







*Preparing to experience  
this day for years,  
welcome to Kayaşehir.*

**THE PLACE  
TO LIVE.**





*Kayaşehir's  
preparation  
for today  
goes way  
back.*

THE PLACE TO LIVE.

THE REGION'S LAYOUT  
WAS CAREFULLY  
STRUCTURED IN THE LIGHT  
OF A LONG-TERM  
DEVELOPMENT PLAN AND  
THE PROCESS WAS  
SPREAD OVER YEARS.

The Kayaşehir region's  
development was  
thought out carefully and  
diligently without any rush,  
turning it into an area worth  
living on the European Side  
of Istanbul.

The large city square, urban  
park that adds spaciousness  
to the area and investments  
like the health city that  
unites hospitals, brought  
Kayaşehir to the limelight  
across Istanbul.

THE VALUE OF EACH SQUARE METER  
IN THE AREA CONTINUES TO RISE YEAR AFTER YEAR.  
KAYAŞEHİR IS PREPARING TO EXPERIENCE  
THE SUNNY DAYS OF ITS TRANSFORMATION  
STORY VERY SOON.

The Yavuz Sultan Selim Bridge,  
Istanbul New Airport and  
subway infrastructure,  
which all create a fast  
connection to Kayaşehir,  
further increased  
the appeal of the area.

We are inviting you to  
discover Nidapark Kayaşehir's  
promises to enjoy the fine  
days of Kayaşehir with  
the Tahincioğlu privilege  
and quality.



## LOCATION







### THE YAVUZ SULTAN SELİM BRIDGE

You can quickly and conveniently access the Anatolian Side through the Yavuz Sultan Selim Bridge.



### AIRPORTS

Accessing the Istanbul New Airport and Atatürk Airport are easier than ever.



### HEALTH CITY

The health city, constructed to meet your health-related requirements, is situated in proximity to your home.



### CITY SQUARE

The city square built on a spacious area provides the social life you've been seeking.

### ATATÜRK OLYMPIC STADIUM

The Atatürk Olympic Stadium is right by your side awaiting sports fans.



### SUBWAY AND TRAM

The subway and tram, the comfortable means of transportation across Istanbul, right by your side.



### SHOPPING MALLS

The Palladium Shopping Mall within the project and others across the area, conveniently meet all your needs.



### URBAN PARK

The urban park built across an area of 250,000 m<sup>2</sup> is virtually your own private garden.





*Life at your doorstep  
with the Yavuz Sultan  
Selim Bridge, New Istanbul  
Airport and subway.*

**THE PLACE  
TO LIVE.**





*The ability  
to go wherever  
you want,  
whenever you  
want, while  
being easily  
accessible at  
the same time.*

THE PLACE TO LIVE.

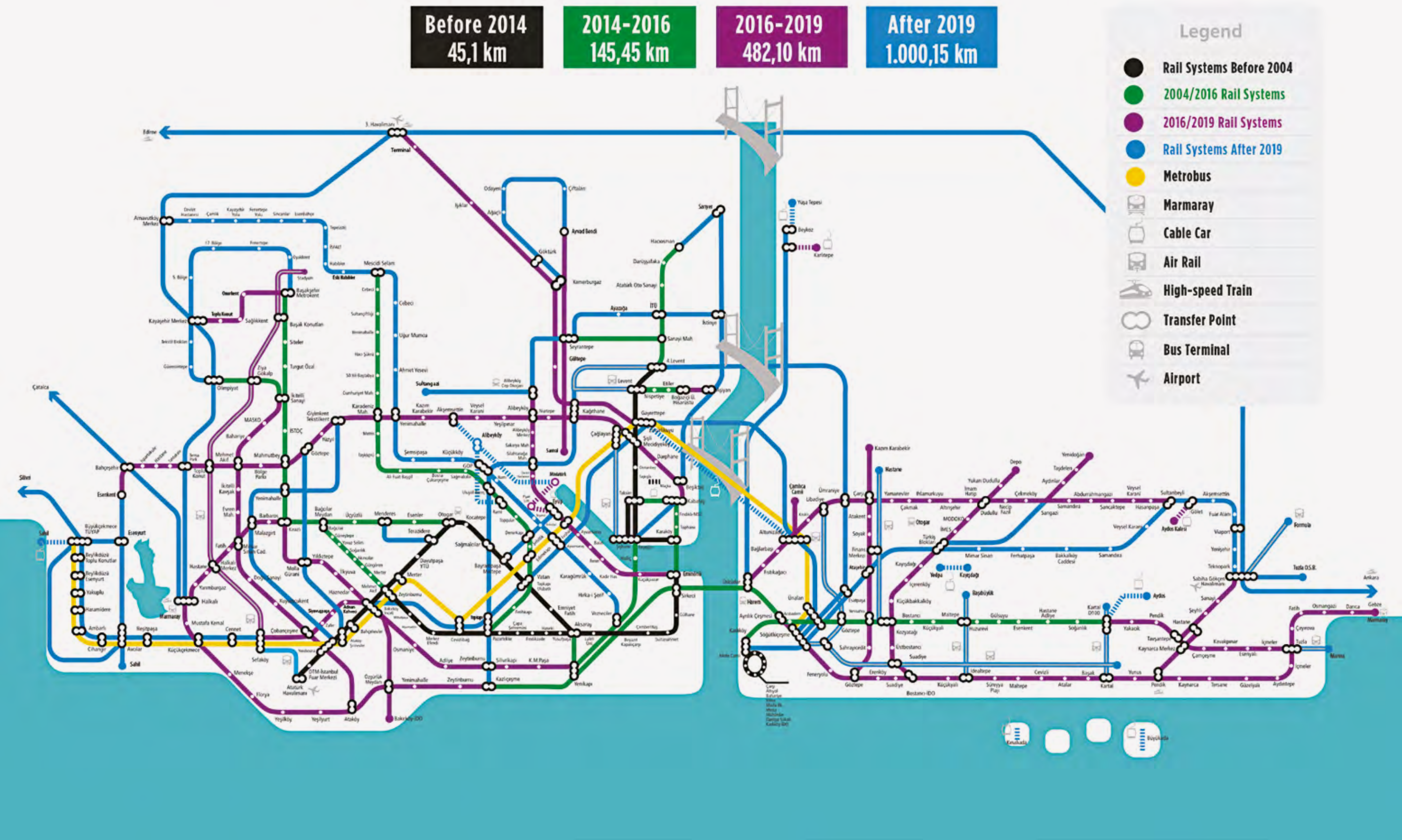
THE WIDTHS OF THE  
ROADS IN KAYAŞEHİR ARE  
INSTANTLY NOTICED,  
MAKING A WORLD OF  
DIFFERENCE. ALONG WITH  
THE YAVUZ SULTAN SELİM  
BRIDGE AND THE ISTANBUL  
NEW AIRPORT CONNECTED  
TO THE PROJECT,  
THE SUBWAY AND TRAM  
ALSO OFFER YOU  
CONVENIENCE AND SPEED.





# Rail Systems in Istanbul After 2019

TRANSPORTATION  
PLAN





*A wide and  
spacious city square within  
walking distance.*

**THE PLACE  
TO LIVE.**





*A square that  
combines  
stores,  
restaurants,  
hospitals,  
schools and  
governmental  
agencies.*

THE PLACE TO LIVE.

THE BROAD AND SPACIOUS  
CITY SQUARE, LOCATED AT  
THE CENTER OF KAYAŞEHİR  
AND WITHIN WALKING  
DISTANCE OF NİDAPARK  
KAYAŞEHİR, IS NOT ONLY  
THE MEETING POINT OF  
FAMILIES, BUT ALSO THAT  
OF HAPPINESS, PLEASURE,  
ENTERTAINMENT AND ZEST.



The square delivers a social  
life, pursued by millions  
across Istanbul everyday with  
no luck, right to your doorstep.

Nidapark Kayaşehir,  
situated at walking distance  
to the square, falls within the heart  
of a well-planned, modern and  
livable city.





*The urban park,  
right next to the city square,  
is like your own backyard.*

**THE PLACE  
TO LIVE.**





*Bicycle roads,  
hiking trails,  
workout  
areas,  
an inspiring  
landscape.*

THE PLACE TO LIVE.

ESPECIALLY FOR FAMILIES  
LIVING IN ISTANBUL,  
BEING NEAR NATURE  
IS A BLESSING.

THE FORESTS, PARKS AND  
GARDENS ACROSS  
THE CITY ARE PACKED  
WITH FAMILIES AND  
CHILDREN. A NATURE  
TRIP WITHIN THE CITY IS  
PLANNED ALMOST EVERY  
WEEKEND IN PURSUIT  
OF NATURE, FRESH AIR,  
SERENITY AND PEACE.



**G**et prepared for a nature trip  
every weekend, just like  
every other family residing in  
Istanbul, or take the decision to live  
in Nidapark Kayaşehir and consider  
the urban park, right next to the  
city square, as your own backyard.  
**The 250,000 m² urban park is  
situated right beside your home,  
for any moment you feel you need  
the peace nature offers.**





*The health city,  
right beside you  
for your loved ones.*

**THE PLACE  
TO LIVE.**





*The health city, which combines 8 different hospitals, offering 2,682 bed capacity.*

THE PLACE TO LIVE.

ONE OF THE INVESTMENTS MADE IN KAYAŞEHİR PROVIDES SIGNIFICANT CONTRIBUTION TO THE WELLBEING OF YOURSELF AND YOUR LOVED ONES. THE HEALTH CITY IS COMING TO LIFE IN KAYAŞEHİR, WHERE MANY NOVELTIES IN ISTANBUL ARE DRAWN TOGETHER, AND IS LOCATED VERY CLOSE TO NİDAPARK KAYAŞEHİR.



**W**e know that your treasured family is precious for you. We believe that being this close to the health city will provide you and your loved ones with a great sense of security. Health comes first. And the secret of conveniently accessing healthcare services is being in proximity to decent hospitals and expert doctors.



*The Başakşehir  
Fatih Terim and  
Atatürk Olympic Stadiums  
right beside you.*

**THE PLACE  
TO LIVE.**





*Providing  
the minors  
of your  
family with  
the chance  
to be ranked  
among  
the major  
athletes of the  
future.*

THE PLACE TO LIVE.

YOU HAVE A POINT IN  
WANTING YOUR CHILDREN  
TO DEVELOP FONDNESS  
FOR SPORTS, AS PARENTS  
DREAMING OF A GREAT  
FUTURE FOR THEM.  
YOU ARE ALSO RATHER  
CLOSE TO FULFILLING  
THIS DESIRE THROUGH  
THE BAŞAKŞEHİR  
FATİH TERİM AND  
ATATÜRK OLYMPIC STADIUMS,  
CONSIDERABLY CLOSE  
TO NİDAPARK KAYAŞEHİR.



**Y**ou can watch sports events  
together with your family  
at Turkey's first olympic stadium  
and proudly observe your children's  
training sessions at the athletics  
complex right beside the stadium.  
You can also enjoy the rush of a  
football game as a family at  
the recently constructed  
Başakşehir Fatih Terim Stadium.





*A shining star  
at Istanbul's rising  
location Kayaşehir.*

**THE PLACE  
TO LIVE.**





*When you take a look at Nidapark Kayaşehir, you will notice that the project consists of different sections and shortly realize that each section is actually a project in itself with its layout, architecture, green areas and social facilities.*

Nidapark Kayaşehir offers you an unprecedented freedom of choice with a project consisting of 843 flats, 28 high street shops, an office block and a shopping mall.

When you take a glance at the residential areas, you will notice that the placement of buildings across the land is carried out in a manner that delivers spaciousness. You will take kindly to the abundance of green areas in the project.

As you arrive at the interiors, the first thing to grab your attention will be the ample square meters offered. The flats designed in accord with the region's family life-friendliness, will make you feel that you have found the home of your lifetime.

You will discover that the shopping mall and office block found in the two sections of the project set a remarkable difference for you across the region.







### **NİDAPARK KAYAŞEHİR YAKUT**

Nidapark Kayaşehir Yakut, consisting of 7 blocks, offers 470 apartments with 2+1, 3+1 and 4+1 options. The project's exclusive social facilities, indoor swimming pool, fitness, yoga, pilates and youth rooms, movie theater, lounge, steam room, Turkish bath and children's playgrounds stir up great appeal. The decorative pools, modern gazebos and winter gardens set the balance between aesthetics and functionality.



### **NİDAPARK KAYAŞEHİR ELMAS**

Offering 54 flats consisting of 4+1 and 5+1 plans, across three lower rise blocks compared to the other sections, Nidapark Kayaşehir Elmas gains recognition with the tastefully landscaped park right out front and the terraces connecting to the park intensify the pleasures of life. Nidapark Kayaşehir Elmas's formation of low-rise blocks has a positive effect on social facilities in terms of spaciousness and ease of use. Each flat in Nidapark Kayaşehir Elmas has two designated parking spaces.

### **NİDAPARK KAYAŞEHİR ZÜMRÜT**

Nidapark Kayaşehir Zümrüt offers 319, 2+1 and 3+1 apartments across 3 residential blocks. The project gains recognition with its commercial unit block, accommodating the high street shops, and exquisitely landscaped park.



The 28 stores, directly accessible through the main street, offer you the ease and convenience of shopping.

### **NİDAPARK KAYAŞEHİR HIGH STREET SHOPS.**

### **NİDAKULE KAYAŞEHİR**

The Nidakule Kayaşehir office block draws attention as a self-contained living area for owners and smart investment opportunity for investors.



The shopping mall, located within the Nidapark Kayaşehir project, will add value to both the project and the area.

### **PALLADIUM KAYAŞEHİR**



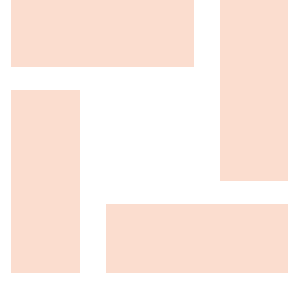
*Alongside  
the quality of  
material,  
a construction  
quality  
that can be  
recognized  
at every step  
from A to Z.*

THE PLACE TO LIVE.

WHEN YOU EXAMINE  
NİDAPARK KAYAŞEHİR,  
YOU CAN SEE THE  
DIFFERENCE CREATED  
BY THE NAME TAHİNCİOĞLU.  
YOU WILL KNOW THAT  
THE PRIVILEGES OFFERED  
IN EACH AND EVERY  
TAHİNCİOĞLU PROJECT  
WILL ALSO BE VALID FOR  
YOU. THIS PRIVILEGE  
ASSURES A HIGH LIVING  
STANDARD AND PROMISES  
A GOOD INVESTMENT  
OPPORTUNITY.







There are  
no adjacent walls  
between  
apartments on  
the same floor.

Privacy, a major norm in Nidapark Kayaşehir, leads to a rarely witnessed implementation in the layout of certain apartments.

For example in Nidapark Kayaşehir Yakut, even neighboring apartments don't have any adjacent walls and therefore offer the comfort of detached houses.



THE FACT THAT THERE ARE NO  
ADJACENT WALLS EVEN  
IN NEIGHBORING APARTMENTS  
DEMONSTRATES THE IMPORTANCE  
ATTACHED TO PRIVACY AND  
TRANQUILITY.





*A social facility  
that meets  
the requirements  
of a sociable life.*

**THE PLACE  
TO LIVE.**





*Extensive  
social  
amenities,  
which make  
you feel that  
everything is  
in place.*

THE PLACE TO LIVE.

AS SOON AS YOU STEP  
OUTSIDE YOUR HOME,  
YOU MAKE THE TRANSIT  
FROM YOUR PRIVATE SPACE  
TO A PUBLIC AREA.  
JUST AS PERSONAL NEEDS,  
SOCIAL REQUIREMENTS  
DIFFER FROM PERSON TO  
PERSON AS WELL. THE  
CAPABILITY OF GATHERING  
EVERYONE'S NEEDS UNDER  
A SINGLE ROOF IS WHAT  
WELL-PLANNED PROJECTS  
PROMISE AND ACHIEVE.



You can enjoy sharing  
a common living culture at  
the comprehensive social facilities  
found in each residential section  
of Nidapark Kayaşehir.



## Nidapark Kayaşehir's extensive social amenities

- Male and female indoor swimming pools,  
fitness centers, saunas, Turkish baths,  
steam and massage rooms
- Café and lounge
- Children's club
- Billiard room and youth game room
- Outdoor children's playgrounds,  
multi-purpose sports court (basketball,  
volleyball, tennis), hiking trails,  
observation terraces, seating areas  
with gazebos and recreation areas, grass  
covered event area, horticultural display  
areas, decorative pools and artificial hills
- Parking lot for guests
- Multi-purpose hall (for hosting guests),  
prayer rooms and ablution rooms





*You don't even  
need a car to get to  
the office or shopping mall.*

**THE PLACE  
TO LIVE.**





*An office block and shopping mall, which substantially increase the investment value of the project.*

SOMETIMES  
LIFE BRINGS ALONG  
AN OPPORTUNITY THAT  
IS PROFITABLE BY ANY  
MEASURE. SEIZING SUCH  
AN OPPORTUNITY IS  
A DECISION WELL MADE.



The office block and shopping mall, located within Nidapark Kayaşehir, offer you the chance to seize diverse investment opportunities.

The health center constructed right beside the project and the Istanbul New Airport situated nearby create the need for a significant office and socialization area in the region.

Nidapark Kayaşehir stands out as the project that meets this requirement with its office block and shopping mall.



*A philosophy based  
on efficiency in an  
eco-friendly project.*

**THE PLACE  
TO LIVE.**





*The  
Tahincioğlu  
privilege and  
assurance with  
the highest  
number  
of projects  
nominated  
for the LEED  
Certificate  
in Turkey.*

THE PLACE TO LIVE.



IN OUR PERSPECTIVE,  
A SUSTAINABLE LIFE  
CAN ONLY BE ADOPTED  
AND ACHIEVED IN  
SUSTAINABLE PROJECTS.  
HOWEVER, THIS IS NOT  
A POSITION CLAIMED EASILY.



Come on over and become  
a homeowner at this  
eco-friendly project centered  
around efficiency. Don't sacrifice  
tomorrow in pursuit of today.  
Demonstrate the value you attach  
to the world, which you will  
hand down to your children and  
grandchildren, with your place of  
residence.



PROJECT  
TAG

EMPLOYER **EMLAK KONUT GYO A.Ş.**

CONTRACTOR **TAHİNCİOĞLU KAYABAŞI JOINT VENTURE ORDINARY PARTNERSHIP**

ARCHITECTURAL PROJECT **TAGO ARCHITECTS**

STATIC PROJECT **EMİR CONSTRUCTION ENGINEERING**

SOIL SURVEY **ELFA ENGINEERING CONSULTANCY**

REVETMENT PROJECTS **GEO-DYNAMIX CONSULTANCY**

MECHANICAL PROJECT **BETA TECHNIC**

ELECTRICITY PROJECT **SANAYİ ENGINEERING**

INFRASTRUCTURE PROJECT **DOĞAN ŞENGÜN CONSTRUCTION INFRASTRUCTURE IND.**

LANDSCAPE PROJECT **SPIGA LANDSCAPE**

INTERIOR ARCHITECTURE PROJECT **GÖNYE PROJECT DESIGN**

FIRE CONSULTANT **İTİNA ICONSTRUCTION AND CONSULTANCY**

FACADE CONSULTANT **CWG LTD CONSULTANCY**

LEED CONSULTANT **ALTENSIS**

ELEVATOR CONSULTANT **3TEK CONSULTANCY**

GEOTECHNICAL CONSULTANCY **GEO-DYNAMIX CONSULTANCY**

WIND SIMULATION TEST **BMT FLUID MECHANICS - ALKAZAR ENGINEERING**

3D IMAGES **ARTI EKSİ SIFIR**

MOCK-UP **MAKETSAN**





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 137 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 130.594.

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 23,3 billion.

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.





**TAHİNCİOĞLU REAL ESTATE** is a Tahincioğlu Holding group company, operating in the real estate development and investment. Tahincioğlu Real Estate, one of Turkey's leading trademarks in the real estate industry with over 60 years of experience, undertakes premium retail, office, residence and shopping mall projects as well as the construction and development of luxury hotels.

In addition to these projects, the company also actively manages its extensive portfolio comprised of revenue-generating real estate assets. The total construction area of projects completed by Tahincioğlu covers over 3,5 million square meters to date. Tahincioğlu's construction company Nida Construction is the general contractor for all these projects. Among the projects that have become synonymous with the company are Palladium Tower, Palladium Ataşehir Shopping Mall and Residence, Palladium Antakya Shopping Mall, Nidakule Kozyatağı, Nidakule Göztepe and Swissôtel Grand Efes and Convention Center.

Tahincioğlu's LEED Gold Certificate candidate office projects, Nidakule Levent and Nidakule Ataşehir West have been completed and construction of residential projects, the Nidapark Küçükyalı, Nidapark İstinye and Nidapark Ayyıldız are in progress.

Having completed and delivered Nidapark Beşiktaş in June 2015, Nidakule Ataşehir South in April 2016, Nidakule Ataşehir North in September 2016, Nidapark Seyrantepe in June 2017, Nidapark Başakşehir in October 2017 and Nidapark Kayaşehir in August 2019, Tahincioğlu also undertakes various urban transformation projects. Tahincioğlu Real Estate has several projects in the planning stage across Kozyatağı, Zeytinburnu, Çengelköy, Beykoz and Yenisahra.









**444 4 846**

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