



# NİŐANTAFŐI KORU

## WHAT IS ‘THE LUXURY OF THE FUTURE?’

**The meaning attributed to “luxury” is evolving continuously.** Projects that offer privileges in many dimensions and reflect “the luxury of the future” are now replacing the projects of the past that only promise one-dimensional luxuries. In order for **a house to be considered as luxury, it should be a healthy home** while meeting many criterias.

1

A LUXURIOUS HOME  
IS A HEALTHY HOME

2

A LUXURIOUS HOME  
IS A HOME THAT IS CLOSE TO THE  
CITY-CENTER AND IN A  
WELL-ESTABLISHED NEIGHBOURHOOD

3

A LUXURIOUS HOME  
IS A UNIQUE HOME

4

A LUXURIOUS HOME  
IS AN EXCLUSIVE HOME THAT OFFERS  
UNLIMITED SERVICES

5

A LUXURIOUS HOME  
IS A HOME THAT CAN BE PASSED DOWN  
FROM GENERATION TO GENERATION

# 1-A LUXURIOUS HOME IS A HEALTHY HOME

A healthy home is a home that is designed as a low-rise home, surrounded by green spaces and in touch with the nature. It is a home that is close to the best hospitals and healthcare services.



## WHAT ARE THE CHARACTERISTICS OF A HEALTHY HOME?

LOW-RISE	A healthy home is itself a low-rise building or is located in a low-rise building, so that it can be reached by stairs, and not necessarily using an elevator.
GARDEN AREA	A healthy home is a home that has a garden, or a terrace if not a garden, or a large balcony at the least.
GREEN SPACE	A healthy home is a home that is located in a grove and has a large green area.
A VENTILATION SYSTEM THAT CONFORMS TO HEALTH STANDARDS	A healthy home is a home that has a separate ventilation system designed in accordance with the health standards revised per the coronavirus pandemics.
EARTHQUAKE RESISTANCE	A healthy home is a home that was built in accordance with the most up-to-date earthquake regulations.

## 2-A LUXURIOUS HOME IS A HOME THAT IS CLOSE TO THE CITY-CENTER AND IN A WELL-ESTABLISHED NEIGHBOURHOOD

A luxurious home is a home that is located in a neighbourhood that stands out with its features, and is recognized not only in Turkey but also in the world.

Such a neighbourhood has a distinguished past, yet it also offers the privileges of this age



## 4-A LUXURIOUS HOME IS AN EXCLUSIVE HOME THAT OFFERS UNLIMITED SERVICES

A luxurious home is a home that offers privileges with its architectural details and with its balconies or terraces with a view. It is a home that **keeps the luxury alive in all details** with Concierge Services.



# IHLAMUR KASRI

**The Ihlamur Pavilion, which the sultans used daily to relax**, is one of the most elegant examples of the 19th century Ottoman architecture. It is a building that bears the traces of the neo-baroque style.

The area, where Ihlamur Pavilion is located, was turned into a private garden of the sultan. It is an area that is surrounded by green spaces, located in the Ihlamur Valley, which is at the heart of the triangle between Beşiktaş, Yıldız and Nişantaşı.

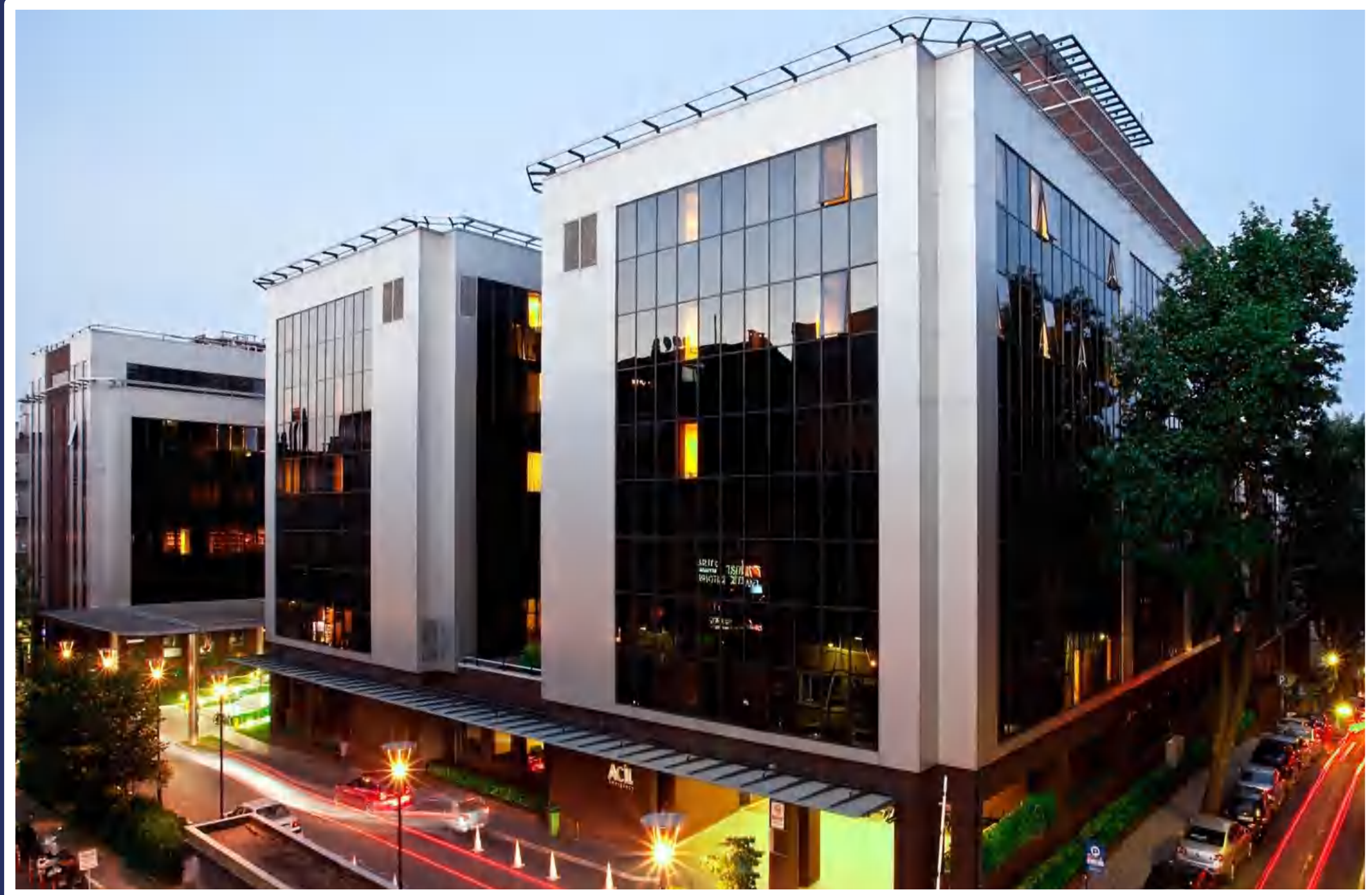
Ihlamur Valley was frequently visited by the sultans as a place of target practice and training.



# AMERİKAN HOSPITAL

Positioned under the roof of the Vehbi Koc Foundation, the American Hospital offers quality-focused healthcare services by bringing together the cutting edge technologies with **100 years of knowledge and experience.**

The hospital, which serves more than 220,000 patients per year, has an area of 60,500 square meters.



# CITY'S NİŞANTAŞI

City's Nişantaşı Shopping Center on Teşvikiye Street, visited by 18 million people every year, has been welcoming guests for 13 years with 155 national and international brands.





# MAÇKA DEMOCRACY AND MAÇKA ART PARKS

Maçka Democracy Park and Maçka Art Park are among the lively places of the region.

In the Democracy Park, the visitors can take the cable car, which cruises from one side to the other side of the park. The park is flooded by local residents every day of the week, offering them the opportunity to spend pleasant time in a green space.



# ABDİ İPEKÇİ STREET

Abdi İpekçi Street, one of the most valuable streets of Istanbul, has been known as Emlak (Real Estate) Caddesi until recently.

It is the first address of the most luxurious brands in the world in Turkey. Fashionable brands, unique designs and exquisite restaurants, as well as the New Year's Eve celebrations, which have become a tradition here, are among the indispensable elements of this exclusive neighbourhood.

Always lively **Abdi İpekçi Street** is one of the 10 best streets in the world.



## TESVIKIYE MOSQUE

**Built by Sultan Abdulmecid in 1853,** the mosque stands out with its small dome, single minaret and elegant central portico.

There are Ottoman inscriptions in the courtyard of the mosque, where the architectural character of the official buildings of the 19th century is reflected.



## TESVIKIYE AND VALIKONAGI STREET

Tesvikiye and Vali Konagi Street continue to be one of the lively and crowded areas of Istanbul, as well as one of the most distinguished districts with their luxury shops, galleries, restaurants and elegant showcases.

**Both streets have the highest real estate rental prices in the city.**



# LIVE LUXURY IN A HEALTHY WAY WITH HEALTHY HOMES IN NİŞANTAŞI

In the project, which was realized by the creator of the Healthy Houses concept DAP Yapı, health is the priority as it should be. DAP Yapı implemented the concept of "Healthy Houses" with the effect of the pandemic on our lives. Dap Yapı designed all the projects with this principle.

Nişantaşı Koru, which was designed inline with the recommendations of the health board, was also developed within this framework.

Dap Yapı continues to develop the Healthy Home concept in many places in the world, which is registered in Turkey and Europe.



# NİŞANTAŞI KORU PROJECT LOCATION



# NEIGHBOR TO 60 THOUSAND M2 FOREST

Around the project, which is near to Ihlamur Pavilion, there is approximately 60.000 m2 of woodland. The 60 thousand square meter green area that you neighbour is **more than the total green area of Nişantaşı.**



# WORLD-FAMOUS BRANDS ARE YOUR DOOR NEIGHBOR

Nişantaşı is the address of world famous brands and the best fashion designers.

Stylish stores decorate Abdi İpekçi Street with their most popular designs, which is the one of the most expensive streets in the world.

The only thing you need to follow fashion in Nişantaşı is to walk. Every street is like a fashion show, every part of the neighbor is a completely different luxury. Pioneering brands such as Louis Vuitton, Prada, Chanel, Hermès, Gucci, Rolex and Omega, the latest designs from famous fashion designers and haute couture boutiques are just a few steps away.





# LIVING AREAS DESIGNED WITH **LUXURY BOAT LOGIC**

The living spaces in the Nişantaşı project were designed in such a way that the materials are compatible with each other with **luxury boat logic**, the living spaces are used in the most efficient way and the quality and comfort are at the maximum.



# A FIRST IN NISANTASI: **GARDEN VILLA AND TERRACE VILLA**

**The Garden Villa and Terrace Villa** concept will also be a first in Nişantaşı.

You will be able to enter your home from the garden with your private door without entering the building. You will also be able to spend time in the pool while your children play in your garden, and find nature and luxury in the comfort of a villa.

You can enjoy pleasant evenings by the fire in your winter garden or enjoy the coolness in your private pool in terrace villas.



# LIVE LUXURY IN NİŞANTAŞI WITH HEALTHY HOMES, IN TOUCH WITH THE NATURE

Exercising and walking on the tracks among the trees, which are completely gifts of nature, will help you regenerate both physically and mentally in Nişantaşı Koru.

You will spend time with pleasure and confidence in a total area of **60 thousand m2** around the project area, you will be able to do yoga and pilates in silence in the mornings with peace, walk on the flower-filled walking paths, and read your book in the rest areas in nature.



# LIVE A LUXURIOUS LIFE IN NIŞANTAŞI WITH HEALTHY HOMES WITHOUT COMPROMISING ON TASTE



**The most exclusive cuisines  
of the world are in  
Nişantaşı.**

Gorgeous restaurants Spago, St. Regis, Frankie Istanbul, Glens Istanbul and Nişantaşı Brasserie are accompanied by the most delicious recipes and distinguished cafes from all over the world.

**Famous writers, poets,  
artists, business people** sip their coffees in the unique texture of Atiye Sokak, Teşvikiye.



# WORLD-FAMOUS BRANDS AND SPACES ARE AT YOUR SIDE

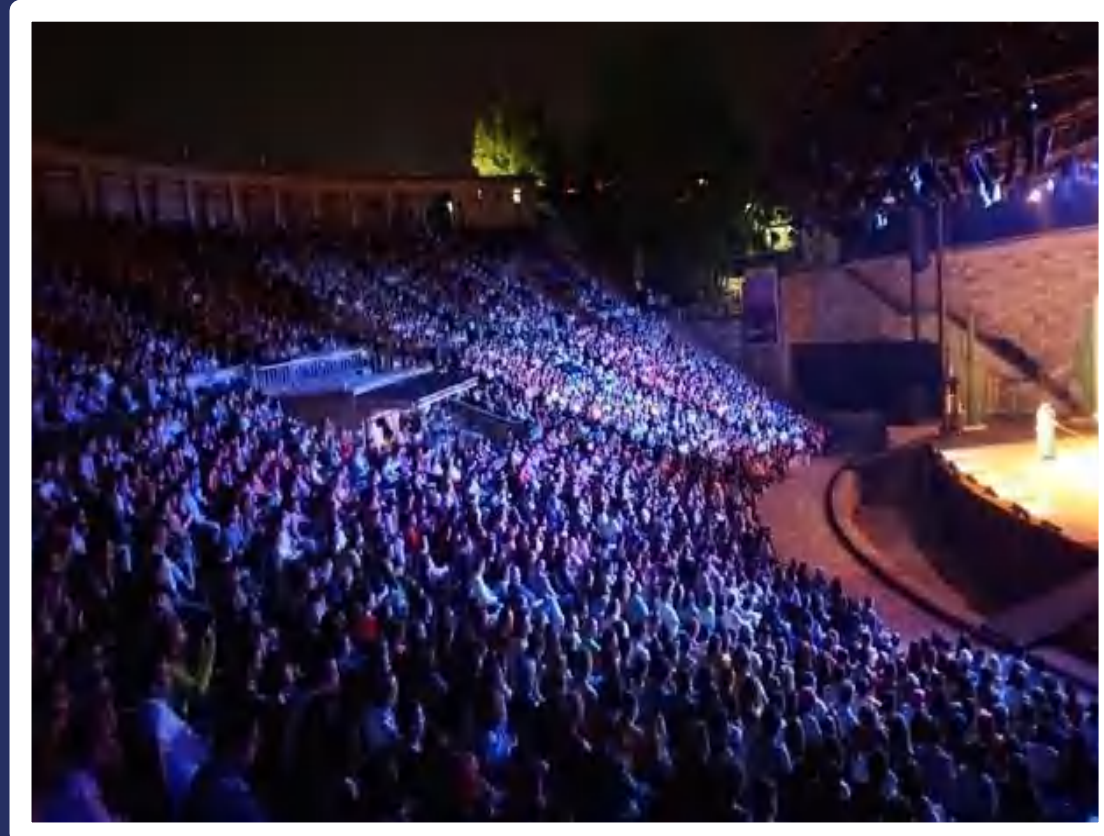
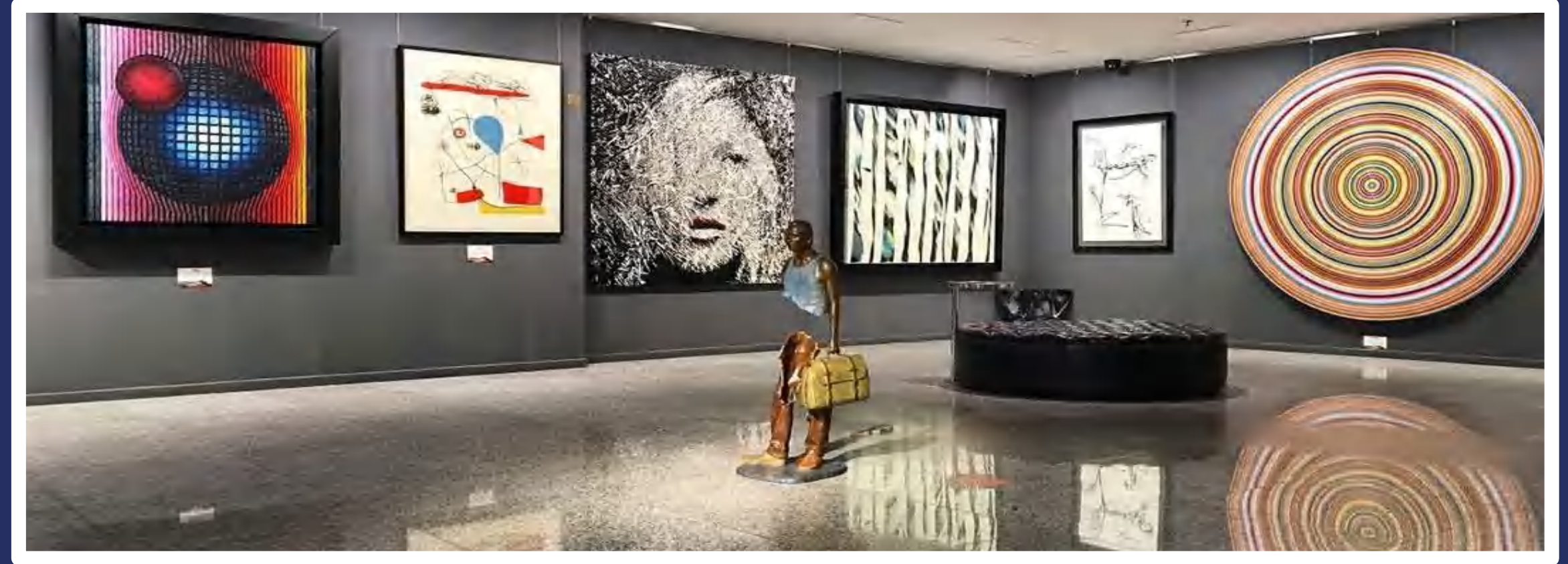


Hermes.....	1,1 km
Prada.....	1,1 km
Chanel.....	1,6 km
Louis Vuitton.....	1,2 km
Montblanc .....	1 km
Omega.....	1,5 km
Rolex.....	1 km
Gizia Gate.....	650 m
Beymen.....	600 m
Brandroom.....	900 m
Cartier.....	850 m
Salvatore Ferragamo.....	950 m
Vakko.....	1,1 km
Nişantaşı Brasserie.....	600 m
St. Regis Brasserie.....	850 m
Spago İstanbul.....	850 m
Nusret.....	1,4 km
Frankie İstanbul.....	550 m
The House Cafe.....	1,6 km
MUST.....	1,6 km
Glens İstanbul & Tiraje Teras..	700 m

# LIVE A LUXURIOUS LIFE IN NİŞANTAŞI WITH HEALTHY HOMES WITHOUT COMPROMISING ON ART

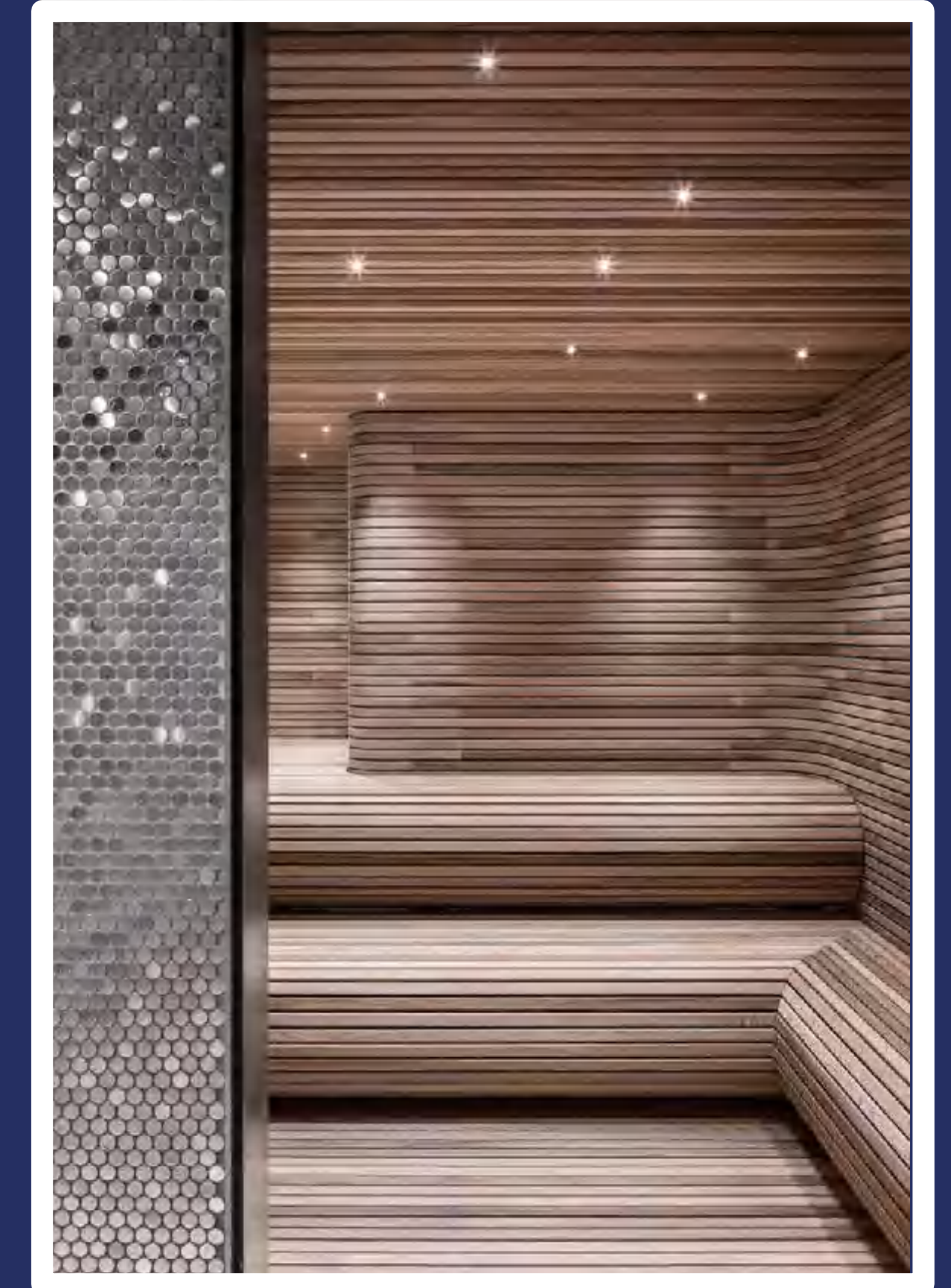
Nişantaşı carries art to its streets, which are visited by famous persons every day. **Turkey's most important art galleries** at hand.

From classical music to jazz, from theater to opera, Cemal Reşit Rey Concert Hall, around 30 art galleries like Kare Art Gallery Teşvikiye Art Gallery where you can find the most beautiful works of local and foreign artists around the world, are the unique values of this district.



# HEALTH STUDIO

In Nişantaşı Koru's Health Studio, you will enjoy a healthy life with an indoor pool, Turkish bath, spa and sauna.



# FITNES AND PILATES STUDIO

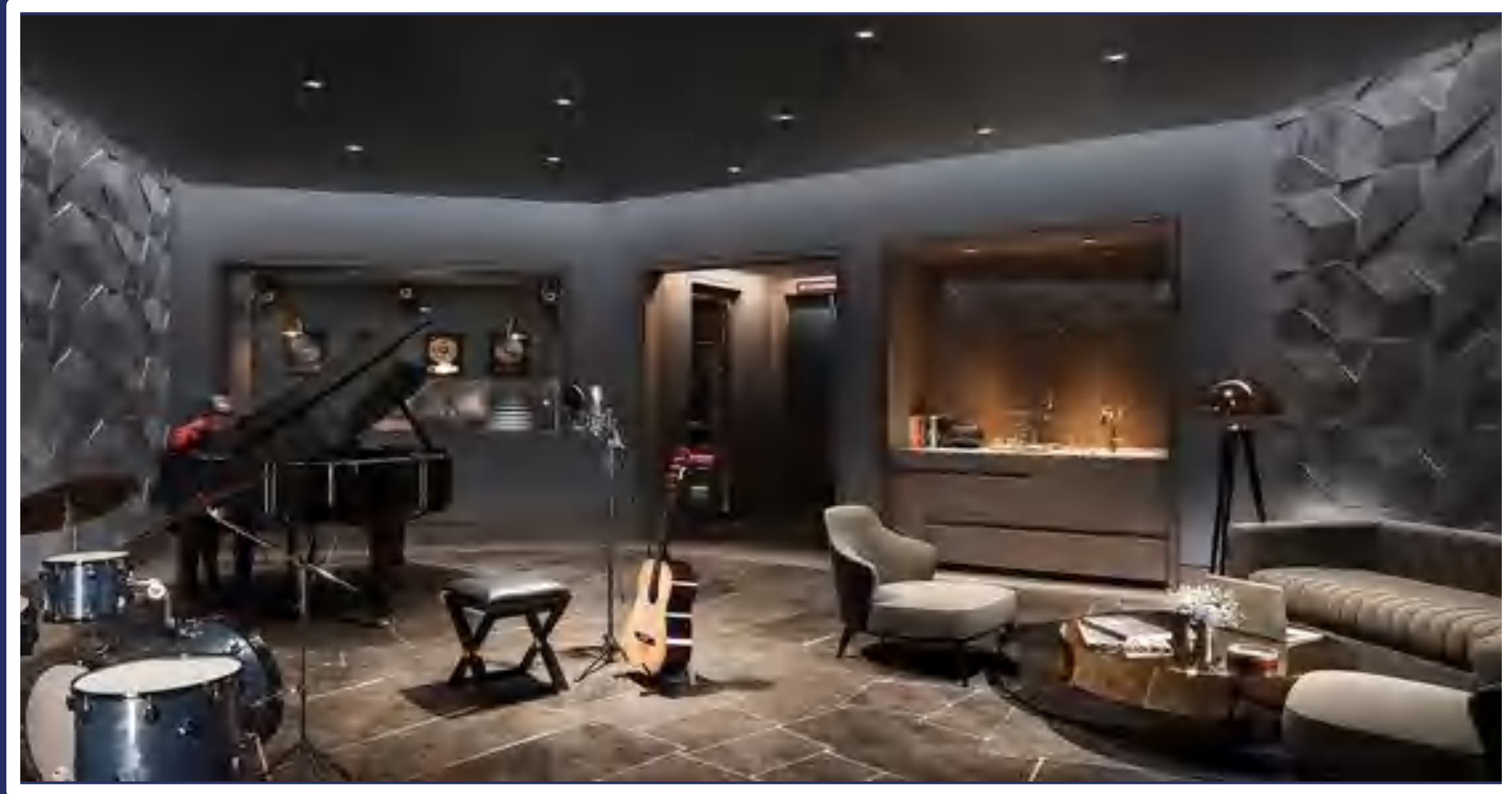
The fitness center and  
the pilates studio are  
waiting for you to stay fit  
with a healthy living.





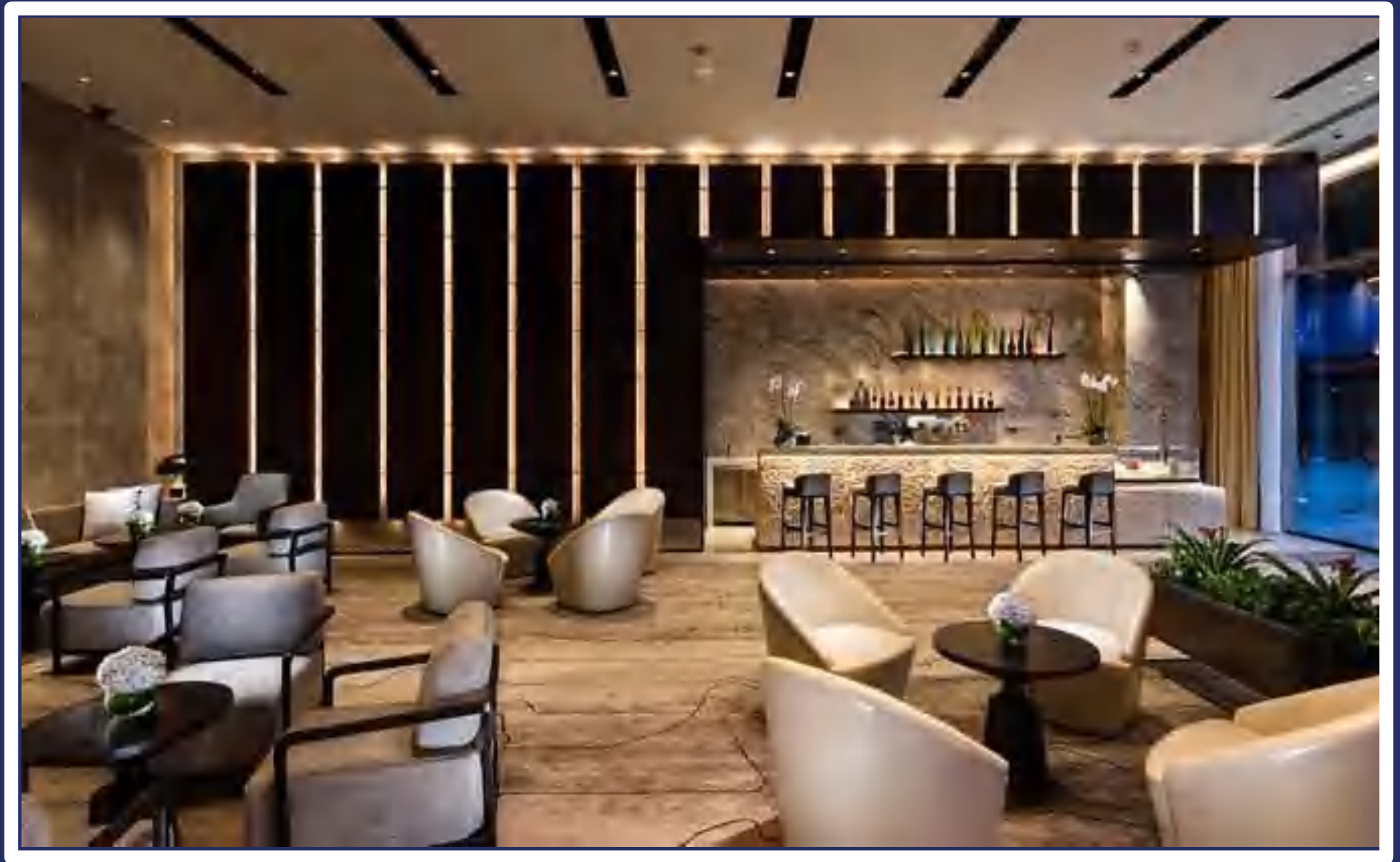
# ENTERTAINMENT STUDIO

You can play your favourite songs in the music room and sing them in the karaoke room. You can relieve the stress of the day in the game room and enjoy a movie in the private cinema hall.



# NİŞANTAŞI LOUNGE

Every moment is another taste in the lounge area where you will always want to spend time and where you can host your guests.



## ENJOY NİŞANTAŞI WITH A BUGGY

You will have easy access to world's famous brands either by walking or by a buggy.



# LIVE THE LUXURY WITH PRIVILEGES IN NİŞANTAŞI

Do you need a private jet, boat or ultra-luxury limousine?

Or didn't you want to prepare the meal yourself today?

Perhaps you need some help with gardening and flower care. No problem. Nişantaşı Koru thinks about all the privileges for you in every detail.



# 7 STAR CONCIERGE SERVICES THAT MAKE EVERY MOMENT SPECIAL

You will experience the luxury of the future from today with concierge services that will provide **the comfort of a 7-star hotel** in your home.





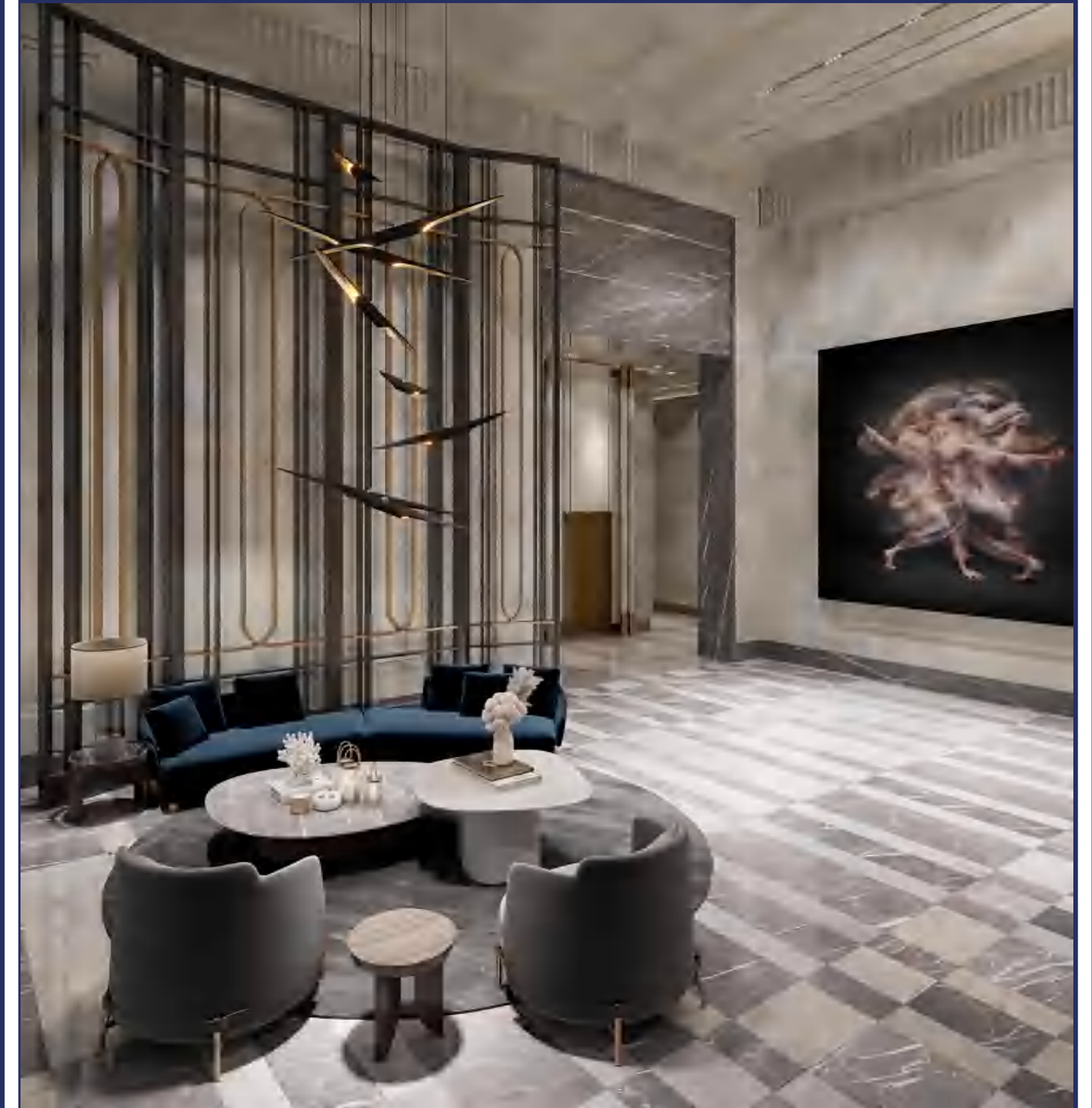








# LOBBY ENTRIES



# LOBİ GİRİŞLERİ



# FLAT SOLUTIONS IN LUXURY BOAT LOGIC



5+1  
TERAS VILLA



5+1  
TERRACE VILLA



5+1  
TERRACE VILLA



5+1  
TERRACE VILLA



5+1  
TERRACE VILLA

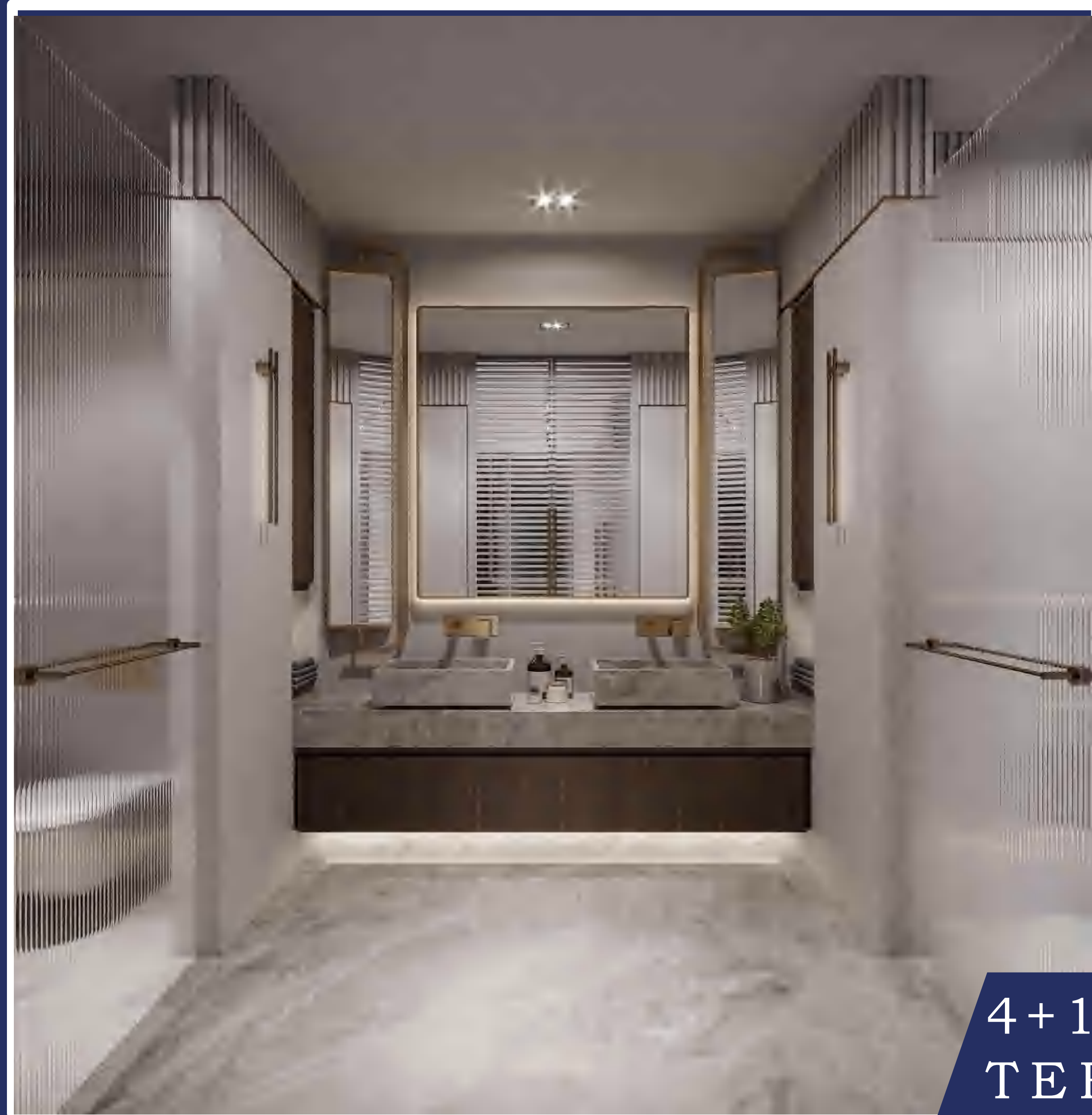




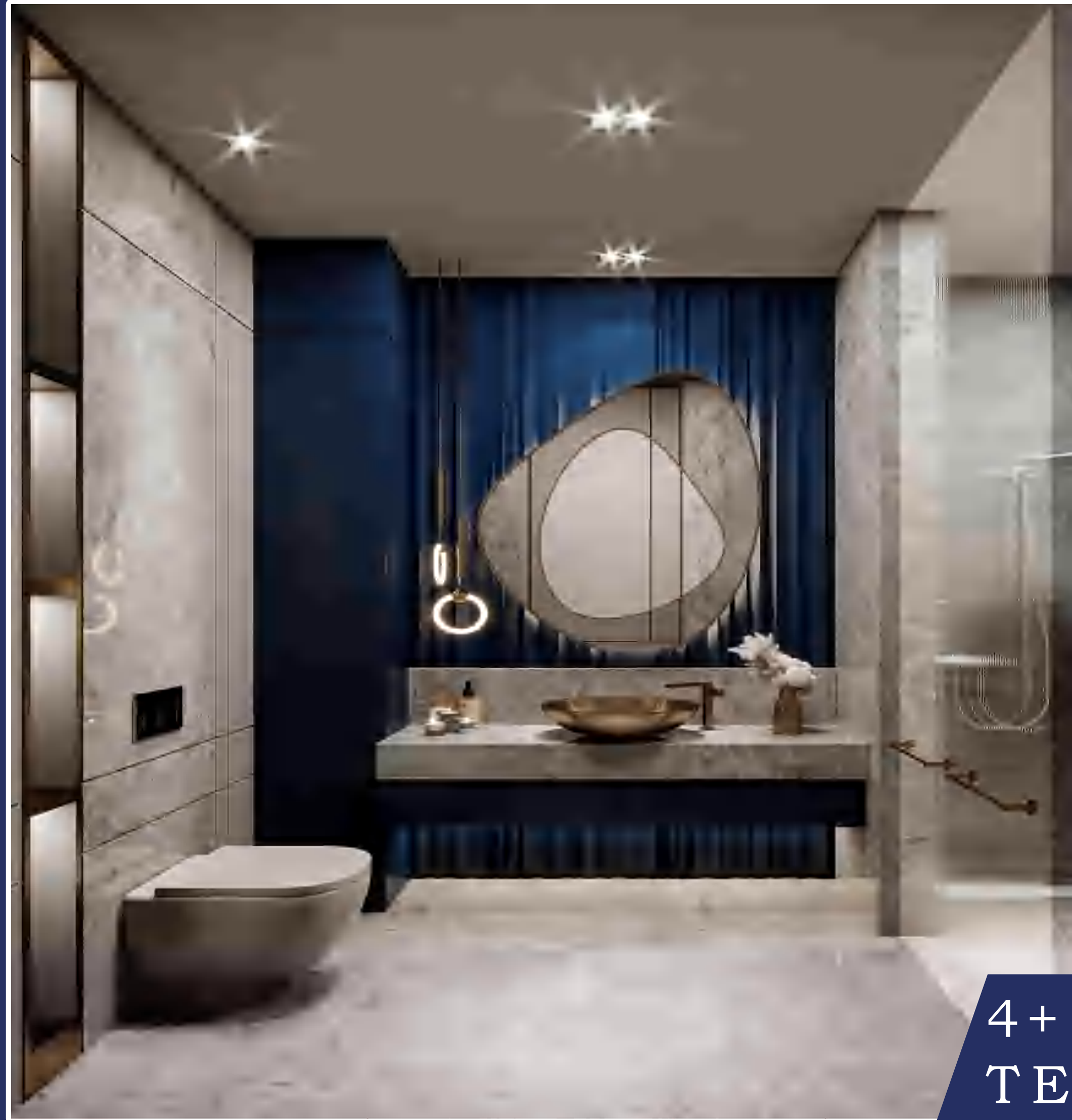
5+1  
TERRACE VILLA



4+1  
TERRACE VILLA



4+1  
TERRACE VILLA



4+1  
TERRACE VILLA

