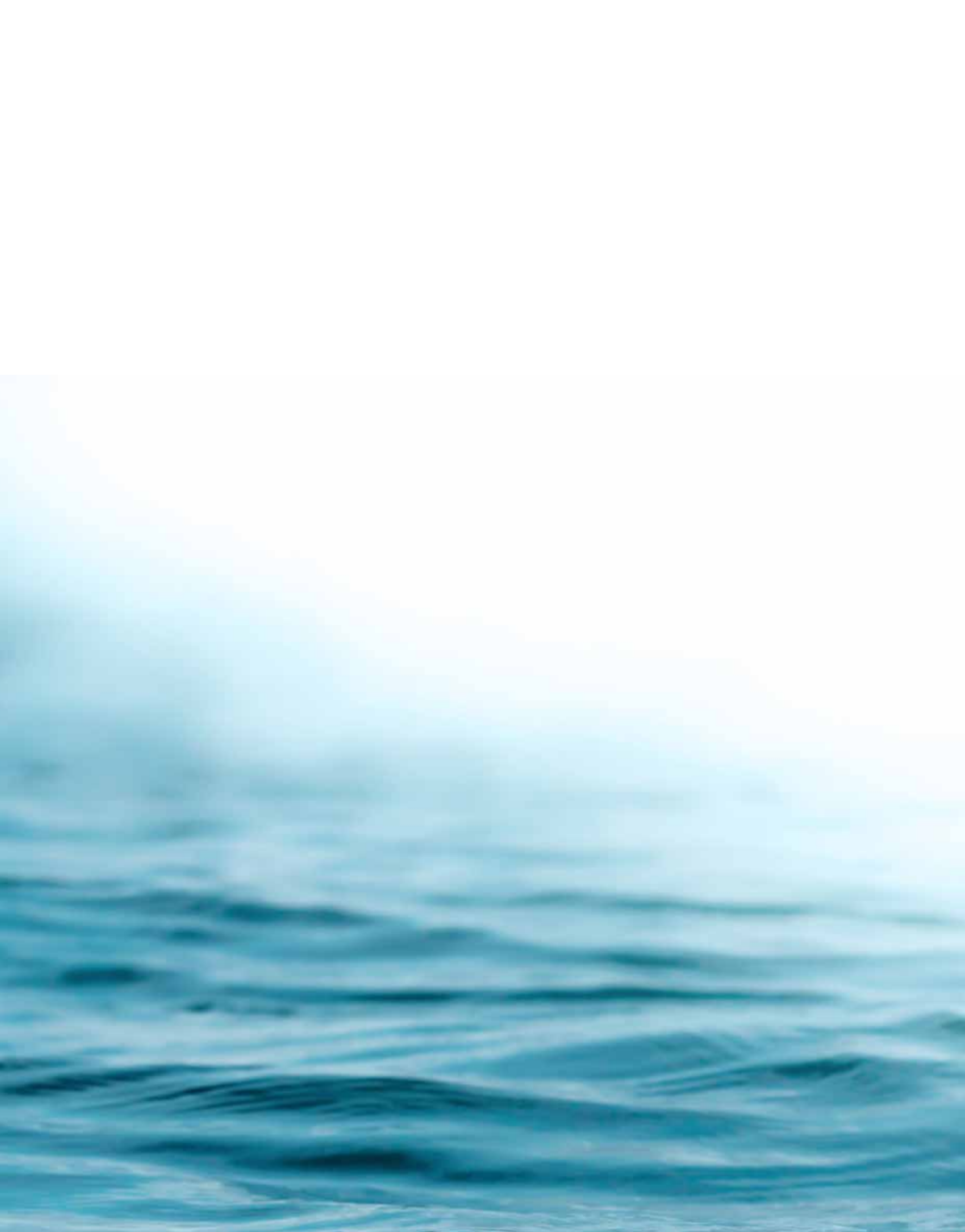


**A PRECIOUS LIFE
ON THE BANKS
OF THE RIVER**



KORDON
İSTANBUL





A PRECIOUS LIFE IN THE HEART OF İSTANBUL

CONTENT

Location	10-15
Surrounding Area	16-21
Shopping Malls	22 - 23
Universities	24 - 25
Hospitals	26 -27
Layout Plan	28 - 29
Project Concept	30 - 31
Landscaping	32 - 37
Social Facilities	38 - 39
Kordon Life Club	40 -45
Kid's Club	46 - 47
Shopping Street	48 - 51
Flat Plans	52 - 72
About Us	73 - 75



A PRECIOUS LIFE IN THE MOST VALUABLE DISTRICT OF İSTANBUL, WITH ITS TIMELESS PLEASURES

The **Sadabad River** and **Kağıthane** districts, famous for their natural beauty, gardens, luxurious riverside lifestyle, art, and entertainment, also have all the traces of the **Ottoman Empire's Westernization** adventure starting in the **XV. century**.







A PRECIOUS LIFE
WHERE CONTINENTS UNITE



A LIFE NESTLED AMID CALM
SEAS AND NATURE,
PRECIOUS



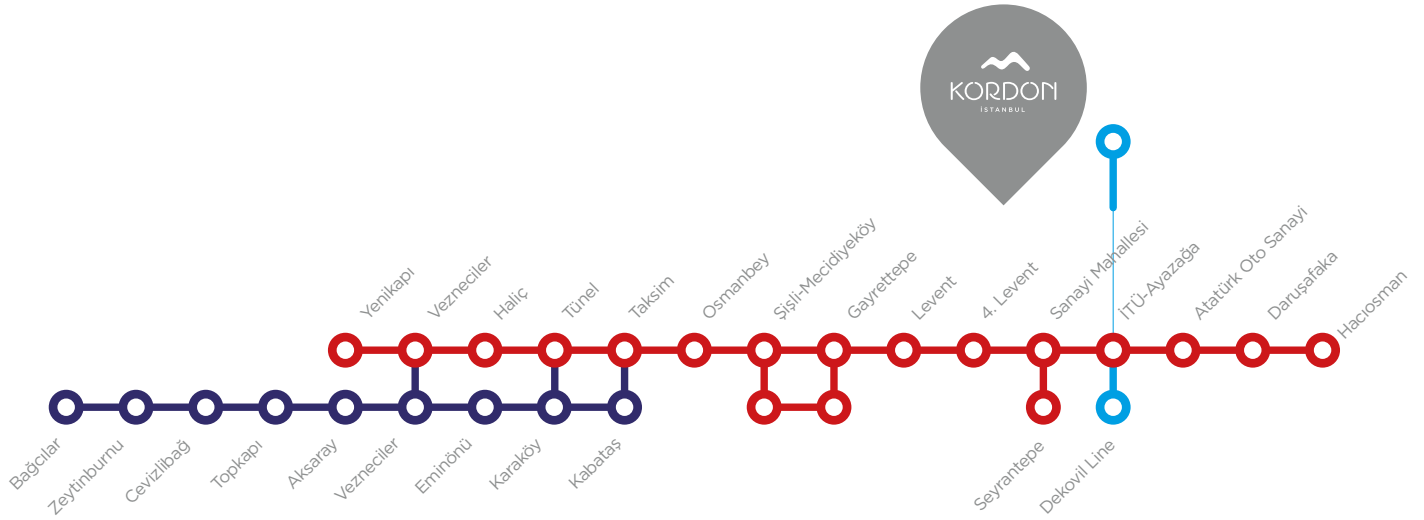
Hosting many innovative life projects including roads, transportation and infrastructure projects as well as walking-tracks, bicycle trails, amphitheaters, and recreation areas that will be realized with renovation and landscaping projects, **Kağıthane**, today, is the most valuable transformative district of **İstanbul**.





RIGHT HERE, IN THE HEART OF THE CITY

In the most valuable corner of **İstanbul**,
where **Maslak** meets **Kağıthane** along the beautiful the **Sadabad River...**
Kordon İstanbul presents the life your loved ones have always dreamed of,
and it is an excellent address for a unique investment with its incredible location,
great architecture and exclusive offers...



Transportation Accessibility

TEM and D-100 Highway Connections

Kağıthane Subway Station

Tram Line

Ayazağa Monorail

Easy Access to the Bridges

Access to the Big İstanbul Tunnel

5 min. to Maslak

9 min. to Levent

10 min. to Mecidiyeköy

15 min. to Taksim

17 min. to Beşiktaş

25 min. to Atatürk Airport

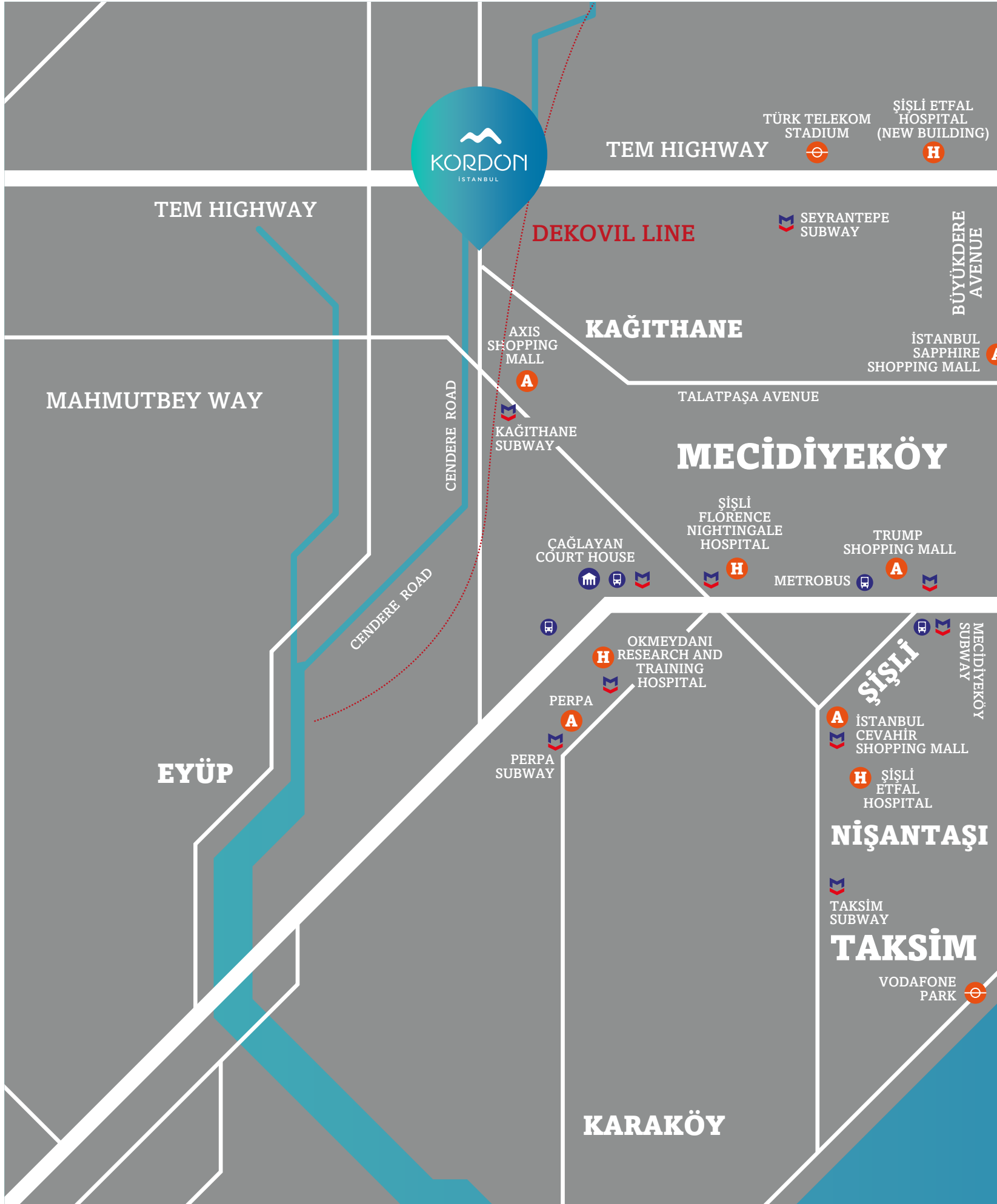
Travel times may change due to traffic.

The tram line is a project independent from EGE YAPI and belongs to the Metropolitan Municipality of İstanbul (İBB).
EGE YAPI cannot be held liable in any way in case of cancellation or delay in the construction of this line, and the transportation times given are estimated for times when there is no traffic.

The project's location next to the **Haliç (Golden Horn)-Kemerburgaz Historical Tram Line**, which is going to play a big role in the development of the district, as well as its connections to the **TEM and D-100 Highways**, and proximity to the subway and monorail has drawn attention and admiration.

The **25-km Historical Tram Line**, which will run between **Santral İstanbul and Kemerburgaz**, will facilitate the transportation of the residents of **Kordon İstanbul**, who will find **Cendere Station** of the subway line projected to be located steps away from the entrance.





TÜRK TELEKOM STADIUM
ŞİŞLİ ETFAL HOSPITAL (NEW BUILDING)

TEM HIGHWAY

TEM HIGHWAY

DEKOVIL LINE

SEYRANTEPE SUBWAY

BÜYÜKDERE AVENUE

KAĞITHANE

İSTANBUL SAPPHIRE SHOPPING MALL

MAHMUTBEY WAY

TALATPAŞA AVENUE

MECİDİYEKÖY

CENDERE ROAD

CENDERE ROAD

AXIS SHOPPING MALL

KAĞITHANE SUBWAY

ŞİŞLİ FLORENCE NIGHTINGALE HOSPITAL

ÇAĞLAYAN COURT HOUSE

TRUMP SHOPPING MALL

METROBUS

OKMEYDANI RESEARCH AND TRAINING HOSPITAL

PERPA

PERPA SUBWAY

ŞİŞLİ

İSTANBUL CEVAHİR SHOPPING MALL

ŞİŞLİ ETFAL HOSPITAL

NİŞANTAŞI

TAKSİM SUBWAY

TAKSİM

VODAFONE PARK

KARAKÖY

EYÜP

MASLAK

TEM HIGHWAY

FSM
BRIDGE

RUMELİ HİSARİ

4. LEVENT
SUBWAY

LEVENT
SUBWAY

ETİLER

NİSPETİYE
SUBWAY

RUMELİ HİSARİ
SUBWAY

AKMERKEZ
SHOPPING MALL

BEBEK

KANYON
SHOPPING
MALL

E-5

ZİNCİRLİKUYU METROBUS

GAYRETTEPE SUBWAY

ZORLU SHOPPING MALL

ZİNCİRLİKUYU

JULY 15
MARTYRS'
BRIDGE

BARBAROS BOULEVARD

BEŞİKTAŞ
SUBWAY

ÇIRAĞAN STREET

BEŞİKTAŞ

ORTAKÖY

ÜSKÜDAR

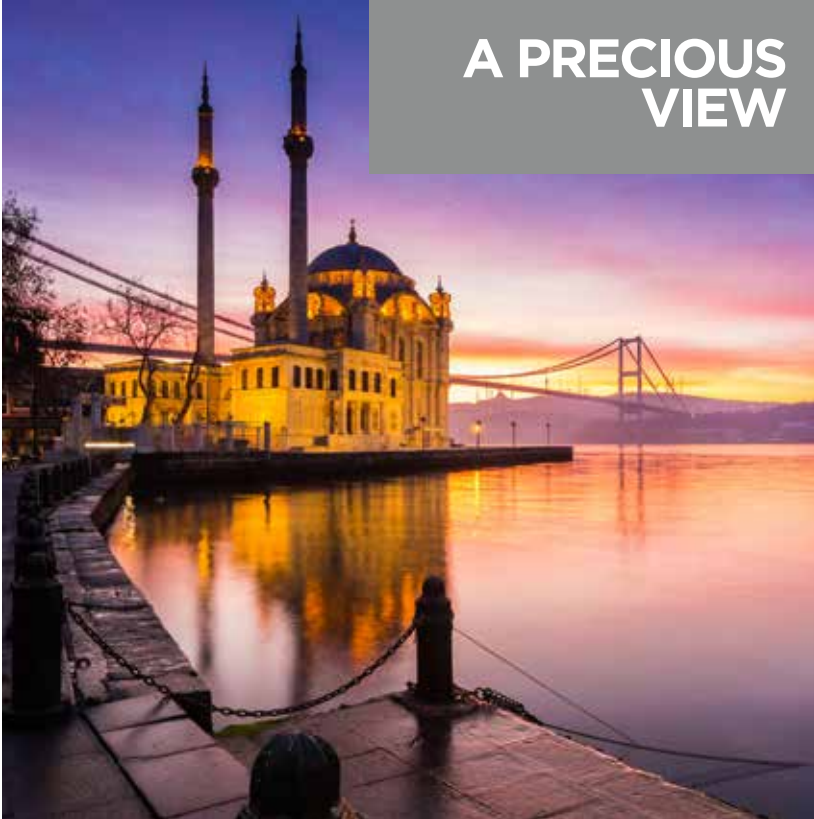


THE WORLD WILL REVOLVE AROUND YOU

You will be right in the heart of the city and in the center
of life with private educational institutions, shopping malls, universities,
and hospitals located in the surrounding area of
Kordon İstanbul.



A PRECIOUS VIEW



PRECIOUS TASTES



PRECIOUS EXCITEMENTS

A TALE OF İSTANBUL







SHOPPING MALLS

Kordon İstanbul will make you and your loved ones feel as if you are in the center of the life with its proximity to everything that eases and adds value to your life.

Axis
Özdilek
İstanbul Sapphire
İstanbul Cevahir
Kanyon
Metrocity
İstinye Park





UNIVERSITIES

With its unique location,
Kordon İstanbul will shape not only the pleasures you can get out of the life,
but also your future.

İstanbul Commerce University
İstanbul Technical University
İstanbul Bilgi University
Nişantaşı University
Haliç University
Beykent University







Kagithane State Hospital



Florence Nightingale Hospital



Okmeydanı Research and Training Hospital



Şişli Etfal Hospital

HOSPITALS

At **Kordon İstanbul**,
you will always live safely; and İstanbul's best hospitals will be your
next-door neighbors.

Derindere Hospital
Okmeydanı Research and Training Hospital
Kağıthane State Hospital
Florence Nightingale Hospital
Acibadem University Hospital
Şişli Etfal Hospital (New Building)



Acibadem University Hospital

A PRECIOUS
LIFE ON THE BANKS OF THE
SADABAD



Kordon İstanbul has been architecturally designed to suit its natural environment surrounded by unique beauties that bring together the most beautiful shades of blue and green... **Kordon İstanbul** offers its residents recreational areas unique in the city such as the **Sadabad River** flowing directly in front of the project, colorful landscaped areas, ponds, walking-tracks and bicycle trails.



WHERE THE MOST BEAUTIFUL SHADES OF GREEN MEET THE BLUE TONES OF WATER

Right here, in the most valuable corner of **İstanbul**, where **Maslak** meets **Kağıthane** along the banks of the **Sadabad River**, **Kordon İstanbul** offers a precious life with its innovative architecture, shopping street, rich social areas, restaurants and cafés, and unique landscaping and recreation areas where you will share your most beautiful moments.







IN KORDON İSTANBUL, EVERY COLOR OF NATURE WILL FASCINATE YOU AGAIN AND AGAIN

A very special living space where you will ornament your dreams with the most beautiful shades of green and blue...



WAKING UP WITH THE SMELL OF LAVENDER IS PRECIOUS

Landscaping and recreation areas constitute 72% of the area of **Kordon İstanbul**, so you can inhale the smell of lavender and enjoy the magical effect of the water and nature.

From nature walks through zen, color, or aromatic gardens to grass covered yoga areas; from gazebos with excellent pond-views to an open-air cinema; and from shaded cabanas to sitting areas with fireplaces **Kordon İstanbul** has many advantages.

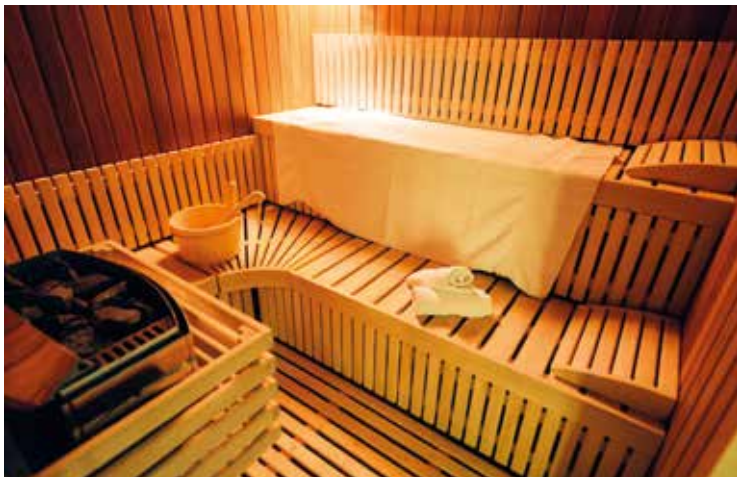
Outdoor Fireplace
Cabanas
Gazebo
Pond And Water Games
Color Garden
Landscape Areas
Aromatic Garden
Zen Garden



**IT IS PRECIOUS TO LIVE
YOUR DREAMS,
INSTEAD OF DREAMING YOUR LIFE**







WAKING UP REFRESHED EVERY DAY IS PRECIOUS

You can make a fresh start to a healthy life in the
sauna, steam room, Turkish bath, fitness, pilates area,
studio and indoor pool.





DISCOVERING A NEW PLEASURE EVERY DAY

In **Kordon İstanbul**, you will discover not only a brand new life but also a brand new you. You will find the opportunity to experiment with new hobbies and live your passions in social areas where every detail has been thought out. You can share more time and moments of happiness with friends and loved ones in the **Kordon Life Club**.



KORDON LIFE CLUB

Art Studios
Private Cinema
Kordon Meeting Rooms
Library
Karaoke Room
Music Studio
Kid's Club
Hobby Rooms
Guest Room





GUEST ROOM



DINING ROOM



ART STUDIOS



MEETING ROOMS





BEING ABLE TO LIVE YOUR LIFE FREELY, WHERE YOUR PASSIONS, LONGINGS AND DREAMS COME TRUE **IS PRECIOUS**

Watching movies together with your loved ones on a giant screen in a private cinema,
or giving a magnificent concert in your own studio...
You will bring the passion you have for your hobbies to life,
and the happiness it brings will refresh you.

Outdoor Cinema
Cinema Room
Karaoke Room
Music Studio





THEIR SMILES ARE PRECIOUS

In **Kordon İstanbul**, the children will also be very lucky.
They will take their first steps on the road to becoming future artists
in the **Children's Hobby Studios**.
From indoor-outdoor playgrounds to hobby rooms, many colorful and
entertaining activities are available for your children in
Kordon İstanbul Children's Hobby Studios...





GETTING EVERYTHING YOU WANT, WHEN YOU WANT, IS PRECIOUS

You can find everything you wish on the **Shopping Street**.
From pharmacies to hair styling salons, cafes to boutiques, we designed
everything to make your life comfortable









BEING ABLE TO LIVE AS YOU LIKE

Living spaces where aesthetics and limitless freedom come together...

In **Kordon İstanbul**, all the apartments were designed
with modern architecture for perfect comfort.



We planned everything with a unique style to make
you and your loved ones happy.

From **1+0, 1+1, 2+1, 3+1, 3,5+1 and 4+1** types of flats to flats with gardens or terraces,
Kordon İstanbul presents you various types of living spaces providing the
maximum amount of daylight with large window systems.



1+0

Salon + Kitchen + Recessed Balcony **22.12 m²**
 Bathroom **3.77 m²**

Flat's Gross Total m² **41.18 m²**



1+1

Salon + Kitchen + Recessed Balcony	21.89 m ²
Hall	5.07 m ²
Bedroom	11.73 m ²
Bathroom	3.37 m ²

Flat's Gross Total m² **64.58 m²**



1+1

Salon + Kitchen + Recessed Balcony	22.14 m ²
Hall	7.36 m ²
Bedroom	9.26 m ²
Bathroom	2.98 m ²

Flat's Gross Total m² **66.00 m²**



1+1

Salon + Kitchen	26.08 m ²
Hall	7.16 m ²
Bedroom	10.64 m ²
Bathroom	3.33 m ²
Balcony	5.90 m ²

Flat's Gross Total m² **80.83 m²**





1+1

Salon + Kitchen	26.98 m ²
Hall	6.79 m ²
Bedroom	11.15 m ²
Bathroom	3.03 m ²
Balcony	5.90 m ²

Flat's Gross Total m² **81.88 m²**



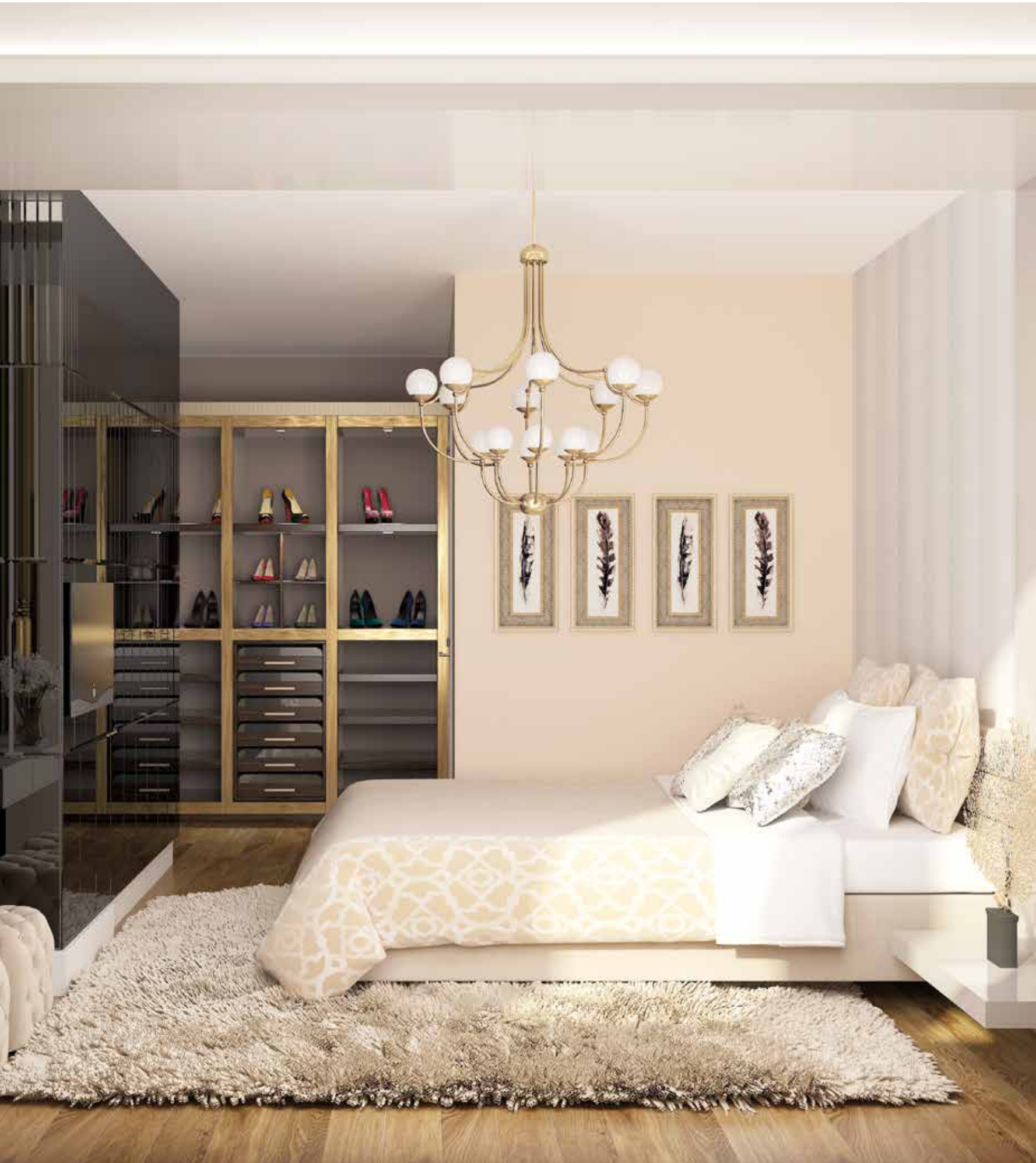
2+1

Salon	31.46 m ²
Kitchen	11.80 m ²
Bathroom	4.78 m ²
Hall	10.36 m ²
Balcony	8.14 m ²
Recessed Balcony	3.67 m ²
Bedroom	7.43 m ²
Parent's Bedroom	15.58 m ²
Parent's Bathroom	3.33 m ²

Flat's Gross Total m²

137.82 m²







Salon	36.46 m ²
Kitchen	13.38 m ²
Hall	13.18 m ²
Bedroom+Recessed Balcony	11.95 m ²
Bedroom	11.09 m ²
Parent's Bathroom	2.73 m ²
Bathroom	4.77 m ²
Balcony	8.40 m ²
Parent's Bedroom+Recessed Balcony	16.51 m ²

Flat's Gross Total m² 167.95 m²



3,5+1

Salon	36.26 m ²
Kitchen	10.46 m ²
Hall	11.56 m ²
Bedroom+Recessed Balcony	10.82 m ²
Bedroom	11.40 m ²
Parent's Bathroom	3.34 m ²
Bathroom	4.80 m ²
Balcony	11.09 m ²
Parent's Bedroom+Recessed Balcony	18.15 m ²
Maid's Room	5.17 m ²

Flat's Gross Total m²

171.14 m²





3,5+1

Salon	37.11 m ²
Kitchen	12.28 m ²
Hall	11.32 m ²
Bedroom+Recessed Balcony	12.06 m ²
Bedroom	13.60 m ²
Parent's Bathroom	3.34 m ²
Bathroom	4.72 m ²
Balcony	8.75 m ²
Maid's Room	5.64 m ²
Parent's Bedroom+Recessed Balcony	22.69 m ²

Flat's Gross Total m² **181.23 m²**



3,5+1

Salon	32.22 m ²
Kitchen	11.95 m ²
Hall	14.09 m ²
Bedroom+Recessed Balcony	11.84 m ²
Bedroom	12.84 m ²
Parent's Bathroom	3.89 m ²
Bathroom	4.24 m ²
Balcony	12.89 m ²
Study Room	5.17 m ²
Parent's Bedroom+Recessed Balcony	17.89 m ²
Laundry Room	2.31 m ²

Flat's Gross Total m² **180.84 m²**





3,5+1

Salon	32.22 m ²
Kitchen	11.95 m ²
Hall	14.10 m ²
Bedroom+Recessed Balcony	12.50 m ²
Bedroom	12.19 m ²
Parent's Bathroom	3.89 m ²
Bathroom	4.24 m ²
Balcony	12.96 m ²
Study Room	5.17 m ²
Parent's Bedroom+Recessed Balcony	17.89 m ²
Laundry Room	2.30 m ²

Flat's Gross Total m² **180.75 m²**





4+1

Salon	38.95 m ²
Kitchen	12.44 m ²
Hall	16.46 m ²
Bedroom + Recessed Balcony	13.07 m ²
Bedroom + Recessed Balcony	12.91 m ²
Bedroom	13.22 m ²
Parent's Bedroom	22.32 m ²
Parent's Bathroom	5.24 m ²
Bathroom	4.92 m ²
Balcony	8.39 m ²
Balcony 2	4.36 m ²
Laundry Room	2.97 m ²

Flat's Gross Total m²: **225.99 m²**



In 2006, after **35 years** of experience in the national and international real estate sectors, **Ege Yapı** was established to successfully build and develop various foreign and domestic real estate projects such as residences, office buildings, hotels, shopping centers and educational facilities.

As **Ege Yapı**, we charged ourselves with developing privileged projects to make people's lives' easier and elevate quality of life.

While maintaining our responsibility to our country and to future generations, we aim to make investments and build projects that are suitable for the conditions of our time, that contribute to the development and societal prosperity of our country, and that provide employment opportunities to our people.

With the knowledge that our natural resources are precious treasures, we shape our projects according to sustainable environmental concepts. Whether through our architect's blueprints, or the social responsibility of our projects, we work to stand out and be the best in every aspect of our work.

With projects such as **Pega Kartal, İz Tower, İz Park, Shangri-La Bosphorus Hotel, the Sheraton Grand Samsun Hotel** and especially Turkey's first fully functional integrated living project **Batışehir**, **Ege Yapı** has drawn the attention of investors and the business world with over 1 million m² in successful construction. Beyond the construction of 1 million m² in just 4 years, **Ege Yapı** also has ongoing construction projects in **Kağıthane, Maslak, Beyoğlu, Fatih, Ataşehir, Beylerbeyi**, and 2 in **Çekmeköy**, all totalling 2 million m².





