

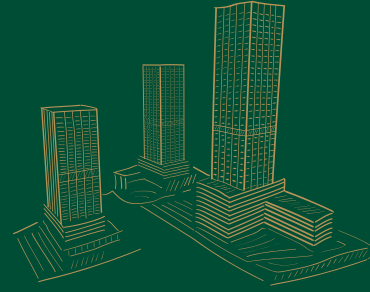
ATAŞEHİR MODERN

New Focal Point of the City



WITH THE WARRANTY OF





ATAŞEHİR MODERN



WITH THE WARRANTY OF



Focal Point of European and Anatolian Sides

In one of the most beautiful cities in the world, life in **Ataşehir Modern**, where you can enjoy the most beautiful scenery of the city, is waiting for you.

Ataşehir Modern, the choice of those who want to watch the immense scenery of Istanbul, is the new star of the city.





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Istanbul All Around ✨

Ataşehir Modern promises a high-quality life thanks to its location at the junction of highways connecting European and Anatolian sides and its proximity to public transportation like subway and buses.

In **Ataşehir Modern**, which is at the heart of the city, you are only one step further from anywhere you wish to go.



Everywhere A Step Away From You

Ataşehir Modern, at the centre of Istanbul; everywhere you wish for is a step away from you; whole city is close to you.

MEDICAL ESTABLISHMENTS

Florence Nightingale Hospital.....	5 min
Memorial Hospital.....	5 min
Türkan Saylan Medical Centre.....	9 min
FSM Eğitim ve Araştırma Hospital....	10 min
Yeditepe Üniversite Hospital.....	13 min

EDUCATION CENTRES

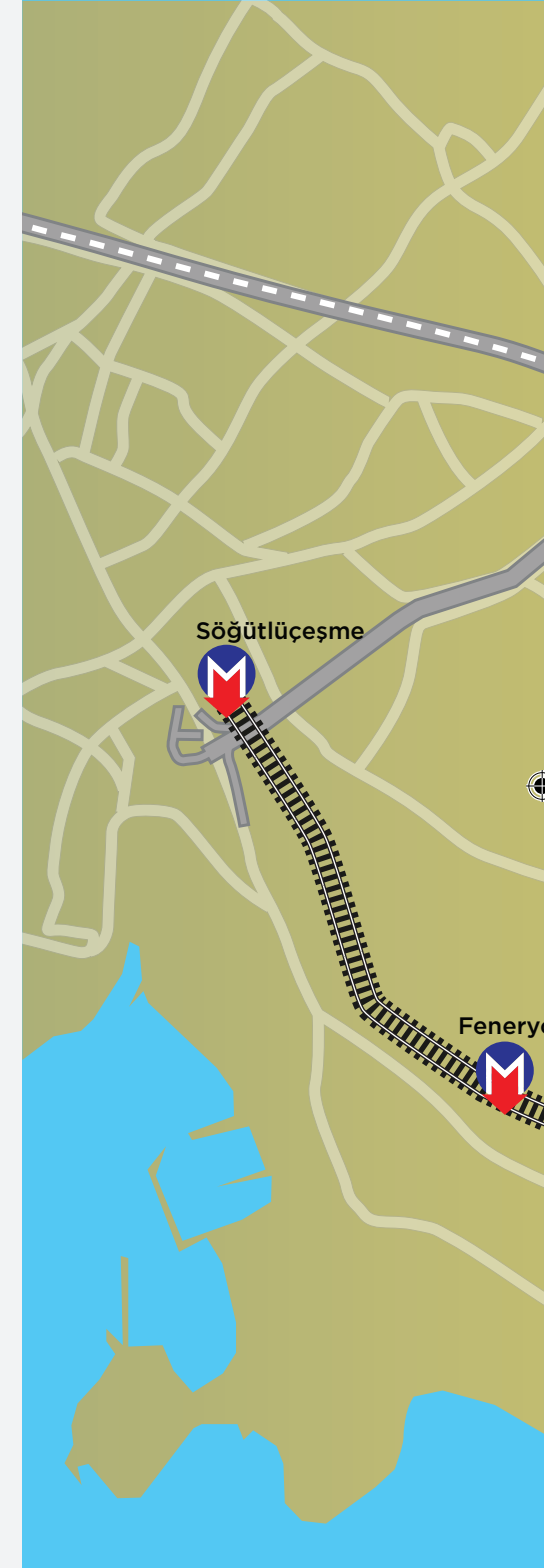
Özel Ataşehir Bilfen Schools.....	5 min
Denizaltı Elementary School.....	12 min
Acıbadem University.....	8 min
American Culture College.....	9 min
Doğa Schools.....	5 min
FBK Fenerbahçe College.....	14 min
Özel Ataşehir Yönder Schools.....	11 min
Okyanus College.....	6 min
Yeditepe University.....	14 min
Özel Düşler Şatosu Nursery School....	7 min
Ataşehir Eyüboğlu İlkokulu.....	8 min
Özel Olcay Nursery School.....	7 min
Özel Yedi Deniz Nursery School.....	7 min
Uğur Schools Ataşehir Complex.....	5 min

SHOPPING MALLS

Novada Mall.....	2 min
Metropol Mall.....	3 min
Brandium Mall.....	3 min
Mozaik Bazaar.....	5 min
Bulvar 216.....	6 min
Palladium Mall.....	6 min
Watergarden.....	10 min
Optimum Mall.....	11 min

IMPORTANT PLACES

Nezahat Gökyiğit Arboretum.....	5 min
Ülker Sports Arena.....	7 min
Istanbul Finance Centre.....	10 min
Kayışdağı Forest.....	15 min
Ataşehir Municipality Wedding Saloon....	10 min
Mimar Sinan Mosque.....	10 min







Layout Plan

BESTE



ARYA

OPERA

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New Focal Point of the City!

At **Ataşehir Modern**, an unmatched opportunity to live in the most precious vicinity of the most precious city of Turkey is awaiting you.

Ataşehir Modern, the new spotlight of those who enjoy life, offers a safe and pleasant future to its residents.

Grounds You Look for is just Nearby

You can breathe both the smell of the greenest grass and the captivating scent of the flowers in the center of Istanbul. All the beauties of nature are available to you in **Ataşehir Modern**.

Ataşehir Modern welcomes you to get away from the stress and intensity of life with its breath-taking natural environment.





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Sea and Prince Islands Inside the Focus

An exclusive view of the Sea and Prince Islands is available to you in **Ataşehir Modern**. Access to Istanbul's gorgeous scenery full of countless graces is a privilege you have at **Ataşehir Modern**. Feel the relaxing sensation of the rainy weather, and witness the sunrise every day.



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For Happy Children of Modern Times

Ataşehir Modern provides an unparalleled socialization opportunity to your children with its delicately designed playgrounds.

Ataşehir Modern is the choice of the parents who want their children to grow with delightful memories.





Modern Approach to Education

Thanks to the schools around **Ataşehir Modern**, your children will get an education without leaving the secured fields of your home. What is left for you to focus on their happiness. Children in peaceful and joyful living space of **Ataşehir Modern** of İstanbul are the brightest future of our tomorrow.







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All You Look for in Here

Ataşehir Modern, where you can easily meet your shopping needs, ensures you an enjoyable time. Bazaars, stores, and markets are at your disposal to provide for your demands.



With Sea and Prince Islands View in Focus
**ISTANBUL
ALL AROUND**

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For Those Who Want to Focus on Entertainment

With the gaming zones of **Ataşehir Modern**, adults will also get their piece of fun. The movie theatre will fulfill everyone's passion for art. In your new living space, you won't be able to get enough of the quality time you spend with your loved ones in cafes and restaurants.





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Modern and Healthy Life in Ataşehir Modern

It is possible to exercise whenever you want and achieve the healthy life you dreamt of in **Ataşehir Modern**. Outdoor and indoor swimming pools and fitness centers allow residents to perform physical activities safely.



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The Most Joyful Form of Sport

Ataşehir Modern introduces its residents to the most amusing form of sport and offers them a healthy lifestyle. Entertaining games in the semi basketball court and enjoyable walks in the fresh air are waiting for you in your new living space.







Embrace the Colour of Peace, Green

The green fields of **Ataşehir Modern** will make you forget the exhaustion of your day and relax by embracing nature.

Ataşehir Modern provides both the thrills of modern city life and the blessing of nature for those who desire to enjoy the nature and fresh air in the midst of the city.









Spare Time for Yourself not for Parking Lot

You don't have the trouble of finding a parking space in **Ataşehir Modern**. Instead there are lots of vacant spaces in the parking lot that are designed specifically for each block. You won't lose any time in your private parking lot which is secured 7/24.





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ARYA



BESTE



OPERA

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Luxurious Life in Dazzling Towers

Ataşehir Modern presents a luxurious life with three towers independently located.

Ataşehir Modern corresponds to different tastes and needs with alternative flat choices varying from “1+1” to “5+1” types while promising its residents a spacious, calm, and comfortable life.





Social Activities

Ataşehir Modern offers its residents a pleasing and tasteful life with its social activities from health to sport, resting to entertainment by taking every age group into account.



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Arya

Specially designed living spots are in Arya for those who enjoy life and keep their living space large. A joyful experience is offered for those who wish for an active and dynamic life. Arya was designed for those who love to live their life to the fullest. Everything you are looking for is present in Arya; in the heart of Istanbul and the center of vivid life.

- Outdoor swimming pool
- Outdoor kids swimming pool
- Outdoor fitness field
- Indoor swimming pool
- Sunbath terraces
- Fitness centre
- Multipurpose studio
- Sauna
- Steam room
- Squash
- Table tennis
- Children playground
- Open air half basketball field
- Open air children playground
- Trade units

Beste

A special living spot addressing everyone who looks for harmony and balance. Harmony of rich details with elegant differences, Beste, is the choice of those who are searching for more. A comfortable, luxurious, and serene living spot.

- Indoor swimming pool
- Outdoor swimming pool
- Outdoor kids swimming pool
- Cinema-Tv room
- Fitness centre
- Sauna
- Steam room
- Outdoor fitness field
- Open air squash field
- Open air sports field
- Open air children playground
- Trade units


Opera

It addresses both the souls and the sensations of those who like a free and comfortable life. Opera is the optimum of luxury and the sound of an extensive life. Luxurious life specially designed for those who aspire to live an inspiring life is in Opera.

- Outdoor swimming pool
- Indoor swimming pool
- Outdoor kids swimming pool
- Fitness centre
- Sauna
- Steam room
- Restaurant
- Open air children playground
- Trade units

Social areas differ in each tower of the Ataşehir Modern housing project.





Door Left Open to Peace and Comfort

Enter **Ataşehir Modern**, the intersection point of technology, modern life, and nature, and step into a blissful and prosperous future.





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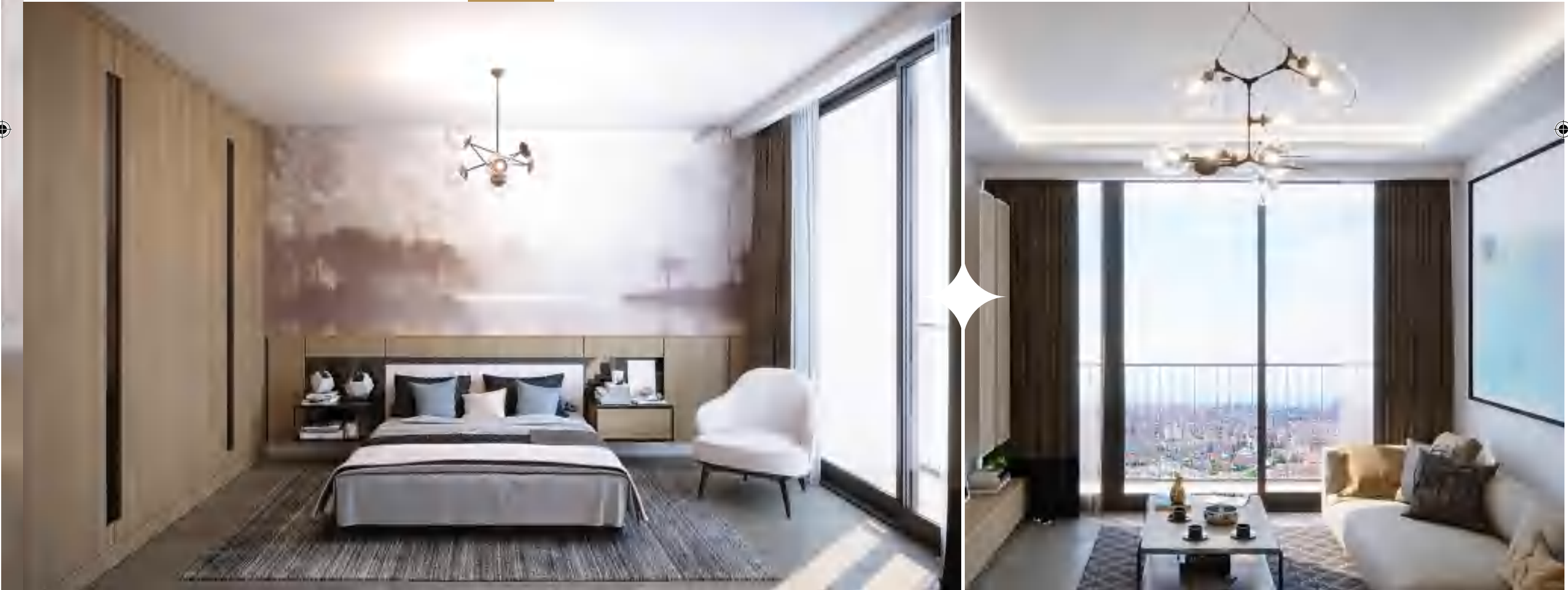


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1+1 *Chic and Spacious*



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1+1 TYPE 1-1

Arya

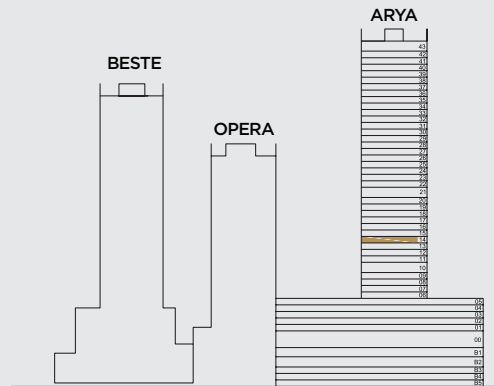
ROOM	NET AREA
1 Bedroom	13,08 m ²
2 Bathroom	4,25 m ²
3 Living Room + Kitchen	25,27 m ²
4 Balcony	1,96 m ²
5 Fr. Balcony	0,54 m ²
Assigned Depot	3,15 m ²

Net Area 42,59 m²

Total Gross Area 70,82 m²

Overall Gross Area 79,04 m²

Assigned Parking Lot 12,50 m²



Ataşehir Modern is carried out within the scope of Savings Deposit Insurance Fund (SDIF) Resource Development Practices. The square meters given in the coloured floor plans may vary for each independent section.

Entry



1+1 TYPE 2

Arya

ROOM	NET AREA
1 Bedroom	12,01 m ²
2 Bathroom	3,50 m ²
3 Living Room + Kitchen	27,02 m ²
4 Balcony	4,40 m ²

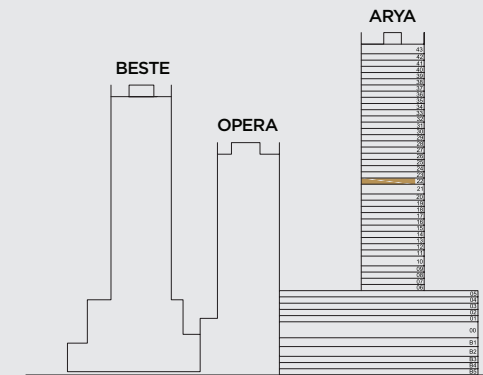
Assigned Depot 3,06 m²

Net Area 42,53 m²

Total Gross Area 71,81 m²

Overall Gross Area 80,01 m²

Assigned Parking Lot 12,50 m²



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1+1 TYPE 5

Arya

ROOM	NET AREA
1 Bathroom	3,75 m ²
2 Total Living Room + Kitchen	31,08 m ²
3 Bedroom	12,32 m ²
4 Balcony	4,16 m ²
5 Fr. Balcony	1,45 m ²

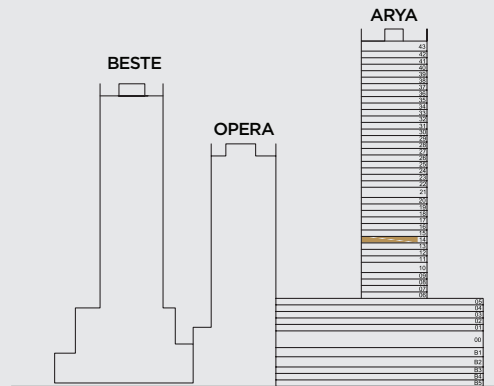
Assigned Depot 3,15 m²

Net Area 47,15 m²

Total Gross Area 83,21 m²

Overall Gross Area 92,32 m²

Assigned Parking Lot 12,50 m²



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2+1 *Relaxing and Comfortable*



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2+1 TYPE 1

Beste

ROOM	NET AREA
1 Entrance	4,76 m ²
2 Bedroom	10,93 m ²
3 Bathroom	4,00 m ²
4 Master Bathroom	3,06 m ²
5 Master Bedroom	16,48 m ²
6 Hall	2,37 m ²
7 Living Room + Kitchen	25,47 m ²
8 Balcony	4,16 m ²
9 Fr. Balcony	0,57 m ²

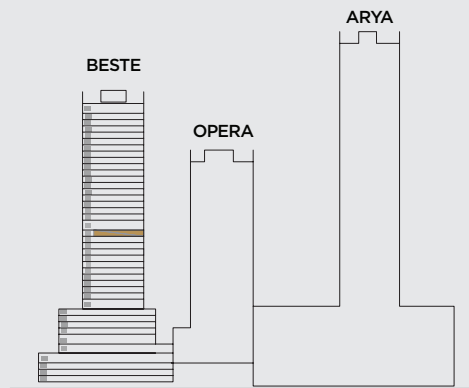
Assigned Depot 3,00 m²

Net Area 67,06 m²

Total Gross Area 110,02 m²

Overall Gross Area 120,14 m²

Assigned Parking Lot 12,50 m²



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2+1 TYPE 2 *Beste*

ROOM	NET AREA
1 Bedroom	10,66 m ²
2 Bathroom	4,16 m ²
3 Master Bathroom	3,20 m ²
4 Master Bedroom	14,31 m ²
5 Hall	2,97 m ²
6 Living Room + Kitchen	32,38 m ²
7 Balcony -1	2,56 m ²
8 Balcony -2	4,28 m ²

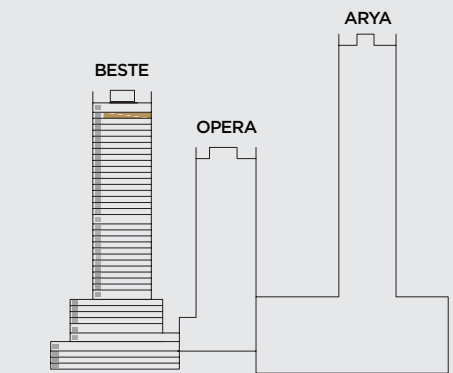
Assigned Depot 3,23 m²

Net Area 67,68 m²

Total Gross Area 114,31 m²

Overall Gross Area 124,93 m²

Assigned Parking Lot 12,50 m²



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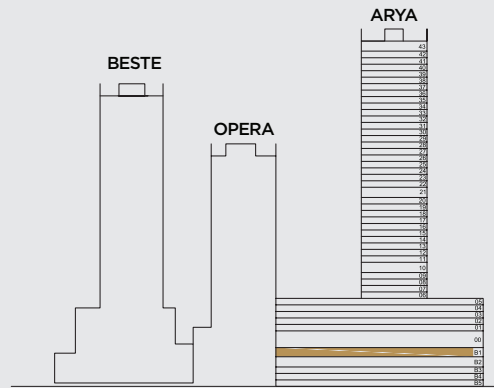


P 2+1 TYPE 6-3

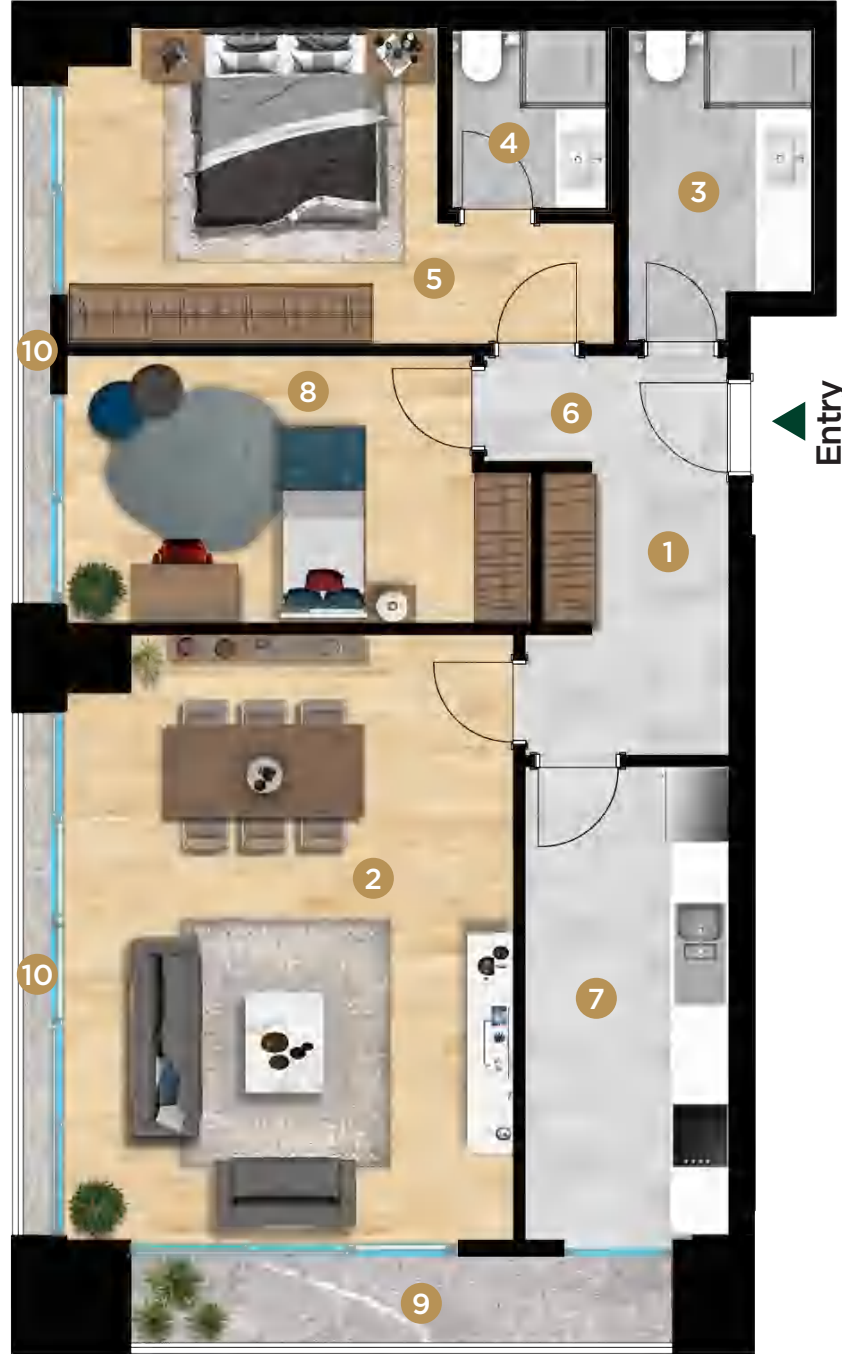
Arya

ROOM	NET AREA
1 Entrance	3,64 m ²
2 Bedroom	17,26 m ²
3 Bathroom	4,73 m ²
4 Master Bathroom	4,33 m ²
5 Master Bedroom	24,48 m ²
6 Hall	2,97 m ²
7 Living Room + Kitchen	41,91 m ²
8 Balcony	22,74 m ²
Assigned Depot	3,00 m ²

Net Area	105,31 m ²
Total Gross Area	193,00 m ²
Overall Gross Area	209,83 m ²
Assigned Parking Lot	12,50 m ²



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2+1 TYPE 6-1

Arya

ROOM	NET AREA
1 Entrance	7,50 m ²
2 Living Room	27,27 m ²
3 Bathroom	5,86 m ²
4 Master Bathroom	3,14 m ²
5 Master Bedroom	14,20 m ²
6 Hall	1,23 m ²
7 Kitchen	10,08 m ²
8 Bedroom	12,46 m ²
9 Balcony	4,44 m ²
10 Fr. Balcony	2,13 m ²

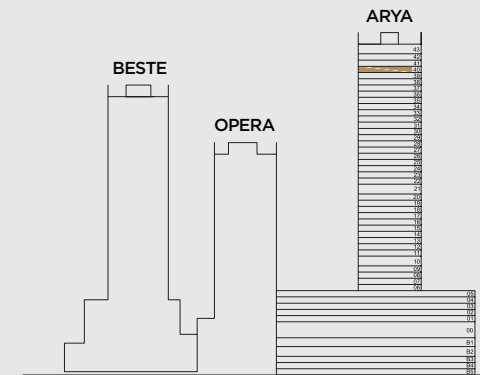
Assigned Depot 3,98 m²

Net Area 81,73 m²

Total Gross Area 136,14 m²

Overall Gross Area 149,87 m²

Assigned Parking Lot 12,50 m²



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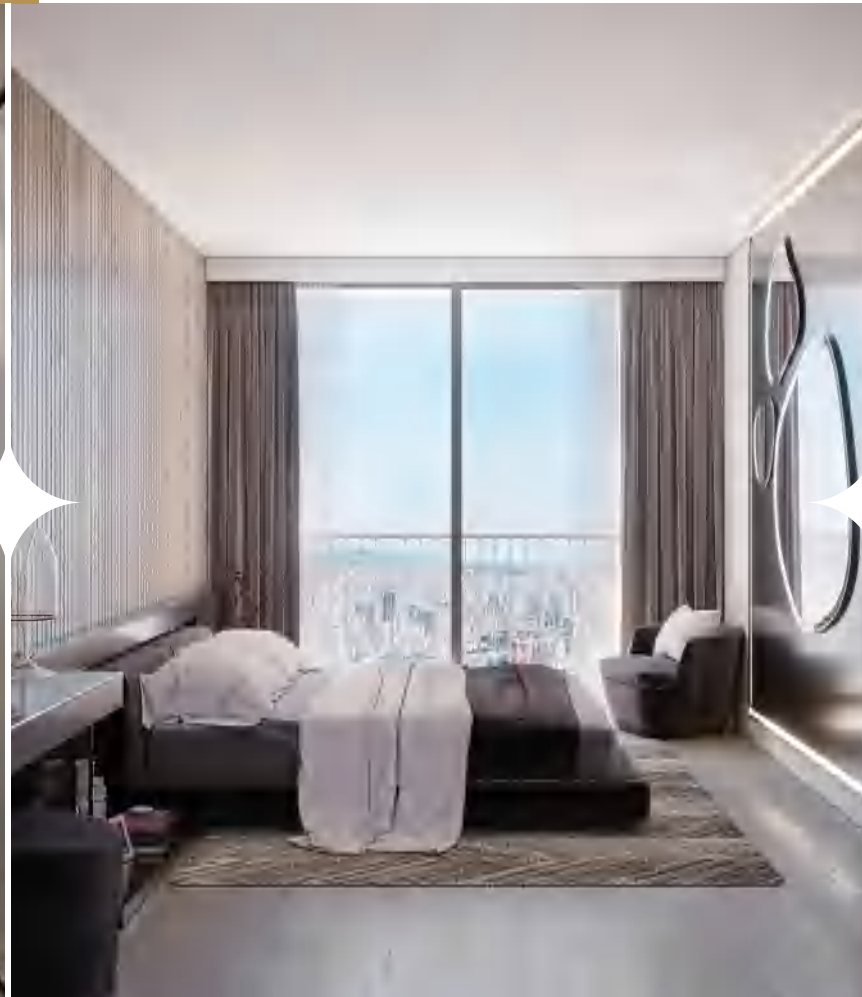


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3+1 *Peaceful and Warm*



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3+1 TYPE 9

Beste

ROOM	NET AREA
1 Entrance	10,94 m ²
2 Bathroom	4,38 m ²
3 Master Bathroom	4,32 m ²
4 Master Bedroom	24,75 m ²
5 Hall	8,51 m ²
6 Kitchen	18,20 m ²
7 Living Room	48,20 m ²
8 Cloakroom	7,05 m ²
9 WC	3,24 m ²
10 Bedroom -1	15,13 m ²
11 Bedroom -2	12,91 m ²
12 Balcony	71,48 m ²

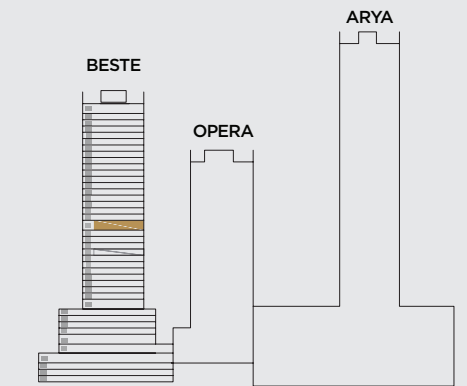
Assigned Depot 4,09 m²

Net Area 157,61 m²

Total Gross Area 342,98 m²

Overall Gross Area 369,26 m²

Assigned Parking Lot 25,00 m²



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3+1 TYPE 2 *Opera*

ROOM	NET AREA
1 Entrance	5,54 m ²
2 Bathroom	4,76 m ²
3 Master Bathroom	5,61 m ²
4 Master Bedroom	18,43 m ²
5 Hall	3,19 m ²
6 Living Room + Kitchen	31,94 m ²
7 Bedroom -1	10,53 m ²
8 Bedroom -2	11,34 m ²
9 Balcony	4,32 m
10 Fr. Balcony	1,06m ²

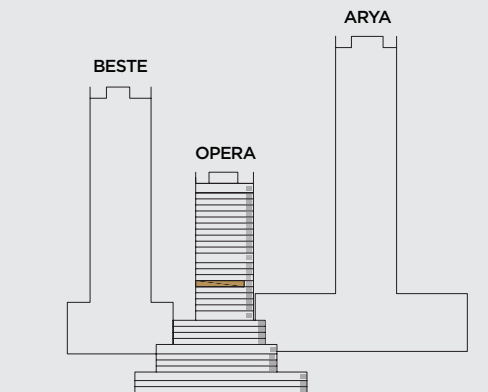
Assigned Depot 6,05 m²

Net Area 91,34 m²

Total Gross Area 148,95 m²

Overall Gross Area 164,16 m²

Assigned Parking Lot 25,00 m²



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3+1 TYPE 8-1

Beste

ROOM	NET AREA
1 Entrance	8,09 m ²
2 Living Room	40,78 m ²
3 Bathroom	3,90 m ²
4 Master Bathroom	3,85 m ²
5 Master Bedroom	20,05 m ²
6 Hall	4,48 m ²
7 Kitchen	15,23 m ²
8 Bedroom -1	12,51 m ²
9 Bedroom -2	13,64 m ²
10 Laundry Room	1,84 m ²
11 Balcony -1	4,38 m ²
12 Balcony -2	2,10 m ²
13 Fr. Balcony	2,69 m ²

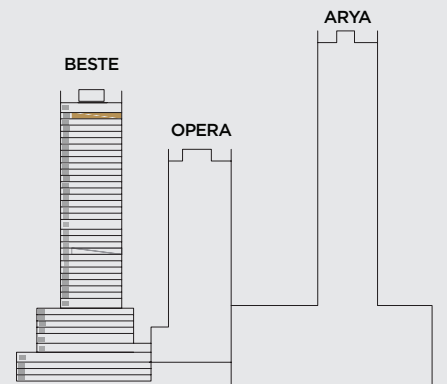
Assigned Depot 4,10 m²

Net Area 124,36 m²

Total Gross Area 202,59 m²

Overall Gross Area 219,79 m²

Assigned Parking Lot 25 m²



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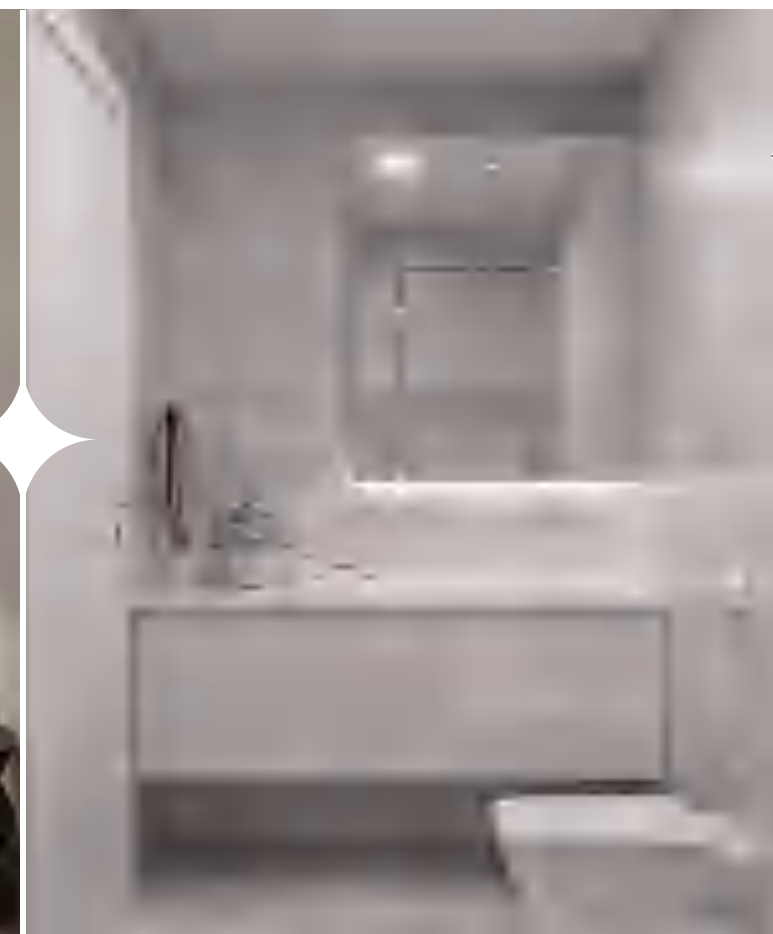
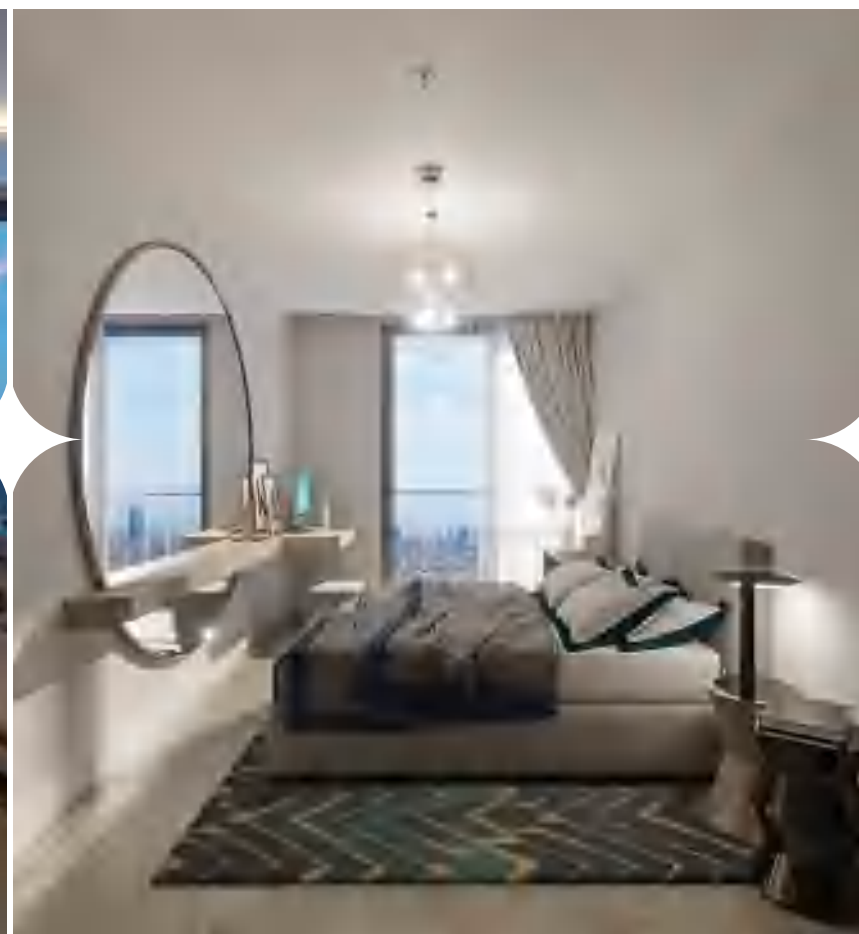
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4+1

Junction of Elegance and Comfort



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4+1 TYPE 2

Beste

ROOM	NET AREA
1 Entrance	12,26 m ²
2 Bedroom -1	11,75 m ²
3 Bedroom -2	9,84 m ²
4 Bedroom -3	14,59 m ²
5 Bathroom	4,08 m ²
6 Master Bathroom	4,06 m ²
7 Master Bedroom	19,35 m ²
8 Hall	5,15 m ²
9 Kitchen	12,00 m ²
10 Living Room	35,57 m ²
11 WC	2,38 m ²
12 Balcony	4,16 m ²
13 Fr. Balcony	3,04 m ²

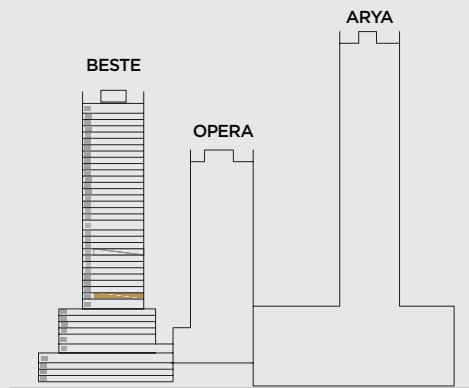
Assigned Depot 6,02 m²

Net Area 131,02 m²

Total Gross Area 212,62 m²

Overall Gross Area 232,39 m²

Assigned Parking Lot 25,00 m²



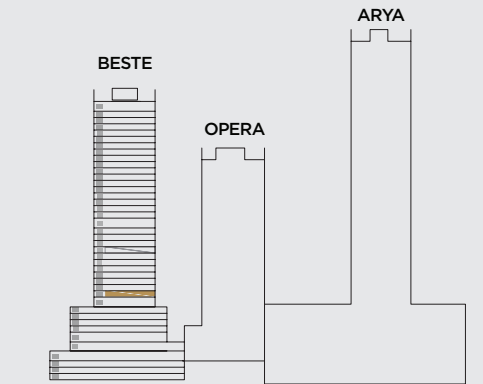
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4+1 TYPE 4

Beste

	NET AREA
1 Entrance	12,82 m ²
2 Bedroom -1	10,71 m ²
3 Bedroom -2	11,70 m ²
4 Bedroom -3	14,12 m ²
5 Bathroom	4,50 m ²
6 Master Bathroom	4,14 m ²
7 Hall	4,62 m ²
8 Kitchen	13,68 m ²
9 Living Room	40,07 m ²
10 Total Master Bedroom	21,77 m ²
11 WC	2,40 m ²
12 Laundry Room	2,34 m ²
13 Balcony	4,16 m ²
14 Fr. Balcony	3,52 m ²
Assigned Depot	6,52 m ²
Net Area	142,88 m²
Total Gross Area	230,98 m²
Overall Gross Area	252,44 m²
Assigned Parking Lot	25,00 m²



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4+1 TYPE 1-1

Beste

ROOM	NET AREA
1 Entrance	15,77 m ²
2 Bedroom -3	14,40 m ²
3 Bathroom	5,04 m ²
4 Master Bathroom	9,23 m ²
5 Master Bedroom	27,16 m ²
6 Dressing Room	9,82 m ²
7 Hall	11,82 m ²
8 Kitchen	20,51 m ²
9 Living Room	52,61 m ²
10 WC	3,96 m ²
11 Bedroom -1	15,53 m ²
12 Bedroom -2	13,31 m ²
13 Laundry Room	4,32 m ²
14 Balcony -1	12,72 m ²
15 Balcony -2	11,14 m ²
16 Fr. Balcony	6,13 m ²

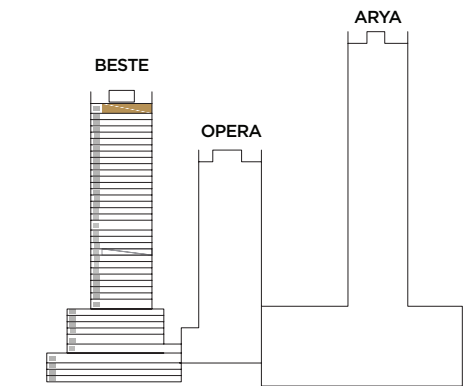
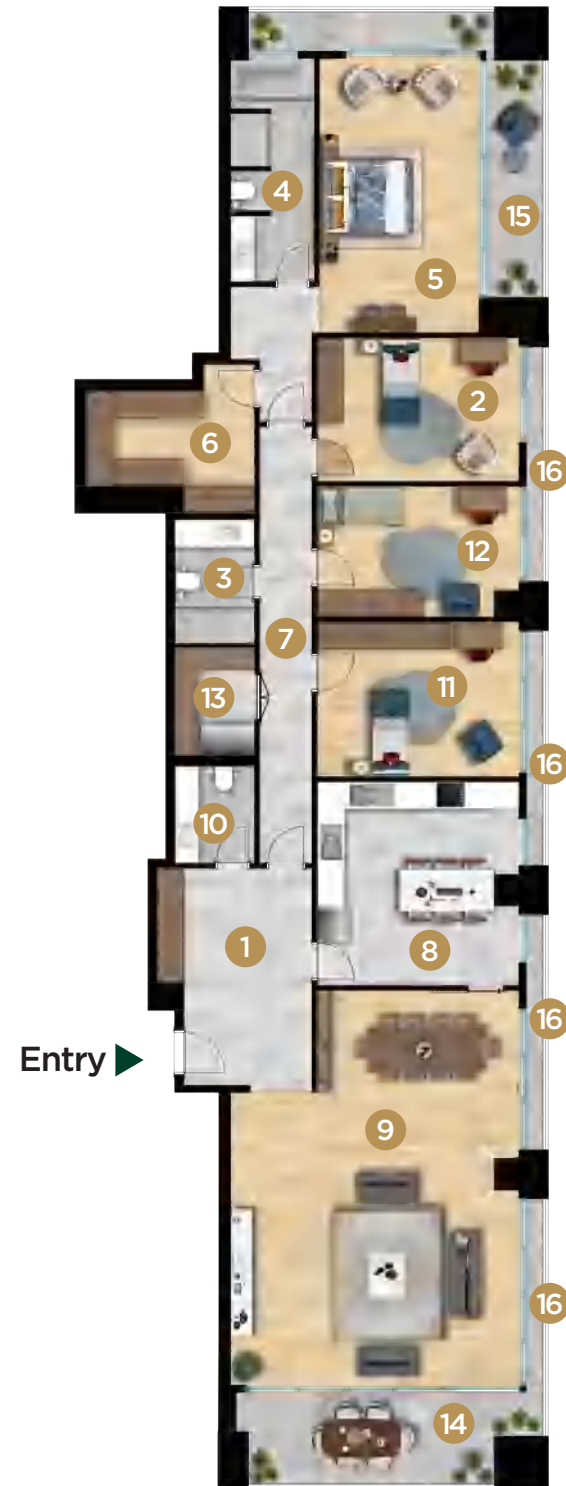
Assigned Depot 6,08 m²

Net Area 203,47 m²

Total Gross Area 351,70 m²

Overall Gross Area 380,53 m²

Assigned Parking Lot 37,5 m²



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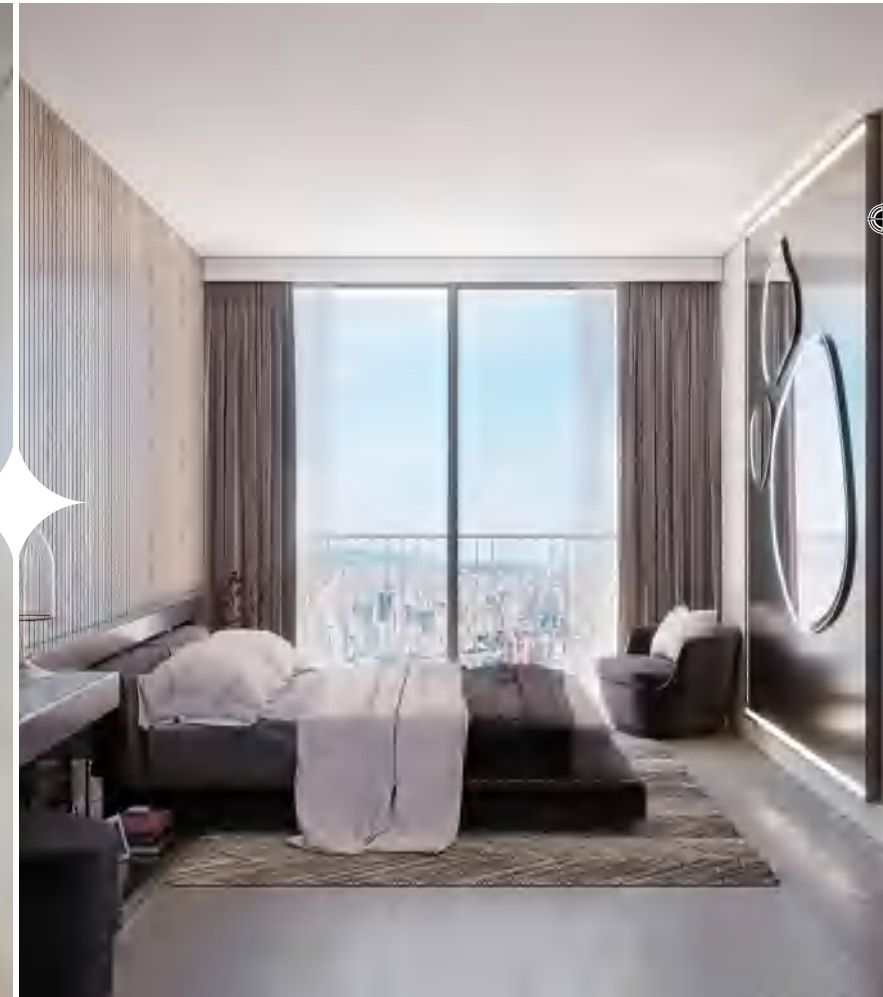
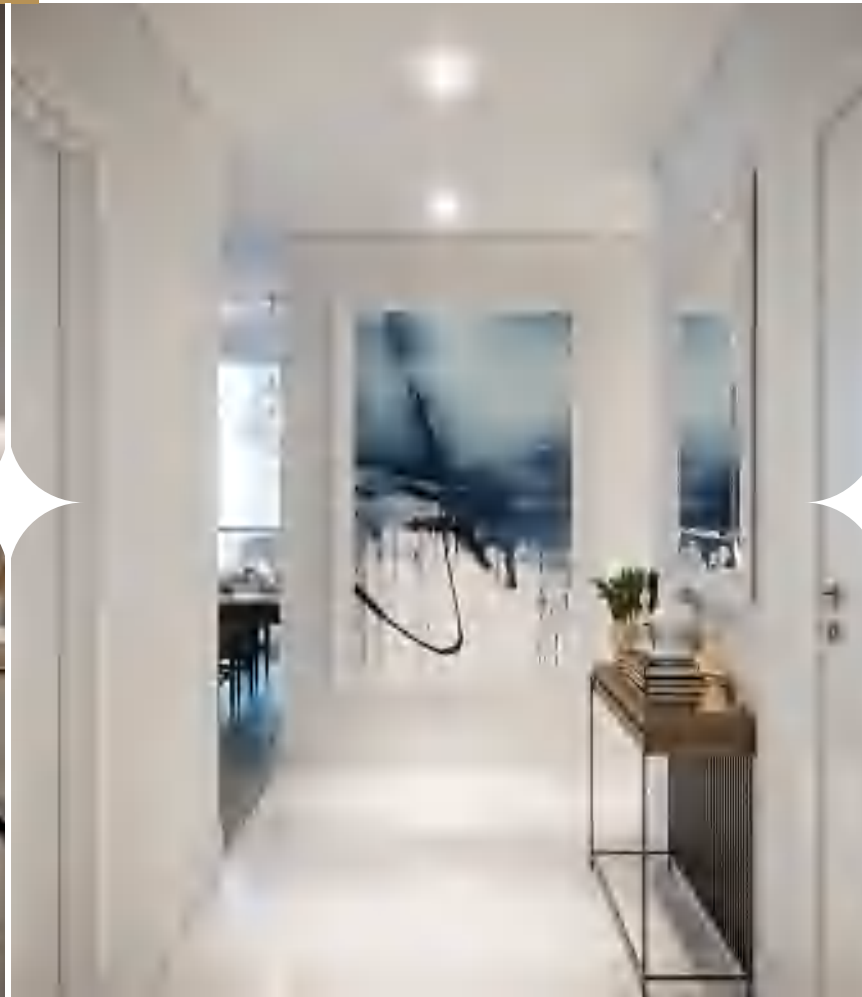


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5+1 *Large Room Maximum Comfort*



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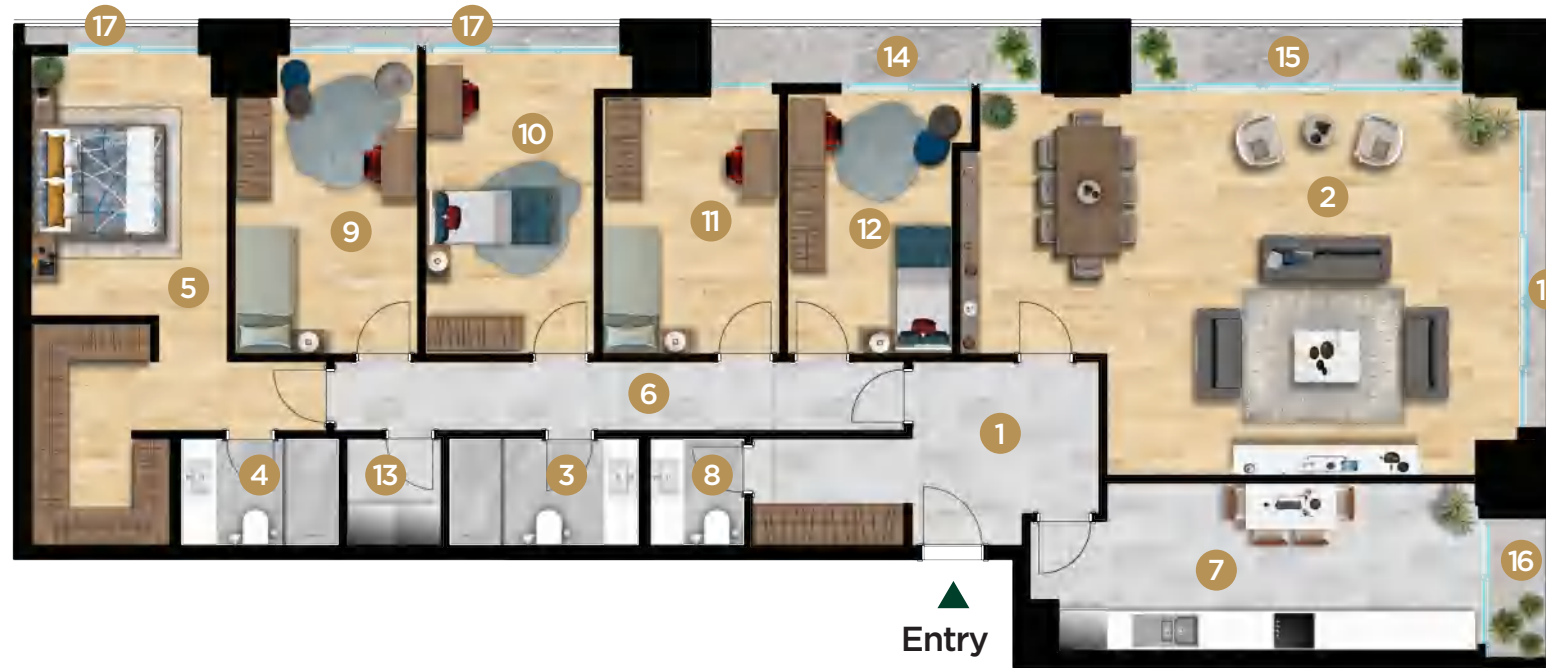
5+1 TYPE 1

Arya

ROOM	NET AREA
1 Entrance	16,76 m ²
2 Living Room	55,83 m ²
3 Bathroom -1	4,25 m ²
4 Bathroom -2	3,41 m ²
5 Bathroom -3	3,06 m ²
6 Bathroomh -4	3,06 m ²
7 Master Bathroom	9,98 m ²
8 Master Bedroom	16,86 m ²
9 Dressing Room	10,73 m ²
10 Hall	13,02 m ²
11 Kitchen	20,25 m ²
12 Cloakroom	3,58 m ²
13 WC	2,43 m ²
14 Bedroom -1	17,54 m ²
15 Bedroom -2	12,37 m ²
16 Bedroom -3	16,24 m ²
17 Bedroom -4	17,69 m ²
18 Children's Room	2,25 m ²
19 Balcony -1	2,08 m ²
20 Balcony -2	4,24 m ²
21 Balcony -3	20,80 m ²
22 Balcony -4	4,40 m ²
23 Fr. Balcony	3,30 m ²
Assigned Depot	12,60 m ²
Net Area	229,29 m ²
Total Gross Area	398,98 m ²
Overall Gross Area	440,15 m ²
Assigned Parking Lot	37,5 m ²



Ataşehir Modern is carried out within the scope of Savings Deposit Insurance Fund (SDIF) Resource Development Practices. The square meters given in the coloured floor plans may vary for each independent section.

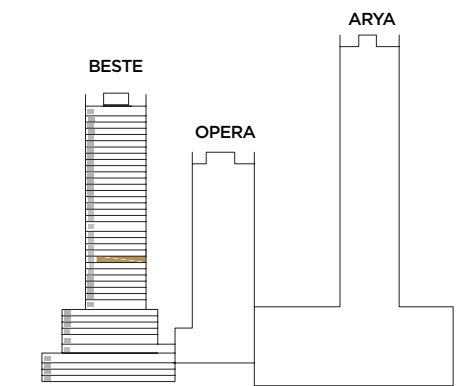


5+1 TYPE 3

Beste

ROOM	NET AREA
1 Entrance	12,16 m ²
2 Living Room	46,99 m ²
3 Bathroom	5,10 m ²
4 Master Bathroom	4,25 m ²
5 Master Bedroom	23,33 m ²
6 Hall	9,84 m ²
7 Kitchen	17,47 m ²
8 WC	2,55 m ²
9 Bedroom -1	13,00 m ²
10 Bedroom -2	12,72 m ²
11 Bedroom -3	11,34 m ²
12 Bedroom -4	10,76 m ²
13 Laundry Room	2,55 m ²
14 Balcony -1	4,16 m ²
15 Balcony -2	4,16 m ²
16 Balcony -3	1,74 m ²
17 Fr. Balcony	2,59 m ²
Assigned Depot	9,07 m ²

Net Area	172,06 m ²
Total Gross Area	281,66 m ²
Overall Gross Area	308,95 m ²
Assigned Parking Lot	37,5 m ²



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5+1 TYPE 1-1

Beste

ROOM	NET AREA
1 Entrance	17,14 m ²
2 Living Room	55,80 m ²
3 Bathroom -1	4,25 m ²
4 Bathroom -2	3,41 m ²
5 Bathroom -3	3,06 m ²
6 Bathroom -4	3,06 m ²
7 Master Bathroom	9,98 m ²
8 Master Bedroom	16,86 m ²
9 Dressing Room	10,73 m ²
10 Hall	13,02 m ²
11 Kitchen	20,37 m ²
12 Cloakroom	3,58 m ²
13 WC	2,43 m ²
14 Bedroom -1	17,54 m ²
15 Bedroom -2	12,53 m ²
16 Bedroom -3	16,24 m ²
17 Bedroom -4	17,70 m ²
18 Laundry Room	2,25 m ²
19 Balcony -1	2,10 m ²
20 Balcony -2	4,28 m ²
21 Balcony -3	21,09 m ²
22 Balcony -4	4,44 m ²
23 Fr. Balcony	3,33 m ²

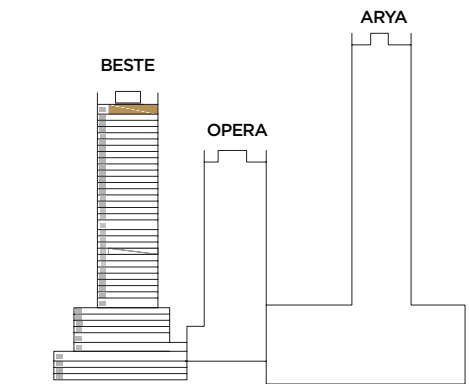
Assigned Depot 8,00 m²

Net Area 229,93 m²

Total Gross Area 399,33 m²

Overall Gross Area 433,16 m²

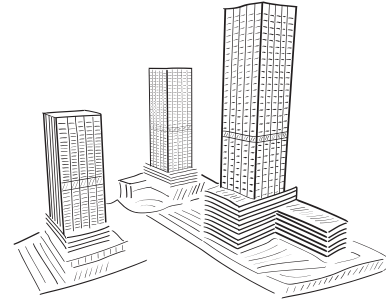
Assigned Parking Lot 37.5 m²



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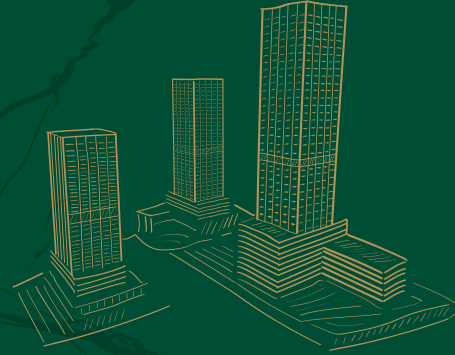
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ATAŞEHİR MODERN



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