

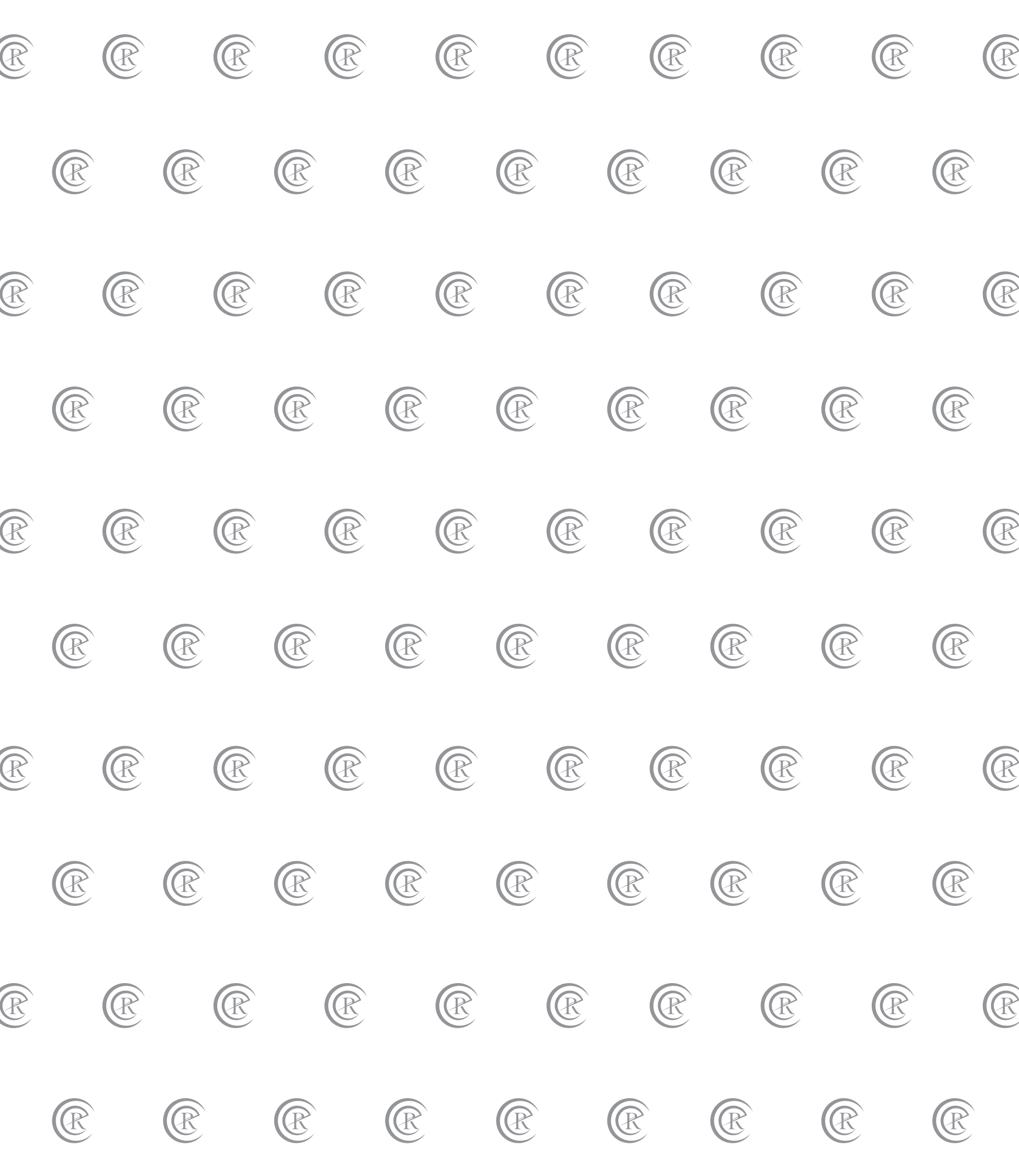


CER  
İSTANBUL



PIER  
A LEADING ENGINEERING &  
CONSTRUCTION COMPANY





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

SOME LEAVE QUOTES THAT  
WILL CHANGE THE WORLD.

SOME LEAVE AN IDEA THAT  
WILL SHAPE THE FUTURE.

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





A GIFT

TO THE FUTURE











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






# IN THE MIDST OF HISTORY







A detailed architectural sketch of the Golden Gate Archway, showing its intricate Gothic Revival design. The sketch is rendered in a light, sketchy style with many lines, suggesting a conceptual or preliminary drawing. The archway features a large central arch with a smaller one above it, and a series of smaller arches and windows. The text "AS GLORIOUS AS THE GOLDEN AGES" is overlaid in a large, serif font. In the bottom left corner of the sketch, there is a handwritten note: "28.1.2004" and "AB".

# AS GLORIOUS AS THE GOLDEN AGES

GOLDEN GATE

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

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

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

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

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

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

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



TOPKAPI PALACE



GRAND BAZAAR



HAGIA SOPHIA



BASILICA CISTERN

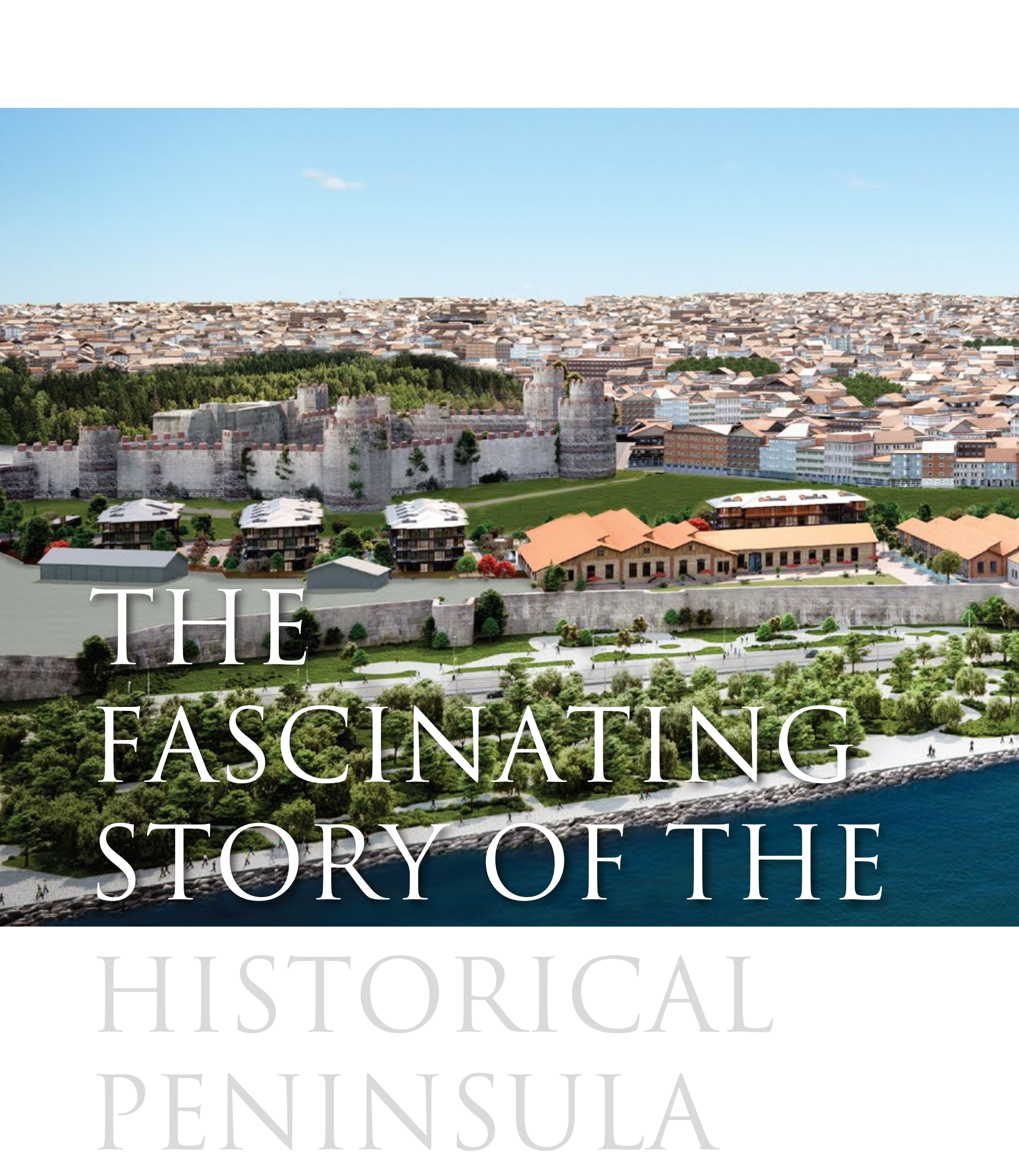


Time travel of the Ottoman railway lines starts in the 19th century and continues until the 21st century on the Historical Peninsula, a home to the world's cultural heritage.

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

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





# THE FASCINATING STORY OF THE

# HISTORICAL PENINSULA









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

# RESPECT FOR HISTORY AND PEOPLE





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

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

TIMELESS  
TOUCHES





UNIQUE  
SPIRIT LIES

IN THE FABRIC

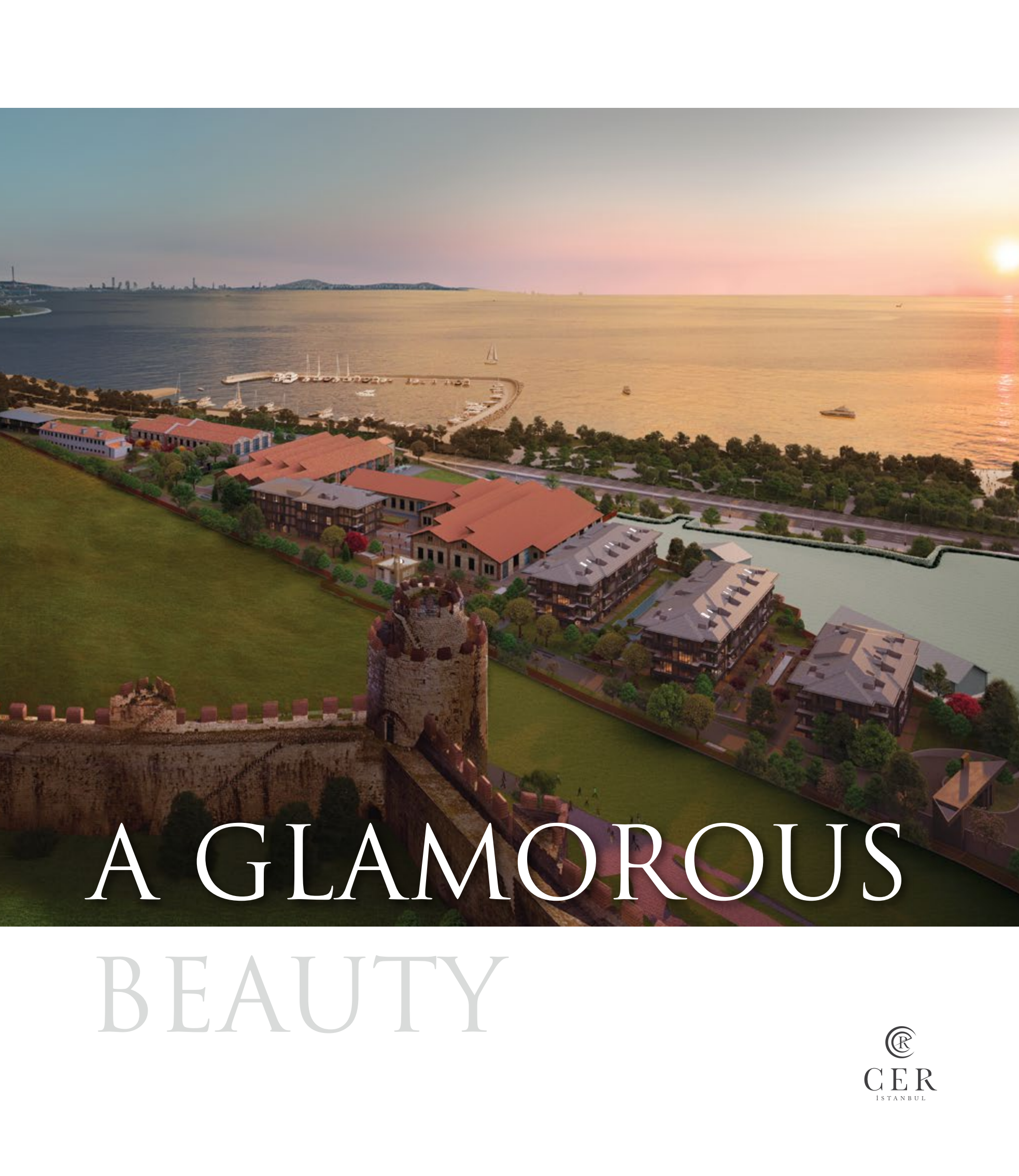








Besides the historical fabric, the beautiful blues and greens of the Marmara region add to the natural richness of the landscape.



# A GLAMOROUS BEAUTY













Cer İstanbul is located on a total area of 40,000 m<sup>2</sup> and a majority of this project, namely 31,000 m<sup>2</sup> full of both natural and historical beauty, has been set aside for breathtaking, uniquely designed landscapes.

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

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



RESIDENCE APARTMENTS

---



LOFT UNITS

---



SERVICED APARTMENTS

---



COMMERCIAL UNITS

---









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

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

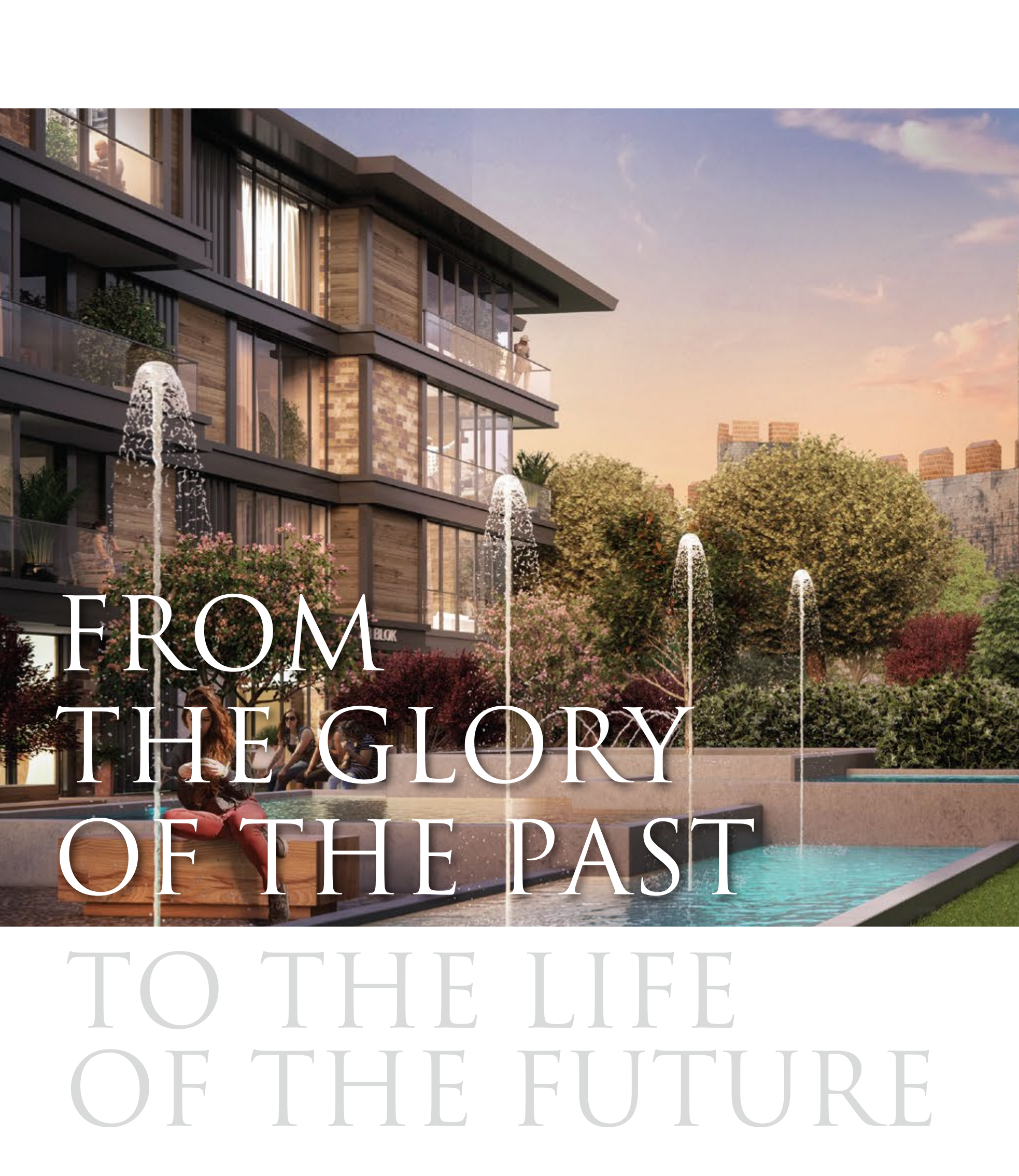


Cer İstanbul, planned as a holistic life concept, offers a delicious tasting experience created with refined flavors for the elite guests at the restaurants combining all the colors, energy and joy of the ancient city and provides a life full of all privileges.

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







FROM  
THE GLORY  
OF THE PAST

TO THE LIFE  
OF THE FUTURE









FROM THE PAST



# TO THE FUTURE







With restored spaces preserving the essence of history, Cer İstanbul combines the spirit of old İstanbul eternalizing very special stories and the modern social life of the present day.

























WAKING UP  
TO ISTANBUL

EVERY  
MORNING...









TIMELESS  
AESTHETICS

ENRICHED WITH  
EACH DETAIL













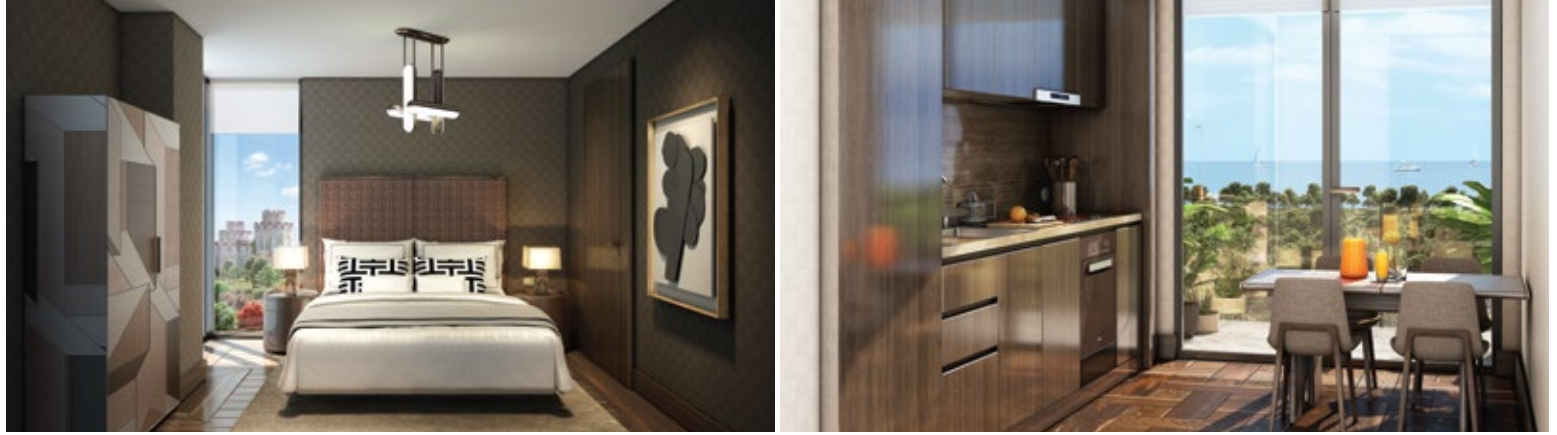




A wide glass facade offers maximum spaciousness and brings sunlight and the historical fabric into the home; Cer İstanbul, which boasts interior designs of world-famous architects, presents a luxurious life with the use of world class, top quality materials and select craftsmanship focusing on every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

ELEGANT,  
SOPHISTICATED  
AND  
COMFORTABLE  
LIVING SPACES





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





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

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

SPECIAL JOYFUL  
MOMENTS  
FOR YOU





















## **MANAGEMENT SERVICES\***

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

- Reception / Concierge
- 24/7 High Level Security Service
- Technical Service
- VIP Transfer
- Marmaray Station Transfer
- Maritime Transportation
- Rent a Car / VIP Car Service
- Valet Parking Service
- Housekeeping Service
- Dry Cleaning / Ironing Services
- Video surveillance in the building complex and common areas
- Smart Building Infrastructure
- Recreational facilities, SPA, Pool Management

# FULL SERVICE APPROACH





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









3RD AIRPORT

MASLAK

FATİH  
SULTAN  
MEHMET  
BRIDGE

ŞİŞLİ

LEVENT



BEŞİKTAŞ

JULY 15  
MARTYRS' BRIDGE

TAKSİM

FATİH

EMİNÖNÜ

ÜSKÜDAR



ATATÜRK  
AIRPORT

BAKIRKÖY



KADIKÖY

MARMARA SEA

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

## SURROUNDINGS

### *SEVERAL UNIVERSITIES*

İstanbul University

Private Universities

800 m  
to Marmaray Kazlıçeşme Station

2 km  
to the Eurasia Tunnel

### *SEVERAL HOSPITALS*

Yedikule Chest Diseases Training and Research Hospital

İstanbul Training and Research Hospital

İstanbul Haseki Training and Research Hospital

Cerrahpaşa Medical Faculty Hospital

Çapa Medical Faculty Hospital

Private Hospitals

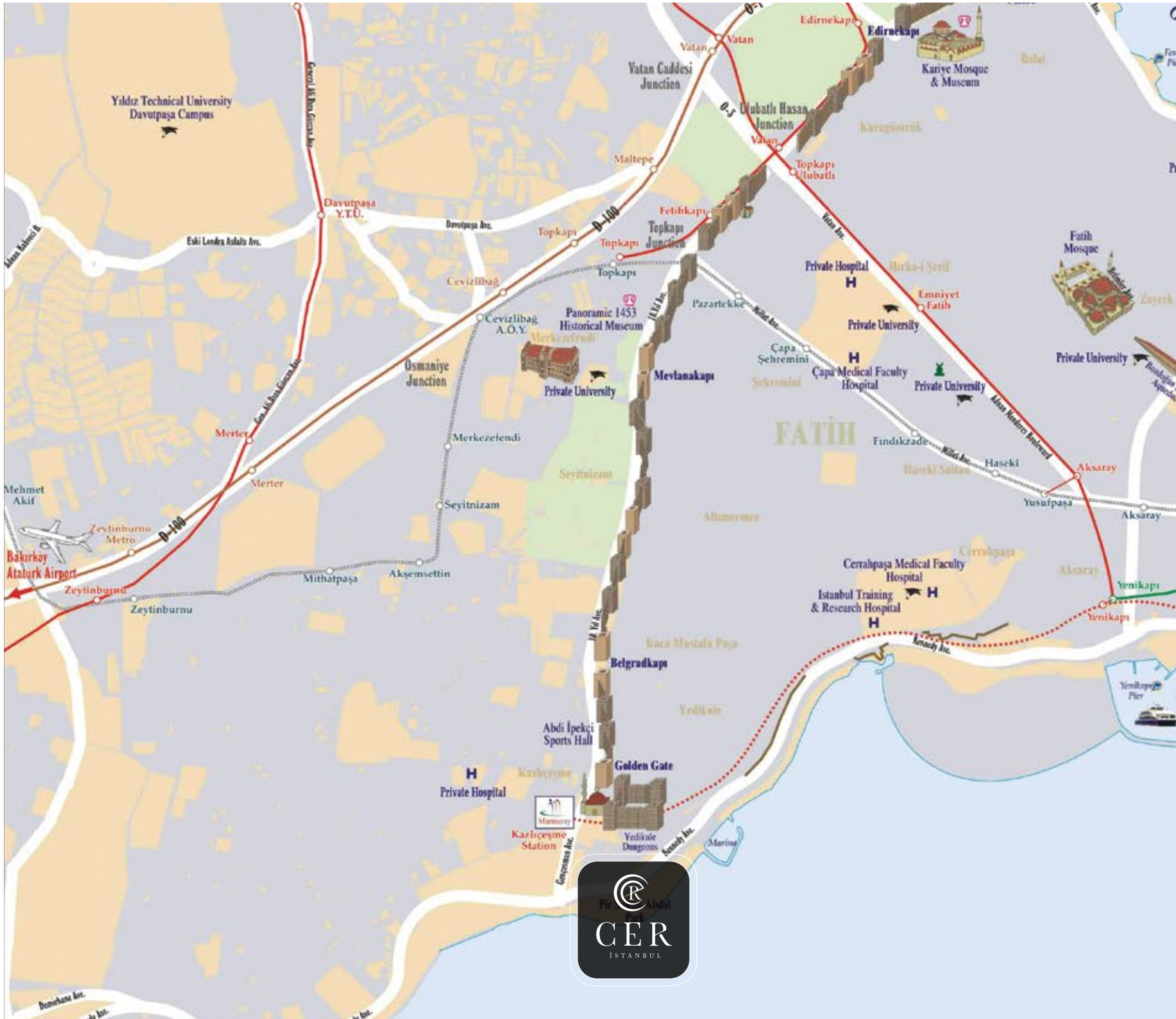
3.4 km  
to Yenikapı Ferry Dock

3.5 km  
to Yenikapı Metro Station

4 km  
to D-100 Highway

13 km  
to Atatürk Airport





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



Sea of Marmara



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







# PROJECT INFORMATION

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





In 1953, a mentality that would lead the urbanization efforts of a country and improve the people's life quality was born. In that year, Emlak Konut, the deep-rooted brand of the construction industry, started its journey of success. The corporate vision was decided to build environmentally conscious modern cities that add comfort to human life. With this purpose, Emlak Konut became the architect of many innovative practices in the industry.

Emlak Konut delivered many projects leaving a good example and traces for planned urbanization in our country. It built the most innovative neighborhoods of its era with projects so large that even their surroundings were named after them. This stable growth brought up a significant milestone as well. In 2002, Emlak Konut turned into a real estate investment company. This transformation was the herald for the giant projects, barnburners and becoming an even bigger company. After the establishment of the real estate investment company, Emlak Konut initiated 132 new projects that would have a broad effect on the world, embody environmentally conscious technologies and add value to cities. The number of units built and tendered since 2003 has reached 130.000.

Emlak Konut went public twice, crowning its fast growth and taking its targets to wider horizons. The initial public offering which took place in 2010, ranked among the top 5 public offerings in the Republic's history. The second one, in 2013, became the greatest real estate public offering in the last 5 years in Europe. Growing with public offerings, Emlak Konut strengthens its place among the largest companies in Turkey with its paid-in capital of TRY 3,8 billion and its total value of assets of TRY 21,9 billion as of March 31, 2018.

Since its foundation, Emlak Konut has been taking firm steps towards the future with its increasing momentum, human-oriented corporate culture and its latest state. It is getting closer and closer to its goal of becoming Turkey's pride as a global player in the world.





Ege Yapı, which was founded in 2006, following a national and international experience of 35 years in real estate sector, has successfully completed construction and real estate development of various projects including houses, offices, shopping centers and educational institutions in domestic and overseas markets.

As Ege Yapı, we have committed ourselves to develop privileged projects facilitating people's lives and providing a better life quality. While fulfilling our responsibility towards our country and future generations, we aim for producing projects and making investments in line with universal requirements of our era, contributing to the growth of our country as well as providing employment opportunities. Being aware of the fact that natural resources are very valuable treasures for us, we shape our projects under the concept of a sustainable environment. We break the tradition both in architectural solutions and in social responsibility projects in which we take part, and we endeavor to make each business we carry on the best in its field.

With the projects we developed at city centers or at locations near the centers, our principle is to contribute not only to our own projects but also to the environment around us. We believe in living the city instead of running away from it, blending into the crowd with protecting the identity instead of being separated, existing along with your environment instead of in your own world, developing and improving without losing your essence, preserving the good while working for the better, reaching for the best without making concessions.

Ege Yapı has drawn the attention of both the investors and the business world with various house and office projects it has developed since the day it was founded, foremost with Batışehir, the first mixed-use project realized on a construction area of 818.000 m<sup>2</sup> with all its functions, as well as Pega Kartal, İz Tower, İz Park, Premium Office Beylerbeyi, Shangri-La Bosphorus Hotel, Sheraton Grand Samsun Hotel and Olive Plaza.

Marked as "Europe's Best Mixed-Use Development Project", the award-winning Batışehir Project in İstanbul's Bağcılar district gives its name to the region it is built in. The project has facilitated building of 3,266 flats and residences in total; a shopping avenue with 121 stores; Four Points by Sheraton Hotel; Radisson Blu Residence İstanbul Batışehir – the first residence to be built in Turkey by the brand Radisson Blu; Doğa Schools, as well as other social spaces and wide landscapes. Among the most important indicators of the mission we adopt in the real estate sector as Ege Yapı are: Pioneering in many innovative technologies in the construction industry with the vast experience gained in international markets and building the Shangri-La Bosphorus Hotel in İstanbul's Beşiktaş district with a "Top-Down System" accordingly.



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