compounds, as we call old Istanbul, which are rather deprived of novelties comparatively in terms of urban planning, would have great impact on the silhouette of the city. By re-vitalizing historic fabric with contemporary architectural approaches and innovative design insights, the city will have a better face.

The most important criterion in design of the total complex, which is laid out on an area of 25.507 m², is that its land is located it one of Istanbul's central and characteristic regions. The location will add to its current value when Dolapdere and its immediate vicinity is re-constructed and when the access to and from the downtown is expedited.

Owing to the recent developments in tourism, education and entertainment in the area, the region is becoming a more favorable place to live by the locals. These improvements boost the architectural quality in along with well-planned urban transformation.

Architectural Mass:

The lot on which the hotel is situated is narrow and long, which meant long façades on par with the avenue. The floors were kept in their original height.

The rooms have rather a simple schema – they are arranged North-to-West and South-to-East. However, in order to make façade face the avenue, layout of some rooms are designed towards the avenue on Northeast and the Southwest directions. Since the complex is planned as a “Business Hotel”, meeting rooms in various sizes are created on basement floors 1, 2. All facilities for service are provided



at the complex with approximately 9 meeting rooms. In addition to meeting rooms, a multi-purpose room with 950 m² area was designed for social and artistic events.

Spa, fitness and indoors pool areas are included in the hotel schedule.

Management, services, kitchen and parking lots are on the basement floor 3 and 4.

Function Layout

The hotel is built on a 7, 20 m axle system. Therefore, room sizes are planned as 29 m². Total number of rooms is 260, located on 7 floors.

Location of rooms is mostly designed towards avenue and the floor corridors are allowed usage of natural light to maximum extent thanks to skylights on the façades. Access to rooms is via 2 m. wide corridors and wider halls are made in patches to enrich space feature. Northeast – Because of elevation differences on Southwest direction, Business Center is located at the mezzanine designed over the restaurant. Ceiling height is maintained at entrance. Reception, lounge bar and restaurants and galleries etc. as well as spacious locations rich in both height and natural light are added. Foyer areas of ballet room and meeting rooms on the basement floors 1 and 2 in particular are illuminated with natural light coming from the galleries. By location of the building, access is provided to ballet room through a gate which is separate from the hotel. 9 meeting rooms in various sizes are designed on the basement floor 1. By natural elevations of land to the North, meeting rooms are placed partially to this façade to enable them allow more natural light. Spa, indoor pool and fitness section are placed on the basement floor 2 in the same manner.

Basement floors 3 and 4 are generally spare for administration, managerial and operational services for the hotel.



Double Tree by Hilton

In 2013, the construction started on the Double Tree By Hilton Beyoğlu on Piyalepaşa Boulevard, one of the most central locations of Istanbul, and hosted its first guest in 2014 with the Hilton quality and standard.

Its close location to Taksim, very much in demand by tourists, as well as the ease of access to other central locations is a unique alternative for foreign guests.



The hotel, consisting of 11 floors (4 below-ground, 1 ground floor and 6 above-ground) situated on 2,465 m² of land, has 204 rooms between 25 m² and 28 m². Hilton Garden Inn houses a conference hall for 500 guests, which is designed to be separated into individual areas for 10, 80, 130 or 160 guests depending on the requirements. The indoor swimming pools and the spa serves exclusively for the hotel guests.



Grand Pera

The future of Beyoğlu, shaped by its cultural legacy

Across old Istanbul's Golden Horn, a new city with its face towards the old citadel rose, to be called Pera (meaning the side across) and to prosper as a symbol of diversity, elegance, culture and entertainment across the centuries. Pera lifestyle, with its rainbow colors, has given birth to the unique cultural identity of today's Beyoğlu. Milieus of social life, art, culture, entertainment, joy of shopping, Beyoğlu's buildings, and the people who bring life in them, nurtured an illustrious social and cultural legacy.

Through the heart of Beyoğlu runs a pedestrian street, the Istiklal Avenue; as a colorful flow of a cosmopolitan life. Inspired by Beyoğlu's culture, Grand Pera is named after the French name for the Istiklal Avenue: Grande Rue de Péra. Beyoğlu, where the east and the west, the future and the past meet as interlocking circles surrounding its buildings, the people and the life within, is Istanbul's vibrant heart. Beyoğlu's buildings have ever been its symbol, embodying the rhythm of social life, the inspiring colors of cinema and stage performances, as well as the bliss of shopping and the aroma of gastronomic delights in them, across centuries. Situated at the heart of the Istiklal Avenue, Cercle D'Orient is among Beyoğlu's landmark buildings. It was built in 1884 by one of the most acclaimed architects of the age, Alexandre Vallaury. Cercle D'Orient was welcomed in Beyoğlu as a window that opens to a bright future. Over the years it became one with the other buildings of the block, and later with the cinema house Emek, to form social focal point for the cultural life in Beyoğlu.

With its privileged location on Istiklal Avenue, the Cercle D'Orient has become one of the most important points of attraction of its time, as a hub of art, culinary pleasures, and shopping. Grand Pera is located at the heart of Istiklal Avenue, where a million people walk every day. The number of pedestrians on weekends reaches 3 million, thus 500 million people a day pass by the Istiklal Avenue every year. Today, the avenue is also among the must-go of the city for domestic and international tourists. Grand Pera also presents a new social hub for the residents of the city's new hot districts, such as Tarlabaşı, where the urban transformation brings up a new dynamism, and attraction points like Cihangir, Galata, Tünel, Şişhane and Karaköy.

The splendor of Beyoğlu's illustrious cultural and social legacy meets the glamour of the future at Grand Pera.



Grand Pera is becoming a symbol of Beyoğlu's colorful social life; as it delivers a unique experience in its spacious inner halls, as well as connecting the flow of İstiklal Avenue with the rhythm of life in Küçük Beyoğlu area and the Yeşilçam Street.

A carefully designed and masterfully executed renovation effort, which complied with the historical texture of the building, protected the cultural wealth hidden in details of inner and outer architecture at Grand Pera, while the erosion of years was remedied. Grand Pera features a special layout, binding its privileged inner locations together through a dynamic social flow. Prestigious local and global brands, housed in shops created in harmony with the buildings historical texture, add new colors, sounds, aromas and delights to Beyoğlu culture.

Grand Pera inspires its visitors to discover its inner spaces and spend time within.

The Beyoğlu culture extends to the next generation thorough Grand Pera

The urban lifestyle joins Beyoğlu's unique culture and extends to a bright future at Grand Pera, delivering for Istanbul's brand value.

Accommodating a high-quality profile in residential and in business life, as well as tourists and social visitors Today, Beyoğlu once again becomes a glamorous part of urban life in Istanbul.

Home for most splendid memories of entertainment, shopping and social life, Beyoğlu once again becomes home for elegant Ladies and illustrious Gentlemen with Grand Pera.

Emek Cinéma is passed on to the future

The Emek Cinéma, which holds a dear place in social memory, with countless stars and countless great movies passing through its big, white screen in its majestic stage, is restored to its former glory with Grand Pera.

Fully renovated with its cultural and historical characteristics intact, The Emek Cinéma will continue to nurture the love for movies, as a screen for great movies, and a house for festivals and movie culture.



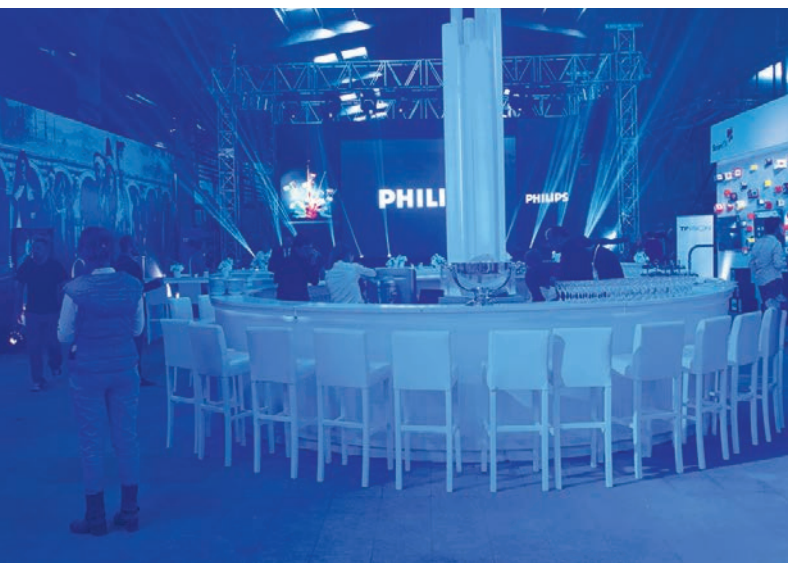
Hasköy Yarn Factory

Haskoy Yarn Factory is located in Haskoy, a prominent district of the Golden Horn, which has a history that dates back to the 1100s. The area is undergoing substantial change with respect to Istanbul's urban development. During the 2011 Biennial, in cooperation with Tabanlıoğlu Architects, the factory was transformed from its original purpose as a site of production and refurbished into a culture-art and performance platform. This transition was first realized with Galerist's Mental Clinic art exhibition, which aroused substantial interest. An array of events soon followed suit such as a private evening hosted by the Cartier Foundation and the Mini Cooper Exhibition. Philanthropic initiatives such as hosting the 2011 Sovereign Art Prize Award Ceremony and auction, performed in cooperation with Sotheby's and the Acik Kapi Foundation for children with mental disorders, continued to generate positive interest. Examples of other hosted events include, but are not limited to: the GYODER Fair and Summit in 2012, the IKSIV (Istanbul Foundation for Culture and Arts) Theatre Festival, the Design Biennial, the Adidas All Originals Party, the GQ Awards Ceremony and a variety of concerts and art exhibitions. Consequently, as in its historic roots, Halic begun to be repositioned as a prominent site within Istanbul's socio-cultural milieu. The Haskoy Yarn Factory skillfully blends its industrial infrastructure, reminiscent of recent history, together with diverse contemporary events that are at the center of social life. Istanbul is undergoing substantial urban regeneration, not only through developments in urban planning but also by enabling access to socio-cultural resources that were previously unavailable. This movement was first triggered with the opening of Turkey's first modern art museum, Istanbul Modern in 2004. The museum is located in Karakoy, a neighboring district to Halic, a part of the Bosphorus which previously remained unvisited but is now characterized as the "hippest" district in town; overflowing with restaurants, galleries and cafes.





The area is likely to grow furthermore, with the privatization of its port, Galataport, which shall be reworked as a multi-cultural space. Such developments have accelerated the cultural movement towards Halic, which has become a melting pot of history, nature and the arts. With its historical buildings that are already a part of cultural heritage and daily life, Halic's port shall become a center of attraction through the addition of cultural art spaces. Whilst creating new sites for art, architecture shall reciprocally benefit from its advancements. During this period of transition, it is vital to not only pay tribute to the area's history, socio-cultural legacy and texture, but also subtly adapt it to contemporary standards to leave footprints for the future. Besides its advantageous geographical position between the Historical Peninsula and Beyoglu, the utilization of the seaway that the Bosphorus connection naturally provides shall also enhance the relationship between Halic and the center city, highlighting it as a hub for art and culture. Art shall be a significant mediator to explore and add value to Halic's already existing synergy brought about by its diverse residents and multi-cultural sites. The socio-cultural events that have taken place at the Haskoy Yarn Factory have garnered substantial attention, giving hope and direction to the future of this structure and its surroundings. The reconstruction within this area should be planned in unison with neighboring coasts, and focus should be paid upon creating new formations that are coherent with the existing environment, in ways that maximize benefits to the city and its inhabitants. The proposed transformation should include a balanced blend of cultural, touristic, commercial, residential and office spaces.



Hilton Garden Inn

The proposed high school complex represents a completely different architectural approach from conventional ministry high school formats. The first impression of the complex is a compact mass. But the interior of the building has an interplay of varying planes, turning the interior into a maze. The design takes the advantage of the topography which allows the creation of spaces on different levels.

The end product is not an a priori decision. On the contrary, it is the result of the rich programme of the building and the topography of the site. The rich combination of the functions makes it possible to interpret the programme of the building almost as a culture center. Therefore, the design transcends the possibilities of an ordinary educational building and arrives at a rather unconventional high school complex.



The core idea of the design is to create a promenade crossing through the blocks. The whole life of the school have direct contact with this space, either visually or physically. This promenade acts as a gathering-meeting-strolling space for the students. The interior courtyards operate as thermal comfort devices, controlling the prevailing wind during the harsh winter days, and preventing direct sunlight during summer. Thus, microclimatized interior and exterior spaces are created according to the long approved principles of traditional architecture with a very low budget.



Kapital Real Estate

An office project in the heart of life itself as being close to the underground and motorways in Beyoğlu, the leading trade centre of İstanbul.

The structure, proposing a solution to the need for office area in Beyoğlu, is a transparent panel house with vertical sunshade. The building, consisted of two blocks, has a large atrium in the common area, which is spacious and sunlit. Moreover, the café behind this area is expected to be an attractive urban place.

Kapital Real Estate Dolapdere Project, with its environmental impact and affordable management expenses, is entitled as LEED eco-friendly construction for being an economic green building.





KAPİTALGAYRİMENKUL
YATIRIMI GELİŞTİRME ANONİM ŞİRKETİ

This eco-friendly A class office building project, with its rentable shops (550m² + 600m²), café area, rentable 2 blocks and 6 storeys 13.340m² rentable area in total, offers you all the opportunities to be expected also with its heat insulating and luminous transmittance glass, modern and spacious reception area, color CCTV, X Ray machine, card entry system, 7/24 security, fresh air conditioning with vrv system, 6 for passengers and 2 for service OTIS lifts, 2 generators with 1000kva mtu, and parking area for 1 car for every 75 m² per storey.

Kapital Real Estate Dolapdere Project is built as plates with reinforced concrete beams. Static calculations and site investigation is done according to Turkish Standarts and Earthquake Regulations currently valid in Turkey and 1st seismic belt parameters.

The building is desinged as stick siding by ARCORA (France) company. Aluminium joints are done by Ege Alüminyum. Sunguard 70/37 glass with high luminous tranmittance and heat insulation was used.



Istanbul Foundation For Culture And Arts (İKSİV)

Istanbul Foundation for Culture and Arts (İKSİV) is a non-profit cultural institution that was founded in 1973. The general objectives of the Foundation are: to make Istanbul one of the world's foremost capitals of culture and the arts; to create continuous interaction between national and universal values and traditional and contemporary values via culture and the arts; and to contribute actively to the development of cultural policies. With these objectives, İKSİV organises the Istanbul Festivals of Music, Film, Theatre and Jazz, as well as the Istanbul Biennial, the Istanbul Design Biennial, autumn film week Filmekimi and other special events.



The Foundation hosts cultural and artistic events at Salon and presents an exclusive collection of items at the İKSV Design Store, both located at the Nejat Eczacıbaşı Building. İKSV also organises the Pavilion of Turkey at la Biennale di Venezia and coordinates an artist residency programme at Cité International des Arts, France. Furthermore, İKSV conducts studies and drafts reports with the aim of contributing to cultural policy development.



Lazzoni Hotel

Lazzoni Hotel is a five star hotel that has gorgeous scenery on the shore of the Istanbul's estuary, in other words Golden Horn and has a location of peace that provides luxury services.

Golden Horn Region is a district in the center of Istanbul, but away from traffic that almost has a location of peace of a holiday resort with its history that has embraced the civilizations in all historical eras, its splendid museums, successful universities, greens parks, walking trails and living spaces. 1200-meter long walking trail just in front of the Hotel, Haliç (Golden Horn) Congress Center, Koç Museum, Miniaturk, Bahariye Mevlevi Lodge, Office of the Fener Greek Patriarch, Bulgarian Church, Egyptian Bazaar and Galata Tower are just a few of the places known by their extraordinary features, to which you can reach in a very short time from Lazzoni Hotel. You can spend pleasant hours and try delicious taste in the hotel, and you can spend wonderful hours with your friends and loved ones in its gorgeous scenery. Onni Hammam & Spa is a care and beauty amenity that provides the most comprehensive services in the region and that is known with its architectural beauty. Unique care is provided for you to relax and to refresh your energy in its architectural wonder Turkish Bath, massage rooms designed specifically for couple and single guests, saunas, vapor room, indoor swimming pools and hot tubs.

Lazzoni Hotel presents its own mark with its style created with the international experience and the different view to decoration of the Lazzoni Furniture that is the main business branch of the Group. The colors and the light chosen for you to feel yourself at home rather than in a hotel and the furnished guest rooms are designed so that you relax and finish a busy day. In all rooms, pleasant rain showers, mini bars, air condition and LCD TVs with which you can watch national and international channels and HD film channels, safety cases and hair dryers exist.

Nostoni Restaurant does not only serve as the main restaurant of the Hotel, but also serves every morning a rich breakfast. Terrace area with a view of the Famous Pierre Loti Hill over Golden Horn is open all day long in spring, summer and fall. It will color your day to enjoy refreshment drinks, to read a book before the peaceful Golden Horn and Pierre Loti scenery and to conduct small business meetings here.



There are free Wi-Fi access everywhere in the facility and a computer in the "Home-Office" in the lobby that can be used by our guests.

The guests of the Lazzoni Hotel do not only enjoy the scenery of the sea during their stay, but also they use this opportunity during their transportation. The Hotel transfers their guests with boats to the other points in the city. Lazzoni Hotel is 7 km from Dolmabahce, 8 km from Taksim, 8 km from Sultanahmet Square, 12 km from Maslak, 16 km from Atatürk Airport and 45 km from Sabiha Gokcen Airport.

We look forward to see you enjoy the Lazzoni experience.

LOCATION

Lazzoni Hotel is situated in Haliç, which is the rising trend of Beyoglu. Get anyway in Istanbul in less than 20 minutes. Make an exercise in the park opposite our hotel on the edge of the Golden Horn.

CENTRE OF ATTRACTION

Lazzoni Hotel presents unique opportunity besides accomadation. Discover the beauty of the historical peninsula and visit Sultan Ahmet Mosque, Yerebatan Sarnıcı, historical Egyptian Bazaar, Orthodox Patriarchate, Süleymaniye Mosque, Topkapı Palace, Pierre Loti and Hagia Sophia.

Haliç Congress Center, Istanbul Fair Center and Ataturk Airport is near Lazzoni Hotel. You can walk in the green park which is found in front of our hotel and ride a bicycle. You can have a fun with a vigorous activity opportunities on the edge of the water in the starting day.

SPECIAL SERVICE

We offer special services such as business center, fitness center, spa, heated indoor pool, free car park, VIP massage parlor, wireless, 7/24 room service.

We are pleased to serve with 132 rooms which are seven different types.



Metropolitan Hotels

Founded in 1950, Aktif Grup gained its strong corporate structure with incorporate company status in 1989. Headquartered in Ankara, Aktif Grup has been a very succesful enterprise in tourism for quite some time and it currently operates hotel projects in the heart of Istanbul: Beyoğlu. The Metropolitan Hotel operated by Aktif Group aspires after employee satisfaction and service while keeping the quality standards high.

Istanbul is the most populated and economically the most important province of Turkey as well as the 34th most affluent city in the world.

Though it is a very ancient city with a unique cultural background and many historical charms, Istanbul many has modern hotels, boutique restaurants, night clubs, bars, large bazaars and shops. For these obvious reasons, Aktif Group changed its investment path from Ankara to the heart of Istanbul, Beyoğlu.



METROPOLITAN HOTELS

ANKARA | İSTANBUL

The Metropolitan Hotel Taksim combines refined architecture and elegance and puts them into use for its distinguished guests.

Guests who look for elegance and style in a hotel will have the best option when Metropolitan Hotel Bosphorus opens for business in 2015. Metropolitan Hotel Bosphorus is right in the center of Istanbul, Kabataş, with an unmistakable view and the convenient location for easy access to the rest of the city.

The rooms are furnished with simplicity and functionality in mind. To make the best of space in a hotel room, we follow the "less is more" mentality in our design and decoration.

With its 62 standard rooms, 20 junior suits and 4 senior suits, the Metropolitan Taksim Hotel is promising comfort and peace.

The Metropolitan Hotel Kabataş is waiting to welcome its guests in its 72 standard rooms and 10 suits that are designed only for comfort.



Naz Plaza Hotel

Naz Plaza Hotel is bringing new and high-level comfort standards to accommodation life in Istanbul. The hotel offers 80 luxuriously equipped rooms of 30 square meters each and facilities including SPA, fitness gym, pool, steam room, Turkish hammam, movie theater and open air terrace.

Naz Plaza Hotel is located in the hub of Istanbul close to all lively touristic centers in the middle of the town. The hotel is just steps away from Istanbul's most famous touristic and shopping centers like Taksim square, Istiklal street, Historical Evangelista Church, Aya Triada Church, Saint Antoine Church, Bosphorus Strait, Lutfi Kirdar Congress Center, the historical Peninsula, Nişantaşı, Teşvikiye, Şişli, Levent and is only 20 km. to Atatürk International Airport.



The hotel offers a 7/24 free shuttle service to connect its guests to the fastest transport systems in Istanbul (e.g. subway, tramway, sea bus, etc.). Naz Plaza Hotel is a brand new hotel designed by internationally renowned architects Sinan Kafadar & Kaan Erk (Metex Design) on a state-of-art technology building conforming to Regnum GYO earthquake regulation.

Naz Plaza Hotel covering an overall service area of 6500 square meters including an indoor automatic car-parking, 200-seat ball and meeting rooms, is your new alternative for business and touristic accommodation in Istanbul

Hope to welcome you soon!



Nextstar Office

The project is the building of offices and shops about 9.500 m² on the Dolapdere road. Its construction has been contracted by Ofton. The rising building on the corner parcel which lies between Zincirlikuyu Street and Piyale Pasa Boulevard, has three basement floors (two of them are parking areas), a ground floor used for shopping and five office floors.



The system used for the structural solution composed of concrete and steel construction. Starting from the first floor, there has been added elaboration to building with terraces which composed of different angles and on different floors. The colorful glasses used on the façades, have been designed to strength this approach and as stabilizer of the horizontal effect of large eaves. Different points of views and heights were also created different with gallery spaces which support the movement of the façade in interior design.



Nidya Hotel Galataport

ACCOMMODATION

- 120 deluxe guest rooms including 63 Standard Rooms , 24 Superior Rooms, 1 Executive Room, 20 Nidya Suites and 12 Nidya Standard Rooms .
- All rooms have individually controlled air-conditioning, private bath/shower, safety deposit box, LCD TV, direct -dial telephone, free wi-fi and cable, hairdryer, electronic door lock and minibar.

SERVICES AND FACILITIES

- Airport pick-up service upon request
- 24 hour valet parking available
- Currency Exchange
- Hairdresser & Beauty Salon
- Hotel doctor on call 24 hours
- Newsstand and gift shop
- Safe boxes
- Laundry & Valet
- Satellite Television
- 24-hour room service
- Business center including a computer and a printer with internet connection



RESTAURANTS & BARS

- Mares Restaurant, which opens with open buffet breakfast at 07:00 – 10:00, provides service to its guests at noon at 12:00-15:00 with open buffet lunch, and in the evening at 19:00-23:00 with a la carte menu.
- Lobby Bar grabbing attention with its modern decoration provides service to its guest with alternatives for various hot and cool alcoholic and non-alcoholic beverages, and aperitifs for a period of 24 hours.
- Nidya Roof Cafe, you will fully enjoy the outstanding view of the Topkapi Palace, The Blue Mosque, The Prince Islands, The Galata Tower as well as magnificent Bosphorus view, either day or night. Such open area, which is also allocated to special groups via the booking system, will be one of the most beautiful places you prefer to enjoy the Bosphorus.

MEETING ROOMS

- Nidya Hotel Galataport will ideally satisfy your demands for organization and meeting with its rooms in Efes (110m²), Bodrum (55m²) and Datca (35m²). There is a smoking section at the foyer area, which is directly connected to the meeting rooms. Catering services will be provided throughout the day at the Garden Café & Bar, located at the same area, and meeting rooms are located at the upper floor of the Lobby. All meeting rooms will be arranged based on your organizational demands, and all of such rooms are equipped with state of the art technology equipment.



Novotel Karaköy

Novotel Karaköy – World's first 5-star Novotel

With its population of about 14.5 million, Istanbul is the most crowded city of Turkey. Aside from its crucial geographical position at the crossroads of important land, air and sea routes, it is also the largest employment and life center of the country due to the fact that a significant portion of the industrial activity takes place in and around the city.

According to the data of Istanbul Culture and Tourism Directorate, the number of visitors of Istanbul increased by 9 percent in the first half of 2014 compared to the same period in 2013. In the first half of 2014, 35 percent of the foreign visitors who came to Turkey visited Istanbul. In line with this high number of tourists visiting Istanbul, yearly-average occupancy rate of the hotels in the city also stands at a high rate of 70-72 per cent.

Beyoğlu, the center of Istanbul

Beyoğlu is at the core of the city center of Istanbul. The population of Beyoğlu was 245,219 in 2012 general census. Accordingly, Beyoğlu accommodates 1.73 percent of the entire population of Istanbul, and 0.35 percent of that of Turkey.

All districts of Istanbul are easily accessible from Beyoğlu. Aside from being the foremost culture-arts, entertainment and business center of Istanbul, Beyoğlu also houses the head offices of many companies and holdings. Beyoğlu has a vivid economic structure thanks to the workhouses, banks, companies and trade centers located inside it.

Karaköy District is one of the oldest commercial centers of Istanbul. The district has recently become an important attraction center for tourism industry. There are generally boutique hotels in the district also due to the historical texture of the region. The number of hotel rooms fails to satisfy the existing demand in the region as serious hotel constructions are underway to fill this gap.



5-star Novotel Karaköy

Novotel Karaköy is one of the most prominent investment projects in the Karaköy district. After reaching 20 hotels in its city hotels portfolio with Novotel and Ibis Hotel investments, Akfen REIT now invests in Novotel Karaköy project which will be the first five-star Novotel in the world when completed.

Expected to be put into service by the end of 2015, Novotel Karaköy has been developed on the lands of the old Karaköy Building formerly used as the Regional Directorate of Foundations and the adjacent plot of former Kozluca Han, both on Rıhtım Street. The hotel is located in front of the unique beauties of the Bosphorus and it dominates the scenes of sea and the Historical Peninsula. The region is the center of very active cultural and artistic events during all the day.

The hotel is designed to include 200 rooms

The field size of the plot on which Novotel Karaköy project is located is 3,075 square meters. The total indoor area of the project is 20,551 square meters. This hotel project is designed to include 200 rooms, with three underground floors, one ground floor, five regular floors and a roof floor. The space distribution of the project includes parking area, water tanks, and technical rooms and personnel rooms at the underground levels. The first sub-ground level also includes spa and wellness areas as well as a swimming pool.

The ground floor is the entrance level and includes the lobby and reception sections. Administration rooms, kitchen as well as restaurant, bar and meeting rooms are also on the ground floor. The higher levels constitute the hotel rooms while the roof level has VIP and à la carte restaurants as well as a terrace, kitchen and technical sections.

The hotel has 6 different types of guest rooms, including standard, family, business, disabled, twin and suit. These room types are designed by taking into consideration the needs of customers with different profiles.



Okçular Tekkesi

The Archery Endowment Sports Facility was built after the conquest of Istanbul by the Mehmed the Conqueror. The endowment was designed to have two different divisions: the lodge and the sports facility. The lodge has a prayer room, a hunker mansion, a conference room, a museum and a library. On the sports facility division, there are outdoor and indoor training fields, training rooms, work-out rooms, a cafeteria and "the biggest training field for the sports of archery" in the world.



The historical altar and the pulpit, on which Mehmed the Conqueror designed his army before the conquest and performed the first Friday prayer in Istanbul are also present in the building. The entire facility is laid on an area of 18.300 square meters.

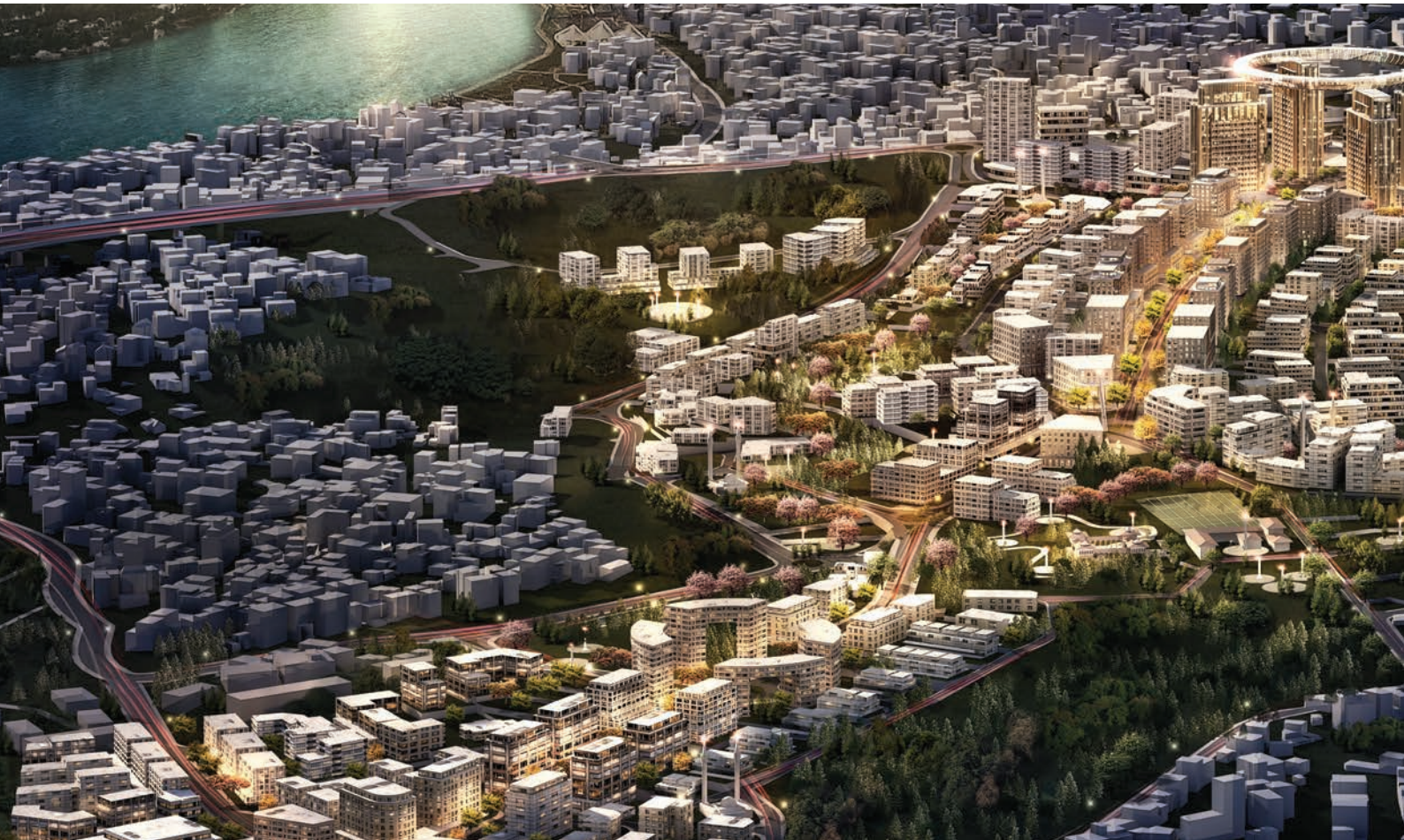


Okmeydanı Project

Following the conquest of Istanbul by Mehmed II, the locality of Okmeydanı was designated as a copyhold. The neighborhood, however, has become a problematic location due to illegal and unplanned housing since 1950s.

Given the current status of the region, Okmeydanı falls short of social reinforcements. The building blocks carry significant risks in security of life and property owing to its illegal and non-planned settlement. This makes Okmeydanı one of the most problematic areas of Istanbul with regards to urbanization principles.

In order to resolve these difficulties in Okmeydanı, the Beyoğlu Municipal Authority has targeted to solve the 50-year-old deed issue first and chartered a master plan of the location. The make of a master plan means the construction of a future not only for the region but also its dwellers. The Okmeydanı Urban Transformation Project is the executive leg of this mindset.



All these practices and works are carried out through collaboration and concourse with NGOs, organizations, endowments and universities as well as the locals of Okmeydanı.

Okmeydanı is a very significant part of our town and about 75.000 people in the neighborhood are challenged by life-threatening conditions on a daily-basis. Therefore, the primary objective of this project is to provide a more sufficient and habitable living in an earthquake-resistant area with quality substructure, superstructure and social reinforcements.

Tourism and service industry will be the economical source for the project . That being said, such innovations do not mean the end of the sense of community in Okmeydanı. Quite the opposite, the children will grow solid hopes for the future of their neighborhood..

Located in the center of Istanbul, Okmeydanı will regain its objective value and become one of the star spots of Istanbul thanks to this project.



Örnektepe Project

Örnektepe Project

Örnektepe Urban Regeneration Project based on 28.000 m² in Istanbul Golden Horn region is led by Beyoğlu Municipality and by the participation and requests of the inhabitants of the region.

The goal in developing urban regeneration in the area composed of old buildings and irregular formation is to create more liveable, more safe and more peaceful places with infrastructure and superstructure renewed and with social fittings for inhabitants besides replacing the old buildings with earthquake resistant new ones.

As a good example of local regeneration practice, basic principle of the Project is to provide spatial improvement by protecting the local district culture.

Main expectation in the Project is the added value for mainly Golden Horn Region, Beyoğlu and Istanbul.



Haliç (Golden Horn) Project

Within the “Haliçenazır” urban regeneration project realized in the Golden Horn, the needs for heating, cooling and hot water are planned to be fulfilled by heat pumps, a type of geothermal energy. This technology utilizes the constant heat of soil and decreases the content of carbon monoxide emitted to air, while serving as an alternative to unsafe and extremely costly natural gas.

It is aimed to construct a “liveable” and “safe” neighbourhood pattern with squares, green areas and cafes. One of the basic principles of the project is to create a ‘place’ where people will feel happy and proud to live in. We also take into account the needs of the handicapped, elderly, pregnant and people with children when designing the spatial project. “It will be a neighborhood with butcher’s shop, grocery store, tailor shop and cafes where local stakeholders and and white collar employees living next door to each other.



Park Bosphorus Otel

The Park Bosphorus Hotel Istanbul, which formerly served as the Foreign Affairs Palace 120 years ago, now welcomes its guests with unrivaled hospitality in the Taksim Gümüşsuyu district, deep in the heart of Istanbul. The Hotel opened by the CVK Group, one of Turkey's long established investors, brings alive the glories of luxury and pleasure from the ancient Ottoman Empire. The Park Bosphorus Hotel Istanbul has 443 rooms including 65 Park Prestige Suites, boasts Turkey's largest presidential suite and shines as a "Deluxe Hotel", epitomizing the zenith in hotel management service quality. Among its many well-appointed features are delightful food outlets, 17 meeting rooms and event areas with creative concepts and a 4.500 m² terrace overlooking the Bosphorus, the largest of its kind in Istanbul. In addition, the Hotel prides itself in its extravagantly designed food and beverage facilities and its 8.500 m² state-of-the-art CVK Safira Spa & Fitness & Wellness Center.

Istanbul's Gourmet Culture is Being Reshaped at Gümüşsuyu Restaurant, Hezarfen Teras, Park Patisserie & Lounge, Cafe Jardin and Çeşm-i Hayat

The Park Bosphorus Hotel transforms the traces of Eastern and Western cuisine into unique tastes. Gümüşsuyu Restaurant, located on the Hotel's mezzanine level, serves up a variety of international cuisine, from the refined and spicy tastes of Morocco and scrumptious Western fare to the ancient hidden tastes of the Ottoman Empire, whose rule encompassed three continents.

Hezarfen Terrace takes its name from the prominent 17th century Turkish aviator Hezarfen Ahmed Çelebi, who bravely flew over the Bosphorus from Galata to Üsküdar. While the Hezarfen Terrace itself preserves the unique atmosphere of Istanbul, guests who pamper themselves by coming here for a brief respite from the stress of city life are immediately welcomed with a lavishly rich menu and a stunning panoramic view of the inimitable Bosphorus.



PARK BOSPHORUS HOTEL İSTANBUL



In Park Patisserie & Lounge a nostalgic ambiance is created with the traditional five o'clock tea service it offers accompanied by live piano music. It is ready to become the meeting point of Istanbul with its pastry and cookies, special truffles, pralines, chocolates and all sorts of ice-cream prepared daily. Cafe Jardin on the other hand will be a must for snacks with its sandwiches, salads, freshly sliced cold meats and varieties of cheese.

Cafe Jardin will be a popular gathering place for snacks and sandwiches, as well as its extensive selection of salads, freshly sliced cold cuts and cheeses.

The Çeşm-i Hayat Vitamin Bar, situated near the hotel's CVK Safira Spa, welcomes those who want to relax after sports with tasty snacks, freshly-squeezed fruit juices and specially prepared detox drinks.

The largest hotel SPA Wellness and Fitness center in Europe is in CVK Safira SPA Park Bosphorus Istanbul!

Having developed the "VIP SPA" concept for the first time in Turkey, CVK Safira SPA offers several care services to its guests in its special VIP areas. VIP massage rooms, an indoor pool and private studios including private SPA areas, unisex and female fitness areas, baths and hot tubs are found in the 8500 m² facility. The Turkish Bath in SPA center has been designed in accordance with Ottoman traditions and rituals. The bath which distinguishes itself with marble details comes into prominence with its architecture and service. Çeşm-i Hayat Vitamin Bar welcomes those who want to relax after sports with fresh-squeezed fruit juice, specially prepared detox drinks and snacks it offers.

The largest hotel terrace in Europe and Turkey is opening its doors at the Park Istanbul Bosphorus

The Park Bosphorus Hotel, which owns the largest hotel terrace in Europe and Turkey, will commence offering service with an area of 4500 m² and a 360 degree panoramic view soon.



Pera Office

The project is located in the Beyoğlu district of Istanbul. The project is also laid out on Piyalepaşa Boulevard, one of the most important road connecting the districts of Beyoğlu and Şişli. Its proximity to main arterial roads of the region – E5 and E6 – its favourable proximity to change and development is due to its infrastructure feature, it ensures the conditions to improve and brings to life high-quality projects prevalent in the region. The fact that environmental planning has been programmed, the district became one of the important centers of the city.

The building is easily divisible from Piyalepaşa Boulevard with its east and north fronts. Also, due to the sloping topographical structure of the region, the building becomes a distinct part of the city with all its mass, from settlements at the top elevation. The recreational area at its north, strengthens its relation with Piyalepaşa Mosque, and further increases the importance of the building.

The building has a land area of 2.440,70 square meters. Its total area of construction is 14.643 square meters. The building has a usage area of 1.190,85 square meters for the ground floor and 1.495 square meters for the upper floors, and it is planned as 6 stories and a loft, with neighboring planning conditions taken into consideration. There are 2 stores with independent entrances in the ground floor. A storehouse, with the same size of these stores, has been planned for the 1st basement floor, to serve these 2 stores. The main entrance feeding the office units at the upper floor is provided from Derebostan Street. By these means, it is planned for the building to use the Piyalepaşa Boulevard, its main front, in an efficient manner. As for the upper floors, these are host to office locations with different sizes, enabling flexible usage. Ground floor's height is 5 meters, while office floors' height is 3.35 meters. To enable alternative furnishing, raised flooring will be used in the offices.



More comfortable spaces have been created for the users, with floor gardens established in office units; the spaces have been rendered spacious and comfortable, particularly with the garden-office concept put into practice on the 4th floor. It has been ensured for the relevant garden-office, which turned to an impressive volume through its height and glass roof, to establish visual connection with floors 5 and 6.

All office spaces will be ventilated mechanically through the central air-conditioning unit. Fresh air will be filtered at the central system, acclimatized till it reaches ambient conditions and transmitted to relevant zones. Heat recovery will be made on the system, with the aim of power economy.

In order for the users to feel the dynamism of the city, transparent front material was used as much as possible, and a second wall, enveloping the relevant glass mass, was established, in order for the building's dynamism to be reflected to the city.

Parking lot floors are planned to be in basement floors. Adequate car park service is provided to the building with a total indoor parking lot area of 4.700 square meters in 3 floors.



Piyalepaşa İstanbul

“Piyalepaşa İstanbul” plays the starring role of a transformation story taking place in Piyalepaşa, one of the oldest and grandiose districts of İstanbul. Taking its name from a famous Chief Admiral of the period, Piyalepaşa had been a major base for the Ottoman Empire for years with the mosque adorned with glazed tiles that reflect the splendor of Ottoman architecture and its location facilitating sea access. After experiencing a fast change in the Republican period and losing its authentic identity as of the second half of the 20th century, Piyalepaşa has awaited someone who would unveil and protect its forgotten but enormous lushness hidden in its core, as has been the case for most major cities. Giving ear to this candid beseeching, Piyalepaşa Gayrimenkul, backed by the power, vision and mission of the trademark Polat, has patronized the district and delivered the impetus of 60 years’ of Polat’s signature in the “Piyalepaşa İstanbul” project. “Piyalepaşa İstanbul” is being materialized as an urban transformation project with a USD 400 mil investment. It is known as the biggest urban renewal project of Turkey actualized by the private sector. The project is designed as a brand new district on an 82,000 m² area with a residential, office, hotel and shopping mix. Planned to revive the cultural heritage of the historical district as a part of the modern city, “Piyalepaşa İstanbul” stands out with its human oriented quarter design that respects the environment, history and the neighborhood. The project gets ready to offer the simplicity and tranquility longed for by the citizens of İstanbul, where they can sip their coffees next to the immediate city life and enjoy the forgotten traditions of İstanbul with the general stores, greengroceries and bagel sellers.



Asserting to become the district of those willing to embrace the city, “Piyalepaşa İstanbul” is going to open its doors to its residents who want to live the colors of İstanbul in its very center. The project that cherishes the old neighborhood spirit and which is expected to become the new center of city life in the near future as a result of huge amounts being invested by renowned brand owners, is designed by İki Design Group. Containing the overtones of the “Seljuk” and “Ottoman” architecture, “Piyalepaşa İstanbul” aims to offer contemporary living areas with cascade façades, wide eaves, bays, pools and inner court designs without distorting the silhouette of the city or the district. Polat Holding has adopted providing added value to every project it has built in the last fifty years as a principle, by putting the social benefit in the core of its operations. And Piyalepaşa Gayrimenkul targets to lead not only a spatial but also a social, cultural and economic transformation with the ultimate aim of creating a contemporary, and yet a safe, living space. With its central location close to the D-100 motorway and peripheral roads, Dolmabahçe and Kağıthane tunnels, Çağlayan court house and a number of hospitals, “Piyalepaşa İstanbul” offers considerable ease of access by various means of transportation. In addition, one can access the central points of the city like Beyoğlu İstiklal Caddesi, Karaköy, Kabataş, Nişantaşı and Beşiktaş in just minutes. Piyalepaşa İstanbul, offering all the benefits of green architecture and a sustainable district life with the environmental friendly and certified buildings, shall make a difference with its high quality and affordable prices.



Rumeli Han

Gevrekli Tourism Ltd. and Tarihi Rumeli Han Inc.

Gevrekli Tourism Ltd. is a member of the Yuksel Group, which operates on real estate, construction, hospitality, health, retail and textile industries since 1970s. Huseyin Yuksel (B.A. Laws) was the major actor in the development of the Yuksel Group since its establishment. In 1995, he founded Gevrekli Tourism Ltd. with his wife (Guler Yuksel) to make their presence in the hospitality industry. Since 2012, the second generation (Kamer Ali Yuksel, Ph.D Computer Science & Engineering; Gul Yuksel, M.Sc. Political Science; and Ozge Yuksel, M.Sc. Bio-Engineering) also joined the management of Gevrekli Tourism Ltd. following graduation.

Yuksel Group owns and manages a collection of boutique, mid-scale and up-scale hotels consisting of more than thousand rooms in the most valuable touristic locations of Istanbul. Some of the most prestigious hotels of the Yuksel Group are Bade Hotel Sisli, Taxim Hill Hotel, Premist Hotel Sultanahmet, Celal Aga Konagi Hotel and Wyndham Grand Kalamis Marina. Gevrekli Tourism Ltd. itself has already four mid-scale hotels of 500 rooms in operation and will double the number of hotel rooms in Istanbul by 2016 with branded up-scale hotels in its pipeline. Furthermore, Gevrekli Tourism Ltd. has partnerships with Yuksel Group of companies in several other hotels and real-estate projects. Three existing mid-scale properties will be renovated in 2015 to be re-branded as Bade Hotel Airport, Seaport and Old City.

In 2012, Gevrekli Tourism Ltd. founded Tarihi Rumeli Han Inc. and acquired historical Rumeli Han property to develop a life-style and uplevel hotel of 205 rooms. Rumeli Han is a 19th century historical building located in Istiklal Avenue, which is the most popular upscale retail area of Istanbul and visited by around 3 million people every day. Tarihi Rumeli Han Inc. signed a franchise agreement with Hilton Worldwide for the branding of Rumeli Han as the first Curio Collection by Hilton Hotel of Europe and scheduled its opening in 2016.

Gevrekli Tourism Ltd. has also a multi-purpose project in Dolapdere Avenue of Istanbul, nearby Istanbul Congress Centre. The project consists of a 4-star hotel of 200 rooms and a residence of 100 units for extended stays. The company signed another franchise agreement with Hilton Worldwide to brand the hotel as Hampton by Hilton. Located in central Istanbul, the newly-built hotel opens in 2016 and boasts signature guest services of the Hampton by the Hilton brand. Lastly, Gevrekli Tourism Ltd. has two other real estate development projects: a residential project of 14 super luxury villas and three historical mansions in Altunizade district of Istanbul; a beach-side boutique hotel and restaurant in Çeşme, Izmir.



About Rumeli Han – A Collection by Hilton Hotel Project

Rumeli Han (aka Cité Roumélië or Agoras Rumilias) is located in Istiklal Street, which is the most famous location of Istanbul, visited by 3 million people on the weekends. Istiklal Avenue is an elegant pedestrian street of the historic Beyoglu (Pera) district, which is approximately three kilometers long. The avenue houses exquisite boutiques, music stores, bookstores, art galleries, cinemas, theaters, libraries, cafes, pubs, night clubs with live music, historical patisseries, chocolatiers and restaurants. Rumeli Han is located at the centre of the most popular upscale retail area of Istiklal Avenue.

The avenue is surrounded by late Ottoman buildings of 19th–20th centuries, which were designed in the Neo-Classical, Neo-Gothic, Beaux-Arts and Art Nouveau architectural styles. Ragip Pasha (Sultan Abdulhamit's chamberlain) commissioned Rumeli Han as his mansion from the most talented Italian and French architects of the era. Since 1897, Rumeli Han hosted several aristocrats and prominent artists.

In 2012, Tarihi Rumeli Han Inc. acquired Rumeli Han to convert it into one of the most luxurious and life-style hotels in Istanbul. In 2015, Tarihi Rumeli Han Inc. signed a franchise agreement with Hilton Worldwide for the branding of Rumeli Han as the first Curio – A Collection by Hilton Hotel of Europe and scheduled its opening in 2016. The latest brand of Hilton Worldwide consists of a carefully selected, global collection of distinctive five star hotels that offer guests an authentic experience in key markets.

Gevrekli Tourism, together with other members of Yuksel Group, is conscious of its social and environment responsibilities and strongly appreciates the historical and social value of Rumeli Han. Throughout the restoration process, the aesthetic value of this important monument will be revitalized, resulting in a much closer function to its initial residential usage. Interiors of Rumeli Han will be designed to act as a live museum that also preserves the nostalgia of the bygone centuries of the building since 1897. Rumeli Han will also respect the environment as a "green building" matching all of the LEED and BREEAM standards that the restoration procedure permits.



Sütlüce Cent Otel

The project lies on the Haliç shore, where the old tobacco warehouse stands. Being one of the oldest neighborhoods of Istanbul, Haliç is in the center of major roads. Its proximity to the Haliç Convention Center adds to its importance.

The building façade that faces the western side of Imrahor venue which runs parallel with Sütlüce park and Haliç shore was designed as blocks that interpenetrate one another. Distinctive styles were appended to contribute to its construction material.

All of the rooms are designed to have a sea view while the core area dissolves behind. The Sütlüce Park and the Golden Horn itself creates a magnificent scenery for the guests.

The building consists of two basements, one ground level and 10 more floors above it. The total construction site is 14.000 m² and the ground subsidence area rounds up to 989,01 m².



The two basements are allocated for administrative units and a car park. The space between the 2nd and 10th floors are spared for guest rooms. The rooms are 3.20 meter high and offer comfort and ease. The operational floor is located on the top of the 10th floor. The furnishing of the 2nd floor that is seated on 9-meter columns cover the entrance like eaves and supports the prestige of the area. Cent Hotel Project is deemed to the rising star of Sütlüce with its modern structure and enriched architecture.



Şişhane Park

Şişhane Park is a bold shift regarding the public spaces in the center of Istanbul . Animating the public space, Sishane Park has a multi-modal service both to the public and private transportation of Istanbul. Directly connected to the Şişhane Metro, it links the pedestrians to the bus/dolmus hubs and Kasimpasa while the 1,000 capacity car park solves the parking problem. The top level of parking is open to the air and natural light while the lower 5 levels are ventilated with cross ventilation and an automated fan system. A water recapture system allows the extensive green roof-scape and the 30% landscaped surface, wood decks and choice of light granite significantly reduce the negative impacts of heat island effect.



BERKOLON

The landscape, water recapture and the permeable pavers also minimize the projects impact to the storm water infrastructure in the historic area. The market place, on the other hand, will be a mix of services, retail and cultural platforms. That way, meeting point for various transportation and other services will create a dynamic movement of people buzzing through the city in Şişhane Park.



Tarlabaşı 360

A unique city that connects various different cultures... And at the heart of this city, an Istanbul project that embodies the glory of the past, vigor of the present and investment value of the future. Tarlabaşı, once the center for trade, arts, entertainment and living returns to its old glamorous days with Europe's best urban renewal project; Tarlabaşı 360. The 20 thousand square meter construction site of Tarlabaşı 360 project consists of 900 units of office, luxury residence, household and commercial space and the underground car park space for 1050 vehicles.



At Tarlabası 360, you are surrounded by all the beauties Istanbul has to offer. Istiklal Avenue with its world famous brand stores, restaurants, cafes, art galleries and the consulates of numerous countries is only a few minutes walking distance; Taksim Square is only 350 meters away. Social facilities in the project such as indoor swimming pool, Fitness-SPA, Pilates Hall, Yoga Hall, Sauna, Steam Room, Restaurant and Café provide modern and high quality living.



The Rahmi M. Koç Museum

Celebrating her 20th anniversary, the Rahmi M. Koç Museum, is the first and only industrial museum in Turkey.

Located on the shores of the Golden Horn, the Museum consists of two historic building complexes: a former anchor foundry built on Byzantine foundations called the Lengerhane; and the historic 19th century Hasköy dockyard. Together with its outdoor exhibition areas and car parks, the museum covers almost 27,000 square metres. As part of its mission to be a 'living' museum, the Rahmi M. Koç Museum not only illustrates the history of industry, transport and communications, but is also an important cultural, educational and social center.

The Museum started with the extensive personal collections of Mr Rahmi Koç, who was introduced to the subject when his father brought home a toy train from a trip abroad. These major collections of models, toys and miniatures have since been greatly enhanced by an influx of full-sized objects, both permanent and on loan. The collection now boasts over 90 cars and motorcycles, several aircrafts, trams, railway locomotives, boats, and even a Second World War submarine. The collections are always expanding and offer an ever-changing experience for visitors: additions in just the last few months include a Bell AH-1 Cobra military helicopter, 1938 Rolls-Royce Wraith, Morris Mini-Cooper, White Aviation Fuel Tanker.

The Museum places great emphasis on education, and to that end has introduced Education Packs for various age groups that allow visiting children to learn more about selected objects and their contexts with the help of the Museum's full-time teacher. These packs may be freely downloaded from the Internet. There is also a museum outreach project, in which a teacher and assistant travel around the country giving science and history lessons with the aid of real museum objects. This project, known as 'Müzebüs', has reached more than 235.000 students since its inception, and was deemed 'Best Corporate Social Responsibility Project in Turkey, 2004' by Platin magazine.



The first immovable planetarium open to public called 'Keşif Küresi is available for our visitors. In the Planetarium educational films about astronomy and especially about the solar system are shown.

Golden Horn tours can be done with a steamy tugboat Rosalie made in Holland in 1874 Liman 2 made in Holland in 1936 at weekends and Kont Ostrorog Tug during the weekdays.

Merry-go-round and children playground, give the possibility both to adults and children for entertaining and resting.

Moving from the Museum to the shore of Golden Horn a narrow railway is built with a nostalgic train and a short tour can be done along the shore of Golden Horn.

The Museum offers a variety of opportunities for relaxing after a visit: the famous Café du Levant, with its sophisticated French atmosphere and food, the Mediterranean-influenced Halat by Divan restaurant by the Golden Horn, and a truly authentic and cosy English Pub. A charming "Tea Room" and "Nostaljik Dodge Truck" is available for shorter breaks. Events for personal and corporate are also catered for, with the special museum ambience proving popular for conferences, dinners and product. Throughout the year, special events designed for the 20th anniversary would also provide opportunities for visitors whom would like to spend quality time with their friends and family.

In 1996, Rahmi M. Koç, the Chairman of Board of Trustees of the Rahmi M. Koç Museum and Cultural Foundation, was awarded with a European Council of Museums Special Award for his vision in creating the first industrial museum in the region. The Museum also received the 'Culture and Arts Grand Prize' from the Turkish Ministry of Culture in 2001.

The Rahmi M. Koç Museum is open to visitors between 10.00 and 17.00 on Tuesdays to Fridays, and between 10.00 and 20.00 (during summer period), 10.00 and 18.00 (during winter period) at weekends. It is closed on Mondays.



Tomtom Gardens

Redevelopment of a historical district: Tomtom Gardens...

Nearby full of color, enigma and surprises of Beyoğlu, surrounded by the consulates, has a quiet, calm and green yard, unique location...

Tomtom District is one of the most authentic spots of the old city, Beyoğlu; in walking distance to İstiklal Avenue. İstiklal Street has created countless fans with its monumental buildings, arcades, theaters, galleries and shops. Despite its central location and convenient accessibility, Tomtom Gardens still preserves its self-contained, calm and peaceful atmosphere due to the consulates, schools and gardens in the area.

Tomtom Gardens is comprised of 8 buildings, surrounding two courtyards. It is a mixed-use development project consisting of residential units, offices, art galleries, retail units. Tomtom Gardens is a "prime real estate" renovation project.

The first phase of Tomtom Gardens consists of three buildings, two of which are historical. These three buildings are surrounding a 450 sqm courtyard in the middle. This courtyard designed with inspiration by an Italian landscape architecture will be exclusive for use by Tomtom Gardens residents.

KREA has a presence in various segments of the real estate market including residential, shopping centers, and mixed-use projects. In the last 15 years, KREA and its management team has signed investments over USD 1, 5 billion realized essentially with international investors and listed companies. KREA has played an active role not only on the investment side but also on the development side from land acquisition to concept development, from construction coordination to marketing and sales.





TOMTOM GARDENS

–Beyoğlu–

KREA team has been recognized numerous awards such as MIPIM Best Residential Development Project in 2001, ULI Best Residential Development Project in 2002, Euromoney Best Developer in 2005, and 2008, Euromoney Best Developer and Investment Manager in 2007 and ArkiPARC Real Estate Award Residence Segment in 2011.

Sirius is a real estate investment initiative focused on Beyoğlu, created by three partners who have known each other for 40 years and who have decided to bring together their cumulative resources and experiences from a broad spectrum of fields ranging from domestic and international tourism and airline services to establishment and management of educational and financial institutions. The partners' presence and impeccable references from previously accomplished projects have rapidly positioned Sirius Group among the major players who strive for a Beyoğlu "regenerated without being degenerated"

Sirius Group's first real estate and hospitality Project, Nuru Ziya Suites encompassing three buildings, has been favored by international travelers seeking quality accommodation of global scale for their extended stays day one and is acknowledged by agencies as "magnificent". The Sirius Group also owns, among other initiatives, Peymane, Pera Thai, restaurants well known by Beyoğlu lovers.



Tuna Hotel

- Tuna Hotel Taksim, located in the heart of Istanbul, is a business, tourism and entertainment center.
- 20 minutes to the airport. Tourist attractions and shopping malls 15 min., Only 1 -min walk to the metro, is at the entrance of Istiklal Street.
- The hotel is 5 stars.
- 47,000 square metres construction area and 225 rooms in total.
- The great majority rooms with Bosphorus views , others overlooking Taksim Square and Istiklal Street.
- 203 standard , 12 suites , 2 executive , six penthouses, 2 king suites incl. this project.
- 440 m² multi-purpose hall (first basement floor).
- 4 meeting rooms (third basement floor).
- 390 m² conference room (third basement floor).
- 2 restaurants (3. Basement floor + 1. Basement floor).



- 1 restaurant-bar (ground floor).
 - 1 bar.
 - 2 cafeterias (3. + 8. Floor).
 - Indoor parking.
 - Green terraces.
 - Heat recovery hot water is provided for the use of the building.
 - The ventilation system is recycled.
 - Internal indoor air quality is provided by considering the required standards.
 - Imparting back wastewater reuse of gray water system is provided.
- Istanbul's first cinema hall Majik Cinema was restored in the project.



Vakıf İpek Han Project

The Vakıf İpek Han project is another successful renovation project taking place in Beyoğlu, the heart of Istanbul. The building is basically in three arcades separated with tough moldings with the first two floors in vertical, following two floors and subsequent two floors. Anchorages have been formed between such arcades with column covering axles. The building has been finished with façade carded by more rhythmic vertical elements embracing the roof cover and the penthouse as the fifth floor last arcade having open balconies.



The building has opted to take its place by not competing with historical structures with its own composition but by bearing traces of them with a modest arrangement and to be one of them. Vakıf İpek perfectly blends with its environment and has been a good addition to the skyline.



Vehbi Koç Museum

Vehbi Koç Foundation's future art projects include the establishment of a contemporary art museum. Located close to Taksim, Istanbul's city centre, the museum is conceptualised both as a cultural and educational hub and a quality recreation area. The new museum will house the Vehbi Koç Foundation Contemporary Art Collection as well as featuring temporary exhibitions throughout the year.

The building in Istanbul's Dolapdere district will have a covered area of 20,000 square metres featuring 2,750 square metres of dedicated gallery space for the permanent collection and temporary exhibitions, as well as a sculpture terrace, performance spaces, interactive dialogue centres, conference/meeting/activity rooms, a library, a conservation laboratory, storage facilities, an art book store, and service areas for dining and refreshments.



The building's architectural design was executed by Grimshaw Architects (UK). Its construction began in 2015, to be completed in 2017.

Melih Fereli, Culture and Arts Advisor of the Vehbi Koç Foundation, is also the Founding Director of the contemporary art museum.



Notes



Lined area for notes, consisting of multiple horizontal lines.

BIG

BEYOĞLU INVESTORS GROUP

HEART OF ISTANBUL



istanbul
@MIPIM

brought to you by

