







## *Nidapark Küçükyalı*





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

The spacious and peaceful  
living area of the  
Anatolian Side, Küçükyalı,  
is now attaining the Tahincioğlu  
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 and Heybeli  
residences, shopping strip  
and office tower offer you  
a life filled with pleasures.





## Location and transportation

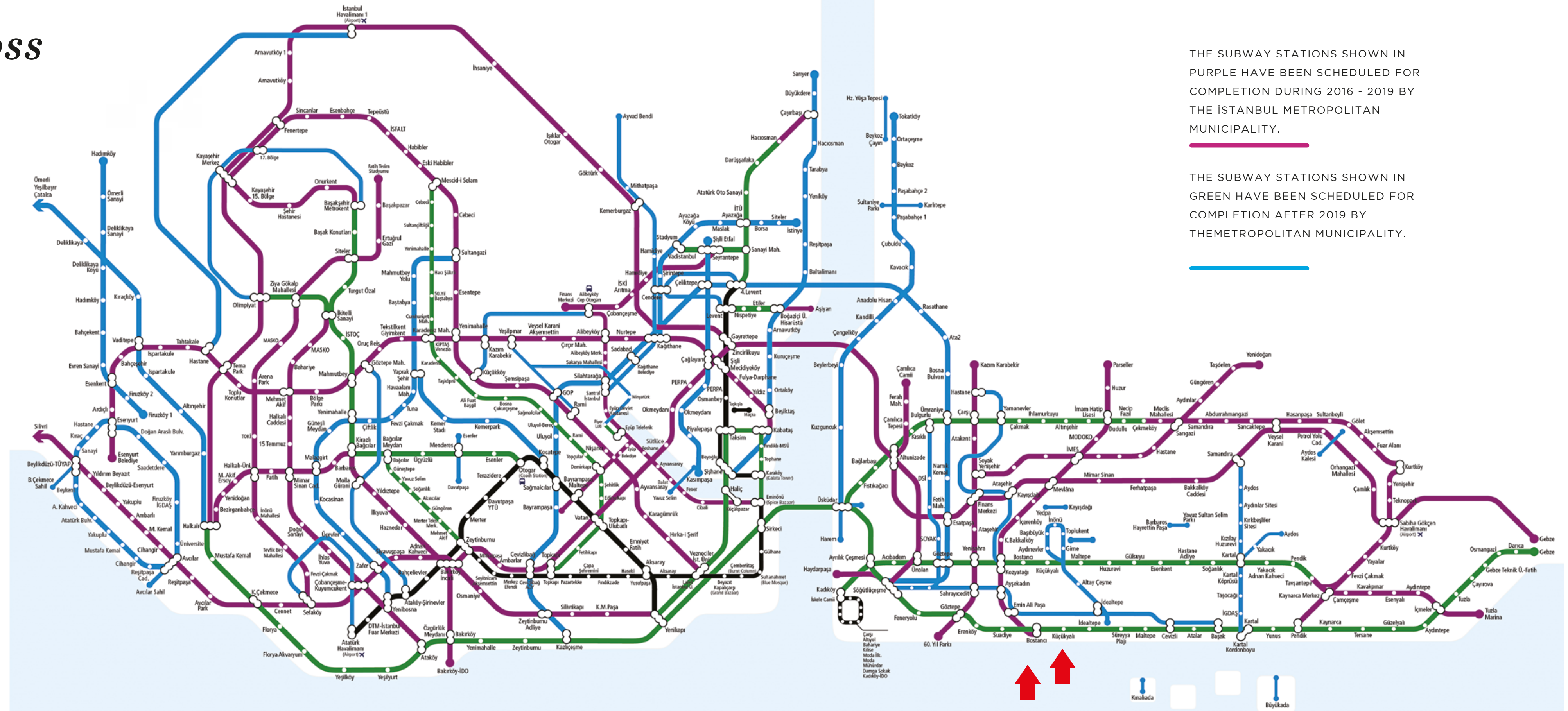




Commuting across  
İstanbul will  
no longer be  
an issue for you.

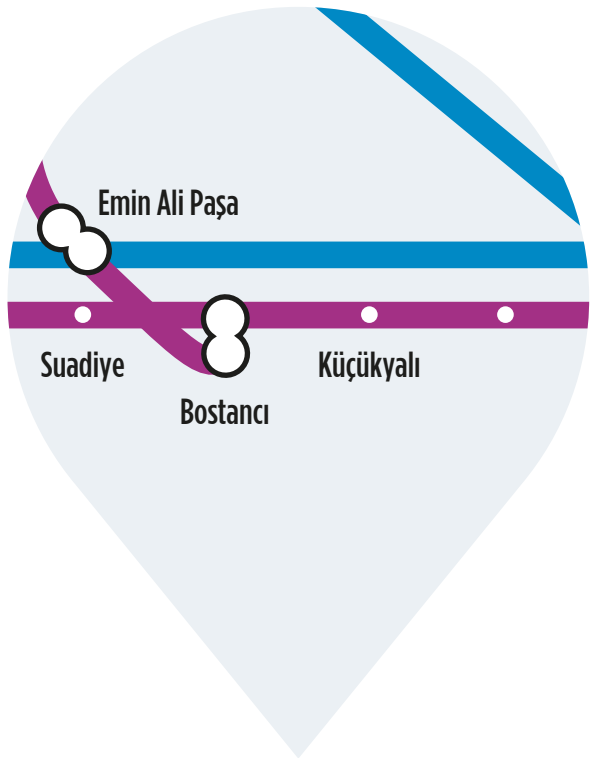
You will be able to visit  
the Prince Islands set  
right across you and conveniently  
travel to countless neighborhoods  
across İstanbul via marine  
transportation.

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  
THEMETROPOLITAN 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  
Küçükçekircek 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  
Küçükyalı 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 IMAGES ON THIS PAGE ARE FOR PROMOTIONAL PURPOSES. TAHİNCİOĞLU RESERVES THE RIGHT TO MAKE CHANGES WITH THE APPROVAL OF EMLAK KONUT GYO A.Ş.



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

Nidapark Küçükyalı offers a freedom of choice with alternative apartment types ranging from 1+1 to 4+1.

The 10 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 Küçükyalı 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



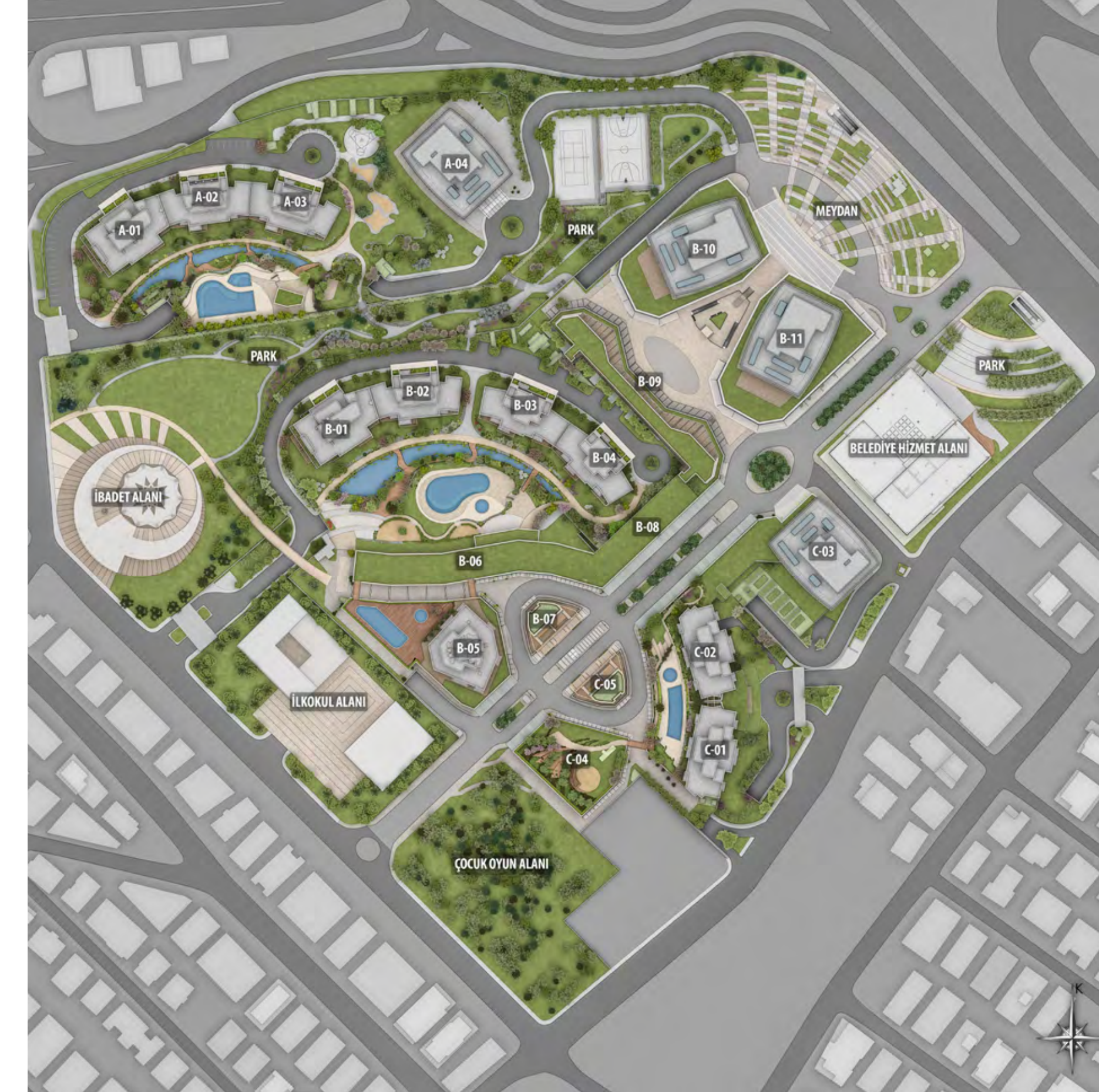
NİDAPARK  
— KÜÇÜKYALI —  
SEDEF

- C01  
- C02



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 BURGAS

The 328 apartments with 2+1, 3+1 and 4+1 options across 4 blocks constitute the Nidakule Küçükalyalı Burgas 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 Nidakule  
Küçükalyalı Sedef phase offers 329  
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.







## NİDAKULE KÜÇÜKYALI

Nidakule Küçükalyı 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 Küçükalyı subway station and Bostancı pier improve accessibility to the offices.

## THE SHOPPING STRIP

The Nidapark Küçükalyı 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.





*Bölgenin ilk ve tek  
alışveriş caddesi  
Nidapark  
Küçükyalı'da.*

**K**üçükyalı, yepyeni bir alışveriş caddesine kavuşuyor, Anadolu yakasının yeni caddesi hayata geçiyor.

Metroya doğrudan bağlanan 350 metrelik alışveriş caddesi; geniş ve ferah sokakları, ince düşünülmüş mimarisi, mükemmel konumu ve farklı konsept mağazalarıyla burada yaşayanların, hayattan çok daha fazla keyif almasını sağlıyor.





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





*You can feel the  
Tahincioğlu 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 1<sup>st</sup> 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.*

**N**idapark 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.



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*Abundant social facilities filled with sports, pleasure and entertainment.*

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## *Apartment plans*





4 + 1

KINALI - BURGAZ

NET AREA

149.95 m<sup>2</sup>

NET AREA +  
OPEN BALCONY

175.55 m<sup>2</sup>

GROSS  
SALEABLE AREA

246.85 m<sup>2</sup>



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

NET AREA

108.20 m<sup>2</sup>

NET AREA +  
OPEN BALCONY

121.15 m<sup>2</sup>

GROSS  
SALEABLE AREA

169.58 m<sup>2</sup>



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



3 + 1

KINALI - BURGAZ



NET AREA

114.15 m²

NET AREA +  
OPEN BALCONY

121.80 m²

GROSS  
SALEABLE AREA

169.31 m²

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

NET AREA

107.80 m²

NET AREA +  
OPEN BALCONY

118.10 m²

GROSS  
SALEABLE AREA

166.47 m²

3 + 1

KINALI - BURGAZ



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



3 + 1

BURGAZ



NET AREA  
101.20 m<sup>2</sup>

NET AREA +  
OPEN BALCONY  
110.40 m<sup>2</sup>

GROSS  
SALEABLE AREA  
159.42 m<sup>2</sup>

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

NET AREA  
102.25 m<sup>2</sup>

NET AREA +  
OPEN BALCONY  
110.90 m<sup>2</sup>

GROSS  
SALEABLE AREA  
158.83 m<sup>2</sup>

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

3 + 1

KINALI - BURGAZ



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.

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.

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

KINALI - BURGAZ

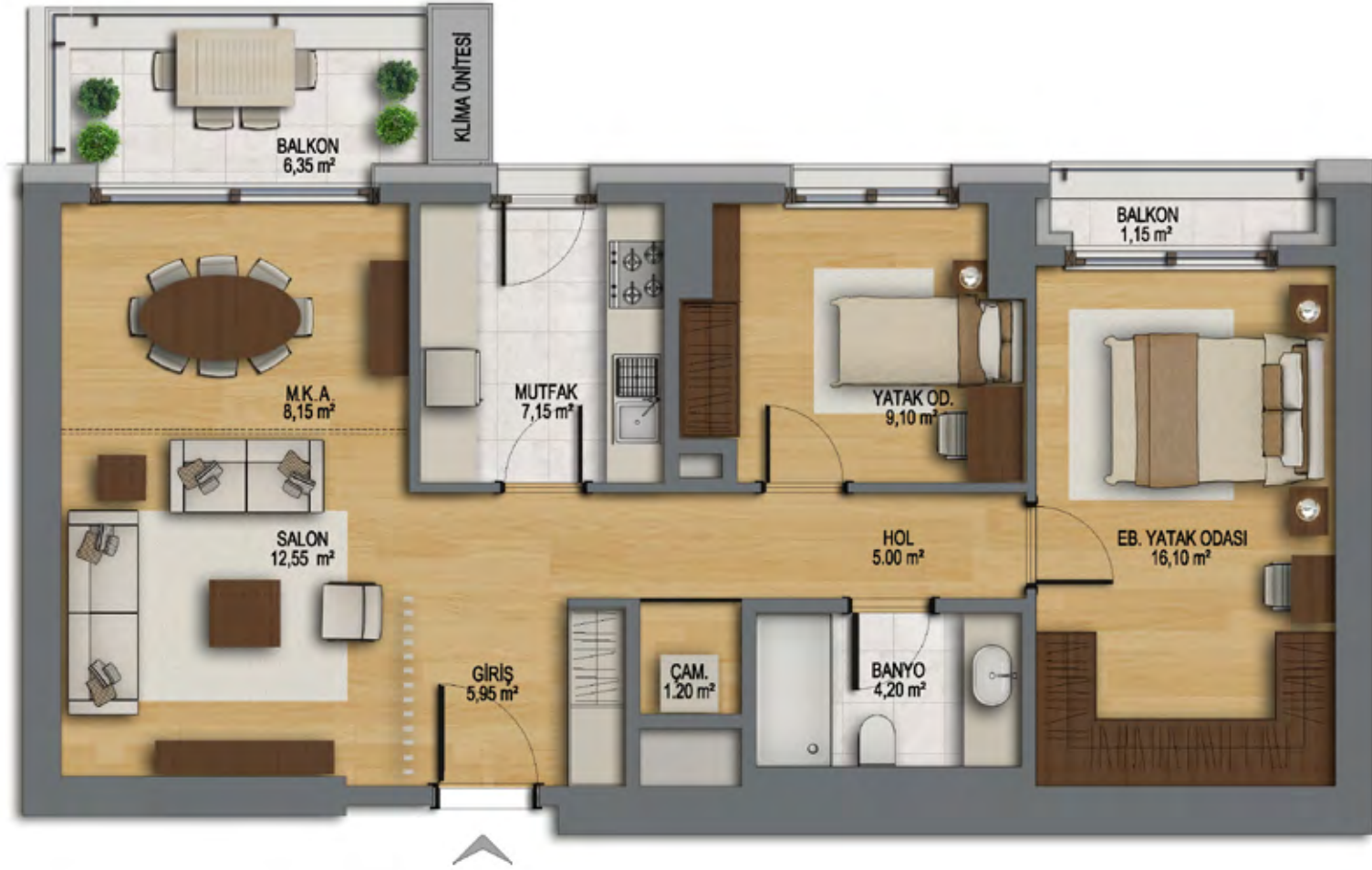


Only the cabinets  
shown with this color  
are to be delivered.



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

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.

2 + 1

KINALI - BURGAZ



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



2 + 1

SEDEF



NET AREA

61.05 m²

NET AREA +  
OPEN BALCONY

66.05 m²

GROSS  
SALEABLE AREA

99.79 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

2 + 1

SEDEF



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



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**

1+1

SEDEF



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



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**

1+1

SEDEF



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



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**

REVETMENT 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 EKSİ 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. 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**

**Nidapark Küçükyalı Sales Office**

Çınar Mahallesi Rifki Tongsir Caddesi No: 113 Maltepe İstanbul  
Near Küçükyalı subway station

