BAHÇEADA

BAHÇEŞEHİR

In One of Istanbul's Fastest-Growing Districts,

HOMEOWNERSHIP MADE EASY

LIFE, RIGHT AT YOUR DOORSTEP

ARTS & CULTURE

Bahçeşehir Culture & Arts Center (BKSM)	10 min
Tüyap Fair & Congress Center	12 min
Chocolate Museum	6 min

HEALTHCARE

Istinye University Hospital Liv Hospital Bahçeşehir	8 min
Özel Loca Medical Center	10 min
Acıbadem Bahçeşehir Medical Center	10 min
Medical Park	9 min

ACCOMMODATION

Sheraton Hotel	6 min

EDUCATION

Istanbul Topkapı University	5 min
Bahçeşehir College	10 min
Okyanus College	7 min
Istanbul University-Cerrahpaşa Bahçeşehir Campus	14 min
Recep Tayyip Erdoğan Esenyurt Education Complex	3 min
TED Atakent Esenyurt College	5 min
TED AD Kent Education College Beylikdüzü	32 min
TED Küçükçekmece College	36 min

SHOPPING & ENTERTAINMENT

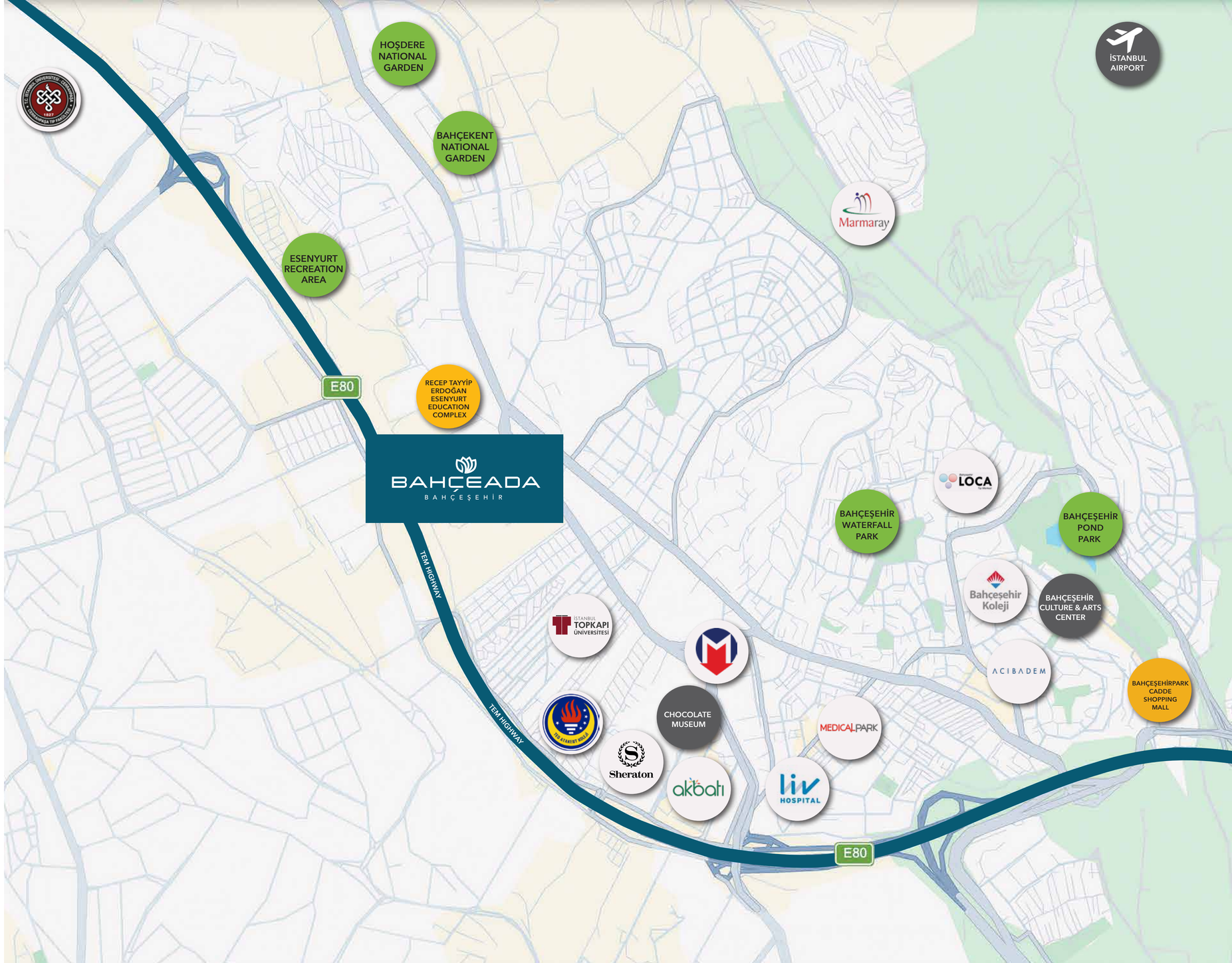
Akbatı Shopping Mall	9 min
Bahçeşehirpark Cadde Shopping Mall	11 min
Mall of Istanbul	17 min

PARKS & RECREATION

Esenyurt Recreation Area	12 min
Hoşdere National Garden	7 min
Bahçeşehir Waterfall Park	10 min
Bahçeşehir Pond Park	12 min
Bahçekent National Garden	8 min

ROAD ACCESS

E5 Highway	15 min

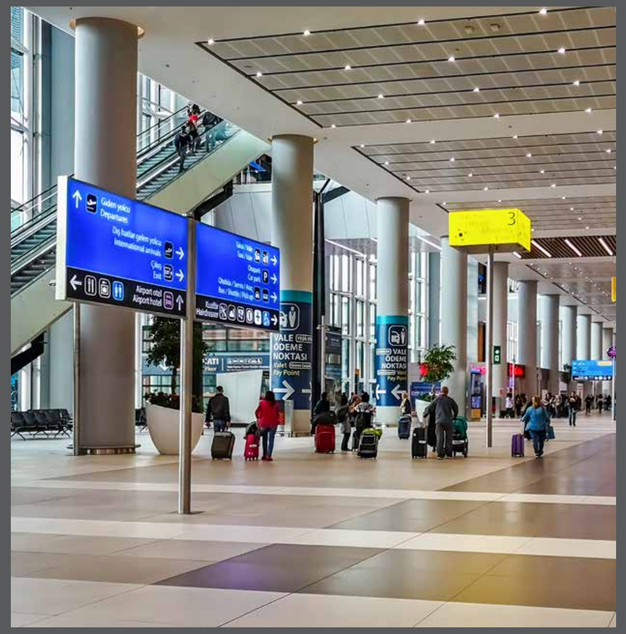


MULTIPLE ROUTES & EASY ACCESS

TEM Highway	1 min
B2 Marmaray Bahçeşehir Station	10 min
M7 Metro Line – 3rd Phase (Currently Under Construction)	10 min
Beylikdüzü Metrobus Station	17 min
Northern Marmara Motorway	20 min
Istanbul Airport	30 min















A PRIME LOCATION WITH SEAMLESS CONNECTIVITY: NAKKAŞ MOTORWAY PROJECT

As the final and most prestigious link of the Northern Marmara Motorway, the Nakkaş–Başakşehir section is set to enhance both accessibility to Bahçeada Bahçeşehir and the value of the surrounding area. Spanning 45 kilometres, this major infrastructure project is progressing rapidly, designed to significantly ease traffic in Ispartakule, Bahçeşehir and the surrounding districts.



A BREATHABLE, LAYERED ARCHITECTURAL DESIGN

- Varied Building Heights
- Open-Air Courtyards Designed to Let Life Breathe



INVEST TODAY. LIVE BETTER TOMORROW.

- A Smart Investment in a Fast-Growing Location
- An Elevated Lifestyle with Exceptional Amenities



COURTYARDS THAT BRING LIFE TOGETHER

- Up to 75% Landscaped Green Spaces
- Expansive, Open-Air Courtyards with Room to Breathe



THE NEW DESTINATION FOR THE CITY'S MOST POPULAR SPOTS

- 16 Commercial Spaces
- Cafés, Restaurants & Shops

DESIGNED AROUND FAMILY LIFE

- A Dedicated Children's Pool
- On-Site Nursery
- Convenient Family Health Center





EVERYDAY HEALTHCARE, RIGHT ON YOUR DOORSTEP

A1 dedicated family health centre conveniently located within the A Block.

SOCIAL LIFE





SPACE TO UNWIND, CONNECT AND ENJOY

With up to 1,600 m² of dedicated social spaces and amenities, Bahçeada offers the perfect setting to relax, spend time together and enjoy everyday life. Two outdoor swimming pools, spanning a total of 565 m², give families with children the freedom to make the most of their time outdoors.



ENERGY, MOTIVATION & WELLBEING

Spacious, light-filled spaces equipped with state-of-the-art fitness equipment.



ROOM TO PLAY, LAUGH & GROW

Designed to foster a strong sense of community, Bahçeada offers children a safe, welcoming environment where they can play freely, make friends and simply enjoy being kids.

PROJECT DETAILS

Total Site Area
67.218 m²

Total Construction Area
295.237,39 m²

Number of Blocks
Residences
16 Adet

Social Facilities
2 Adet

Number of Residences
2.455

Commercial Units
Blocks A1 and D1
14 Units

Blocks S1 and S2
2 Units

Social Facility
1600 m²

Adult Pools
2

Children's Pool
1

Ceiling Height
3.20 m

Landscaped Area
Up to %75

Residence Types
From 1+0 Studios up to 3+1



MIMOSA
BAY LAUREL
LAVENDER
DAFFODIL

SITE PLAN


FAMILY HEALTHCARE CENTER - A1 BLOCK
PLAYGROUNDS
PLAYGROUNDS
A1 BLOCK
B1 BLOCK
SECURITY
D1 BLOCK
C1 BLOCK
A2 BLOCK
B2 BLOCK
PLAYGROUNDS
D2 BLOCK
C2 BLOCK
A3 BLOCK
B3 BLOCK
C3 BLOCK
D3 BLOCK
PLAYGROUNDS
A4 BLOCK
B4 BLOCK
C4 BLOCK
D4 BLOCK
SECURITY
SECURITY
1.25 KM LONG WALKING TRAIL
PLAYGROUNDS
S2 BLOCK
SWIMMING POOL - 02
SWIMMING POOL - 1
FITNESS CENTER
S1 BLOCK
SWIMMING POOL - 2
SOCIAL FACILITY - 2
MURSERY
SOCIAL FACILITY - 1
SWIMMING POOL - 1

EXTERIOR VIEWS








GALLERY COFFEE
TETE RESTAURANT
LOCAL SPOON
LOCAL SPOON
BAHCEAVA
HEAT CORNER
GRND PLATE
GATHER KITCHEN


FOOD & FRIENDS
FOOD & FRIENDS
GALLERY COFFEE
TETE RESTAURANT
LOCAL SPOON
LOCAL SPOON




VEGGIE LIFE
NATURAL CAFE
FOOD & FRIENDS
FOOD & FRIENDS
FOOD & FRIENDS
GALLERY COFFEE
TETE RESTAURANT
LOCAL SPOON
LOCAL SPOON













INTERIOR VIEWS



3+1


THE NORDIC BAKING BOOK
EAT DRINK NAP



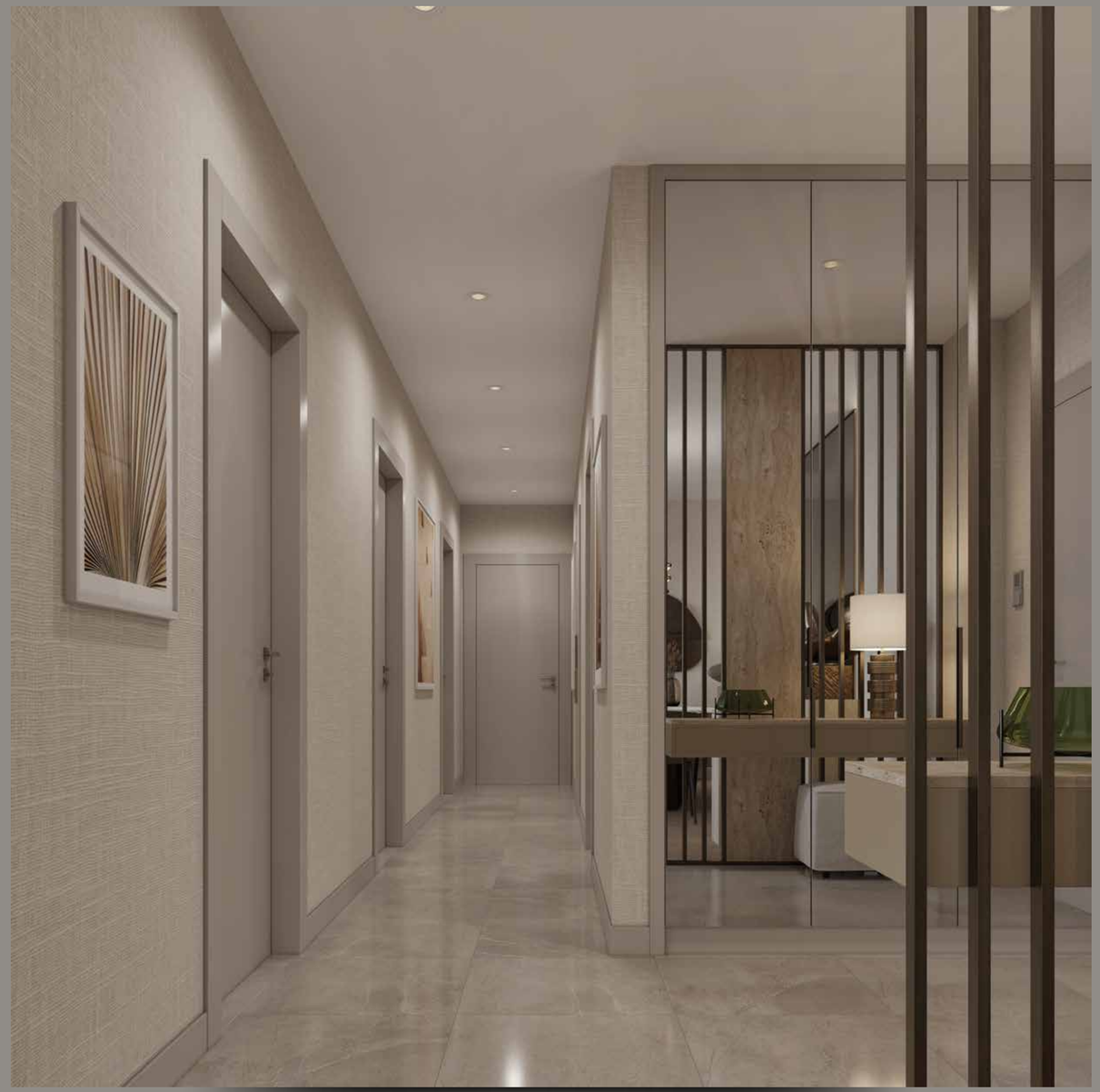









ANIMAL BFFS
ABC




DELICATE
DAILY
STAIN





1+1









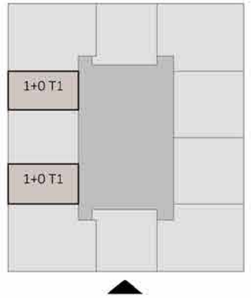
FLOOR PLANS

1+0 T1

NET AREAS

1. LIVING AREA	26,27 M²
2. BATHROOM	3,60 M²
3. BALCONY	0,48 M²
TOTAL NET AREA	**29,87 M²**
GR0SS SALEABLE AREA	**46,80 M2 - 47,36 M²**





BLOCK A1
1ST-27TH FLOOR

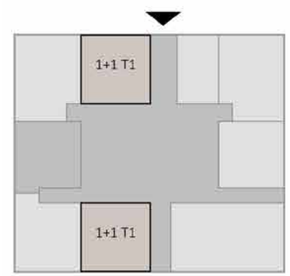
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1+1 T1

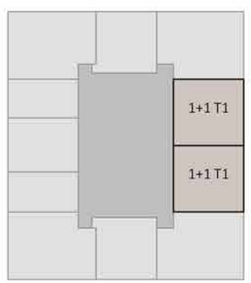
NET AREAS

1. LIVING AREA	28,09 M²
2. BEDROOM	15,02 M²
3. BATHROOM	4,13 M²
4. BALCONY	5,18 M²
TOTAL NET AREA	**46,95 M² - 47,24 M²**
GR0SS SALEABLE AREA	**79,72 M² - 80,54 M²**





BLOCK C1
GROUND FLOOR



BLOCK A1
1ST - 27TH FLOOR

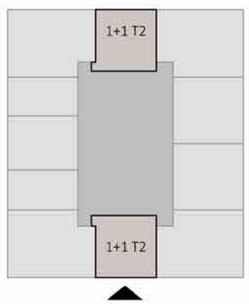
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BLOCK C1: 002, 007

1+1 T2

NET AREAS

1. LIVING AREA	23,97 M²
2. BEDROOM	11,32 M²
3. BATHROOM	4,38 M²
4. BALCONY	3,00 M²
TOTAL NET AREA	**39,52 M² - 39,67 M²**
GR0SS SALEABLE AREA	**66,30 M² - 66,77 M²**





BLOCK A1
1ST-27TH FLOOR

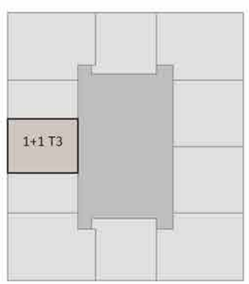
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1+1 T3

NET AREAS

1. LIVING AREA	22,67 M²
2. BEDROOM	14,42 M²
3. BATHROOM	4,58 M²
4. BALCONY	1,28 M²
TOTAL NET AREA	**41,67 M²**
GR0SS SALEABLE AREA	**65,54 M² - 65,57 M²**





BLOCK A1
1ST-27TH FLOOR

BLOCK A1: 004, 015, 026, 037, 048, 059, 070, 081, 092, 103, 114, 125, 136, 147, 158, 169, 180, 191, 202, 213, 224, 235, 246, 257, 268, 279, 290

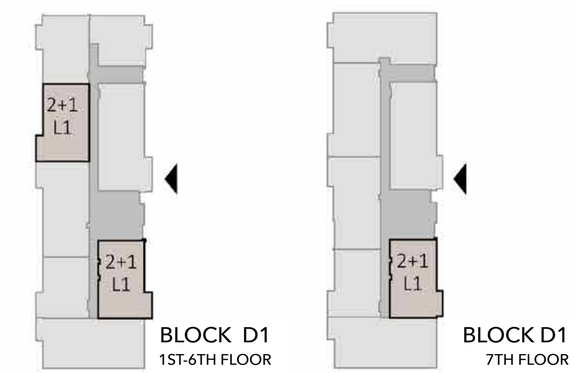
2+1 L1

NET AREAS

1. ENTRANCE HALL	10,02 M²
2. LIVING AREA	27,66 M²
3. KITCHEN	10,48 M²
4. BEDROOM1	11,27 M²
5. BEDROOM2	16,96 M²
6. MASTER BATHROOM	4,49 M²
7. EN-SUITE BATHROOM	4,94 M²
8. BALCONY	5,65 M²

TOTAL NET AREA **85,11 M² - 85,82 M²**

GROSS SALEABLE AREA **137,75 M² - 139,24 M²**



BLOCK D1: 001, 005, 009, 013, 017, 021, 025, 029, 033, 037, 041, 045, 049

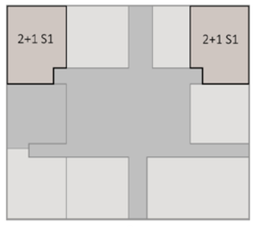


2+1 S1

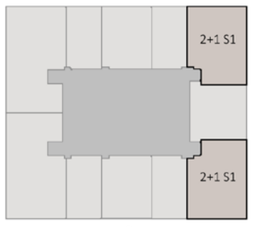
NET AREAS

1. ENTRANCE HALL	5,85 M²
2. LIVING AREA	25,15 M²
3. BEDROOM 1	11,18 M²
4. BEDROOM 2	12,46 M²
5. BATHROOM	4,11 M²
6. BALCONY	2,49 M²
TOTAL NET AREA	**58,44 M² - 59,50 M²**
GR0SS SALEABLE AREA	**94,44 M² - 95,15 M²**





BLOCK C1
GROUND FLOOR



BLOCK C1
1ST- 22TH FLOORS

BLOCK C1: 001, 004, 013, 015, 024, 026, 035, 037, 046, 048, 057, 059, 068, 070, 079, 081, 090, 092, 101, 103, 112, 114, 123, 125, 134, 136, 145, 147, 156, 158, 167, 169, 178, 180, 189, 191, 200, 202, 211, 213, 222, 224, 233, 235, 244, 246

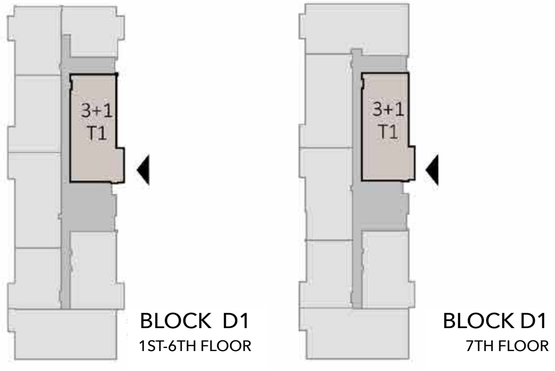
3+1 T1

NET AREAS

1. ENTRANCE HALL	12,99 M²
2. LIVING AREA	34,52 M²
3. KITCHEN	12,90 M²
4. BEDROOM 1	11,64 M²
5. BEDROOM 2	12,31 M²
6. BEDROOM 3	22,11 M²
7. BATHROOM	4,80 M²
8. EN-SUITE BATHROOM	4,94 M²
9. UTILITY ROOM	2,01 M²
10. BALCONY	10,16 M²

TOTAL NET AREA **118,22 M² - 120,31 M²**

GR0SS SALEABLE AREA **186,52 M² - 190,12 M²**



BLOCK D1
1ST-6TH FLOOR

BLOCK D1
7TH FLOOR

BLOCK D1: 008, 016, 024, 032, 040, 048, 055

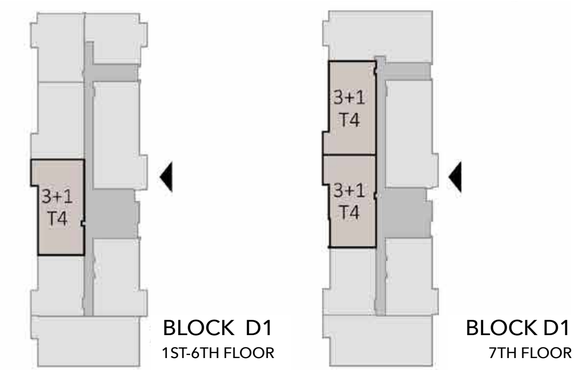


3+1 T4

NET AREAS

1. ENTRANCE HALL	11,45 M²
2. LIVING AREA	26,35 M²
3. KITCHEN	10,35 M²
4. BEDROOM 1	11,92 M²
5. BEDROOM 2	12,53 M²
6. BEDROOM 3	21,19 M²
7. MASTER BATHROOM	4,80 M²
8. EN-SUITE BATHROOM	4,94 M²
9. BALCONY	5,09 M²

TOTAL NET AREA	**101,68 M² - 107,18 M²**
GR0SS SALEABLE AREA	**160,47 M² - 172,46 M²**



BLOCK D1
1ST-6TH FLOOR

BLOCK D1
7TH FLOOR

BLOCK D1: 004, 012, 020, 028, 036, 044, 052, 053



ADVANCED ENGINEERING FOR EARTHQUAKE RESILIENCE



COMPREHENSIVE GROUND & SOIL ANALYSIS

- 55 Boreholes Drilled
- Soil Investigations Reaching 30 Metres in Depth



GROUND REINFORCEMENT

- 1,550 Bored Piles
- 1,500-Tonne Load Testing
- Pile Depths of 25, 37 & 45 Metres



HIGH-STRENGTH FOUNDATION

- 3m. Thick Raft Foundation
- Engineered for Maximum



ADVANCED EARTHQUAKE RESILIENCE

- 11 Real-Earthquake Scenario Analyses
- High-Strength C40 & C50



A LIFE BUILT ON A STRONG FOUNDATION

- Designed in accordance with Türkiye’s Building Earthquake Code
- Engineered to international standards
- TGUA-1 and TGUA-4 consultancy services provided

Ege Yapı has been shaping Türkiye’s real estate landscape for more than two decades, delivering projects across residential, office, hospitality, retail and education sectors.

With more than 2 million square metres of construction delivered to date, the company combines real estate development with restoration and renovation, creating projects that add lasting value to the environment, urban life and the wider community. Beyond development, Ege Yapı is committed to supporting culture, the arts and social initiatives. Through Atölye Hane, the company contributes to a range of cultural and artistic projects, while also playing an active role in industry organisations that support the continued development of Türkiye’s real estate sector.

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