



Nidapark Küçükyalı



*The Tahinciođlu
privilege can now
be experienced
in Küçükyalı.*

The spacious and peaceful
living area of the
Anatolian Side, Küçükyalı,
is now attaining the Tahinciođlu
privilege with the Emlak Konut
assurance.

Küçükyalı's intrinsic
atmosphere lies at the
very heart of this project.

All that's left for you to do is
take indulgence in a
pleasurable life before
the view of the Prince Islands.



*The view of the
Prince Islands*



*An extraordinary
view combined with
the allure of the
Prince Islands.*

Your home is filled with
the fragrant sea breeze
everyday; this exquisite
sensation is adorned with
the scenic Prince Islands.

Reflecting the spirit of the
Prince Islands, the project's
phases are named after
the islands. The Sedef, Kınalı,
Burgaz, Heybeli, Mahalle and
Büyükkada residence phases,
shopping strip and office
tower offer you a life filled
with pleasures.



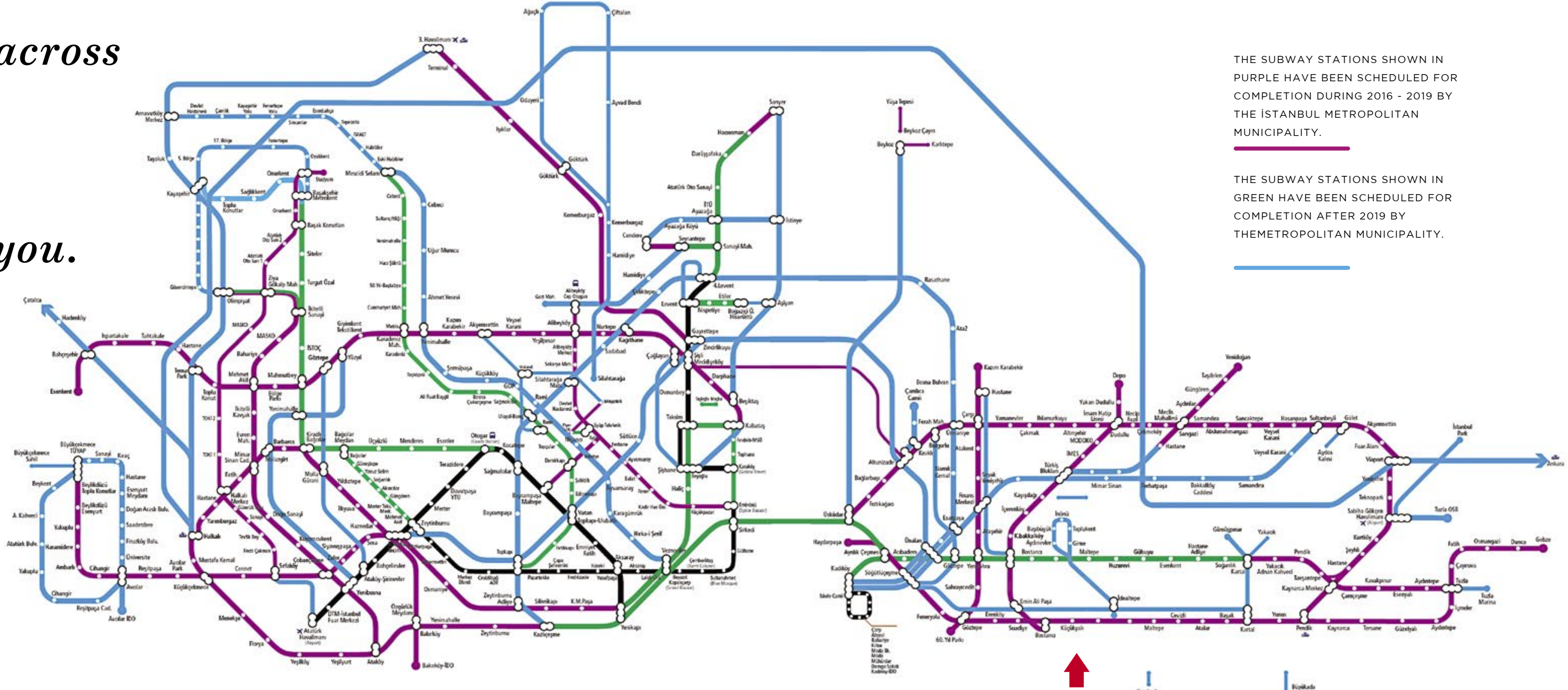
Location and transportation



Commuting across Istanbul will no longer be an issue for you.

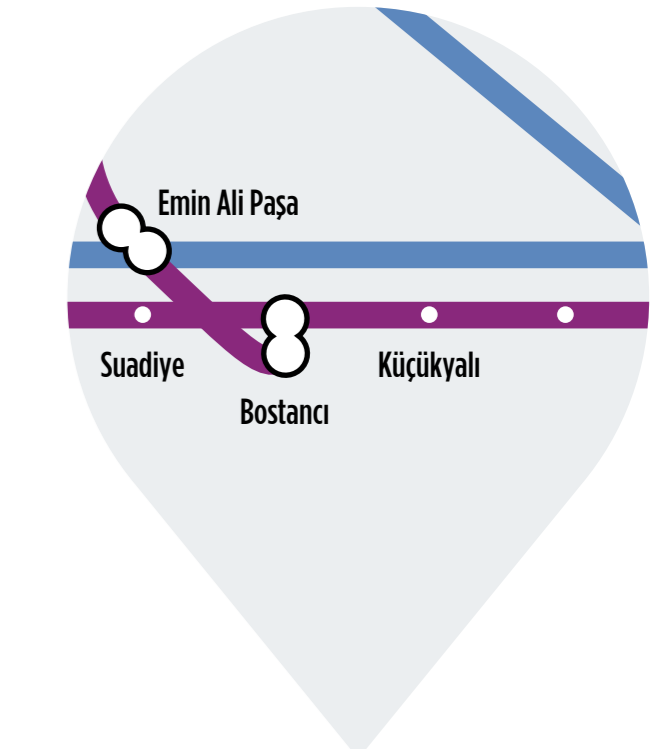
You will be able to visit the Prince Islands set right across you and conveniently travel to countless neighborhoods across Istanbul via marine transportation.

You will experience the comfort of being beside the E-5 highway, while appreciating your proximity to the coastal road.



THE SUBWAY STATIONS SHOWN IN PURPLE HAVE BEEN SCHEDULED FOR COMPLETION DURING 2016 - 2019 BY THE İSTANBUL METROPOLITAN MUNICIPALITY.

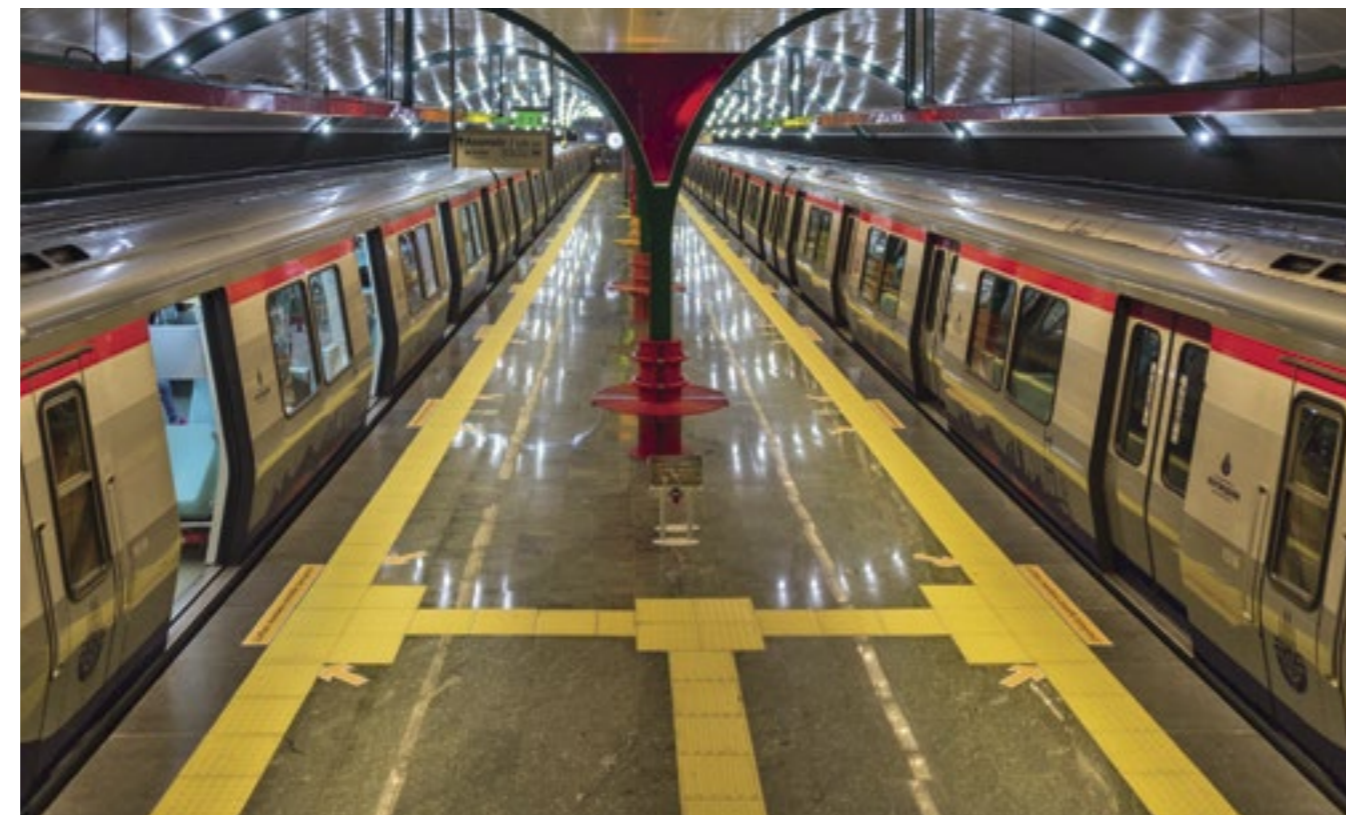
THE SUBWAY STATIONS SHOWN IN GREEN HAVE BEEN SCHEDULED FOR COMPLETION AFTER 2019 BY THE METROPOLITAN MUNICIPALITY.



You will be able to avoid traffic, accessing any point across the city at subway speed and convenience, by means of the direct connection to the Küçükyalı station, across the Kadıköy - Tavşantepe subway line, offered by the project.

You will feel the ease of accessing the Sabiha Gökçen Airport within an average of 25 minutes.

Access every aspect of life with convenient public transportation opportunities.



**KÜÇÜKYALI
SUBWAY STATION**

A direct connection to the Kadıköy – Tavşantepe subway line through the Küçükaly station.



**COASTAL ROAD AND
HIGHWAY**

The convenience of alternative routes, through direct connections to both the coastal road and the highway.

**THE BOSTANCI
PIER**

Avoiding traffic through marine transportation to numerous points across İstanbul.



**SABIHA GÖKÇEN
AIRPORT**

The opportunity to get to the Sabiha Gökçen Airport within an average of 25 minutes.



Phases










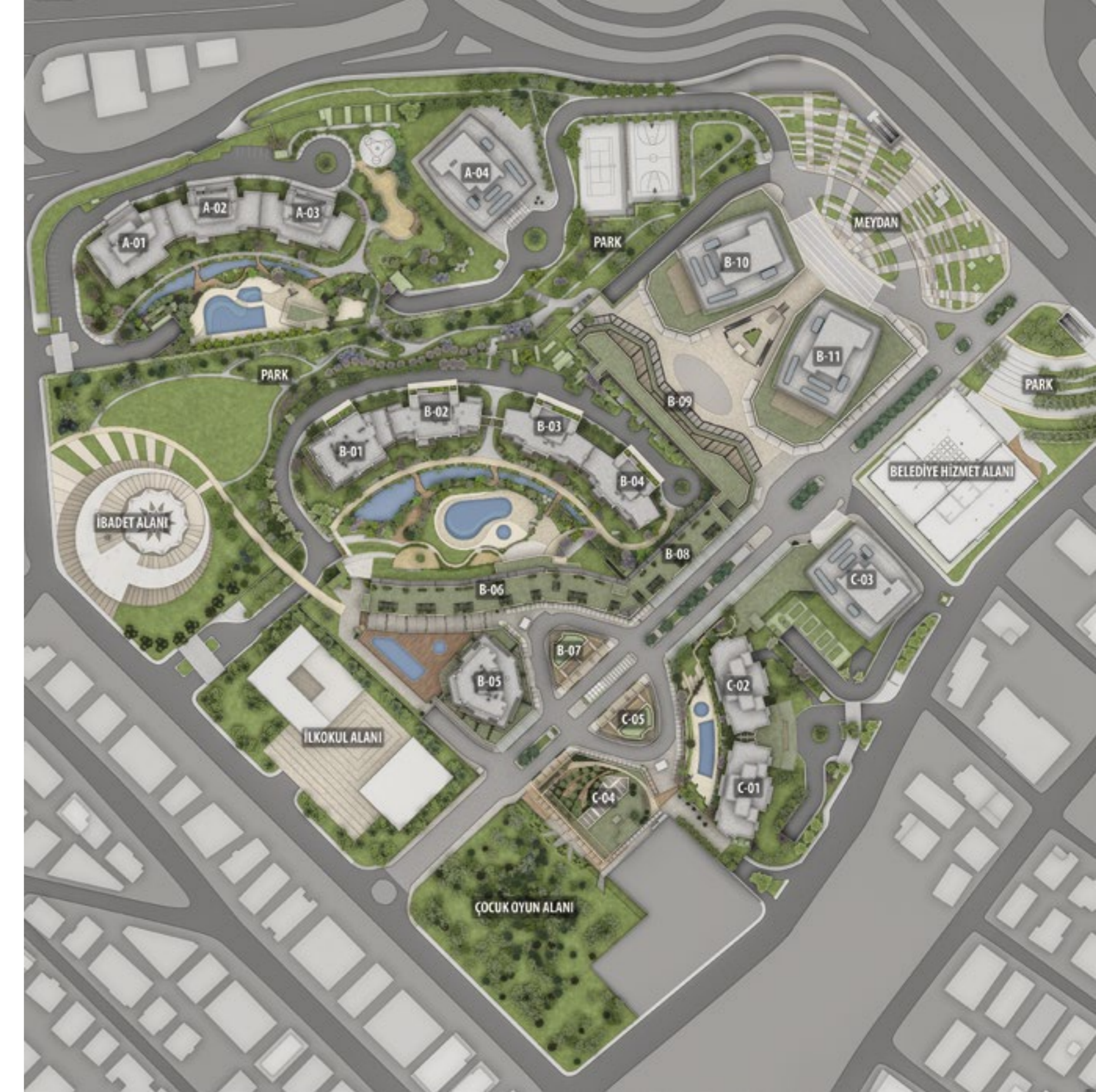
*The residence phases,
office towers and
shopping strip
presented all-in-one,
as part of the mixed-use
project.*

Nidapark Küçükaly offers a freedom of choice with alternative apartment types ranging from 1+1 to 5+1 duplexes.

The 14 residential blocks, 4 office towers and wide shopping strip that accommodates the commercial units, reveal the mixed-use project experience of Tahincioğlu.

Each phase in Nidapark Küçükaly portrays the amplitude of the project in itself, with the social facilities, green areas and decorative pools offered.

	NİDAPARK — KÜÇÜKYALI — KINALI	- A01 - A02 - A03
	NİDAPARK — KÜÇÜKYALI — BURGAZ	- B01 - B02 - B03 - B04
	NİDAPARK — KÜÇÜKYALI — HEYBELİ	- B05
	NİDAPARK — KÜÇÜKYALI — SEDEF	- C01 - C02
	NİDAPARK — KÜÇÜKYALI — MAHALLE	- B6 - B8
	NİDAPARK — KÜÇÜKYALI — BÜYÜKADA	- B10 - B11
	NİDAKULE — KÜÇÜKYALI —	- A04 - B10 - B11 - C03





NİDAPARK KÜÇÜKYALI KINALI

The Nidapark Küçükalyalı Kınalı phase, consisting of 3 blocks, offers 296 apartments with 2+1, 3+1 and 4+1 options. The phase hosts its own fitness center, social facilities, outdoor swimming pool, sunbathing terrace and café. Hiking and jogging trails, decorative pools and landscaping arrangements provide spaciousness to the phase.



NİDAPARK KÜÇÜKYALI BURGAZ

The 328 apartments with 2+1, 3+1 and 4+1 options across 4 blocks constitute the Nidakule Küçükalyalı Burgaz phase. Hiking and jogging trails, fitness center, outdoor swimming pool and sunbathing terrace produce a dynamic vibe, while the decorative pools, café and attentive landscape offer spaciousness and privilege.





NİDAPARK KÜÇÜKYALI HEYBELİ

Situated on the shopping strip,
the Heybeli phase accommodates
207 apartments with 2+1 and 1+1 options.

The outdoor swimming pool and sports
facilities located on the terrace of the
project are a source of attraction.

The residence services exclusive
to the Heybeli phase facilitate your daily
life, creating a unique privilege
by sparing you time.



NİDAPARK KÜÇÜKYALI SEDEF

Consisting of 2 blocks, the Nidapark
Küçükalyalı Sedef phase offers 333
apartments with 2+1 and 1+1 options.

The social facilities, outdoor swimming
pool, sunbathing terraces, fitness center
and café, designed specifically for
this phase, enhance living standards
while increasing the appeal of the phase.





NİDAPARK KÜÇÜKYALI MAHALLE

Consisting of 2 blocks, Nidapark Küçükyalı Mahalle phase offers 30 apartments with 2+1 and 3+1 duplex options. This phase differentiates the others by its low story structure and horizontal architecture.

An elevator directly links the apartments to the parking lots.

Nidapark Küçükyalı has a fitness center, landscaping arrangements, hiking and jogging trails creating a privileged life.



NİDAKULE KÜÇÜKYALI

Nidakule Küçükyalı provides you with the privilege of working across the view of the Marmara Sea and Prince Islands with its 4 office towers. Designed and configured in line with high-quality office standards, the office towers located within the mixed-use project combine workspaces with living areas. The Küçükyalı subway station and Bostancı pier improve accessibility to the offices.



*The first and only
shopping street
of the region is in
Nidapark Küçükyalı*

The Nidapark Küçükyalı project turns into an attraction center across the entire region with it's shopping strip.

The 350 meter street, situated at the very heart of the project, meets the requirements of the project and community dwellers, while also increasing the investment value of the project through its renowned stores, restaurants and cafés.



*The quality-centered approach
marks a difference in every spot
of the project.*

Nidapark Küçükalyalı's new phase Büyükada.

*Multi Evler has sea viewing
terraces and can be
used as home,
home office and office.*

NİDAPARK
— KÜÇÜKYALI —
BÜYÜKADA

**NEW
PHASE**

Nidapark Küçükyalı Büyükada

New phase of Nidapark Küçükyalı Büyükada, offers a new concept with residential blocks and Prince Island view.

The special concept is Multi Ev, can be used as home, home Office and Office with it's multi features.

The concept combines more than one function with it's own terrace. The kitchen can be transformed to reception area, the living room to a meeting room and into a second bedroom.



Multi Ev's Special Features

- Sea View
- Private Terrace
- Private Storage
- 3.10 - 3.20 Meters Ceiling Height
- Sunlight Efficient Facade
- Concierge and Vale Service
- Mobile App for Requests and Complains

Multi Ev!
Newest concept with it's
multi functional
features.



Multi Ev allows you to transform and create new areas within seconds with it's island view, private terrace, private storage and 3.10 - 3.20 meters ceiling height.

According to your needs, the living room can be transformed into meeting room or second bedroom. Kitchen can be used as a reception area. You can use concierge and vale services and choose the best alternative that suits you.

76.94 M² MULTİ EV

BÜYÜKADA

NET AREA: 45.40 M²

NET AREA + OPEN BALCONY: 49.15 M²

GROSS SALEABLE AREA: 76.94 M²



98.27 M² MULTİ EV

BÜYÜKADA

NET AREA: 47.90 M²

NET AREA + OPEN BALCONY: 63.50 M²

GROSS SALEABLE AREA: 98.27 M²



Multi Evler'de ev/ofis, aile ve standart plan olmak üzere toplam 3 farklı versiyon bulunur.

Öneri: kayar/katlanır sistem

Sadece bu renkte gösterilen dolaplar teslim edilecektir.

115.99 M² MULTİ EV

BÜYÜKADA

NET AREA: 67.25 M²

NET AREA + OPEN BALCONY: 73.10 M²

GROSS SALEABLE AREA: 115.99 M²



Multi Evler'de ev/ofis, aile ve standart plan olmak üzere toplam 3 farklı versiyon bulunur.

Öneri: kayar/katlanır sistem



Sadece bu renkte gösterilen dolaplar teslim edilecektir.



118.61 M² MULTİ EV

BÜYÜKADA

NET AREA: 60.90 M²

NET AREA + OPEN BALCONY: 76.80 M²

GROSS SALEABLE AREA: 118.61 M²



Multi Evler'de ev/ofis, aile ve standart plan olmak üzere toplam 3 farklı versiyon bulunur.

Öneri: kayar/katlanır sistem



Sadece bu renkte gösterilen dolaplar teslim edilecektir.



154.84 M² MULTİ EV

BÜYÜKADA

NET AREA: 71.75 M²

NET AREA + OPEN BALCONY: 104.10 M²

GROSS SALEABLE AREA: 154.84 M²



Multi Evler'de ev/ofis, aile ve standart plan olmak üzere toplam 3 farklı versiyon bulunur.

Öneri: kayar/katlanır sistem



Sadece bu renkte gösterilen dolaplar teslim edilecektir.



165.93 M² MULTİ EV

BÜYÜKADA

NET AREA: 91.85 M²

NET AREA + OPEN BALCONY: 105.55 M²

GROSS SALEABLE AREA: 165.93 M²



Multi Evler'de ev/ofis, aile ve standart plan olmak üzere toplam 3 farklı versiyon bulunur.

Öneri: kayar/katlanır sistem



Sadece bu renkte gösterilen dolaplar teslim edilecektir.





*You can feel the
Tahinciođlu privilege
in every step you take.*

The quality and aesthetic approach of Nidapark Küçükyalı can be recognized instantaneously across interiors.

The interior decoration of the apartments utilize 1st class material and all apartments are in ready-to-move-in condition as they are delivered.



The apartments offer ready-to-use kitchen and bathroom cabinets, a hall stand, oven, built-in stove, kitchen hood, fridge, dishwasher and washing machine.

Topnotch quality for those who desire the best for themselves and their families.



*All that's lacking in the city
is present right here.*



*Social facilities
designed for you to
experience a life filled
with pleasure.*

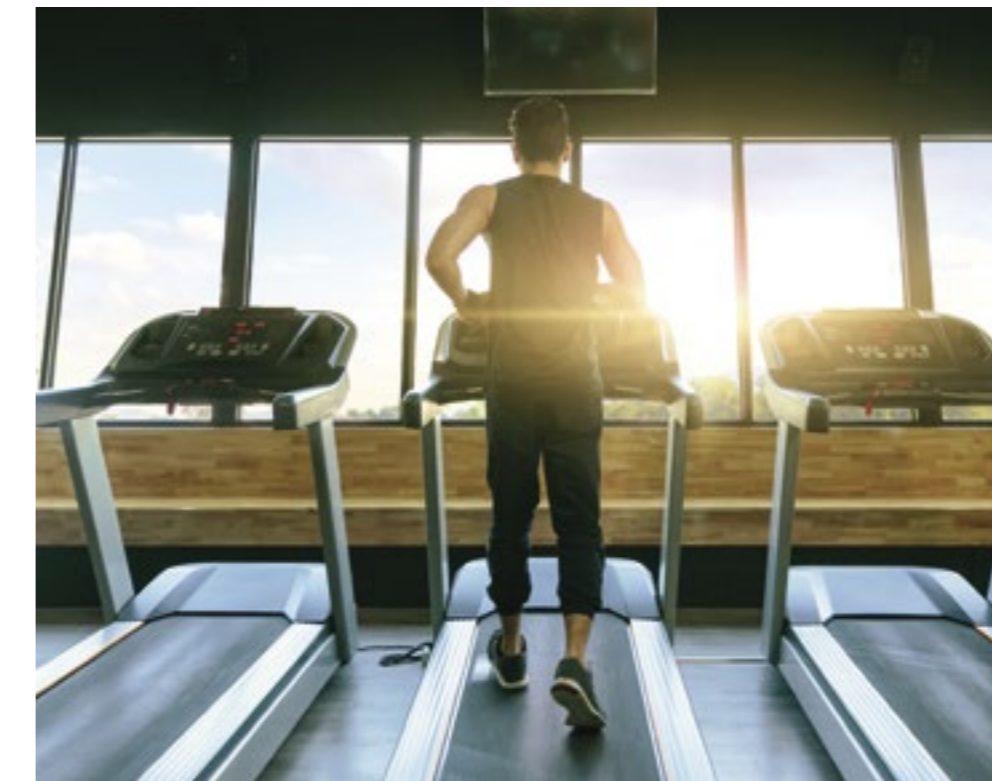
Nidapark Küçükyalı
stands out with
its exclusive social facilities
for each phase.

Hiking and jogging trails,
outdoor swimming pools and
fitness centers introduce
a new vibe to domestic life.



The wide and spacious landscape areas, combined with decorative pools, enhance the pleasure of life.

Tahincioğlu, with the highest number of projects nominated for the LEED Gold Certificate in Turkey, offers the key to a sustainable life through its eco-friendly projects.



Abundant social facilities filled with sports, pleasure and entertainment.



Apartment plans



4+1 DUPLEX

BURGAZ



NET AREA

168,00 M²

NET AREA +
OPEN BALCONY

198,25 M²

GROSS SALEABLE AREA

287,80 M²



Only the cabinets
shown with this color
are to be delivered.

5+1 DUPLEX

BURGAZ



NET AREA

148,65 M²

NET AREA +
OPEN BALCONY

188,85 M²

GROSS SALEABLE AREA

266,74 M²



Only the cabinets
shown with this color
are to be delivered.

4 + 1

KINALI - BURGAZ



NET AREA
149,95 M²

NET AREA +
OPEN
BALCONY
175,55 M²

GROSS
SALEABLE
AREA
246,85 M²

Only the cabinets
shown with this color
are to be delivered.

3 + 1 DUPLEX

HEYBELİ

NET AREA
131,65 M²

NET AREA +
OPEN BALCONY
158,10 M²

GROSS SALEABLE AREA
236,13 M²



Only the cabinets
shown with this color
are to be delivered.

3+1 DUPLEX

BURGAZ



NET AREA
136,00 M²

NET AREA +
OPEN BALCONY
155,50 M²

GROSS
SALEABLE
AREA
227,88 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA
124,50 M²

NET AREA +
OPEN BALCONY
145,70 M²

GROSS
SALEABLE
AREA
201,20 M²



3+1 DUPLEX

BURGAZ



Only the cabinets
shown with this color
are to be delivered.

3+1 DUPLEX

MAHALLE



NET AREA
121,05 M²

NET AREA +
OPEN BALCONY
135,35 M²

GROSS
SALEABLE
AREA
190,54 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA
108,20 M²

NET AREA +
OPEN BALCONY
121,15 M²

GROSS
SALEABLE
AREA
169,58 M²



3+1

KINALI - BURGAZ

Only the cabinets
shown with this color
are to be delivered.

3 + 1

KINALI - BURGAZ



NET AREA
107,80 M²

NET AREA +
OPEN BALCONY
118,10 M²

GROSS
SALEABLE
AREA
166,47 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA
101,20 M²

NET AREA +
OPEN BALCONY
110,40 M²

GROSS
SALEABLE
AREA
159,42 M²

3 + 1

BURGAZ



Only the cabinets
shown with this color
are to be delivered.

3 + 1

KINALI - BURGAZ



NET AREA
102,25 M²

NET AREA +
OPEN BALCONY
110,90 M²

GROSS
SALEABLE
AREA
158,83 M²

Only the cabinets
shown with this color
are to be delivered.

2 + 1

HEYBELİ



NET AREA
89,05 M²

NET AREA +
OPEN BALCONY
95,15 M²

GROSS
SALEABLE
AREA
140,52 M²

Only the cabinets
shown with this color
are to be delivered.

2+1 DUPLEX

BURGAZ



NET AREA

87,30 M²

NET AREA +
OPEN BALCONY

95,90 M²

GROSS
ALEABLE
AREA

140,09 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA

87,10 M²

NET AREA +
OPEN BALCONY

95,25 M²

GROSS
SALEABLE
AREA

134,19 M²

2+1

KINALI - BURGAZ



Only the cabinets
shown with this color
are to be delivered.

2 + 1

BURGAZ



NET AREA
79,45 M²

NET AREA +
OPEN BALCONY
88,40 M²

GROSS
SALEABLE
AREA
127,09 M²

Only the cabinets
shown with this color
are to be delivered.

2 + 1

KINALI - BURGAZ



NET AREA
73,75 M²

NET AREA +
OPEN BALCONY
83,85 M²

GROSS
SALEABLE
AREA
120,75 M²

Only the cabinets
shown with this color
are to be delivered.

2+1

BURGAZ



NET AREA

69,40 M²

NET AREA +

OPEN BALCONY

76,90 M²

GROSS

SALEABLE

AREA

111,44 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA

66,75 M²

NET AREA +

OPEN BALCONY

74,75 M²

GROSS

SALEABLE

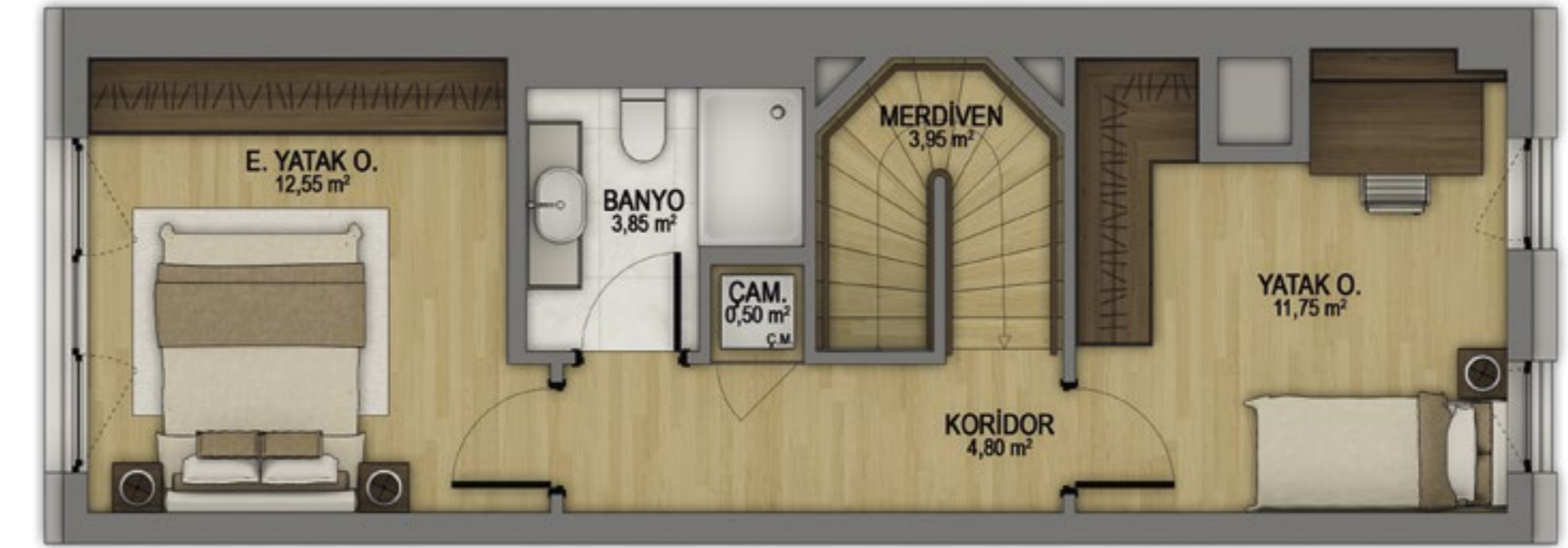
AREA

110,29 M²

Only the cabinets
shown with this color
are to be delivered.

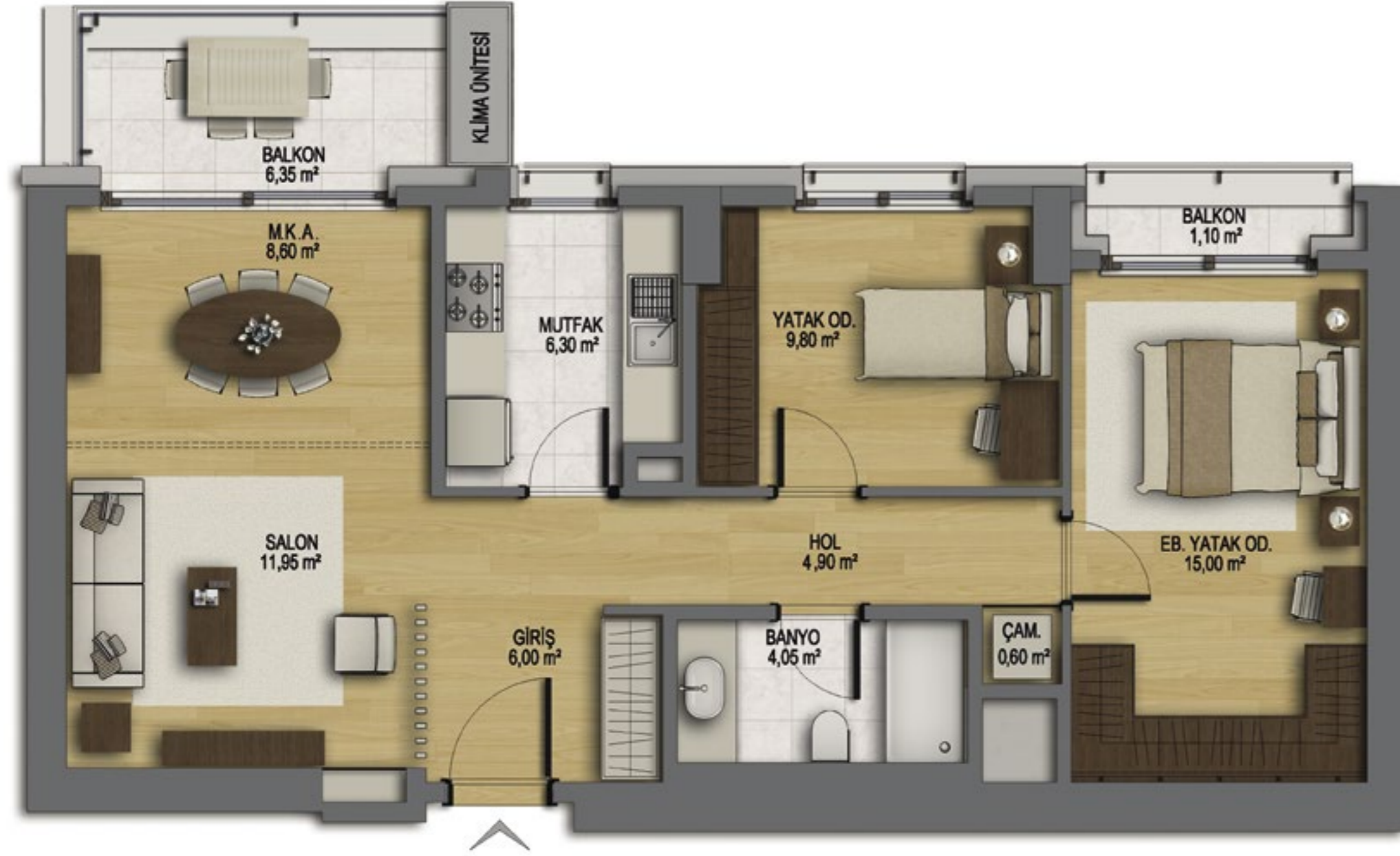
2+1 DUPLEX

MAHALLE



2+1

KINALI - BURGAZ



NET AREA
67,20 M²

NET AREA +
OPEN BALCONY
74,65 M²

GROSS
SALEABLE
AREA
106,52 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA
54,30 M²

NET AREA +
OPEN BALCONY
59,70 M²

GROSS
SALEABLE
AREA
91,04 M²

Only the cabinets
shown with this color
are to be delivered.

2+1

SEDEF



1+1

HEYBELİ



NET AREA
43,90 M²

NET AREA +
OPEN BALCONY
48,45 M²

GROSS
SALEABLE
AREA
72,09 M²

Only the cabinets
shown with this color
are to be delivered.

NET AREA
41,30 M²

NET AREA +
OPEN BALCONY
45,60 M²

GROSS
SALEABLE
AREA
70,03 M²

Only the cabinets
shown with this color
are to be delivered.

1+1

SEDEF



1+1

HEYBELİ

NET AREA

39,75 M²

NET AREA +
OPEN BALCONY

44,45 M²

GROSS SALEABLE AREA

67,56 M²



Only the cabinets
shown with this color
are to be delivered.

NET AREA

36,85 M²

NET AREA +
OPEN BALCONY

41,25 M²

GROSS SALEABLE AREA

63,86 M²



Only the cabinets
shown with this color
are to be delivered.

1+1

SEDEF

1+1

HEYBELİ



NET AREA

35,65 M²

NET AREA +
OPEN BALCONY

39,95 M²

GROSS SALEABLE AREA

60,05 M²

Only the cabinets
shown with this color
are to be delivered.



Project tag

EMPLOYER **EMLAK KONUT GYO A.Ş.**

CONTRACTOR **TAHİNCİOĞLU KÜÇÜKYALI ORDINARY PARTNERSHIP**

ARCHITECTURAL PROJECT **EVRENOL ARCHITECTS**

STATIC PROJECT RESIDENTIAL **AREA BÜROSTATİK**

STATIC PROJECT **OFFICE AREA PERFORM ENGINEERING**

SOIL SURVEY **ELFA ENGINEERING**

REVTMENT PROJECTS **GEO-DYNAMIX**

MECHANICAL PROJECTS **RESIDENTIAL AREA ROTA ENGINEERING**

MECHANICAL PROJECTS **OFFICE AREA DİNAMİK ENGINEERING**

ELECTRICITY PROJECT **RESIDENTIAL AREA CEDETAŞ ENGINEERING**

ELECTRICITY PROJECT **OFFICE AREA SANAYİ ENGINEERING**

INFRASTRUCTURE PROJECT **PROSES ENGINEERING**

LANDSCAPE PROJECT **SPIGA LANDSCAPE**

INTERIOR ARCHITECTURE PROJECT **GÖNYE PROJECT DESIGN**

URBAN DESIGN PROJECT **MASTER URBANIZATION**

SUBWAY TUNNEL CONNECTION PROJECT **PROSER**

STATICS CONSULTANT **ŞAMİL ŞEREF POLAT**

FIRE CONSULTANT **İTİNA CONSTRUCTION AND CONSULTANCY**

FACADE CONSULTANT **CWG LTD CONSULTANCY**

LEED CONSULTANT **ALTENSIS**

ELEVATOR CONSULTANT **3TEK CONSULTANCY**

GEOTECHNICAL CONSULTANCY **GEO-DYNAMIX**

ACOUSTICS CONSULTANCY **TALAYMAN ACOUSTICS**

TRAFFIC CONSULTANCY **2A GRUP**

POOL CONSULTANCY **TAM POOLS**

WIND SIMULATION TEST **RWDI**

3D IMAGES **ARTI EKSI SIFIR**

MOCK-UP **ATÖLYE K - KENT ARCHITECTURAL MOCK-UP**



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 areas. Tahincioğlu Real Estate, one of Turkey's leading trademarks in the real estate industry, undertakes premium retail, office, residence and shopping mall projects as well as the construction and development of luxury hotels with an experience of over 65 years.

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 4 million square meters to date. As of 2020, Tahincioğlu has established two new companies, namely Tahincioğlu Management and Services Inc. and Nidapark Real Estate Consultancy, expanding its services in the real estate sector while maintaining its ongoing activities. Tahincioğlu's construction company Nida Construction is the general contractor for all Tahincioğlu 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.

Sentido Perissia Hotel and Perissia Hotel Cappadocia are also among the hotel projects developed, constructed and later handed over by Tahincioğlu. The office projects Nidakule Kozyatağı, Nidakule Ataşehir West, Nidakule Ataşehir Sout, Nidakule Ataşehir North, Nidakule Göztepe and Nidakule Levent have been completed, while residential projects Nidapark Küçükalyalı, Nidapark İstinye and Nidapark Ayyıldız are still under construction.

Having completed and delivered Nidapark Beşiktaş in June 2015, Nidakule Seyrantepe in June 2017, Nidapark Başakşehir in October 2017, Nidapark Kayaşehir in August 2019 and the Nidapark Küçükalyalı Kınalı Phase, found within the Nidapark Küçükalyalı project, in August 2020, Tahincioğlu has put the Nidapark Çengelköy project up for sale at the end of Q1 of 2021.



444 4 846

Nidapark Küçükalyı Sales Office

Çınar Mahallesi Rifkî Tongşir Caddesi No: 113 Maltepe İstanbul
Near Küçükalyı subway station

