

# EGEYAPI

— KEKLİKTEPE —





Ege Yapı

## Who we are?

**EGEYAPI**  
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**2000+**

Number of  
Employees



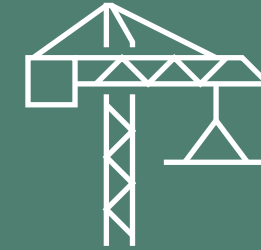
**1.2 Milyar \$**

Market Value



**5000+**

Delivered  
Unit



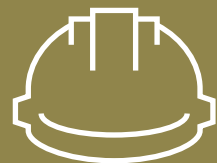
**2 Milyon m<sup>2</sup>**

Total Construction  
Area



**2 Milyar \$**

Investment  
Value



**250+**

Management and  
Engineering



Ege Yapı

# Real Estate Development Projects

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# Ege Yapı

## Contracting Projects

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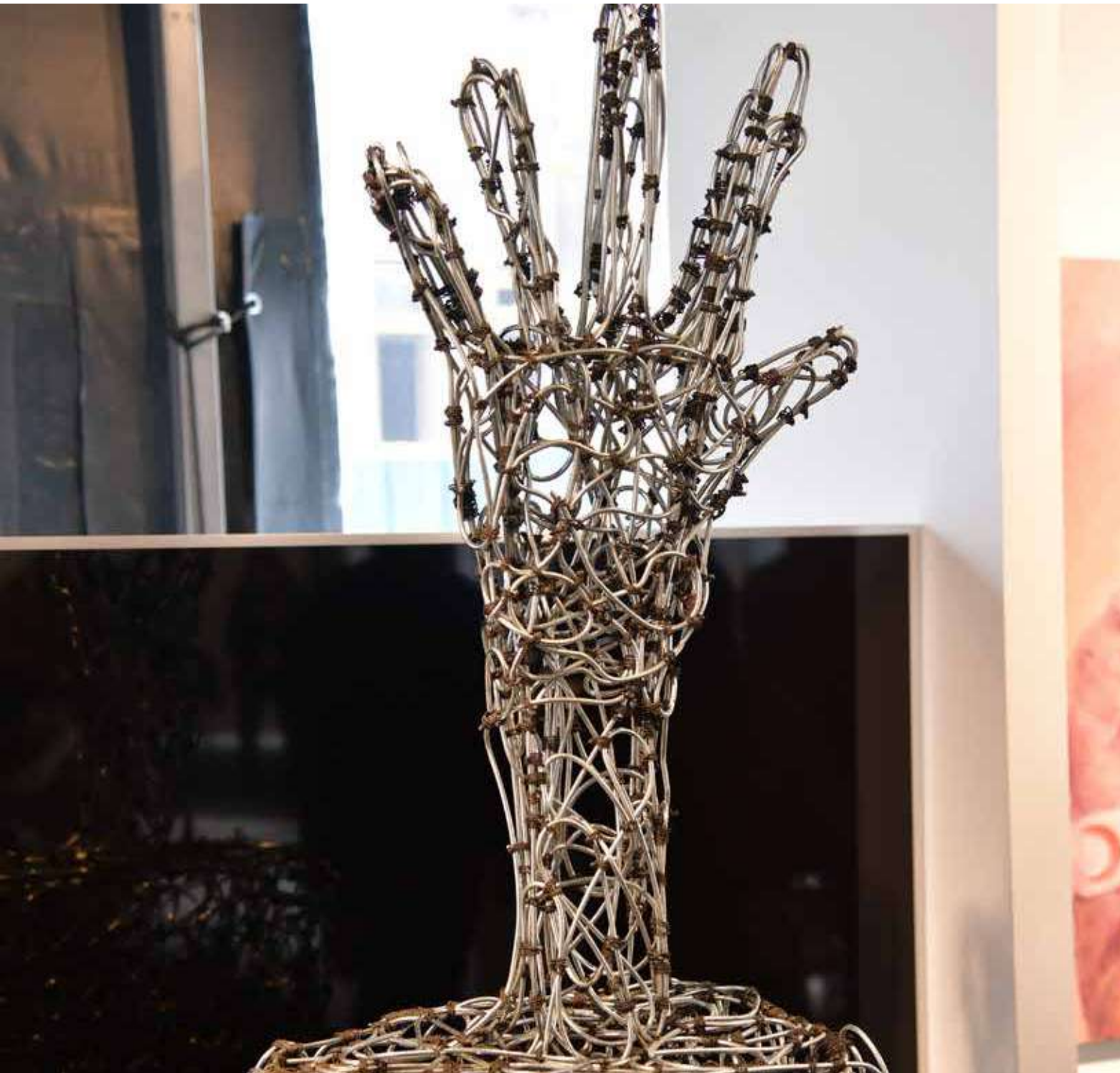




Ege Yapı

## Art Activity Areas

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# Ege Yapı

## Art Activity Areas

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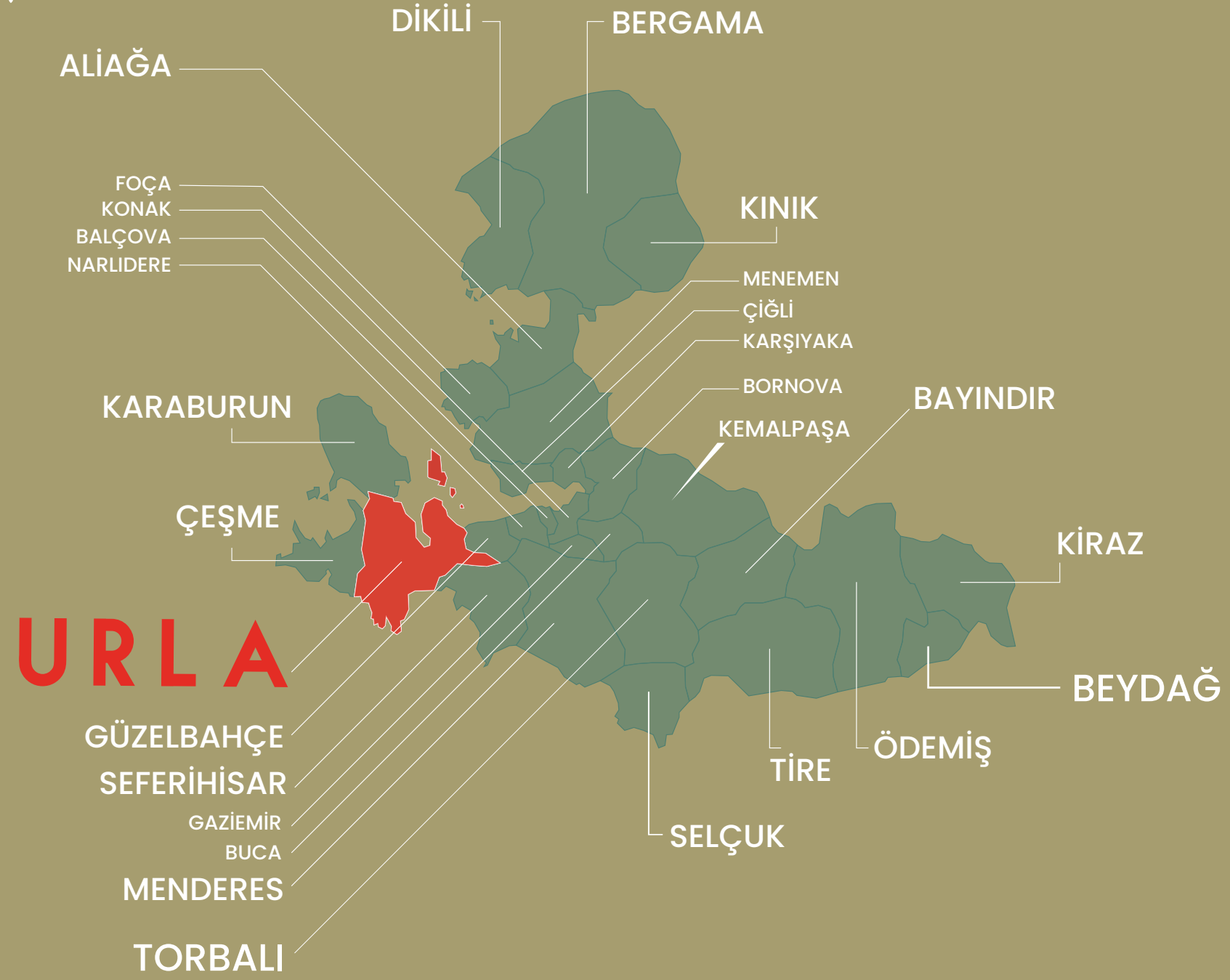




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# Urla Kekliktepe

## Project Site

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Via providing access to well-known sites including Adnan Menderes Airport, Çeşme, and Konak within 30 minutes by road, Ege Yap Kekliktepe Project guarantees a distinctive position.





# Urla Kekliktepe

## Project Site

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The Ege Yap Kekliktepe Project is located in a valley in Kekliktepe that is filled with thousands of different shades of green. This valley provides a nature experience that will nourish your inner world due to its proximity to the blue waters of the Aegean Sea, and it will also ensure that you remain in touch with both nature and the sea at all times.





*your new address is garden*

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# A Port City in the Pearl of History Urla

## Klazomenai

- It has become a geopolitical center of attraction as it is a port city that has increased both the historical and commercial importance of Western Anatolia with the Migration of Tribes, which started in the 1200 BC and made the Aegean Sea home to many civilizations.
- While pictures of emperors appear regularly on the coins of Klazomenai, a minor city even during the imperial period, archaeologists have more often come across rare depictions of gods and philosophers including Dionysus, Asclepius, Cybele, Zeus, and Anaxagoras.
- With the help of Caka Bey's efforts in the 1080s, Izmir was set free from Byzantine rule, and as a result, Urla began to accept Turks as guests.
- Urla, one of the places that has been subjected to many occupation attempts throughout Turkish history, has taken its place in Turkish territory forever with the agreements made during the War of Independence.





Why

## Why Choose Urla Kekliktepe?

Similar Lifestyles

Spatial Creativity

Antique Wisdom

Sustainable Architecture

Combination of Natural and Engineered

Native Touch

Indoor Outdoor Uses

Local Knowledge



Why

# Why Choose Urla Kekliktepe?

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A perfect location with  
ever-increasing value

A hub of attraction in every  
season with its natural beauties



It has one of the seven most valuable  
air corridors in the world in terms  
of oxygen richness,

with 12 months of habitable  
climate and nature



In a place of natural beauty,  
close to virgin bays and other  
metropolitan cities thanks to new  
transportation routes

One of the areas frequently  
recommended by investment  
experts





Why

# Why Choose Urla Kekliktepe?

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Socially, ecologically and physically happy for the people living in it with its social facilities



In addition to the main living areas, even in the basement floors, capturing a rich sense of space in all areas with inner courtyards, creating a new example of detached house life in the world



Interior gardens, courtyards and retractable terraces in old regional architecture to maximize the use of indoor-outdoor space, summer and winter Flat-footed on one level, offering a simple yet fluid lifestyle in itself





With its Humble Beauty  
**Urla, a serene town**

**EGEYAPI**  
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# With its Humble Beauty

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## Urla, a serene town

**EGEYAPI**  
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If city life has you down, if you find yourself spending too much time in traffic, if you'd rather not spend hours each day commuting, if you're concerned about providing for your family financially, if you find solace in the outdoors and the sea, if you love the sea and nature, then you may want to consider relocating.

We are **READY!**





# The Limits of Sustainable Luxury are drawn in Kekliktepe!

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- Use of solar energy system panels in villas
- High efficiency with heat pump





There are some things  
that make URLA unique...

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Extraordinary Festivals

## Vintage and Lavender Festivities

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Special Dishes

## Urla's Special Gum Artichoke

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# Immaculate Bays and Beaches Altinköy and Demircili Bay

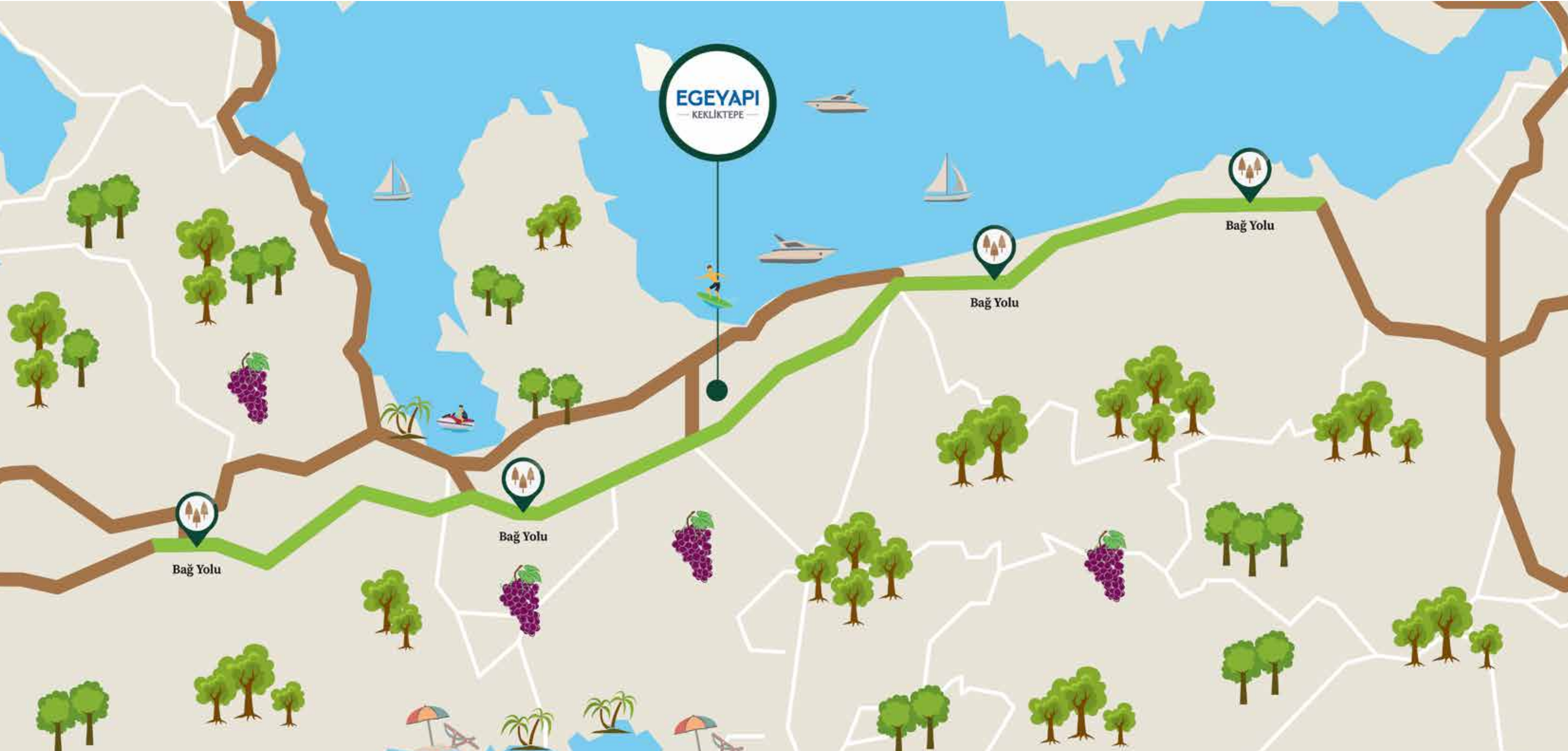
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# Vineyard Road Near Urla Kekliktepe

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# Flavor Route Close to Urla Kekliktepe

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# Major Attraction Centers Close to Urla Kekliktepe

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Urla Kekliktepe

## Project Information

Location  
**İzmir, Urla, Kekliktepe**

Total Land Area  
**80.845,32 m<sup>2</sup>**

Housing Type  
**5+1, 6+1, 7+1**

Social Facilities

**Landscaping, Indoor / Outdoor Pool, Fitness, Art Workshops,  
Children's Playground, Restaurant, SPA Area, Professional  
Tennis Courts, Event Space**





KEKLIKTEPE CAĐDESİ

KEKLIKTEPE CAĐDESİ

CLUBHOUSE

TENNIS COURT



# Villa Standards are Redefined with

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## Ege Yapi Kekliktepe

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### LAND

- Average 1000 m<sup>2</sup> Plot on the Most Precious Land of the Region
- Waste Water and Mains Water Treatment System
- Landscape Decoration in the Garden Area
- 32 m<sup>2</sup> Pool and Technical Infrastructure
- Solar Energy Infrastructure on Villa Roof
- 2 Car Parking Lots
- Electric Car Charging Station Infrastructure for Car Parks





# Villa Standards are Redefined with Ege Yapi Kekliktepe

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## VILLA

- Villa Options from 5+1 to 7+1
- Indoor Net Area ranging from 223 m<sup>2</sup> to 300 m<sup>2</sup>
- Winter Garden with Bioclimatic Roof
- VRV Cooling System
- Underfloor Heating System in Indoor Net Areas
- Generator set
- Full Decoration with 1st Class Materials
- Wood Fireplace in Living Room
- Sauna
- Elevator (just for F Types)
- Set of 4 Built-in in Kitchen
- Laminated Flooring
- The Interior Garden Bringing All Corridors together with Daylight and Moonlight



# Villa Standards are Redefined with

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## Ege Yapi Kekliktepe

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### AMENITIES

- 2 Professional Earth Tennis Courts
- Tennis Club
- 1000 m<sup>2</sup> Lavender Garden
- Outdoor and Indoor Swimming Pool
- Fitness Center
- Pilates Hall
- Children's Play Club
- Outdoor Activity Area
- BBQ and Bar Areas





# Villa Standards are Redefined with

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## Ege Yapi Kekliktepe

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## OVERALL FEATURES OF CONDO

- Lighting Across Condo
- Landscaping
- Walkways
- Wide Distance Between Villas
- 7.20 Meter Road Width
- 24 Hour Security
- Concierge Services



# Urla Kekliktepe

## Social Facilities

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# Urla Kekliktepe

## Social Facilities

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# Urla Kekliktepe

## Social Facilities

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# 7 Days 4 Seasons

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## A Chosen Life

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The Aegean is a vacation dream for everyone and a way of life for you... With its detached pool and unique horizontal architecture, it is now the new address of 73 elite families who dream of being Aegean;



























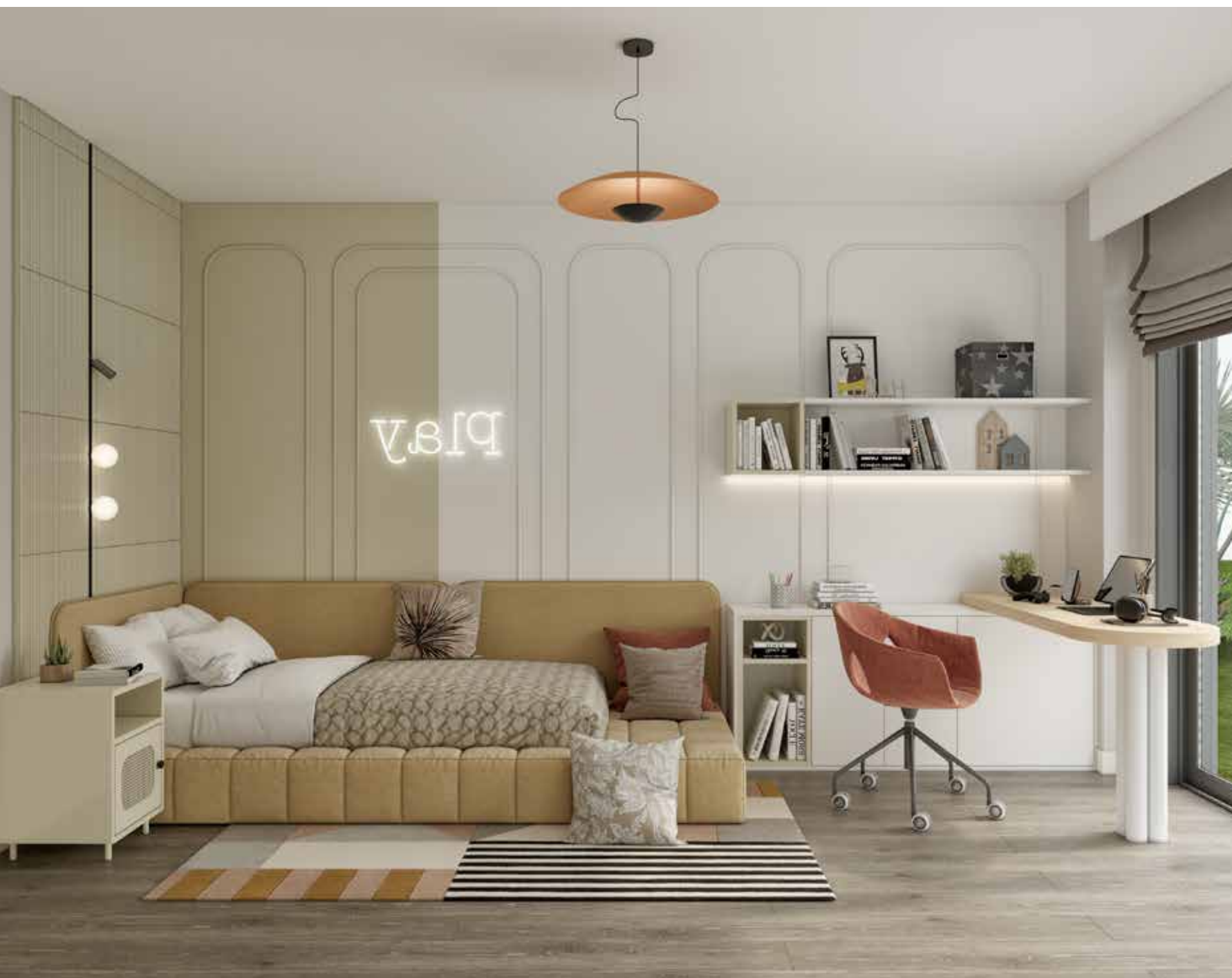


















*your new address is sea*



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# Urla Kekliktepe

## A Type

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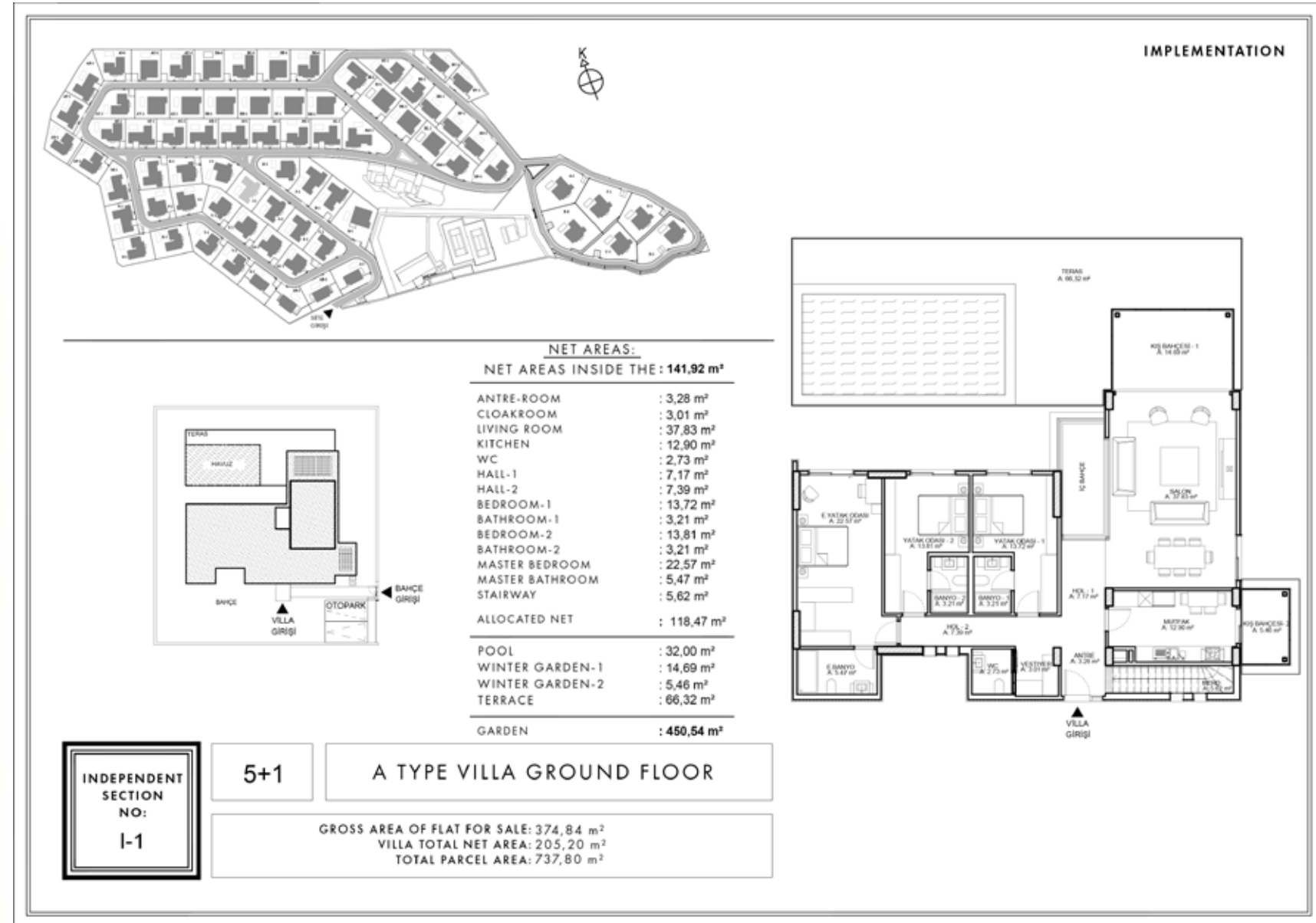




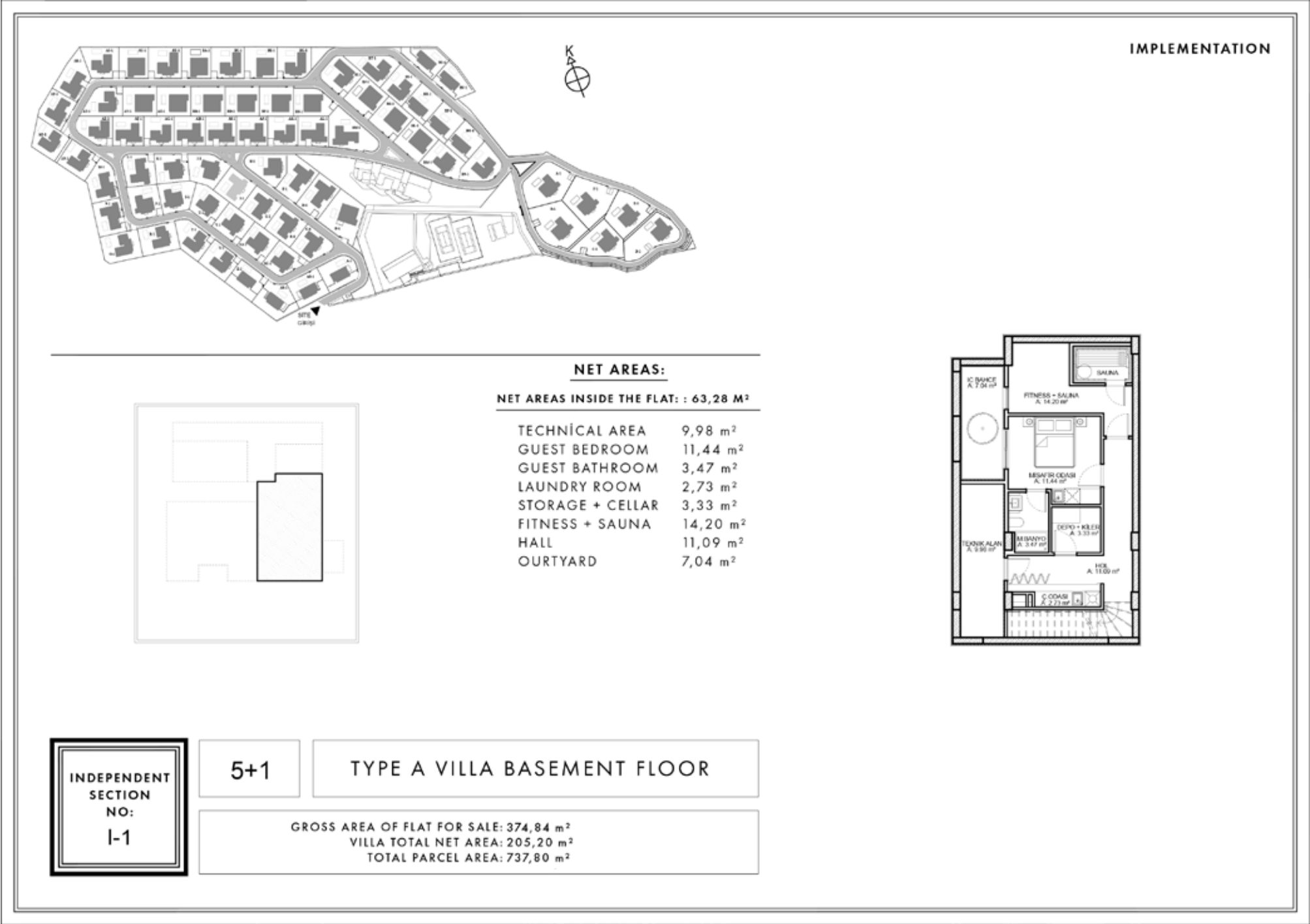
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Urla Kekliktepe

**B Type**

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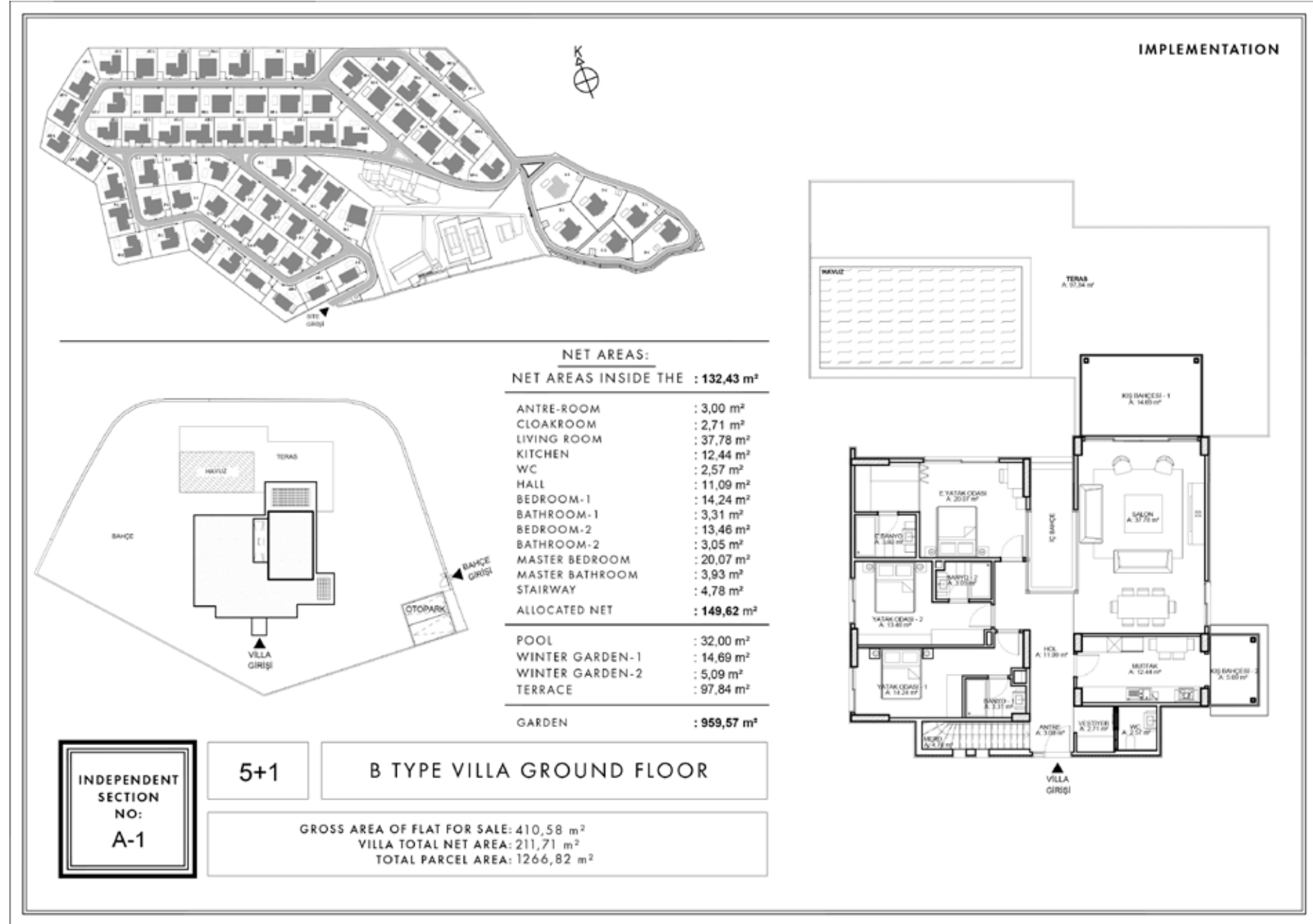




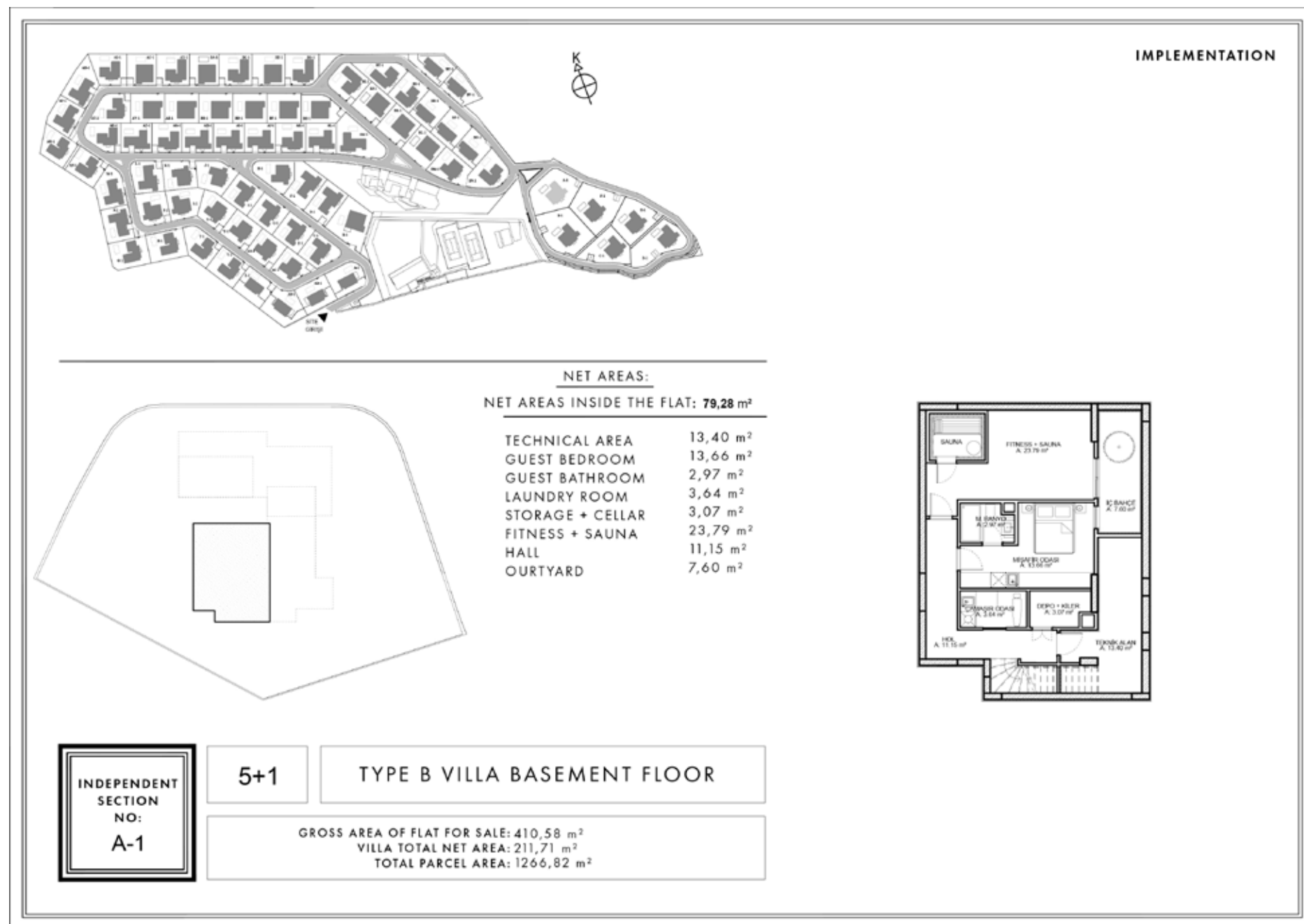
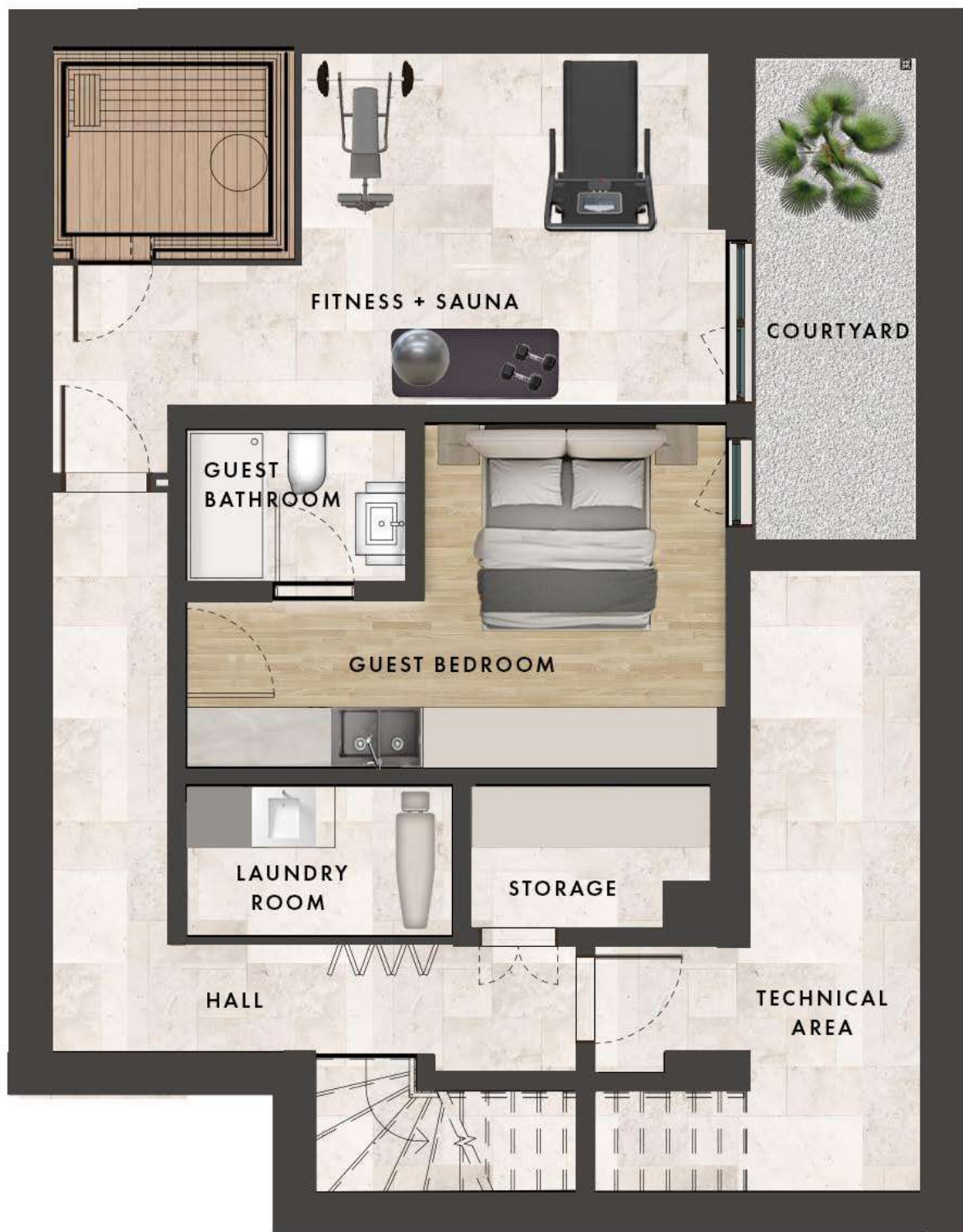
EGEYAPI  
— KEKLİKTEPE —













# Urla Kekliktepe

## C Type

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— KEKLİKTEPE —

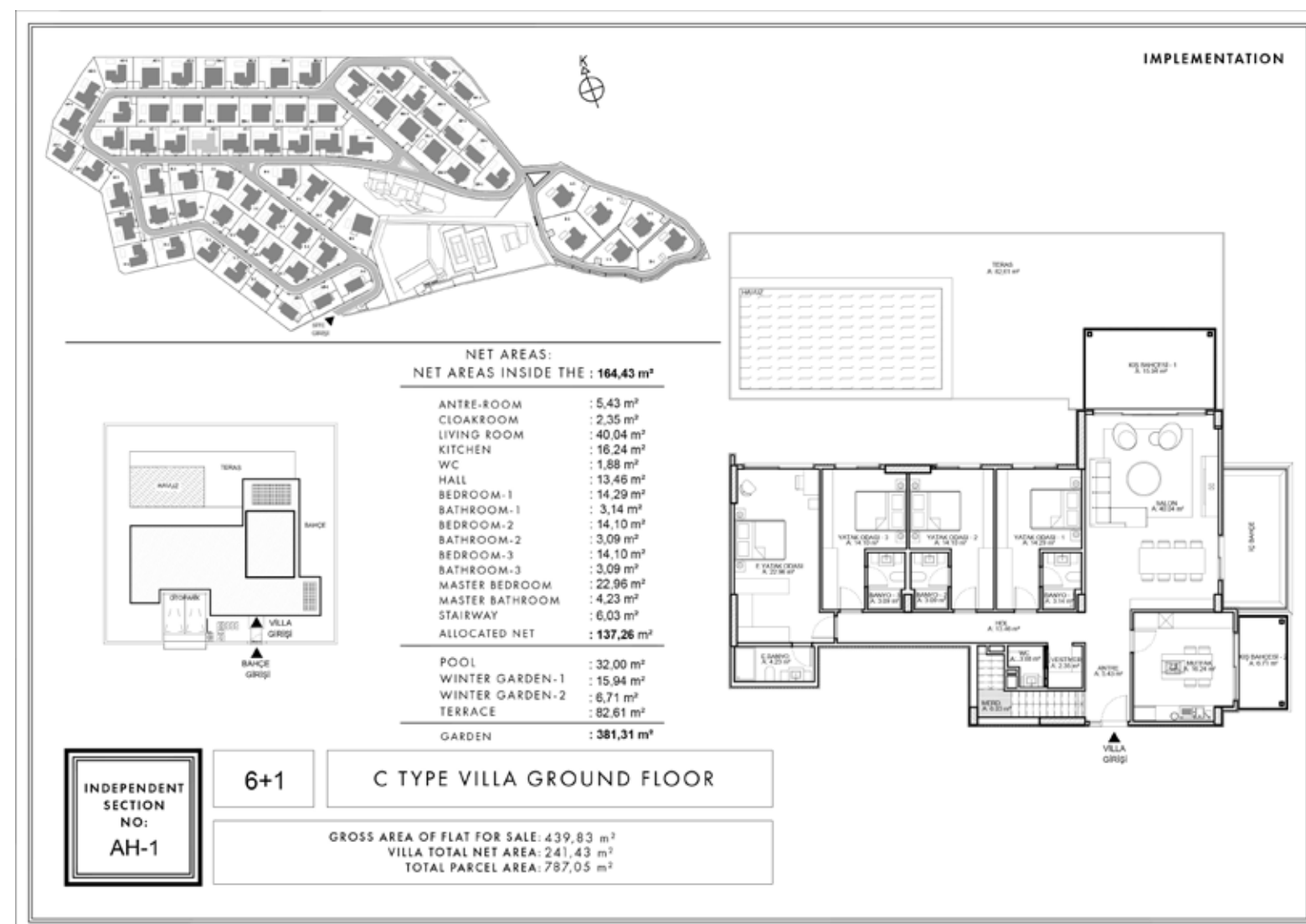




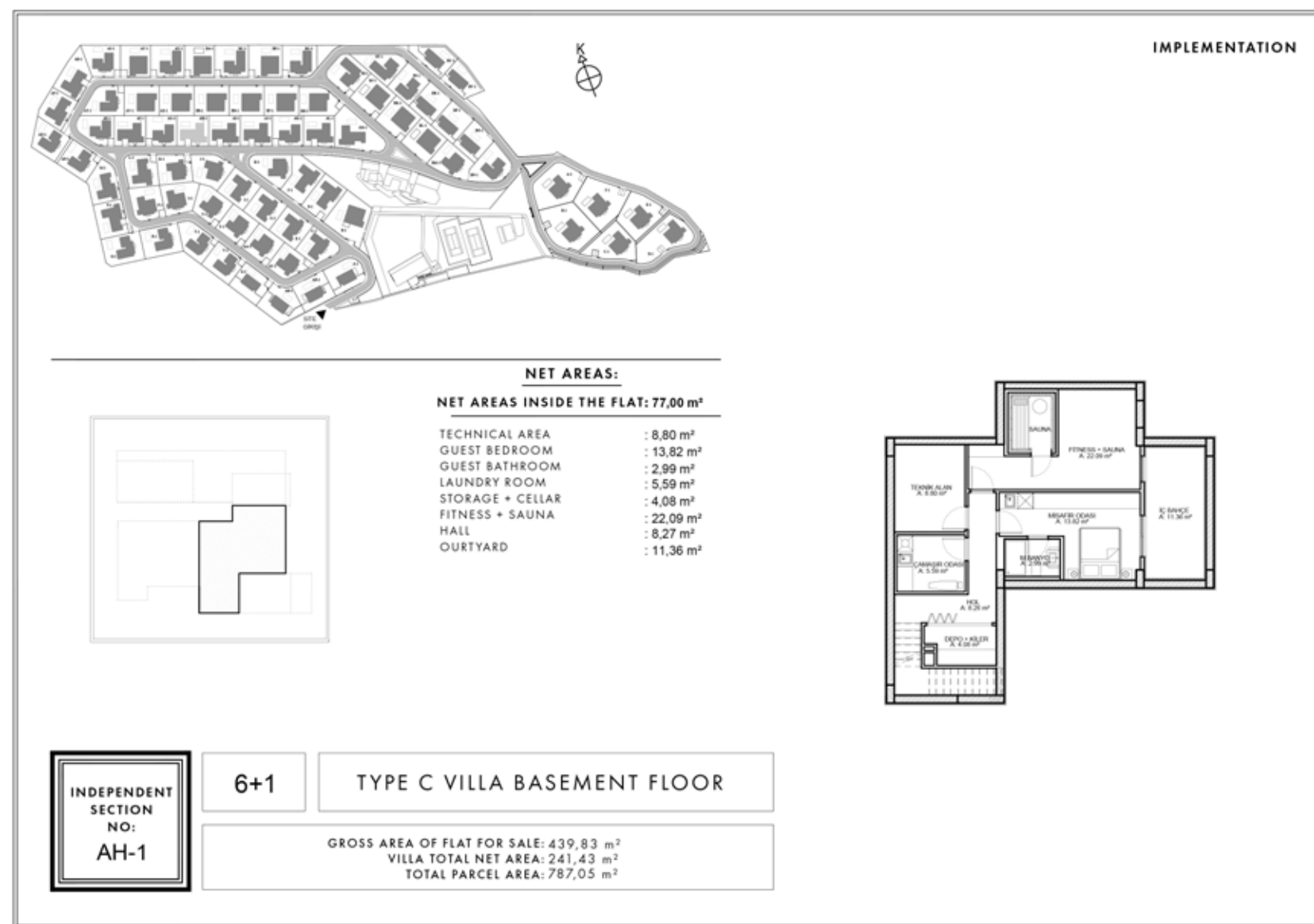
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Urla Kekliktepe

D Type

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NET AREAS:  
NET AREAS INSIDE THE : 175,24 m<sup>2</sup>

ANTRE-ROOM	: 7,16 m <sup>2</sup>
CLOAKROOM	: 2,86 m <sup>2</sup>
LIVING ROOM	: 42,73 m <sup>2</sup>
KITCHEN	: 15,50 m <sup>2</sup>
WC	: 1,99 m <sup>2</sup>
HALL	: 16,97 m <sup>2</sup>
BEDROOM-1	: 14,46 m <sup>2</sup>
BATHROOM-1	: 3,70 m <sup>2</sup>
BEDROOM-2	: 14,82 m <sup>2</sup>
BATHROOM-2	: 3,51 m <sup>2</sup>
BEDROOM-3	: 13,12 m <sup>2</sup>
BATHROOM-3	: 3,41 m <sup>2</sup>
MASTER BEDROOM	: 24,67 m <sup>2</sup>
MASTER BATHROOM	: 5,74 m <sup>2</sup>
STAIRWAY	: 4,60 m <sup>2</sup>
ALLOCATED NET	: 137,51 m <sup>2</sup>

POOL	: 32,00 m <sup>2</sup>
WINTER GARDEN-1	: 15,63 m <sup>2</sup>
WINTER GARDEN-2	: 8,74 m <sup>2</sup>
TERRACE	: 81,14 m <sup>2</sup>
GARDEN	: 377,72 m <sup>2</sup>

INDEPENDENT  
SECTION  
NO:  
BA-1

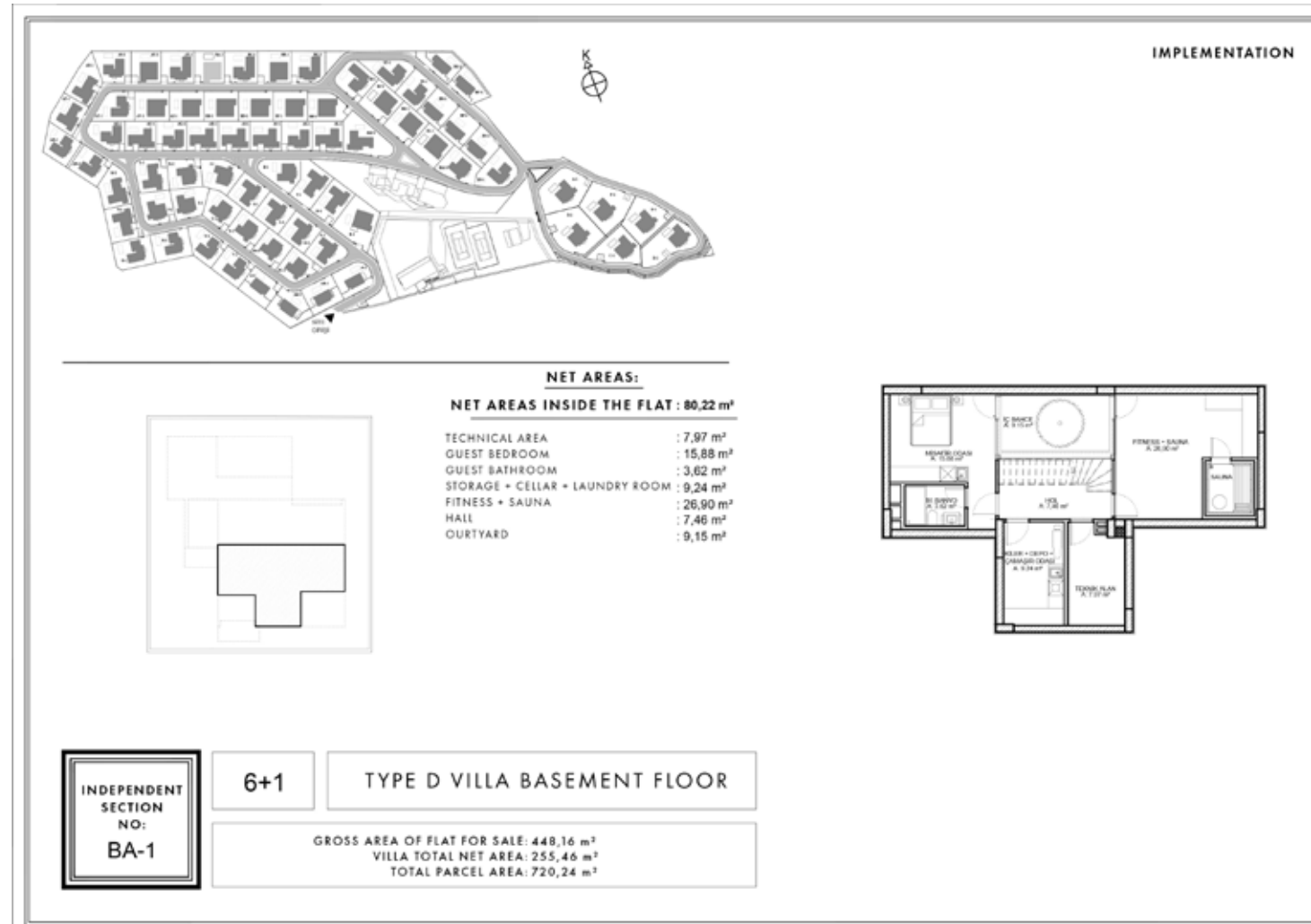
6+1

D TYPE VILLA GROUND FLOOR

GROSS AREA OF FLAT FOR SALE: 448,16 m<sup>2</sup>  
VILLA TOTAL NET AREA: 255,46 m<sup>2</sup>  
TOTAL PARCEL AREA: 720,24 m<sup>2</sup>









# Urla Kekliktepe

## E Type

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— KEKLIKTEPE —

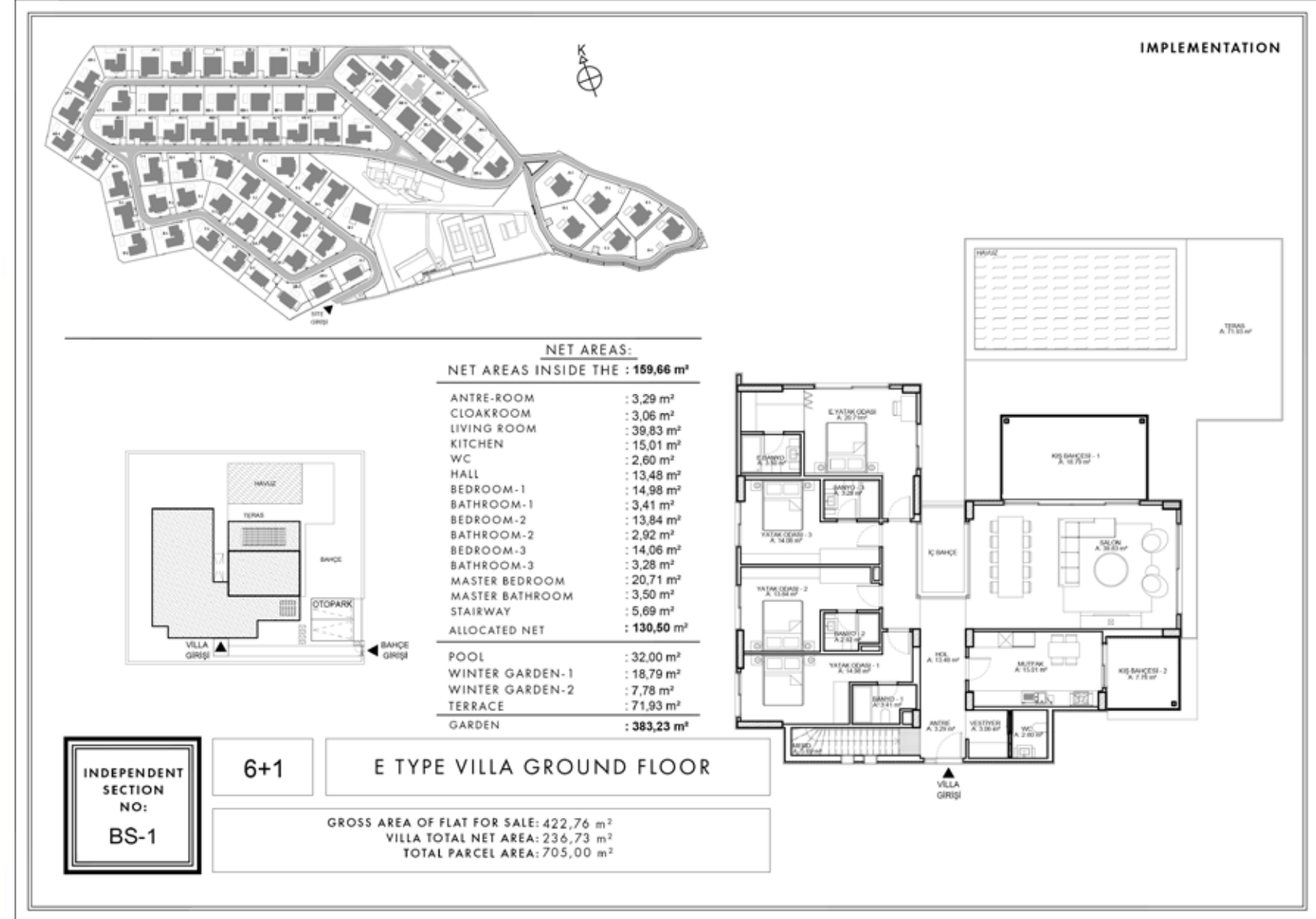
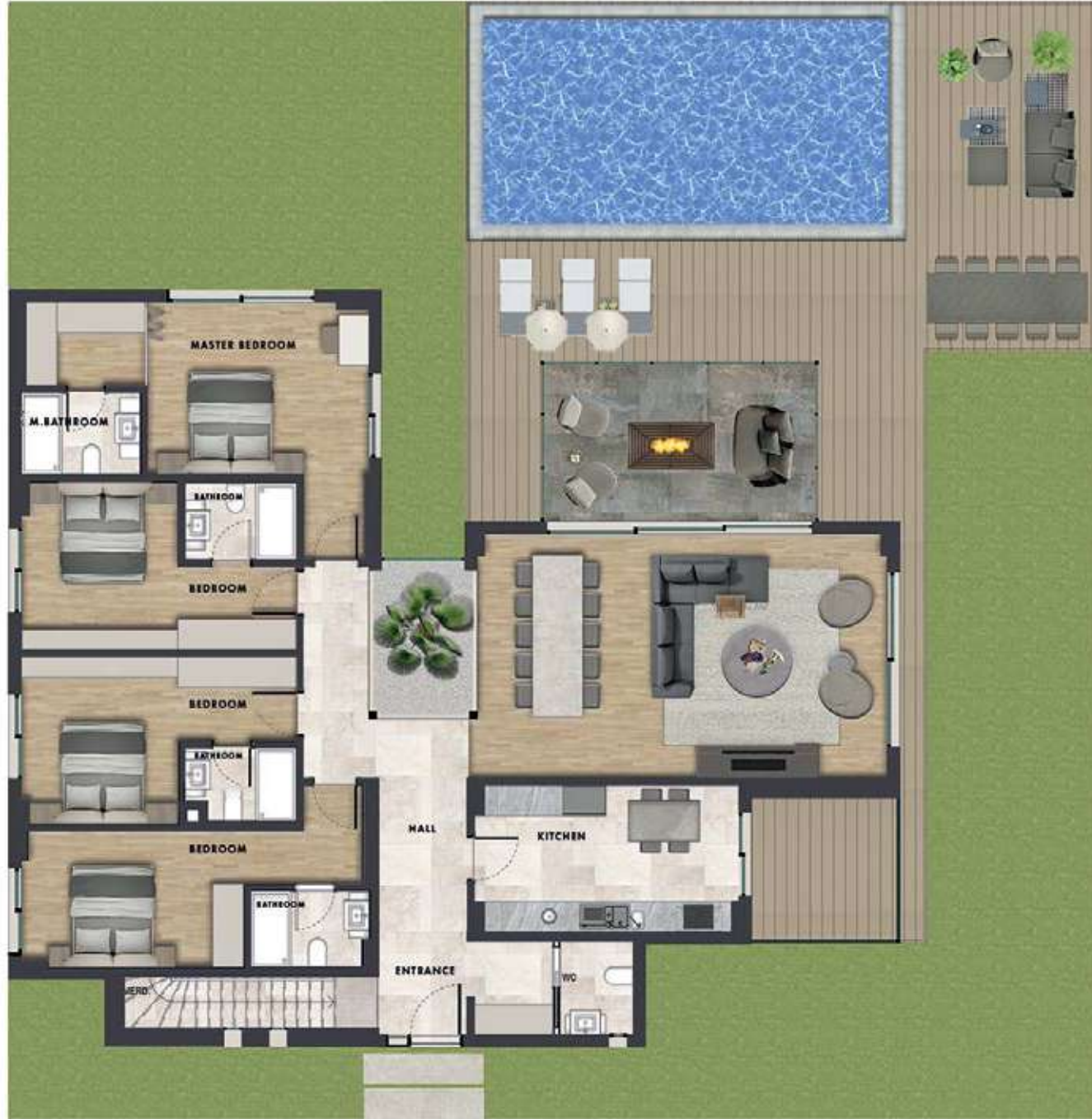




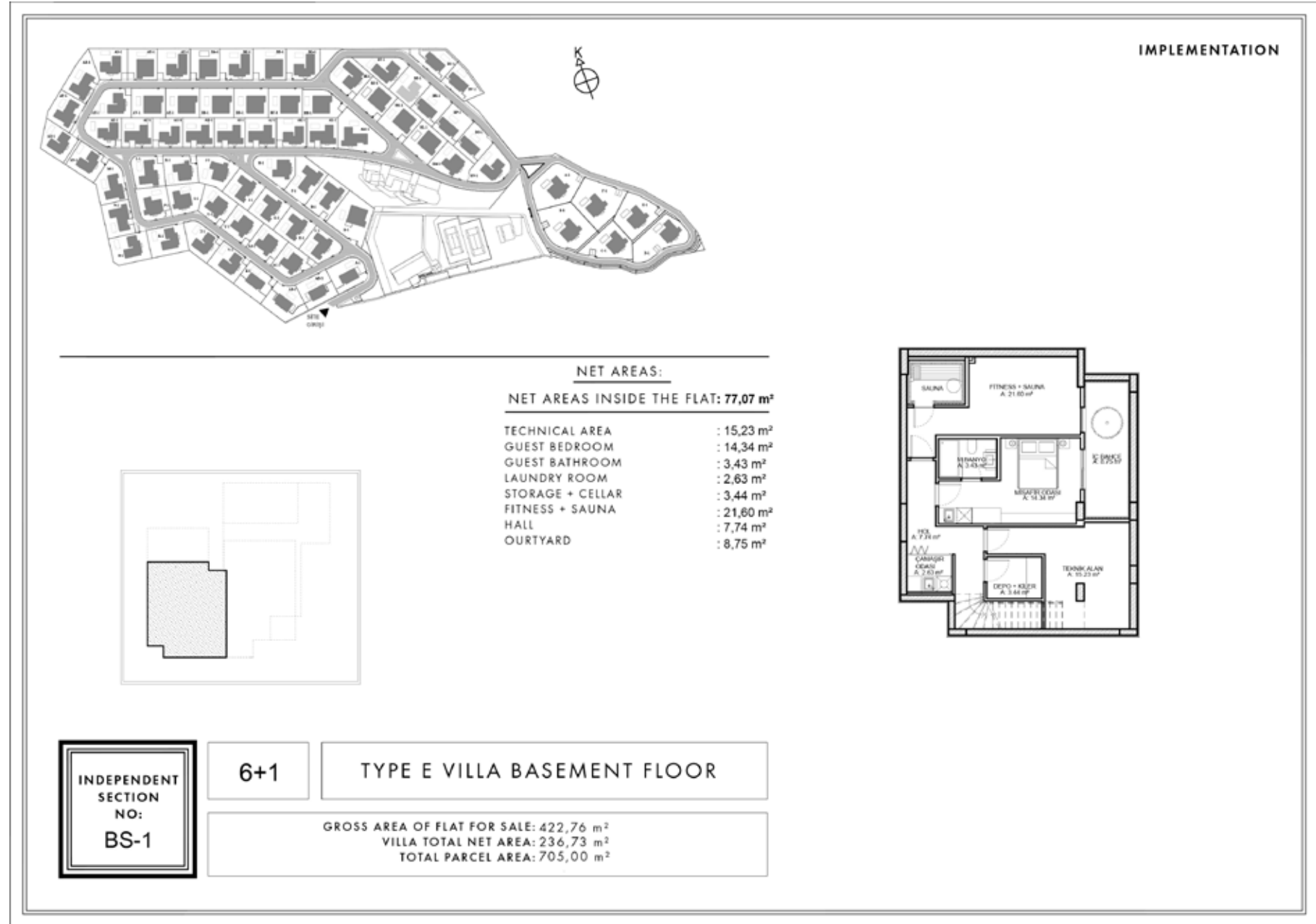
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# Urla Kekliktepe

## F Type

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**NET AREAS:**  
**NET AREAS INSIDE THE FLAT: 97,71 m²**

BEDROOM-1	: 13,56 m²
BATHROOM-1	: 2,90 m²
BEDROOM-2	: 13,06 m²
BATHROOM-2	: 3,26 m²
BEDROOM-3	: 17,28 m²
BATHROOM-3	: 3,51 m²
MASTER BEDROOM	: 21,37 m²
MASTER BATHROOM	: 3,43 m²
HALL	: 12,46 m²
STAIRWAY	: 6,88 m²



IMPLEMENTATION

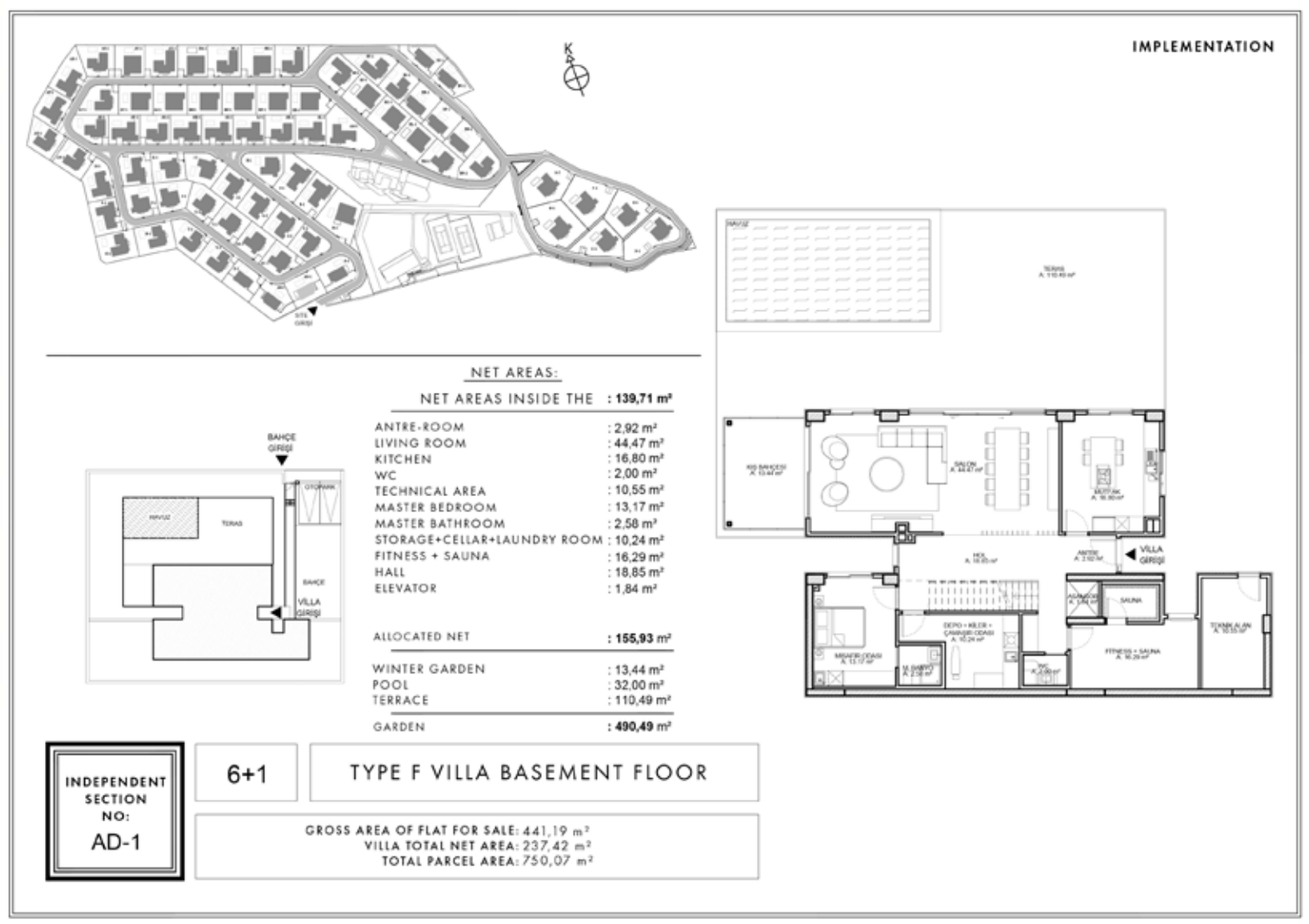
INDEPENDENT  
SECTION  
NO:  
AD-1

6+1

F TYPE VILLA GROUND FLOOR

GROSS AREA OF FLAT FOR SALE: 441,19 m²  
VILLA TOTAL NET AREA: 237,42 m²  
TOTAL PARCEL AREA: 750,07 m²







# Urla Kekliktepe

## G Type

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— KEKLIKTEPE —

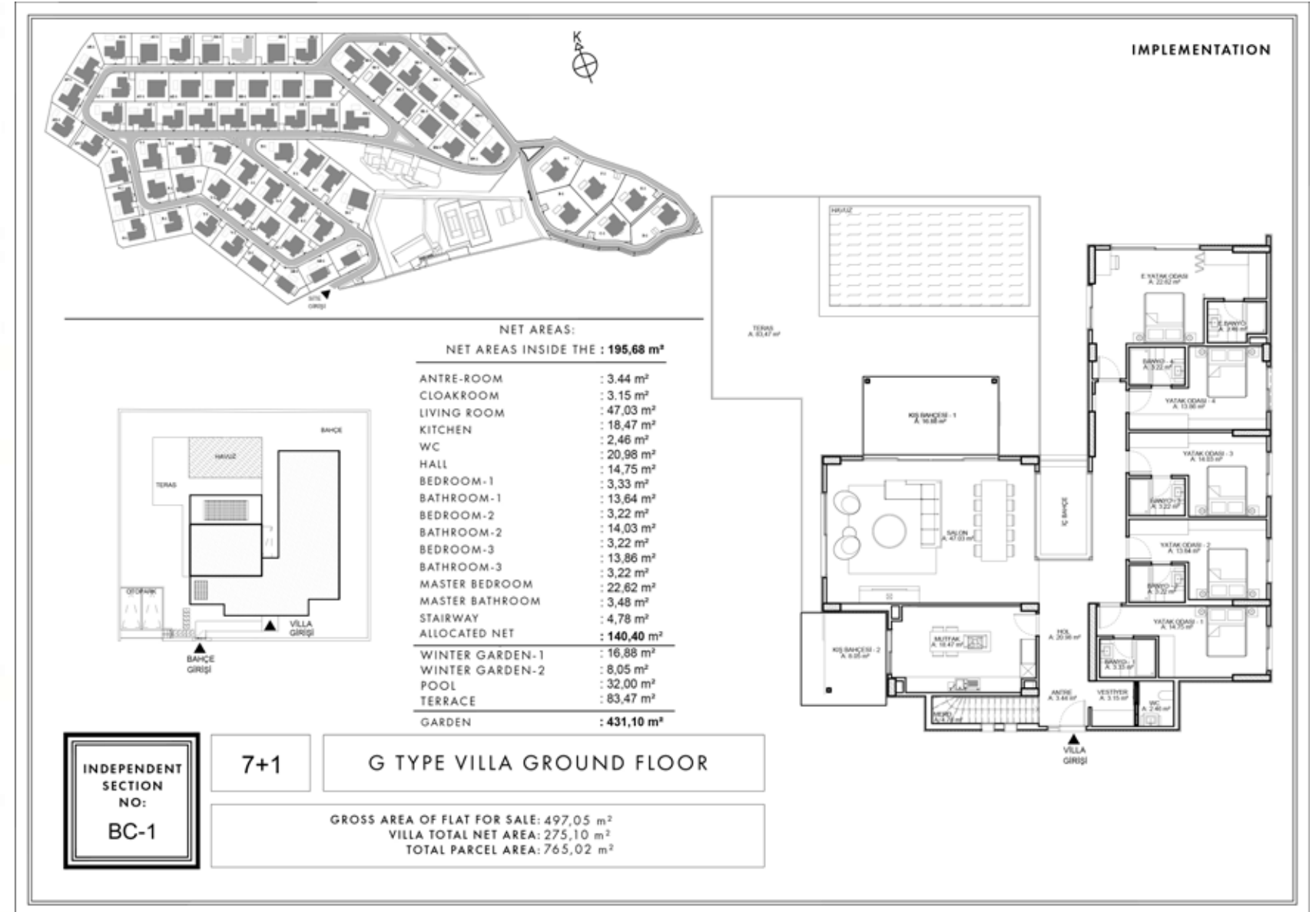




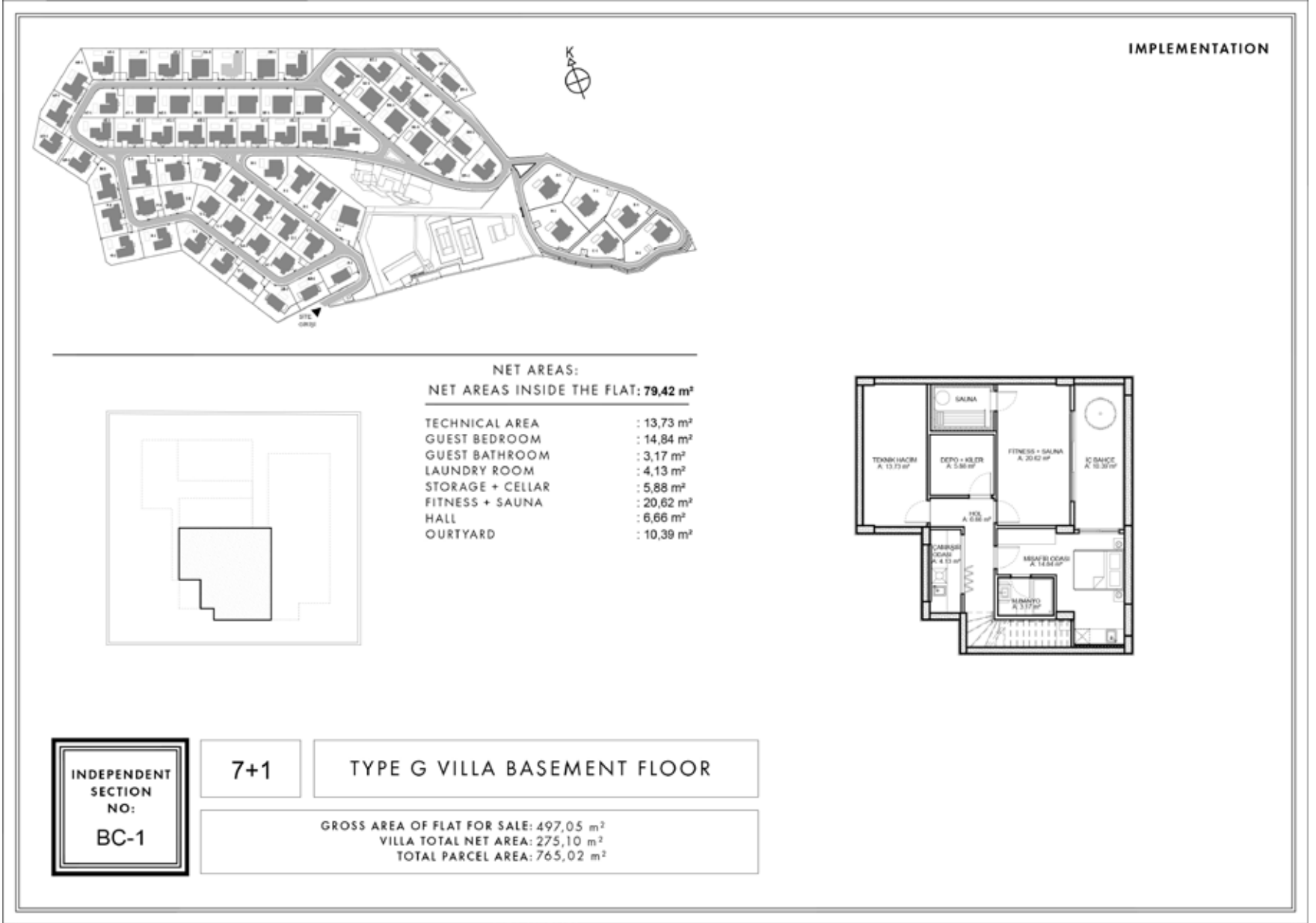
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— KEKLİKTEPE —

















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For pre-sales, inquiries and more detailed information about the project,  
you can contact us via the communication channels below.

**444 5 343**  
[www.egeyapi.com](http://www.egeyapi.com)