







With Warranty

Privileged Life at Downtown İzmir





EMLAK KONUT

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İŞTİRAKİDİR

A conception which is to pioneer urbanization struggles of a country and to increase life standards of the people comes to existence in 1953. Deep rooted brand of construction Emlak Konut's successful story began. To bring comfort to life, sensitiveness to environment, to build modern cities are determined as corporate vision. Emlak Konut along with this vision becomes the initiator of the practices contributing many novelties to the sector.

Emlak Konut accomplished enduring projects which became model to planned urbanization of our country. It built the most modern and so large habitations of its time that it gave its name to the vicinity. This stable growth brings the turning point where Emlak Konut converts to real estate investment trust in 2002. This conversion heralds giant projects, echoing moves and becoming a bigger company. Along with being a real estate investment trust, Emlak Konut patronised the projects of having the quality of valuing the city, worldwide ones echoed in designing field and the projects harbouring environmentally friendly technologies.

As a result of the completion of realised contracts of 136 projects in differing extent, it will have let approximately 128.000 detached sections built since 2003.

Emlak Konut corollary to its rapid growth lurched forward to carry its targets to new horizons through secondary public offering. Its initial public offering in 2010 was one of the five largest public offering in the History of Republic. Its secondary public offering became the largest public offering in Europe over the last five years.

Emlak Konut growing with public offerings strengthened its position among the most powerful companies of Türkiye through 3.8 billion Turkish Liras paid in capital and total assets of 24.2 billion Turkish Liras as of December 31, 2019.

Emlak Konut with its acceleration since the beginning of its establishment, human focused corporate philosophy and with its current position marches to the future with firm steps. Emlak Konut which is to be praised gets closer every day to its target of being the global player of the country.



Pekintaş & Burakcan Trading Partnership

For more than four decades, Pekerler, one of the most experienced companies of the construction industry has been leaving marks on many infrastructure and superstructure projects.

Pekerler İnşaat with the objective to meet the demands of the age, to leave robust, good quality structures of highest standards to future, persists constantly investing in technological equipment, human resource and training its staff, equipping them with experience, promoting them specialised in their fields of expertise, helping the continuation of coordinated team work in harmony, ensuring utmost safety of the employees.

Pekerler adopting the principle of work ethic as delivering the projects on time and with the qualities promised possesses the Internationally Accepted Quality Certificates.

Company due to the responsibility it bears towards humanity strongly believes in significance of sustainable uncontaminated ecological balance, thus company prefers using methods and materials having no unfavourable effects to environment and human health.

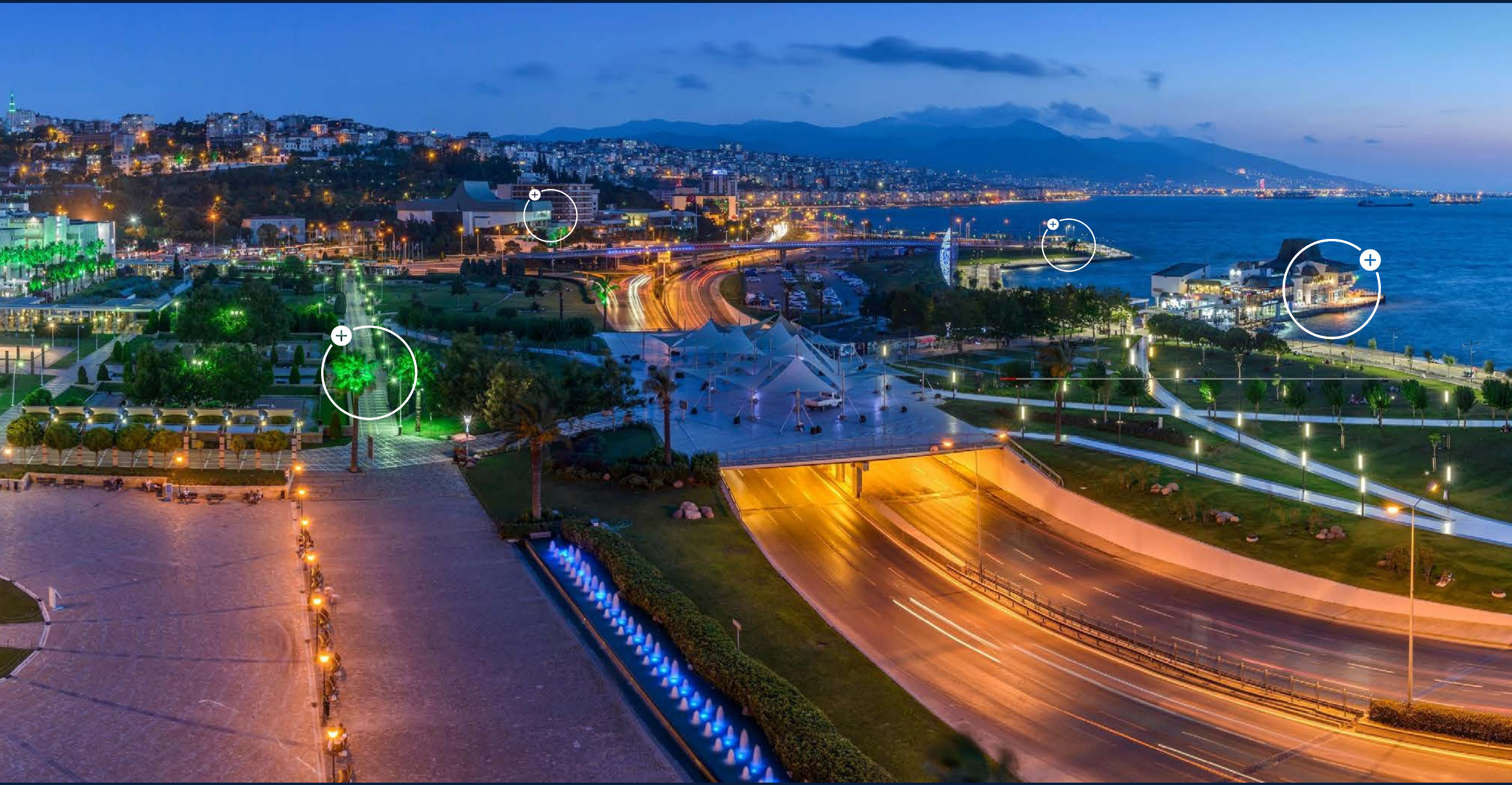
Company gains an important place in the construction industry of the country thanks to its completion of hospitals, malls, business premises, housing constructions, industrial facilities, infrastructure projects, retaining structures, highways, tunnels, viaducts, restoration projects and social facilities.

Pekerler contributing country by designing the buildings both for public and private sustains company growth in the sector through on time response with sound projects to sound demands.

İzmir is so unique...

This city is always ready to give you a warm hug.





Alsancak:

Heart of İzmir





When you ask İzmir dwellers
“where is the heart of this
city?”, you will get the answer
“Alsancak” where you feel
all the beauties of İzmir
entertainment, shopping,
social life 24 hours a day seven
days a week.

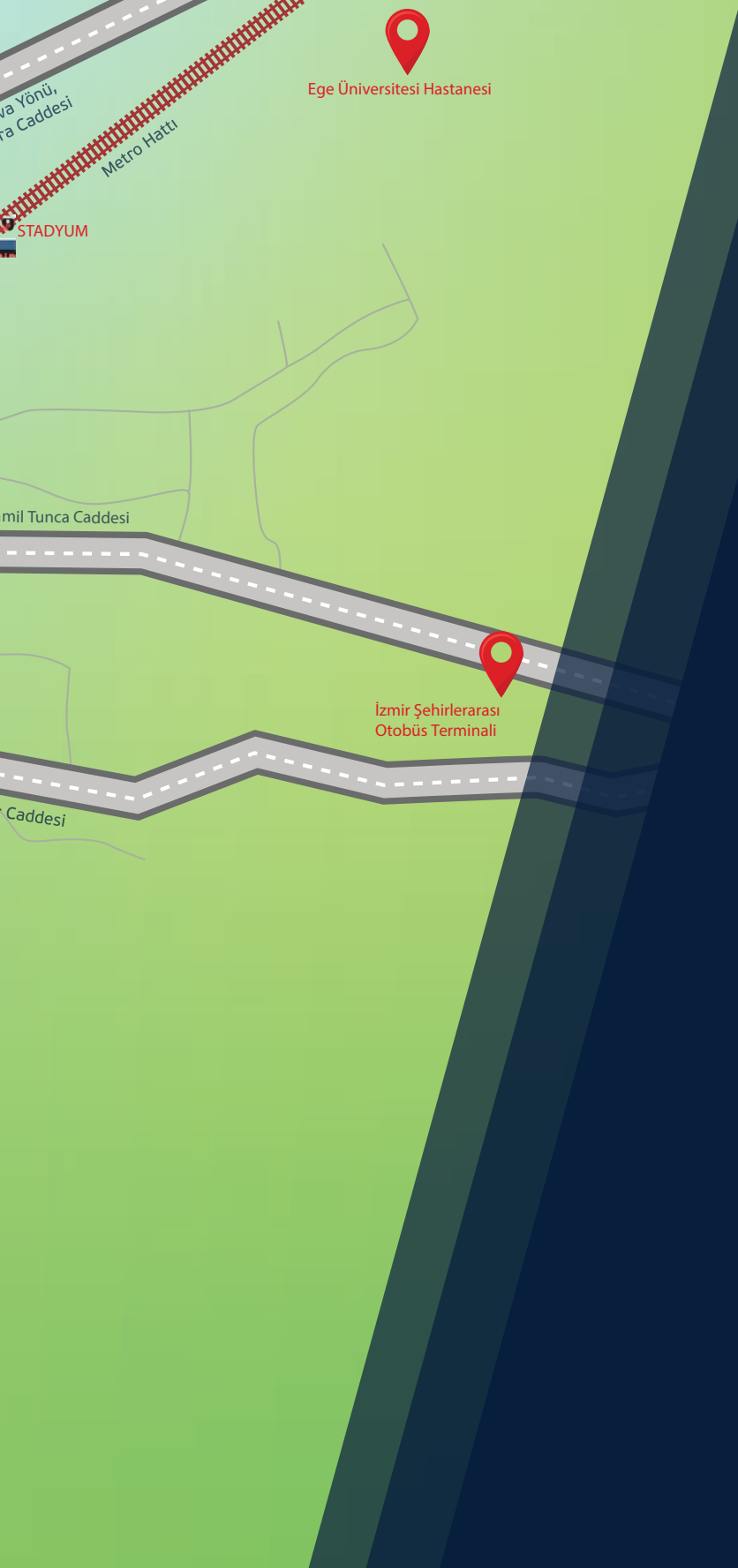
Since the
Alsancak is to
take the pulse
of the city, in
the heart of
the city.



+ At the central point
where you feel
privileged...

Allsancak, located at a spot where you can easily reach each of the transportation options like bus, pier, subway provides you to explore the beauties of the city as you wish.





HEALTH CENTERS

Özel Gazi Hospital.....	1,1 km
Medicana İzmir Hospital.....	2.8 km
Tepecik Research and Training Hospital.....	3,9 km
Ege University Hospital.....	6,9 km

SCHOOLS

İzmir Saint Joseph High School.....	1,6	km
Namık Kemal High School	1,9	km
Yaşar University	1,9	km
Private Tefvik Fikret High School.....	2,5	km
Atatürk High School	2,7	km
Ege University	7,2	km

AVENUES AND STREETS

Kordon	1,5	km
Kıbrıs Şehitler Street	1,7	km
Lausanne Avenue	2,2	km
Gündoğdu Avenue	2,2	km
Montreux Avenue.....	2,4	km
Konak Avenue.....	3,5	km
Cumhuriyet Avenue.....	3,8	km

TRANSPORTATION

Alsancak Stadium	
Tram Station.....	400 m
Alsancak Train Station.....	1,2 km
Hilal Subway Station.....	1,9 km
Alsancak Pier.....	1,9 km
Halkapınar Subway / Izban /	
Tram Station.....	2,6 km

COLORFUL LIFE

Historical Public Utility	
Gas Plant Culture Centre.....	1,2 km
Cultural Park.....	1,9 km

MALLS

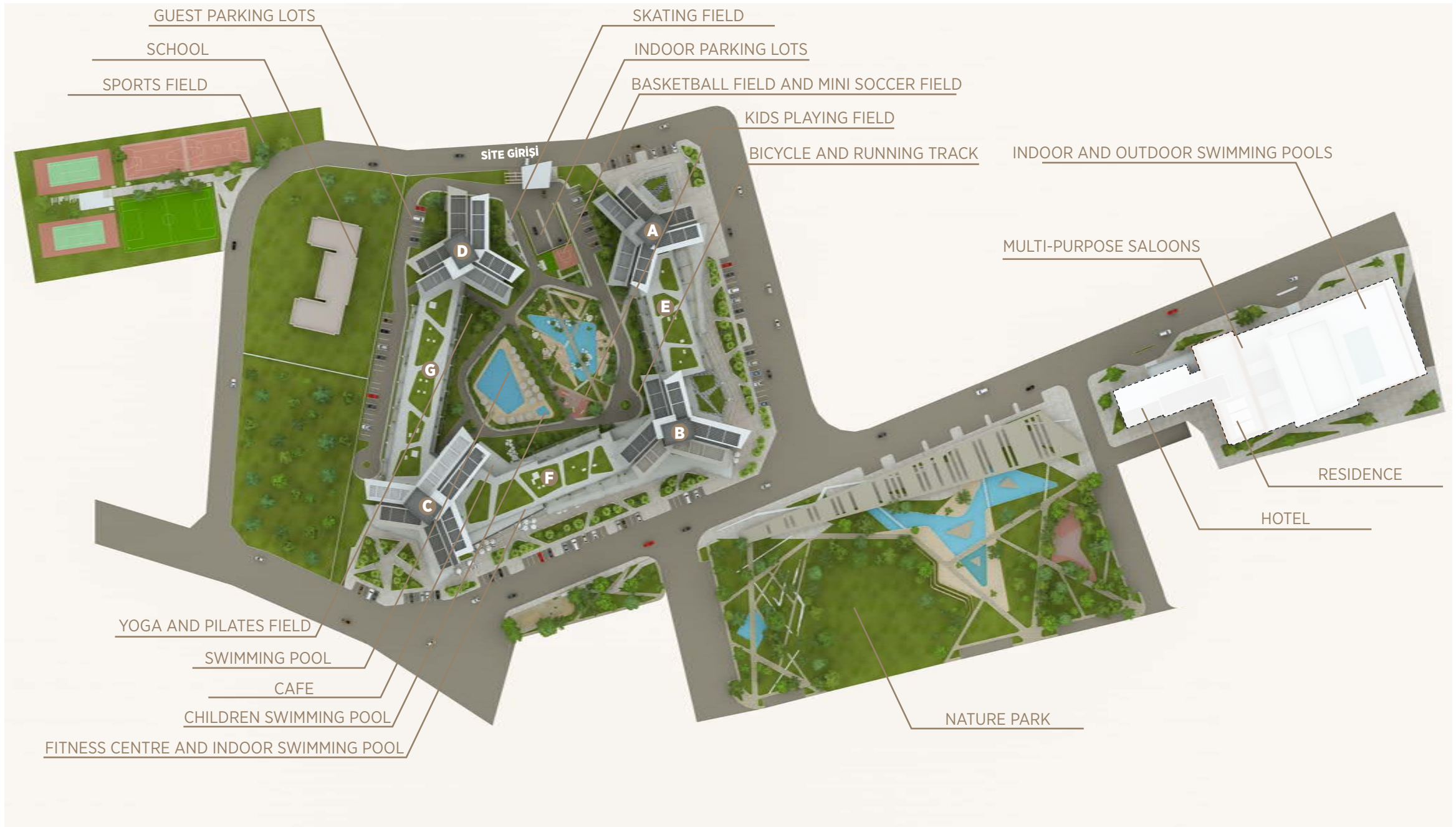
Konak Pier.....	3,4 km
Ege Perla Shopping Mall.....	3,9 km
Point Bornova Shopping Mall.....	6,9 km
Forum Bornova Shopping Mall.....	7,6 km
İkea.....	7,6 km

NEIGHBOURING PROVINCES AND DISTRICTS

Urla	40 dk
Siğacık	45 dk
Çeşme	55 dk
Foça	60 dk
Kuşadası	60 dk
Şirince	71 dk

Layout Plan







The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



You can
enjoy İzmir
and bay view
in spacious
balconies of
Allsancak.

Garden Joy

It is time to give a fresh start in the morning, feeling the energy of the soil and green in your own house.



The images and photos are only used for information. **Pekintas Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti.** Emlak Konut GYO A.Ş. has reserved the rights to make any change in these images and photos.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.

Privilege of Terrace

Totally special for you with a garden view, your terrace where you will experience unforgettable moments with the accompaniment of convivial conversations with your congenial friends is in **Allsancak.**





There is nothing like being a kid in Allsancak

Allsancak kids are growing socialised in specially designed playing and entertainment fields where they enjoy the folk games as well.

Education

Away from school bus anxiety your children going to schools nearby enjoy plenty of times to spend with friends in **Allsancak.**





Allsancak Bazaar

Allsancak Bazaar is waiting for you with its food halls and shopping fields where you can do your daily shopping and spend pleasing times with the ones you hold dear.



The images and photos are only used for information. **Pekintas Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.





Raise the dose of entertainment

- ⊕ Play station rooms
- ⊕ Mini movie saloons
- ⊕ Cafes and restaurants

Whenever you want you can enjoy console games either with you children or with your friends or you can enjoy watching movie in mini movie saloons. Entertainment effuses out of the house in **Allsancak.**



Healthier life

In **Allsancak** you can swim in every season whenever you wish, do your exercise in fitness, pilates and yoga fields specially designed for your exercise.

- + Outdoor and Indoor swimming pools
- + Kid swimming pool
- + Sundecks
- + Pilates and Yoga Fields
- + Fitness Centre
- + Bicycle Track





It is time to quench the thirst of exercise

- ⊕ walking path,
- ⊕ mini soccer field,
- ⊕ basketball field,
- ⊕ table tennis,
- ⊕ skate park and roller-skating rink

There are special exercise fields for
exercise lovers from every age
in **Allsancak.**

Stay with the beauties of Nature

Nature pouring relief inside you is a few steps away from you.

- + Nature Park of 24 thousands meter square
- + Zen gardens and aromatic plant garden
- + Sitting and resting spots
- + Multi-purpose green fields
- + Playgrounds for kids





The images and photos are only used for information. **Pekintas Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



The images and photos are only used for information. **Pekintas Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



Parking Spots

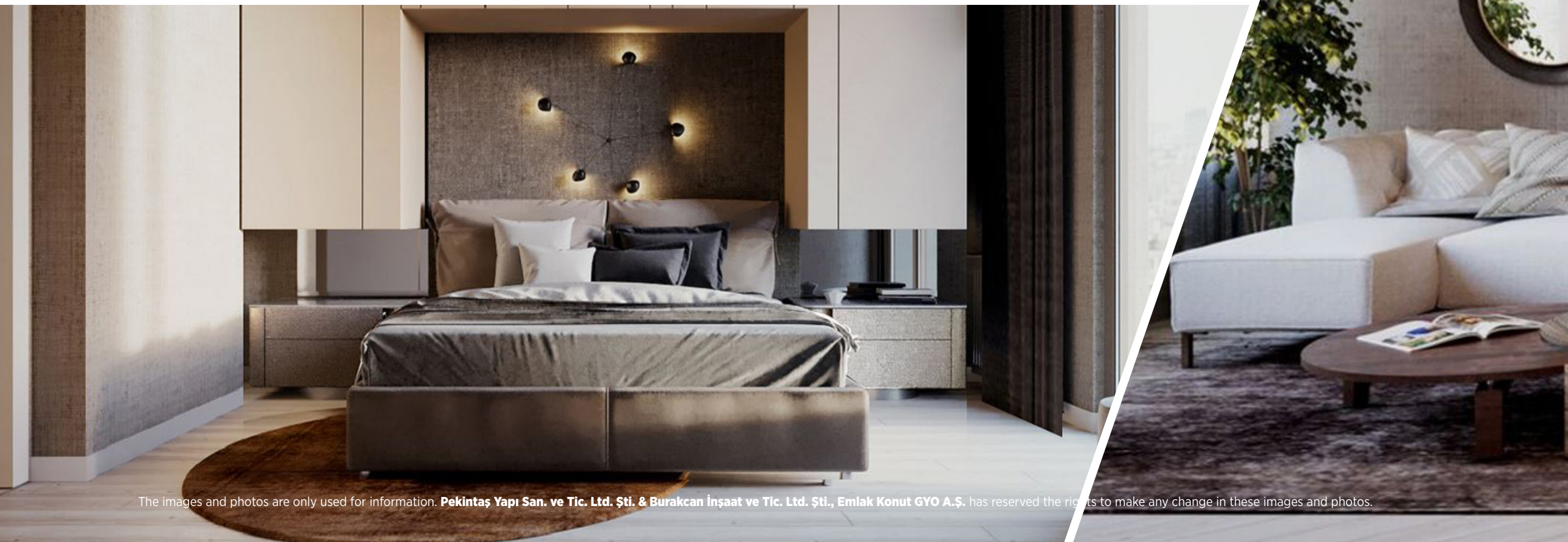
Do not look for parking spots in city centre. Secured indoor parking lots inside of which one parking spot is assigned for 2+1 and 1+1 flats, two parking spots for 3+1 and larger ones are in **Allsancak**.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



1+1 Minimal and Comfortable



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.

1+1 B

67,35 m² DETAILS

1	Vestibule	4,99 m ²
2	Saloon + Kitchen	20,07 m ²
3	Bedroom	10,40 m ²
4	Bath	3,74 m ²
5	Balcony	6,45 m ²

Net Floor Area 45,65 m²

Gross Floor Area 66,83-67,35 m²

Entry



1+1 C1

74,68 m² DETAILS

1	Vestibule	4,70 m ²
2	Saloon + Kitchen	25,71 m ²
3	Bedroom	11,37 m ²
4	Bath	3,73 m ²
5	Balcony 1	1,77 m ²
6	Balcony 2	2,85 m ²

Net Floor Area 50,13 m²

Gross Floor Area 72,36 - 74,68 m²

Entry



ALLSANCAK is built in the context of resource development applications by TOKİ ventured EMLAK KONUT GYO A.Ş.

1+1 D

88,52 m² DETAILS

1	Vestibule	6,36 m ²
2	Saloon + Kitchen	25,50 m ²
3	Bedroom	14,76 m ²
4	Bath	4,08 m ²
5	Laundry Room	0,74 m ²
5	Balcony	5,13 m ²

Net Floor Area 56,57 m²

Gross Floor Area 80,58-88,52 m²

Entry



ALLSANCAK is built in the context of resource development applications by TOKİ ventured EMLAK KONUT GYO A.Ş.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.

2+1 and 3+1 Spacious and Elegant





2+1 A1

105,35 m² DETAILS

1	Vestibule	6,70 m ²
2	Saloon + Kitchen	26,15 m ²
3	Bedroom	12,27 m ²
4	Parent Bedroom	13,55 m ²
5	Bath	4,13 m ²
6	Hallway	5,35 m ²
7	Balcony	5,42 m ²

Net Floor Area 73,57 m²

Gross Floor Area 105,35 m²



2+1 B

108,77 m² DETAILS

1	Vestibule	5,36 m ²
2	Saloon + Kitchen	27,13 m ²
3	Bedroom	12,24 m ²
4	Parent Bedroom	13,63 m ²
5	Bath	4,84 m ²
6	Balcony	4,07 m ²

Net Floor Area 75,37 m²

Gross Floor Area 108,14 - 108,77 m²



2+1 C1

118,83 m² DETAILS

1	Vestibule	7,30 m ²
2	Saloon + Kitchen	29,52 m ²
3	Bedroom	10,86 m ²
4	Parent Bedroom	13,63 m ²
5	Parent Bath	4,84 m ²
6	Bath	4,07 m ²
7	Hallway	2,99 m ²
8	Balcony	8,87 m ²

Net Floor Area 82,08 m²

Gross Floor Area 116,10 - 118,83 m²



2+1 D1

133,01 m² DETAILS

1	Vestibule	7,37 m ²
2	Saloon + Kitchen	29,60 m ²
3	Bedroom	12,05 m ²
4	Parent Bedroom	14,81 m ²
5	Parent Bath	5,30 m ²
6	Bath	5,01 m ²
7	Hallway	3,56 m ²
8	Balcony	7,09 m ²

Net Floor Area 83,79 m²

Gross Floor Area 119,79-133,01 m²



2+1 E1

145,02 m² DETAILS

1	Vestibule	7,71 m ²
2	Saloon	28,21 m ²
3	Kitchen	12,77 m ²
4	Bedroom	11,65 m ²
5	Parent Bedroom	12,84 m ²
6	Parent Bath	4,84 m ²
7	Bath	5,02 m ²
8	Laundry Room	2,12 m ²
9	Hallway	5,00 m ²
10	Balcony	10,65 m ²

Net Floor Area 100,84 m²

Gross Floor Area 141,69-145,02 m²



2+1 F

142,82 m² DETAILS

1	Vestibule	8,37 m ²
2	Saloon	29,88 m ²
3	Kitchen	11,65 m ²
4	Bedroom	11,65 m ²
5	Parent Bedroom	11,30 m ²
6	Wearing Room	4,10 m ²
7	Parent Bath	3,88 m ²
8	Bath	4,26 m ²
9	Laundry Room	2,47 m ²
10	Hallway	5,69 m ²
11	Balcony	6,01 m ²

Net Floor Area 99,26 m²

Gross Floor Area 142,82 m²



3+1 B2

178,83 m² DETAILS

1	Vestibule	8,37 m ²
2	Saloon	28,97 m ²
3	Kitchen	13,25 m ²
4	Bedroom 1	10,86 m ²
5	Bedroom 2	11,65 m ²
6	Parent Bedroom	15,28 m ²
7	Wearing Room	3,83 m ²
8	Parent Bath	4,07 m ²
9	Bath	4,07 m ²
10	Laundry Room	2,15 m ²
11	Hallway	5,46 m ²
12	Balcony 1	13,51 m ²
13	Balcony 2	1,84 m ²

Net Floor Area 123,32 m²

Gross Floor Area 174,73-178,83 m²



3+1 D1

183,95 m² DETAILS

1	Vestibule	13,62 m ²
2	Saloon	28,98 m ²
3	Kitchen	13,25 m ²
4	Bedroom 1	10,86 m ²
5	Bedroom 2	11,65 m ²
6	Parent Bedroom	15,28 m ²
7	Wearing Room	3,83 m ²
8	Parent Bath	4,07 m ²
9	Bath	4,07 m ²
10	Laundry Room	2,05 m ²
11	Hallway	5,46 m ²
12	Balcony 1	13,51 m ²
13	Balcony 2	1,83 m ²

Net Floor Area 128,46 m²

Gross Floor Area 183,95 m²



3+1 C2

183,33 m² DETAIL

1	Vestibule	7,87 m ²
2	Saloon + Kitchen	42,10 m ²
3	Bedroom 1	11,41 m ²
4	Bedroom 2	11,65 m ²
5	Parent Bedroom	15,28 m ²
6	Wearing Room	4,97 m ²
7	Parent Bath	3,98 m ²
8	Bath	4,07 m ²
9	Laundry Room	1,31 m ²
10	Hallway	5,46 m ²
11	Balcony 1	1,85 m ²
12	Balcony 2	10,60-11,79 m ²

Net Floor Area 120,55-121,74 m²

Gross Floor Area 181,79-183,33 m²





4+1 and 5+1 For Large Families



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti.**, Emlak Konut GYO A.Ş. has reserved the right.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.

4+1 A1

234,53 m² DETAILS

1	Vestibule	9,73 m ²
2	Saloon	42,47 m ²
3	Kitchen	15,98 m ²
4	Bedroom 1	15,97 m ²
5	Bedroom 2	12,05 m ²
6	Bedroom 3	11,65 m ²
7	Parent Bedroom	16,21 m ²
8	Wearing Room	4,95 m ²
9	Parent Bath	4,07 m ²
10	Bath	4,07 m ²
11	Laundry Room	3,15 m ²
12	Hallway	9,60 m ²
13	Balcony 1	13,54 m ²
14	Balcony 2	2,02 m ²

Net Floor Area 165,46 m²

Gross Floor Area 233,12 - 234,53 m²



ALLSANCAK is built in the context of resource development applications by TOKİ ventured EMLAK KONUT GYO A.Ş.

5+1 A2

311,84 m² DETAILS

1	Vestibule	14,60 m ²
2	Saloon	47,58 m ²
3	Kitchen	19,36 m ²
4	Bedroom 1	18,50 m ²
5	Bedroom 2	15,80 m ²
6	Bedroom 3	12,24 m ²
7	Bedroom 4	12,25 m ²
8	Parent Bedroom	22,29 m ²
9	Wearing Room	4,77 m ²
10	Parents Bath	4,97 m ²
11	Bath 1	4,45 m ²
12	Bath 2	3,88 m ²
13	Toilet	2,75 m ²
14	Laundry Room	4,28 m ²
15	Hallway	9,54 m ²
16	Balcony 1	2,84 m ²
17	Balcony 2	18,78 m ²
18	Balcony 3	3,67 m ²
19	Balcony 4	2,08 m ²

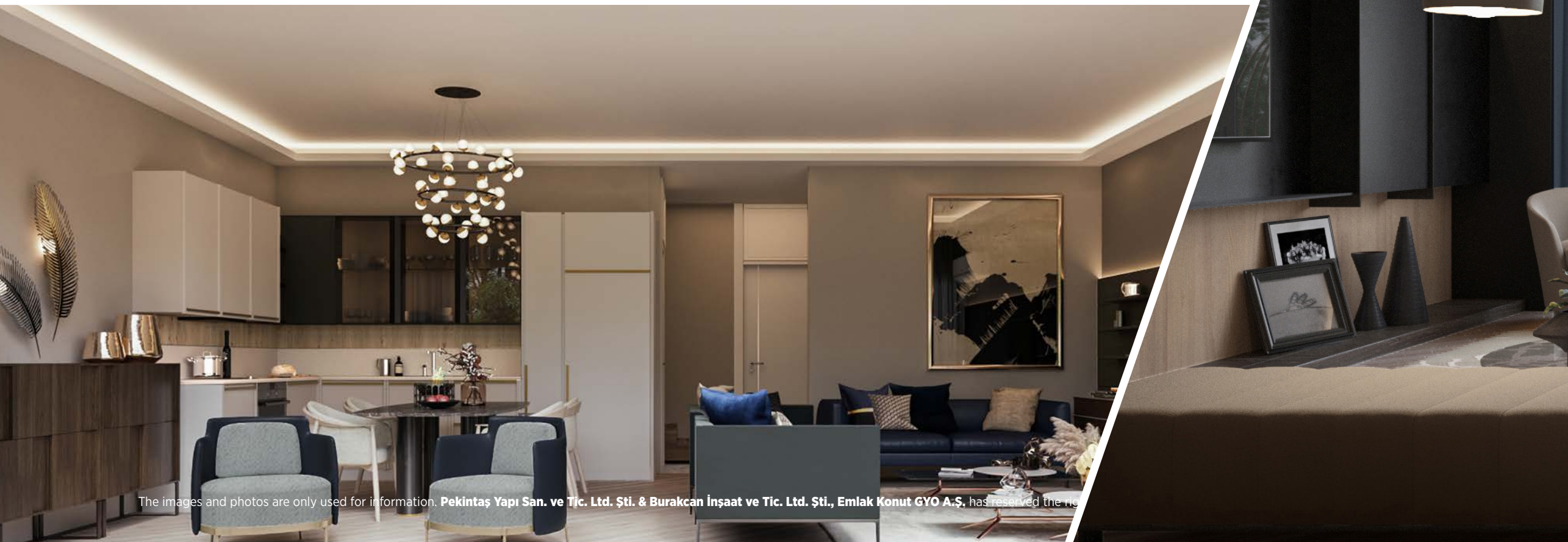
Net Floor Area 224,63 m²

Gross Floor Area 311,84 m²



ALLSANCAK is built in the context of resource development applications by TOKİ ventured EMLAK KONUT GYO A.Ş.

2+1 Dublex and 3+1 Dublex For Garden Lovers...



The images and photos are only used for information. Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş. has reserved the right.



The images and photos are only used for information. **Pekintaş Yapı San. ve Tic. Ltd. Şti. & Burakcan İnşaat ve Tic. Ltd. Şti., Emlak Konut GYO A.Ş.** has reserved the rights to make any change in these images and photos.

2+1 DUBLEX

191,97 m² DETAILS

- 1 Vestibule + Cloak Room 6,65 m²
- 2 Saloon+Kitchen 39,55-39,64 m²
- 3 Bedroom 12,54 m²
- 4 Parent Bedroom 14,41-14,51 m²
- 5 Wearing Room 3,68 m²
- 6 Parent Bath 4,04 m²
- 7 Bath 3,99 m²
- 8 Toilet 2,56 m²
- 9 Hallway 11,45 m²
- 10 Balcony 2,74-3,18 m²
- 11 Terrace 16,38 m²

Net Floor Area 118,03-118,62 m²

Gross Floor Area 173,54-191,97 m²



Downstairs



Upstairs

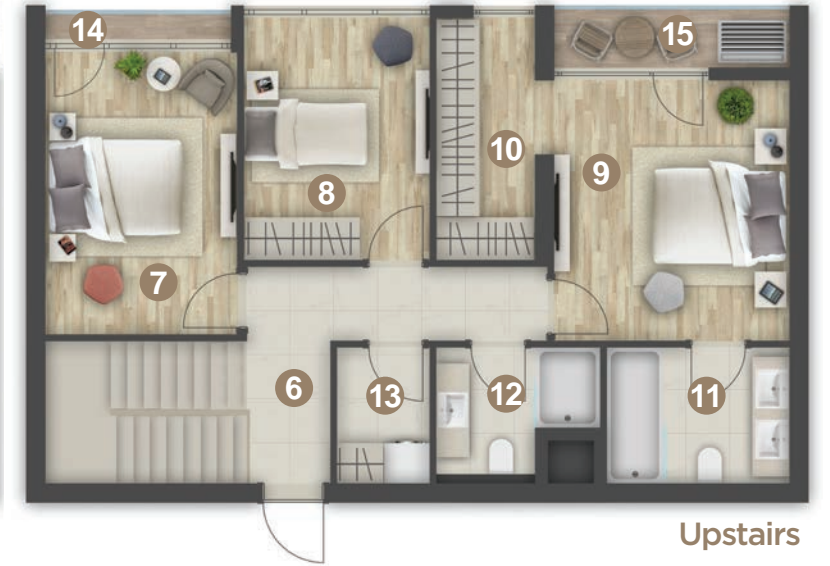
3+1 DUBLEX

287,03 m² DETAILS

1	Vestibule + Cloak Room	6,21 m ²
2	Saloon	39,61 m ²
3	Kitchen	22,31 m ²
4	Hallway 1	2,76 m ²
5	Toilet	2,52 m ²
6	Hallway 2	15,82 m ²
7	Bedroom 1	13,72 m ²
8	Bedroom 2	11,36 m ²
9	Parent Bedroom	15,86 m ²
10	Wearing Room	5,97 m ²
11	Parent Bath	6,23 m ²
12	Bath	4,41 m ²
13	Laundry Room	3,12 m ²
14	Balcony 1	0,92 m ²
15	Balcony 2	3,02 m ²
16	Terrace	26,14-28,72 m ²

Net Floor Area 179,98-182,56 m²

Gross Floor Area 261,05-287,03 m²







Allsancak Sales Office
Umurbey Mah. İşçiler Cad.
35230 Alsancak / İzmir

General Headquarter
İlkbahar Mah. 596 Sokak No: 71
Çankaya / Ankara

Web
www.allsancak.com

Telephone
444 23 35

Information
info@allsancak.com

Social Media
   /allsancakizmir



444 23 35
allsancak.com

