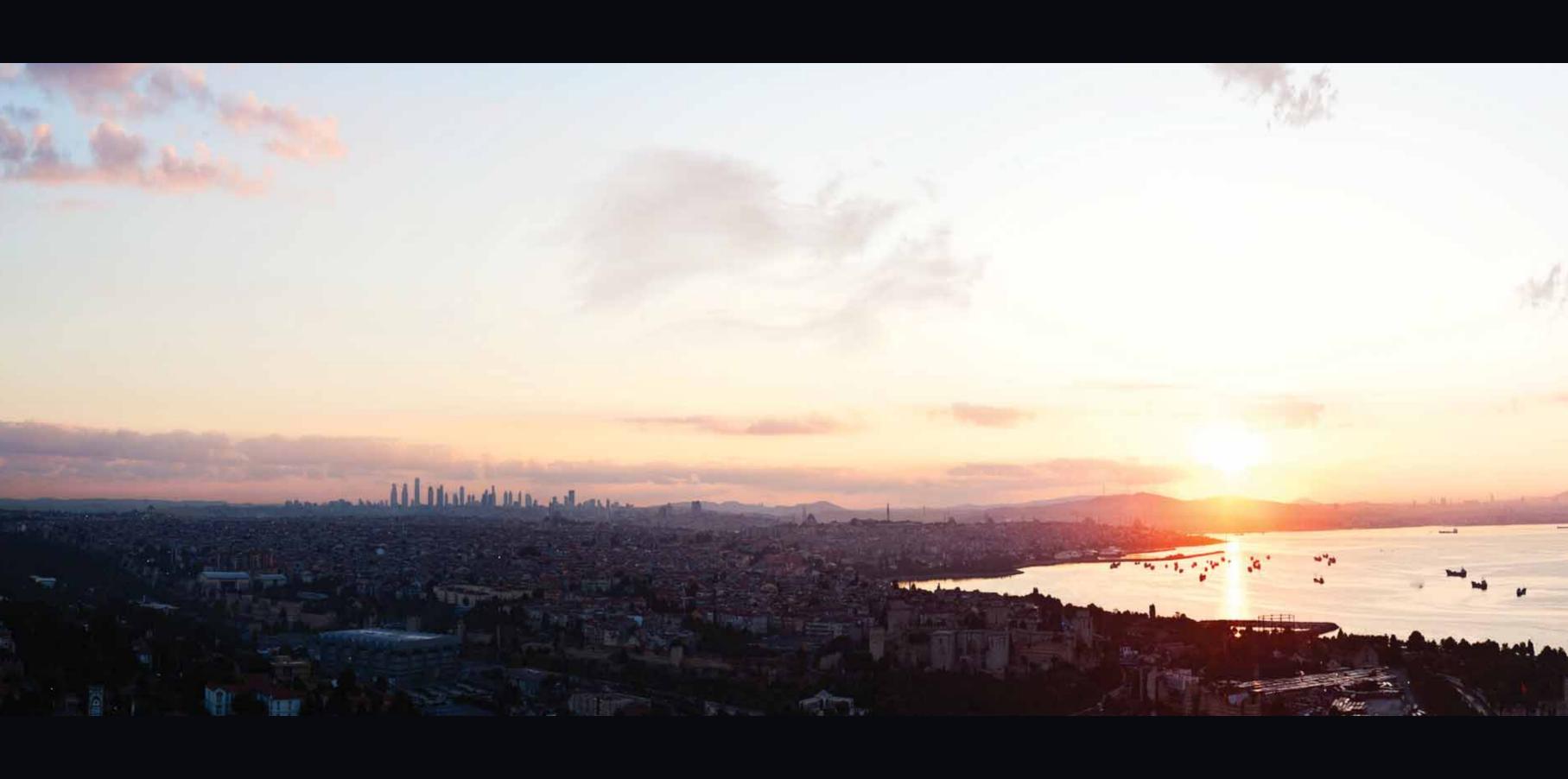
## ONALTI DOKUZ

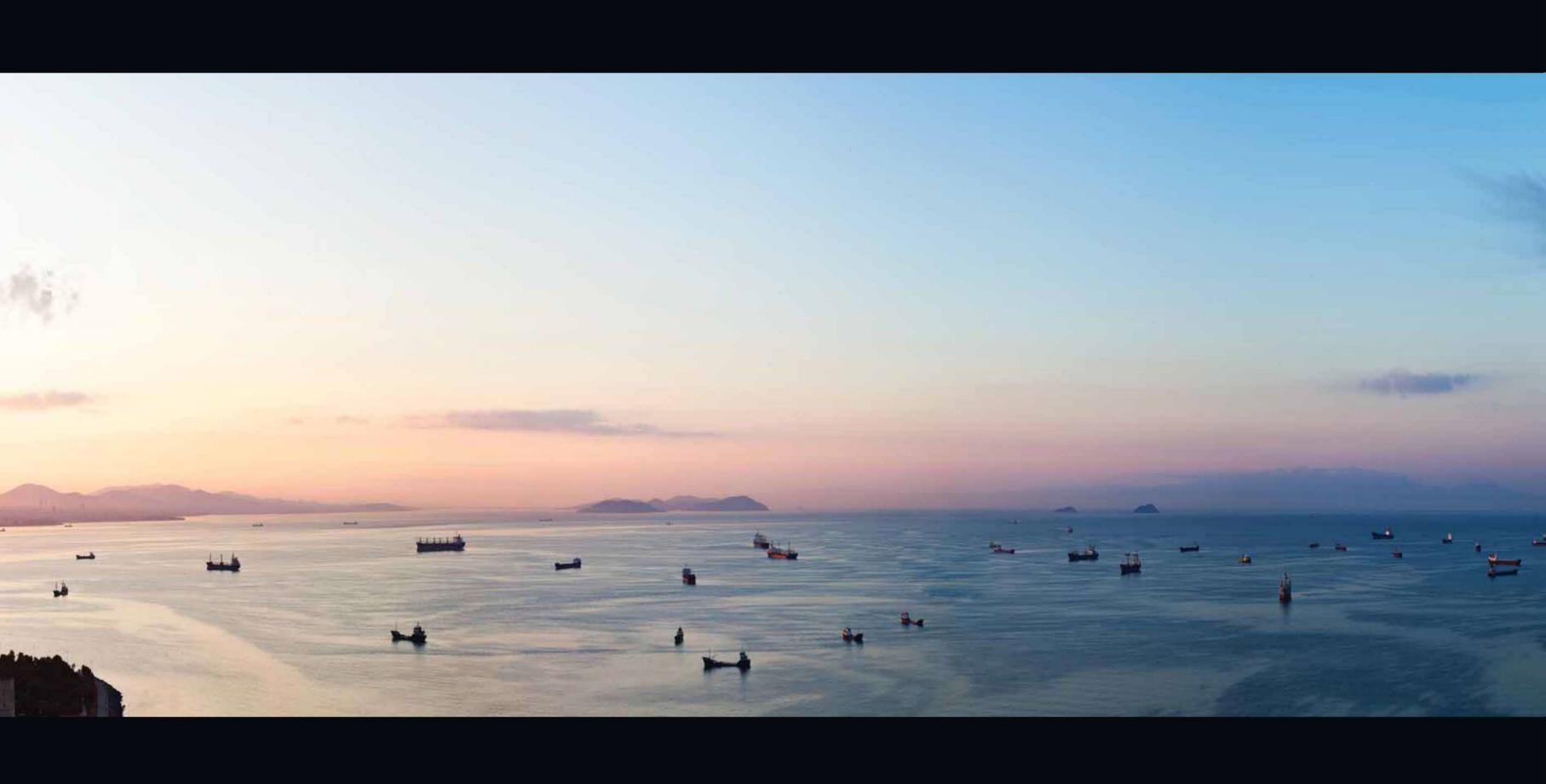
İSTANBUL









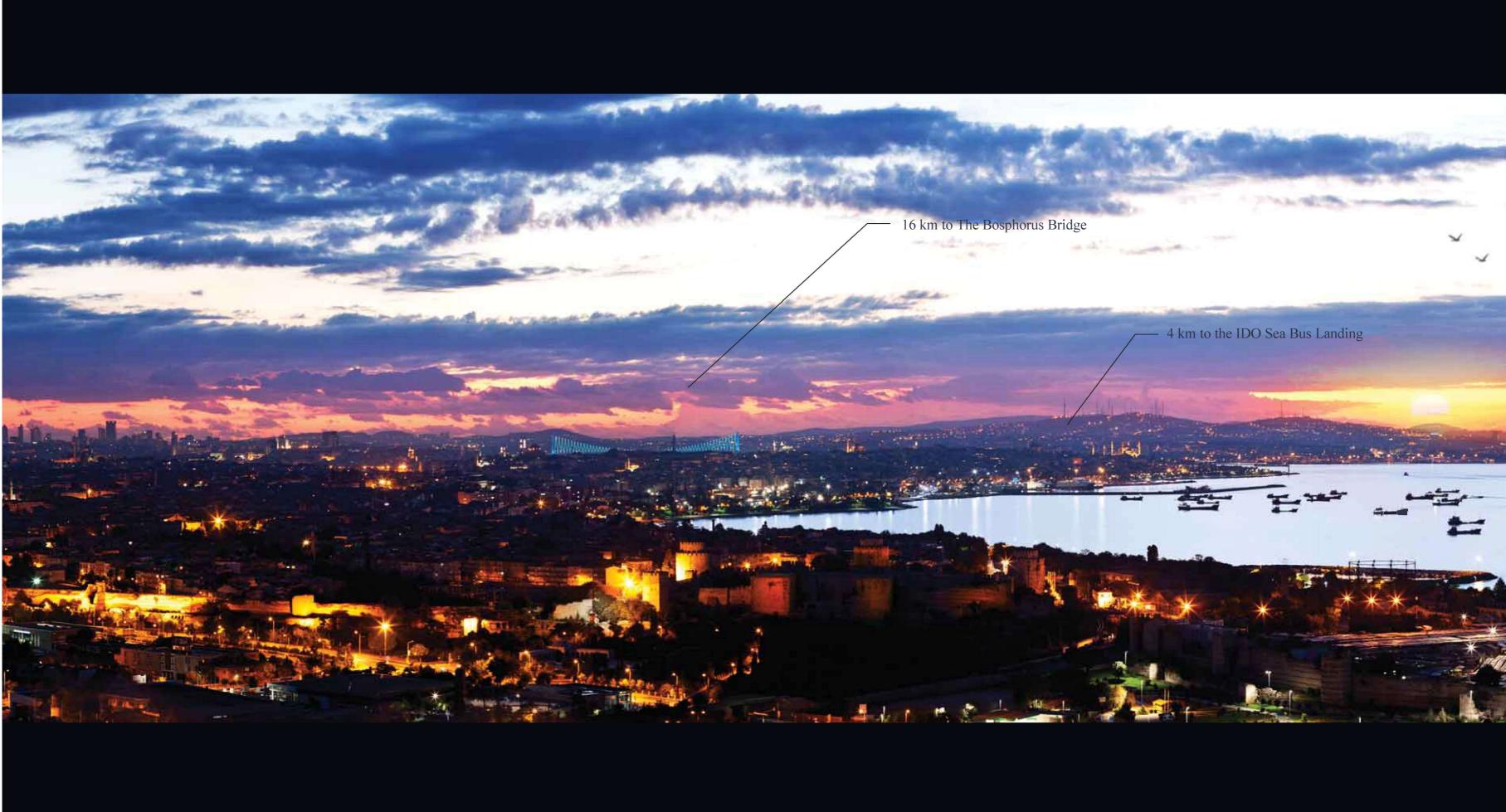


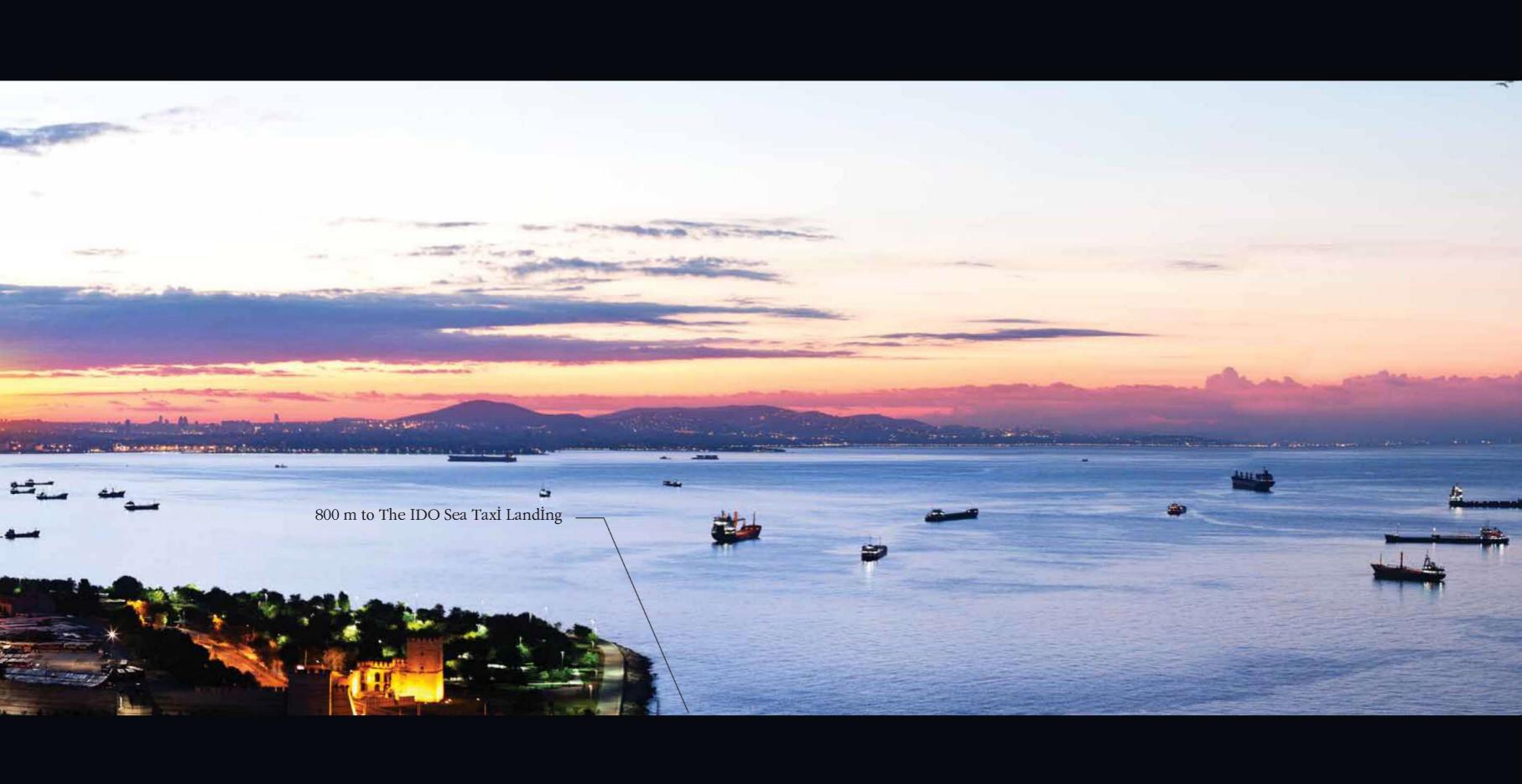
## There are countless vantage points from which to view Istanbul. However, OnaltıDokuz Istanbul is situated in an entirely new location from which to view Istanbul. From OnaltiDokuz Istanbul,

you will behold a brand new view and be able to see the beauty of Istanbul from a unique a spect. The perfect community will embrace you entirely, within its grandiose surroundings.

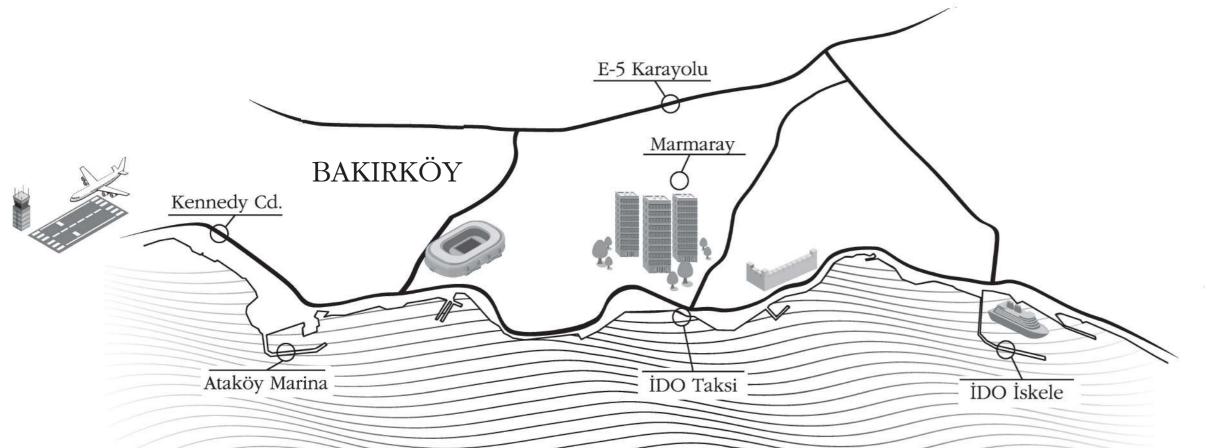
From OnaltıDokuz Istanbul you don't just look at Istanbul, you actually see it - this is a place to open your eyes each morning and discover new aspects and details of the city.





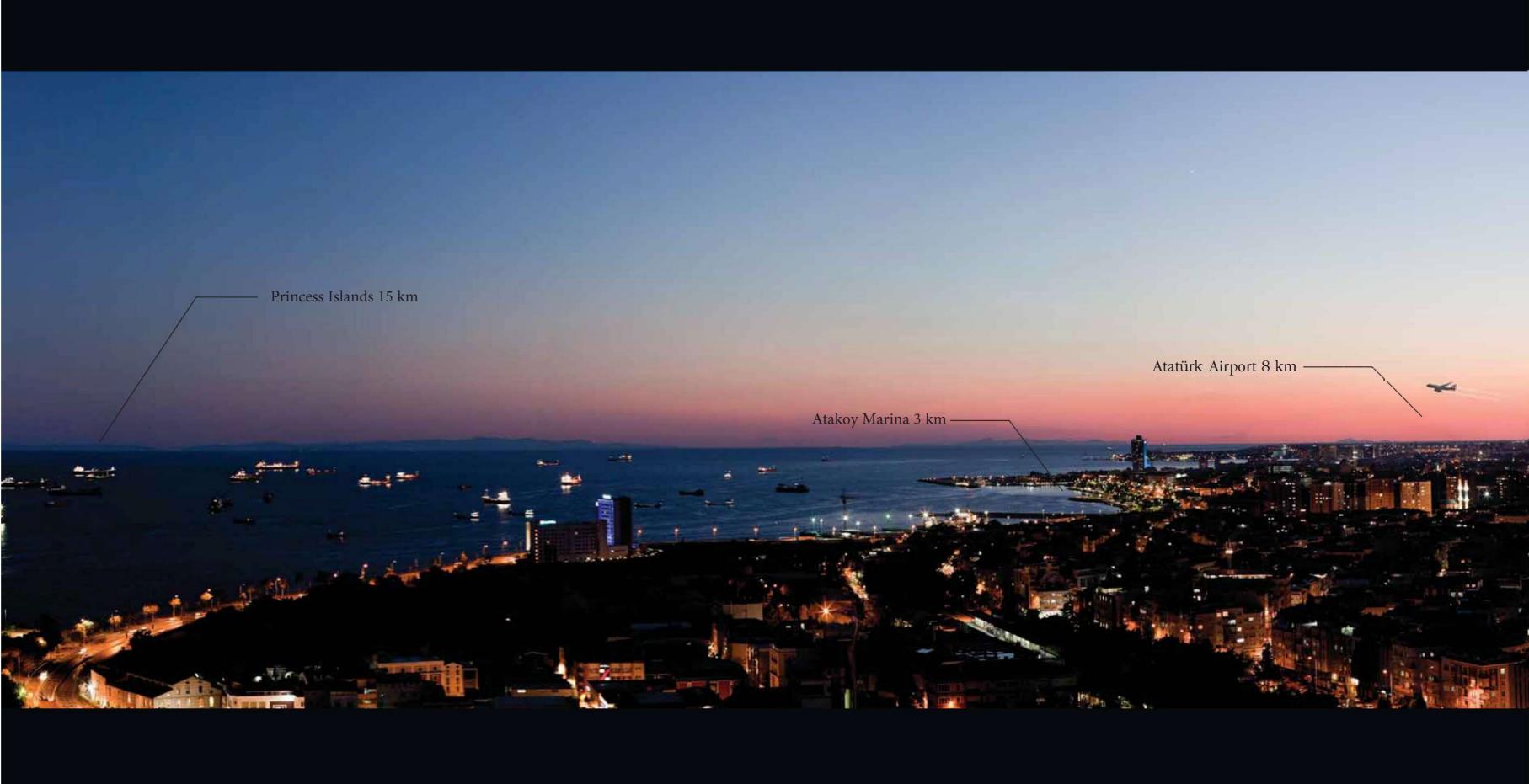


## Close Shot of Istanbul



Istanbul is easily accessible from OnaltıDokuz Istanbul in a variety of ways. OnaltıDokuz Istanbul is located along the Bakırköy coastal road, in the developing, changing, up-and-coming center of Istanbul, Zeytinburnu.

OnaltiDokuz Istanbul is only 8 km from the airport, 4 km from E-5 and only 200 meters from the entrance to the Marmaray and Tube Tunnel. Hospitals and sea taxis can be reached after only a 3 minute walk, while the IDO Yenikapı pier is 4 km distant. Sirkeci is 9 km and Taksim is 10 km away. Leander's tower, the Marmara, the Islands, the Bosphorus, Sarayburnu and Yeşilköy are close enough to be seen as clearly as you can smell the sea.



# 3600

# Istanbul

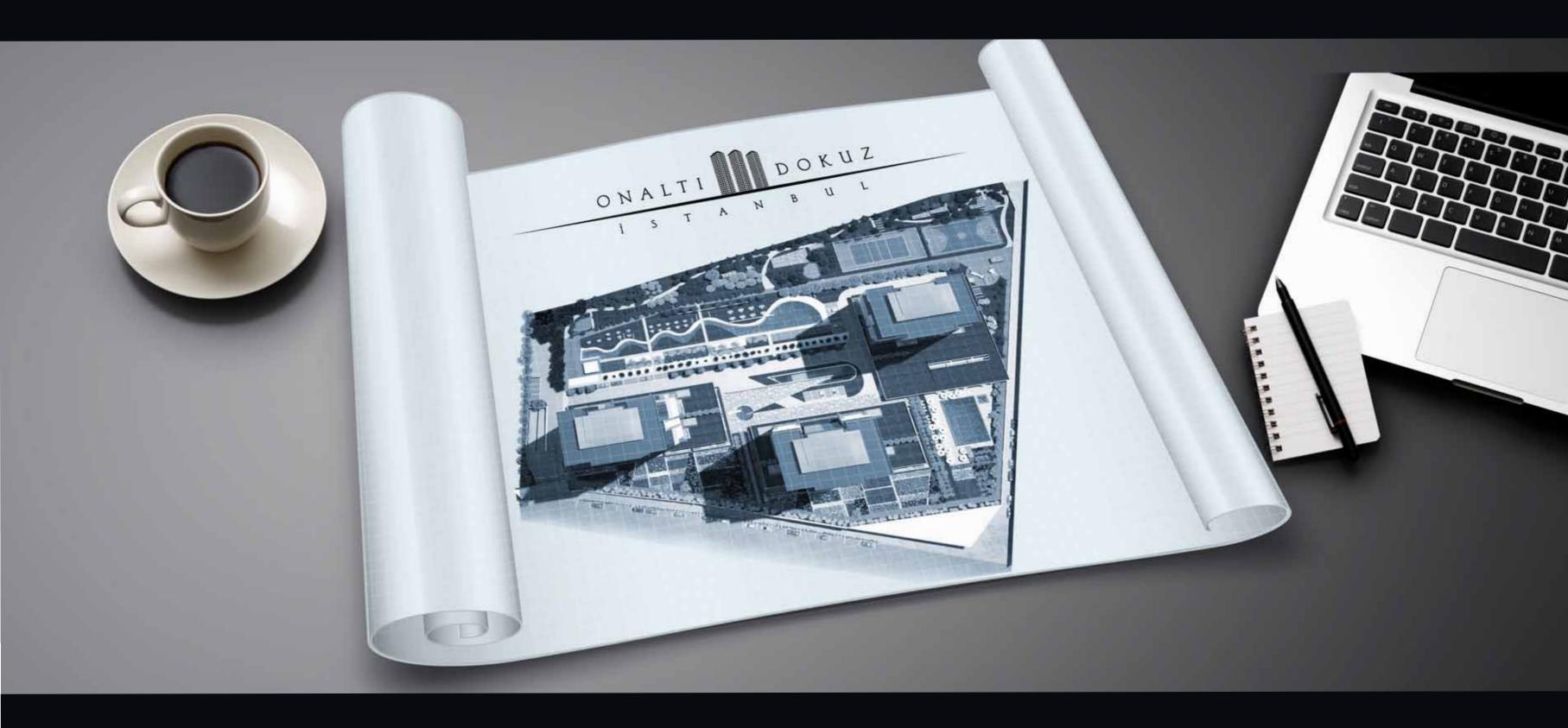
OnaltiDokuz Istanbul adoms your life with Istanbul. The Residential and The Apart suits introduces a different philosophy of life, represented by the concept of its modern location on 28 donums of land which is located an unobstructed 200 meters from the sea.

The Project, which has unobstructed views of the entire city of Istanbul, consists of 496 apartments located in 3 blocks, with 36, 32 and 27 floors. The 25,000 sqm shopping and common living area, covered parking garage, social facilities and landscaped areas add to its enjoyment. OnaltiDokuz Istanbul will be ready for occupancy in March 2012.



# your investments. Zeytinburnu, the increasing value of Istanbul presents a profitable investment prospect. Investment in OnalitDokuz Istanbul areas – not only for the comfort and transformation of the area – not only for the comfort and the view of the city but for the promise of investment earnings.

OnaltiDokuz Istanbul will not only change the aspect from which you view Istanbul, it will change the way you approach making



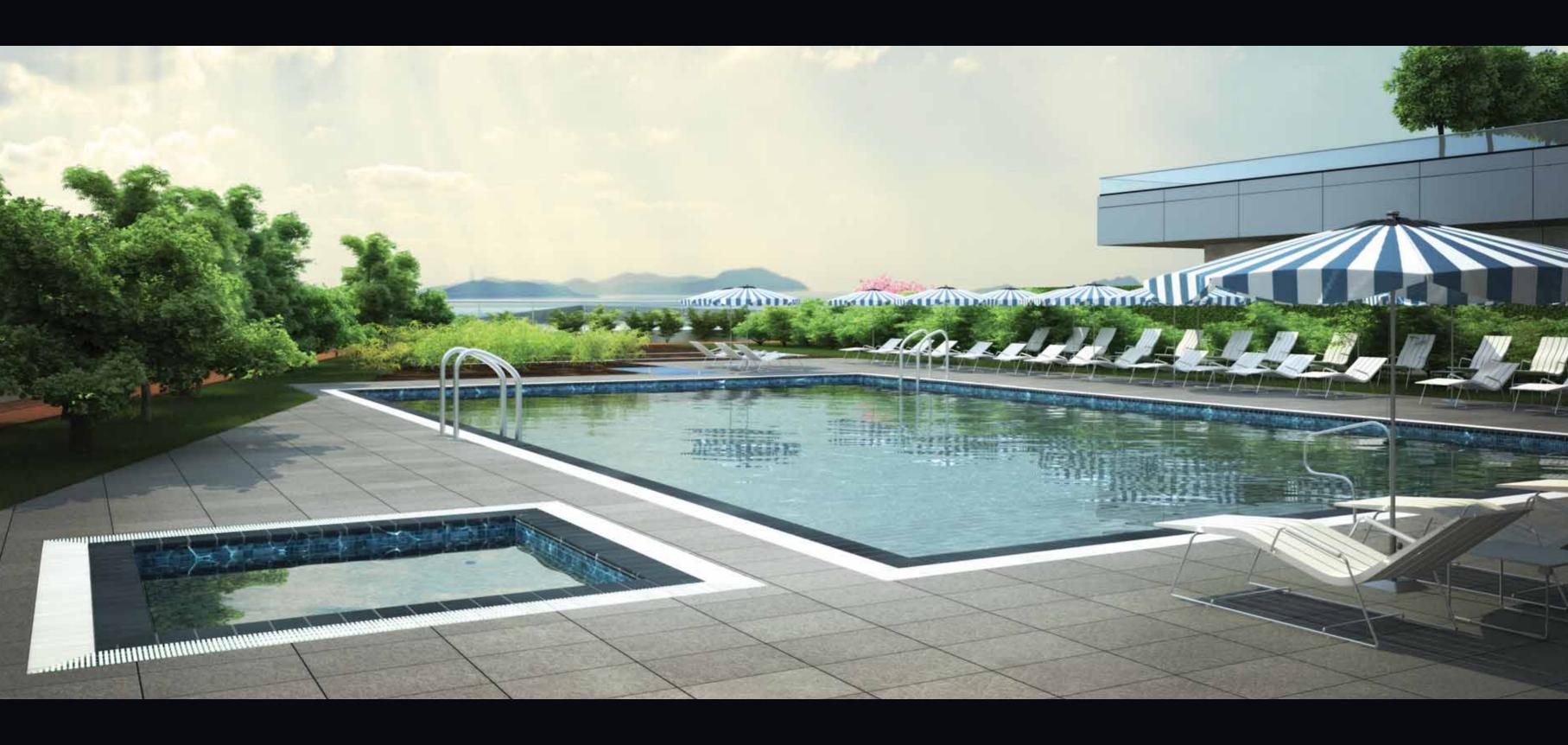




OnaltıDokuz Istanbul will enrich your life, make your days more enjoyable, soothe your weariness and relieve your mind of small details.

Everything about OnaltıDokuz Istanbul has been designed to allow you to enjoy being surrounded by the embrace of Istanbul. There is nothing to disturb your relaxation; there is everything to add to your enjoyment.

The possibilities presented by the vast shopping and living areas of OnaltiDokuz Istanbul, concierge service, parking garage, technical support and Spa center will help you to achieve a whole new outlook on life.



### 25,000 sqm of Living Space





he 25,000 sqm shopping and common living space in OnaltiDokuz Istanbul was designed with your convenience and enjoyment in mind.

All amenities are easily accessible and OnaltiDokuz Istanbul can provide every conceivable need or service that may be required, located directly beneath your home.

Restaurant and Cafés. OnaltiDokuz Istanbul has a restaurant and cafés where you can spend relaxing times with your family or guests.

From hairdressers to shoe shines... Every daily, practical need can be met by the many service points located inside OnaltiDokuz Istanbul, which promises you a new, high-quality lifestyle.



## All the Enjoyments of Life





Everything to ensure that you have a productive and enjoyable daily life can be found at OnaltiDokuz Istanbul.

There are open-air and covered swimming pools, open year-round, at your service every day, at any time you wish...

The fitness center, fully equipped for all your needs, is only one of the enjoyable services that await you.

For the sports enthusiast, OnaltiDokuz Istanbul has given special importance to services such as the tennis court, basketball court, tartan track and a running park.

After a day spent at home or at the end of a day of sports, the services provided at the Spa Center will help you to greet the ne t day feeling stronger and healthier.

Children's playgrounds, day care centers.... OnaltiDokuz Istanbul was designed to provide detailed services for children as well as adults.



## The Concept of Unlimited Services





### Concierge Service

At OnaltiDokuz Istanbul there is always someone to make your life easier. From car rental to second hand real estate services, child care to housecleaning, from bill-payment to flower ordering, dry cleaning to turn-key services, you can take advantage of the countless conveniences provided by the OnaltiDokuz Istanbul Concierge Service which is always ready to help you. Leave all the details to us and enjoy your life at OnaltiDokuz Istanbul.

### Technical Services

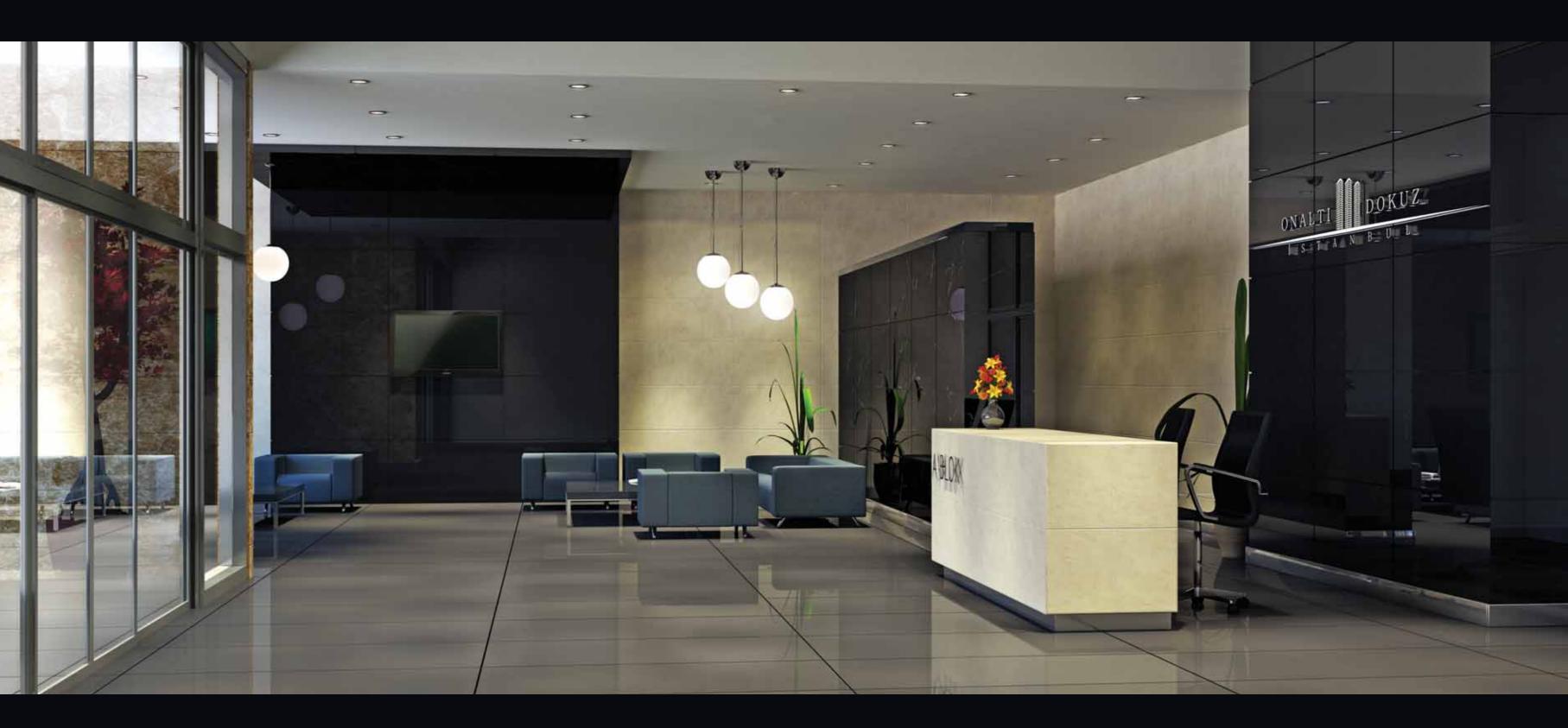
At OnaltiDokuz Istanbul, all maintenance and simple house repairs are the responsibility of the technical service team.

### Parking Garage

One of the most-appreciated comforts at OnaltiDokuz Istanbul is the ease of parking. The vast parking area is large enough for the vehicles belonging to your entire family.

### 24-hour Security

At OnaltiDokuz Istanbul, you can enjoy your life in safety, with the confidence that the 24-hour security service team is on the job.

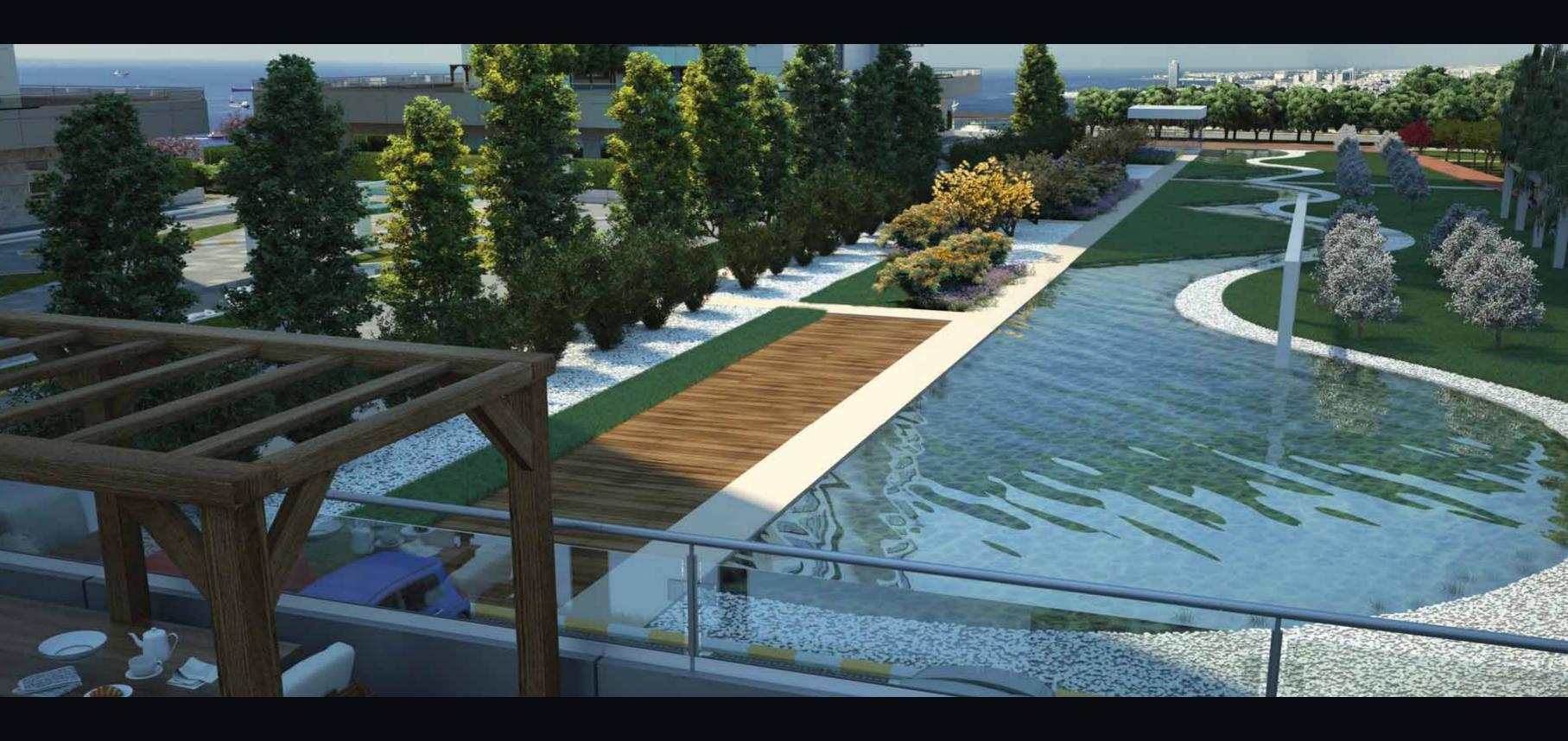


# Green Istanbul

While OnaltiDokuz Istanbul provides the blue at your feet, there is green all around you. Wide, refreshing, green spaces have never been so relaxing.

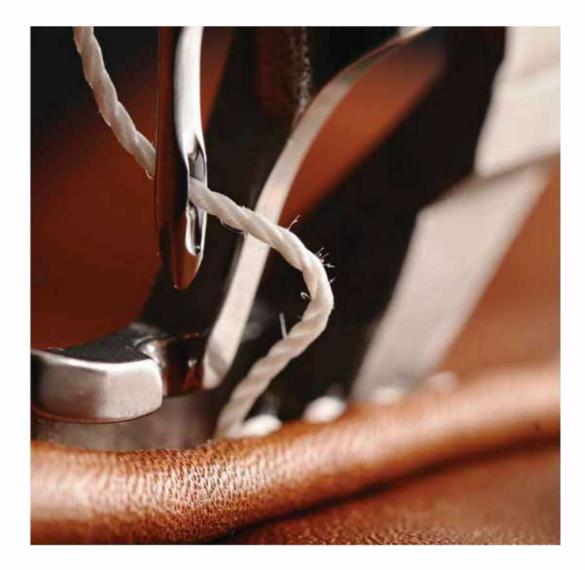
Green and blue, Istanbul and nature, meet at OnaltuDokuz Istanbul. The smell of the sea combines with the earthy aroma of green plants and trees. The thoughtfully designed landscaping of OnaltuDokuz Istanbul ensures that no area is without some aspect of nature.





## Quality Details





At OnaltiDokuz Istanbul, every tiny detail has been thought of. The very best materials were used and the community was designed, implemented and brought to life by experts.

### OnalttDokuz Istanbul EXPERTS

Investment and

Development : ASTAY REAL ESTATE

Contractin Firm : ASTAY REAL ESTATE

Architectural : Tahsin ALPAR (Alpar Architecture)
Project Interior : Hande TÖZÜN (Tözün Architecture)

Design Static : Şakir TEKER (Yapı Technical)

Project Mechanics: Hulusi TOTONCÜ (Mep Architecture)

Electrical Project: Htiseyin GÜLSOY (HB Technical)

Foundation Project: Prof. Dr. Erol GÜLER (ELC Consulting)

Static Consultant : Prof. Dr. Zekai CELEP (ITÜ)

DO .. Dr. Kutlu DARILMAZ (ITU)

Foundation Consultant: Prof. Dr. Erol GÜLER (Bosphorus University)

Facade consultant : Salih SEKBAN (CWG Consulting)

### **KITCHEN**

- Laminated parquet flooring in units with open-plan kitchens, natural stone in the other units
- VILLEROY BOCH wall tiles
- Cabinets with white lacquer finish or natural wood veneer
- In-sink garbage disposal unit, stainless steel aspirator, MIELE brand stove and stainless steel oven, fully installed before turn-key

### ENTRANCE AND CORRIDOR

- Natural stone floors in entrance and corridor
- Doors and Coat cupboards in matching natural wood veneer or white lacquer
- Exterior door, natural wood veneer, natural glazed steel

### **ROOMS**

- Minimum ceiling height of 2.77 meters
- Wood laminated parquet flooring

### **BATHROOMS**

- Natural stone floors
- VILLEROY BOCH ceramic wall tiles
- Cabinets finished in white lacquer or natural wood veneer
- HANS GROHE fittings
- DURAVIT brand sanitary ware

### FOUNDATION

• Quake-resistant FORE posts and RADYE general foundation system

### PARKING GARAGE

• 2 parking spaces for each 1+1 or 2+1 unit, 3 parking spaces for other units

### STORAGE AREA

• Storage areas for all units 3+1 or larger

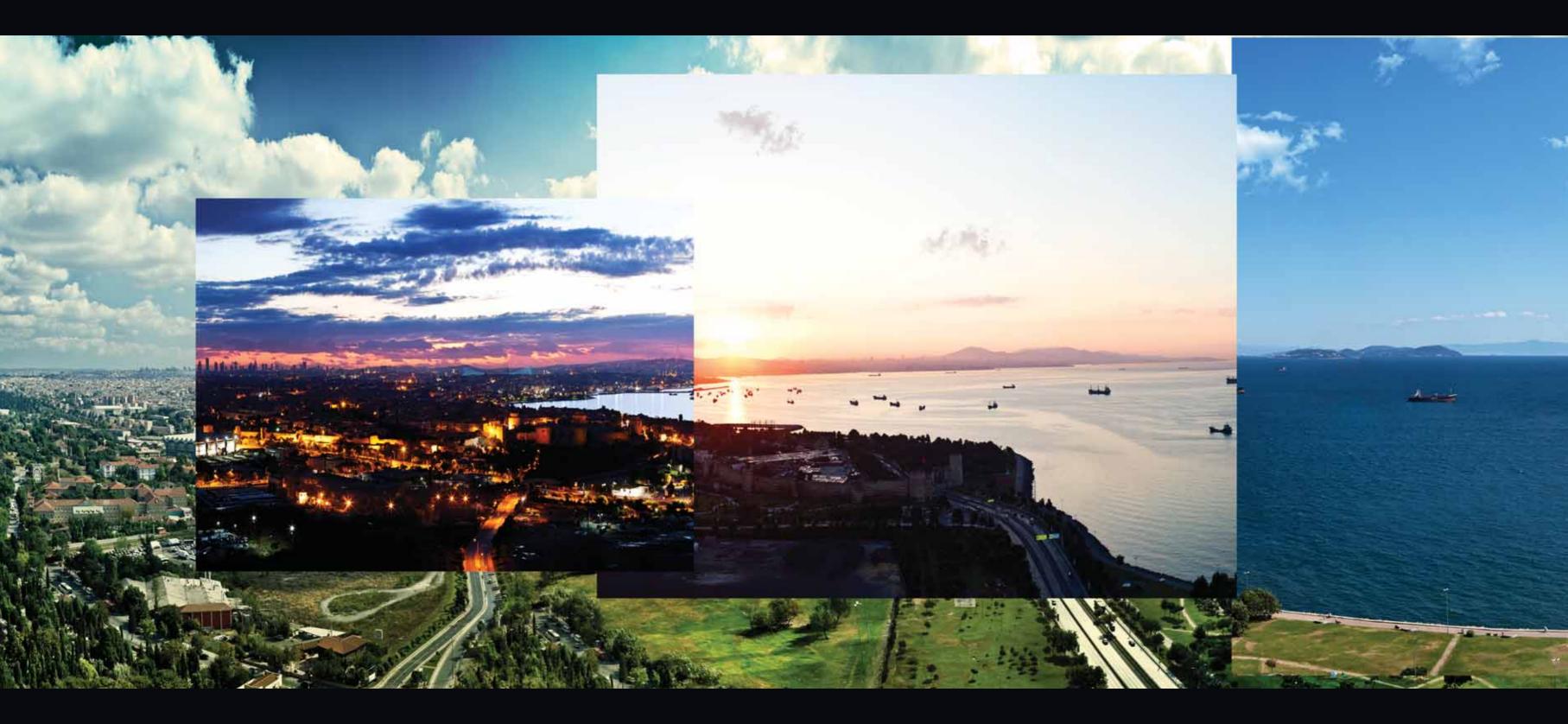






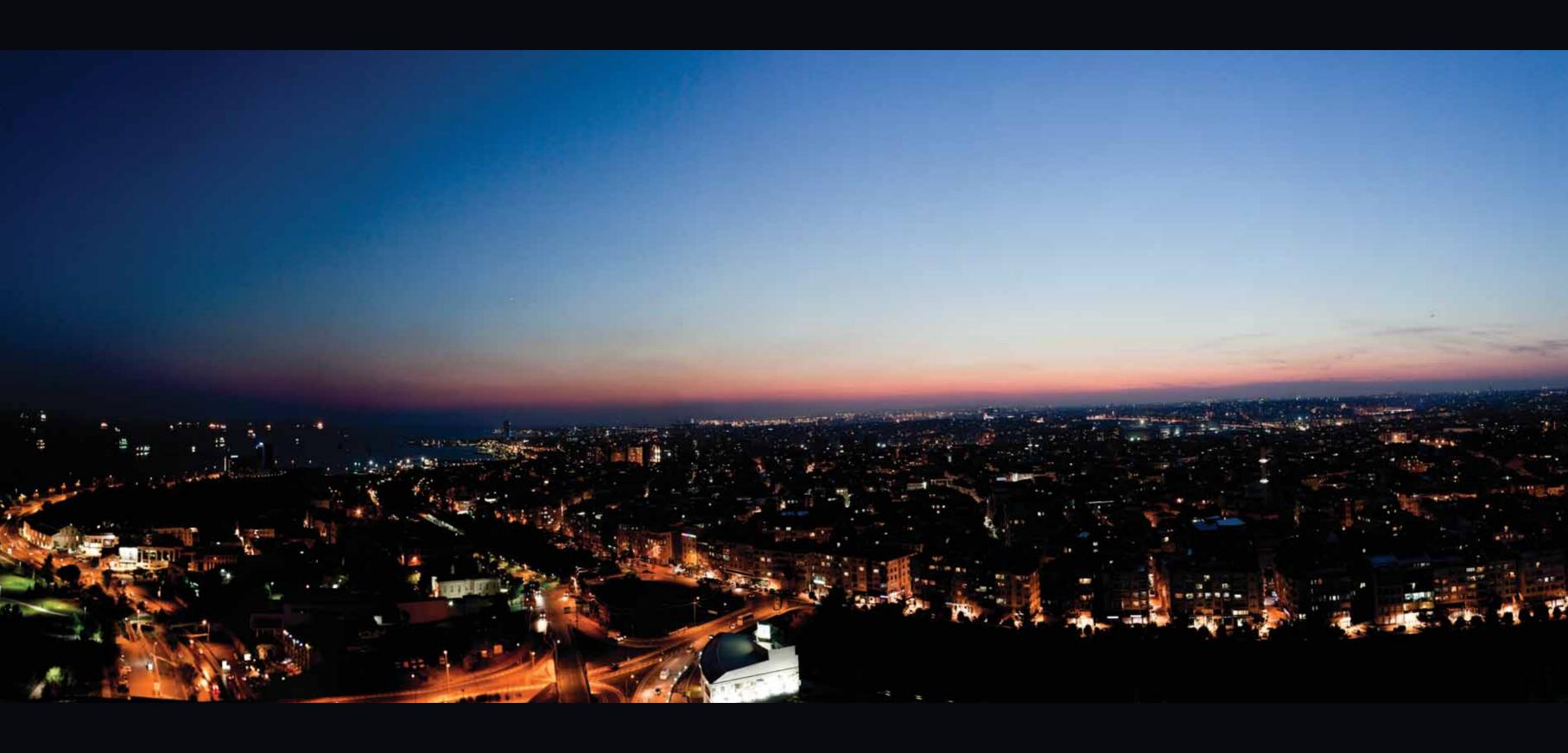














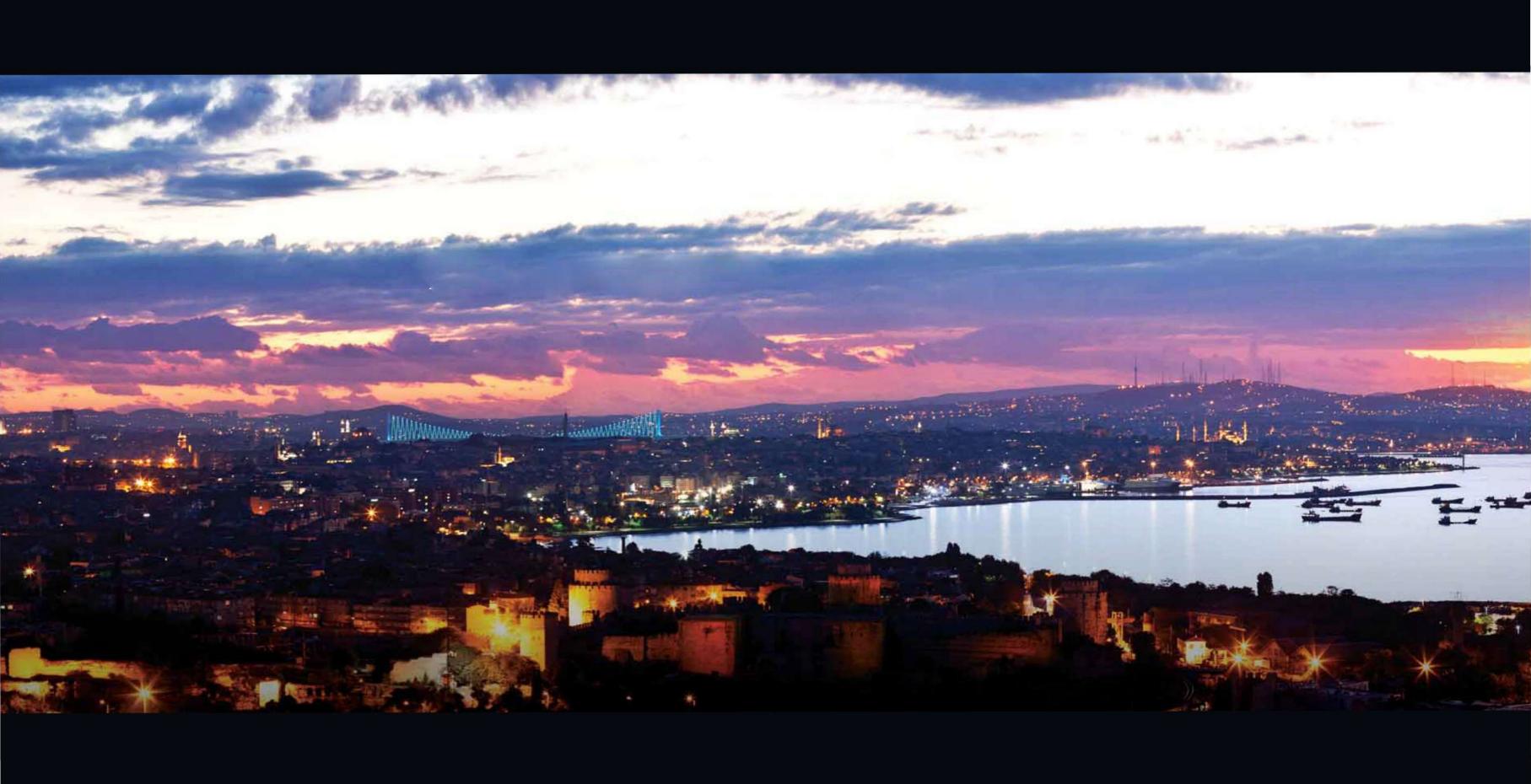




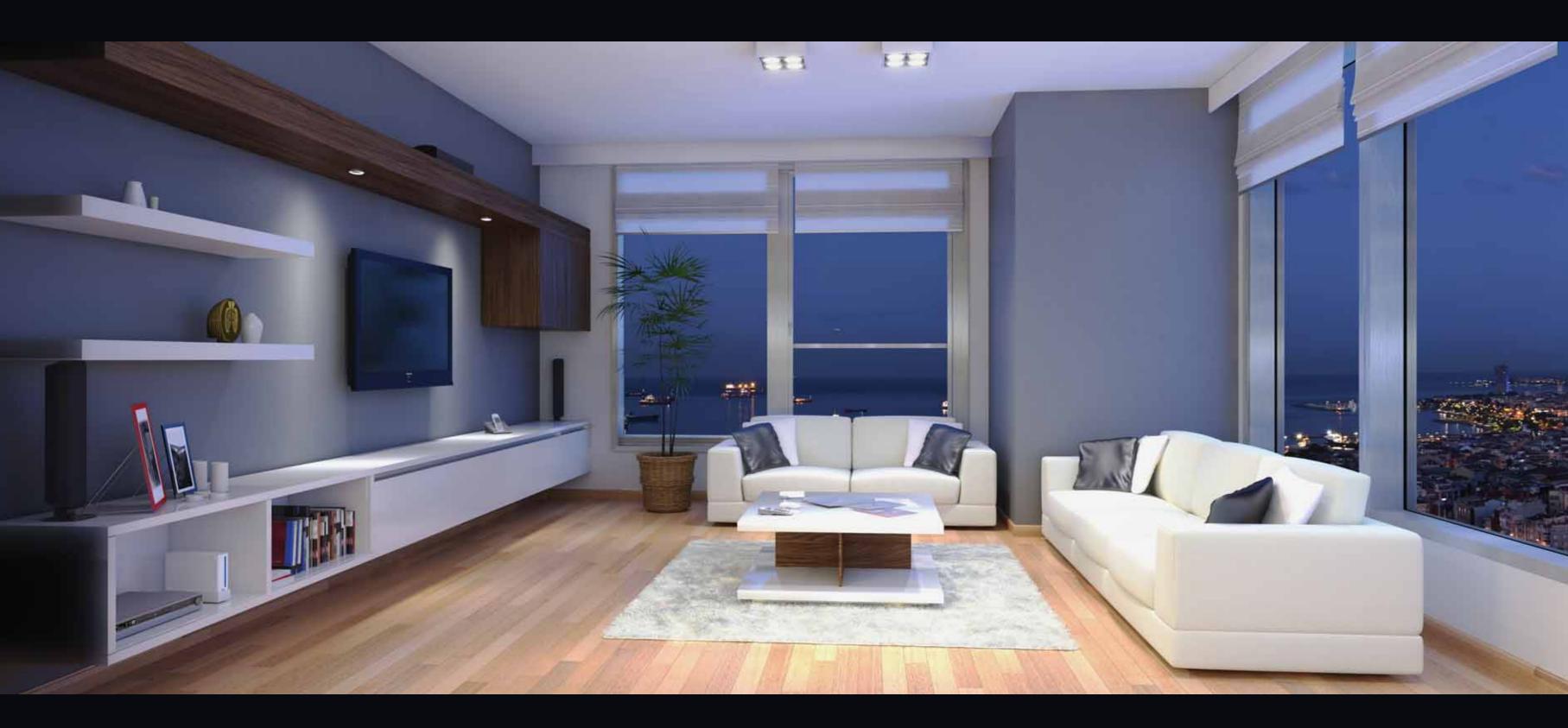


## Type D Unit (1+1) 92 sqm

Living Area : 45 sqm Master Bedroom : 18 sqm Bathroom : 5 sqm









## Type F Unit (2+1) 125 sqm

Living Room : 28 sqm
Master Bedroom : 20 sqm
Bedroom : 16 sqm
Kitchen : 11 sqm
Bathroom : 7 sqm
Foyer and Gallery : 12 sqm



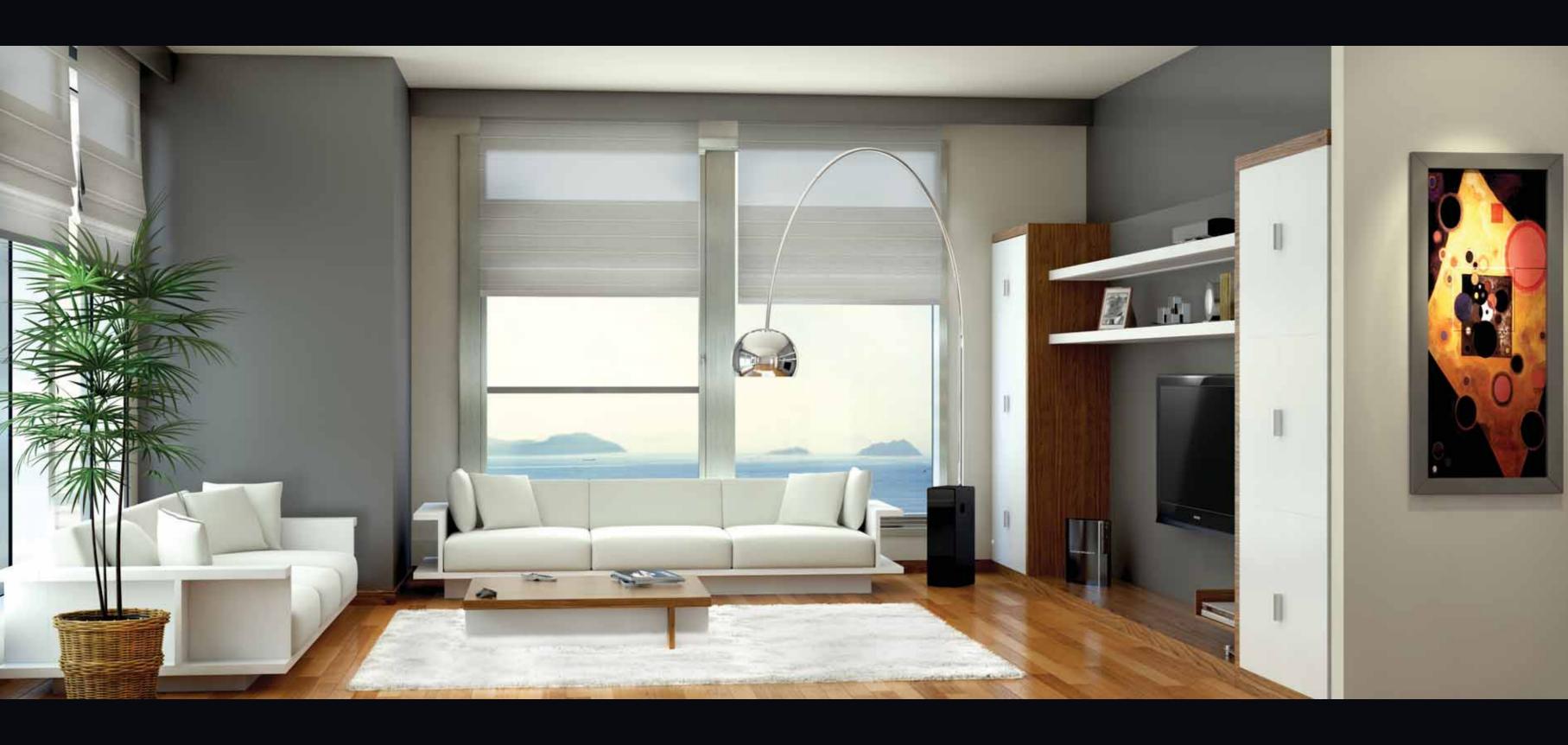


## Type G Unit (2+1) 121 sqm

Living Room : 31 sqm
Master Bedroom : 17 sqm
Bedroom : 13 sqm
Kitchen : 10 sqm
Bathroom : 6 sqm
Foyer and Gallery : 17 sqm









## Type P Unit (3+1) 161 sqm

Living Room : 29 sqm Sitting Room : 14 sqm : 22 sqm Master Bedroom : 6 sqm Ensuit Bedroom : 17 sqm Kitchen : 12 sqm Bathroom : 6 sqm Foyer and Gallery : 16 sqm

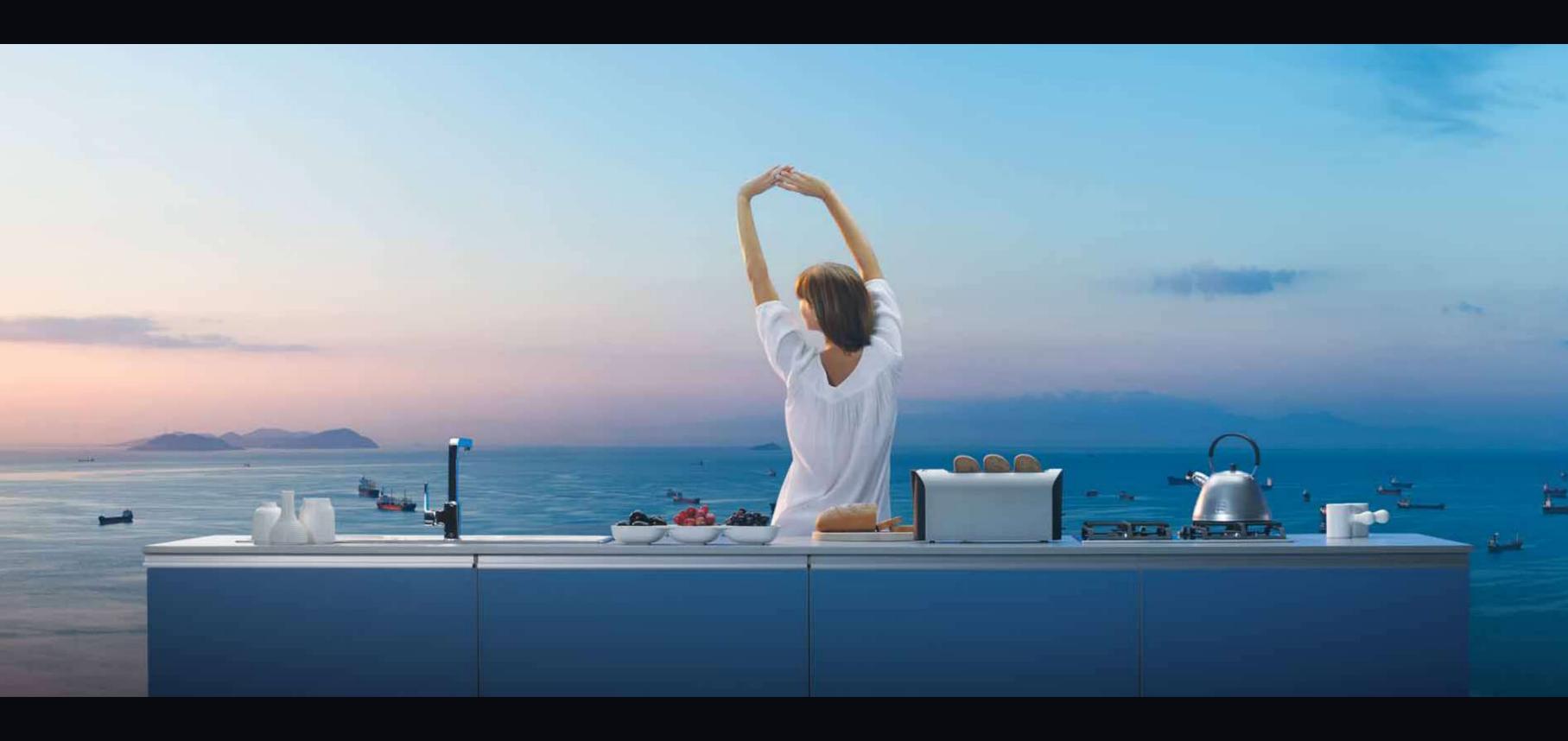


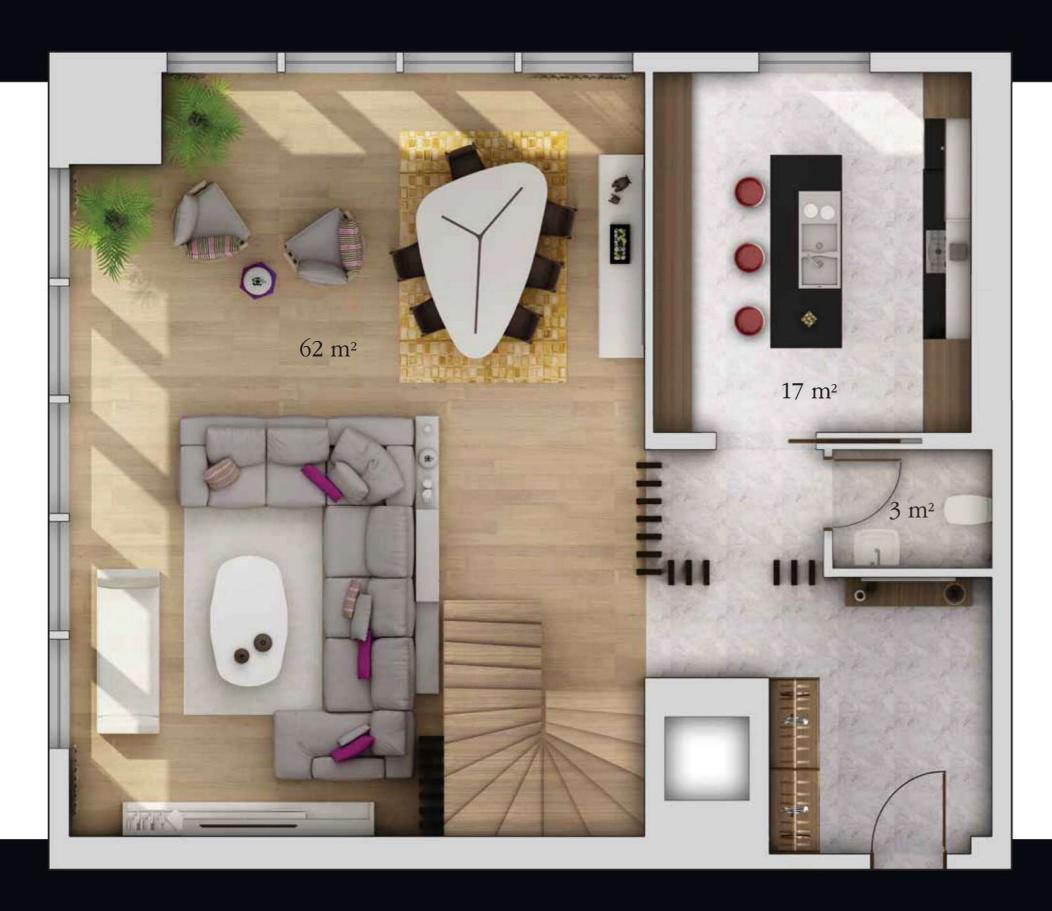


# Type R Unit (3+1) 177 sqm

Living Room : 35 sqm Pantry : 2 sqm
Master Bedroom : 23 sqm Kitchen : 12 sqm
Ensuits : 5 sqm Bathroom : 5 sqm
Bedroom : 13 sqm Foyer and Gallery: 19 sqm
Bedroom : 12 sqm Balcony : 6 sqm
Laundry Room : 2 sqm







## Type G Duplex Unit (3+1) 242 sqm

### Lower floor

Living Room : 62 sqm Kitchen : 17 sqm Toilet : 3 sqm

Foyer and

Gallery : 14 sqm

### Upper Floor

Master Bedroom : 22 sqm
Ensuit : 9 sqm
Bedroom : 16 sqm
Bedroom : 20 sqm
Laundry Room : 3 sqm
Bathroom : 10 sqm
Gallery : 11 sqm







### Type P Duplex Unit (4,5+1) 322 sqm

### Lower Floor

## Living Room : 51 sqm Kitchen : 19 sqm Hobby Room : 13 sqm Maid's Room : 11 sqm Toilet : 4 sqm Foyer and Gallery : 19 sqm

### Upper Floor

opper ricor			
Master Bedroom		48	sqm
Ensuit	:	12	sqm
Bedroom	:	15	sqm
Bedroom		18	sqm
Laundry Room		7	sqm
Bathroom		5	sqm
Gallery		16	sqm
Kitchenette	:	1	sqm







## Type R Duplex Unit (5,5+1) 354 sqm

Lower Floor		Upper Floor		
Living Room :	45 sqm	Master Bedroom	33	sqm
Kitchen : 2	22 sqm	Ensuit	10	sqm
Hobby Room: 1	18 sqm	Sitting Room	22	sqm
Maid's Room : 1	12 sqm	Bedroom	16	sqm
Toilet :	4 sqm	Bedroom	23	sqm
Foyer and		Laundry Room	3	sqm
Gallery : 2	25 sqm	Bathroom	5	sqm
		Gallery	20	sqm
		Kitchenette	2	sqm







### Type S Duplex Unit (5,5+1) 368 sqm

Lower Floo	r	Upper Floor		
Living Room	: 44 sqm	Master Bedroon	n: 34 sqm	
Kitchen	: 21 sqm	Ensuit	: 12 sqm	
Bedroom	: 19 sqm	Sitting Room	: 17 sqm	
Maid's Room	: 11 sqm	Bedroom	: 17 sqm	
Bathroom	5 sqm	Bedroom	: 23 sqm	
Toilet	4 sqm	Laundry Room	3 sqm	
Foyer and		Bathroom	: 11 sqm	
Gallery	: 24 sqm	Gallery	: 20 sqm	







# Type T Unit (3+2) 246 sqm

Living Room : 53 sqm Laundry Room : 3 sqm Master Bedroom : 36 sqm Bathroom 5 sqm

: 20 sqm

Ensuit : 7 sqm Foyer and

Bedroom : 18 sqm Gallery

Bedroom : 17 sqm

Kitchen and

Seating Area : 30 sqm





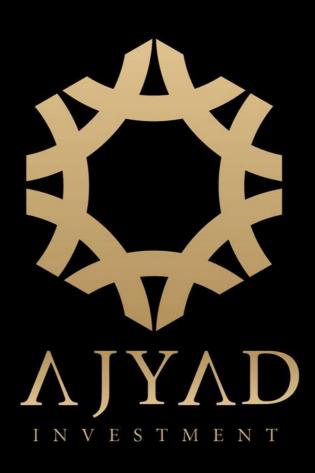
### Type T Duplex Unit (6,5+2) 482 sqm

Lower floor		Upper Floor	
Sitting Room	: 16 sqm	Living Room	: 67 sqm
Master Bedroom	n: 48 sqm	Kitchen	: 28 sqm
Ensuit	: 12 sqm	Bedroom	: 17 sqm
Hobby Room	: 18 sqm	Maid's Room	: 13 sqm
Bedroom	: 14 sqm	Bathroom	: 9 sqm
Bedroom	: 13 sqm	Gallery	: 20 sqm
Bedroom	: 17 sqm	Laundry Room	: 7 sqm
Bathroom	9 sqm	Terrace	: 25 sqm
Kitchenette	: 2 sqm	l	
Foyer and			
Gallery	: 28 sqm	l	









Tel: 0090 212 266 7373 Mob: 0090 542 221 82 22 info@ajyadinvestment.com www.ajyadinvestment.com