

3.  
İSTANBUL  
Başakşehir

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Başakşehir



**BAŞAKŞEHİR**  
**BELEDİYESİ**

**ASAF**  
İŞ ORTAKLIĞI





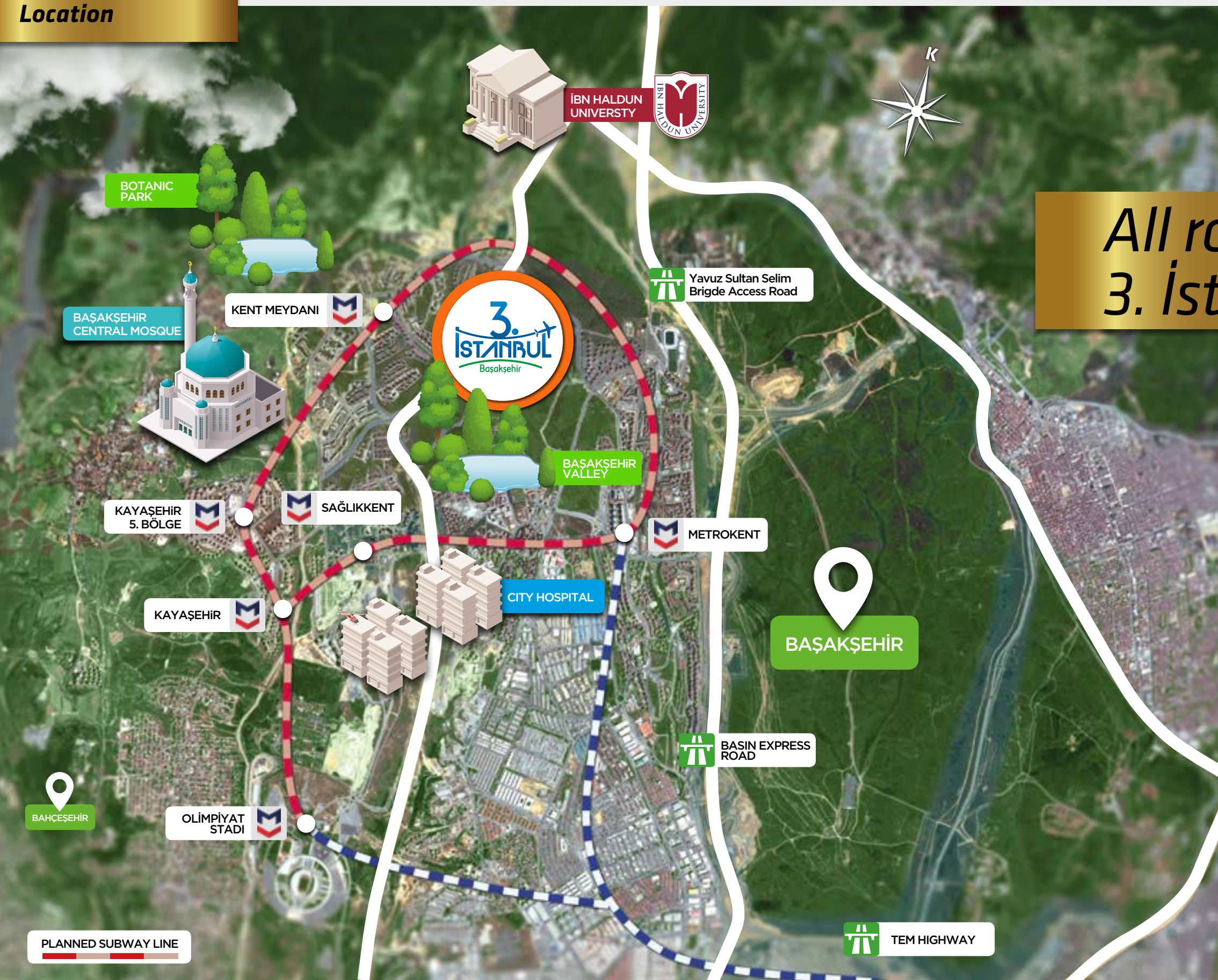
*Welcome to the  
biggest project in Başakşehir*











## All roads will lead to 3. İstanbul!

3. İstanbul is very close to the city's main hubs, businesses, and residential neighborhoods. It's also right between the Atatürk Airport and the İstanbul Airport.

3. İstanbul promises to be a sensation with investors, with easy access to public transportation, the metro, tram, and buses.

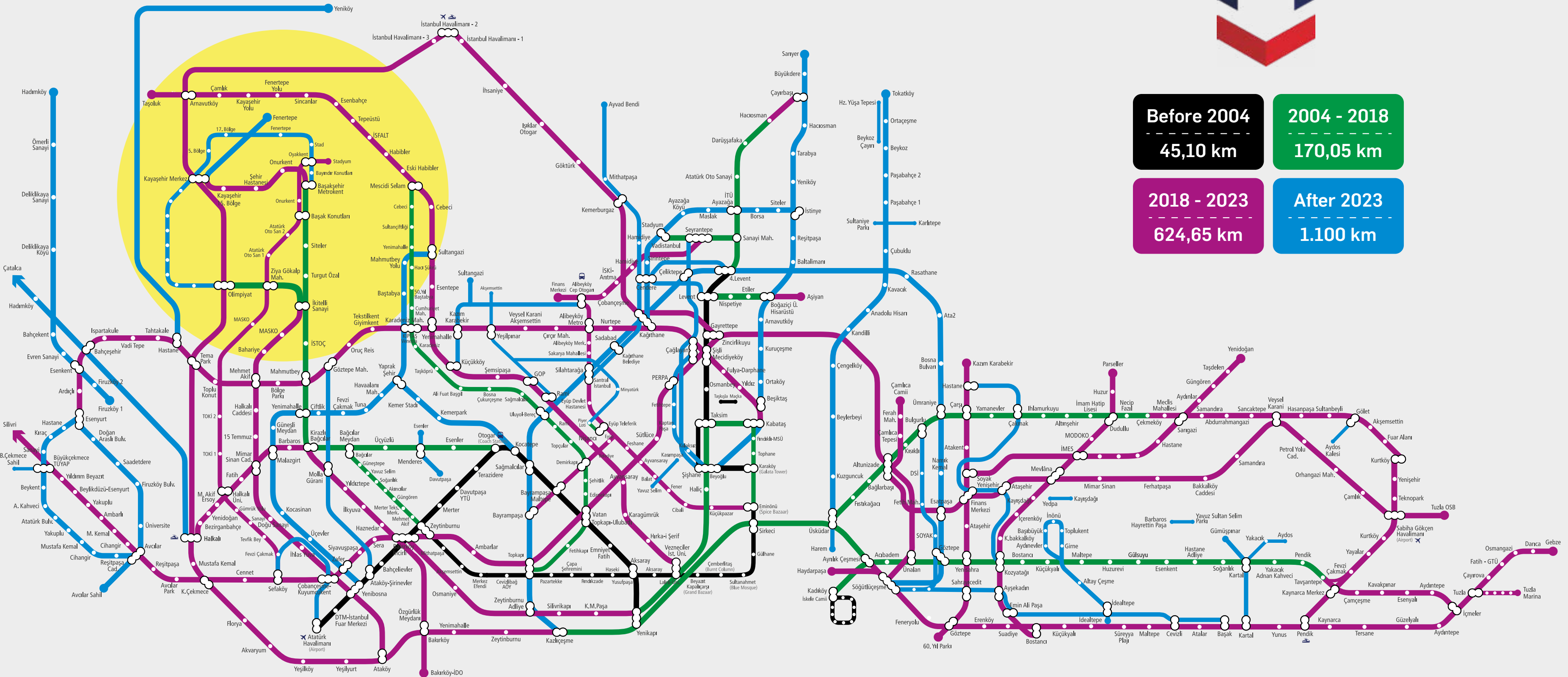
3. İstanbul invites you to live at the center of the city and of life.



Subway and Tramway Lines in İstanbul



Before 2004	2004 - 2018
45,10 km	170,05 km
2018 - 2023	After 2023
624,65 km	1.100 km





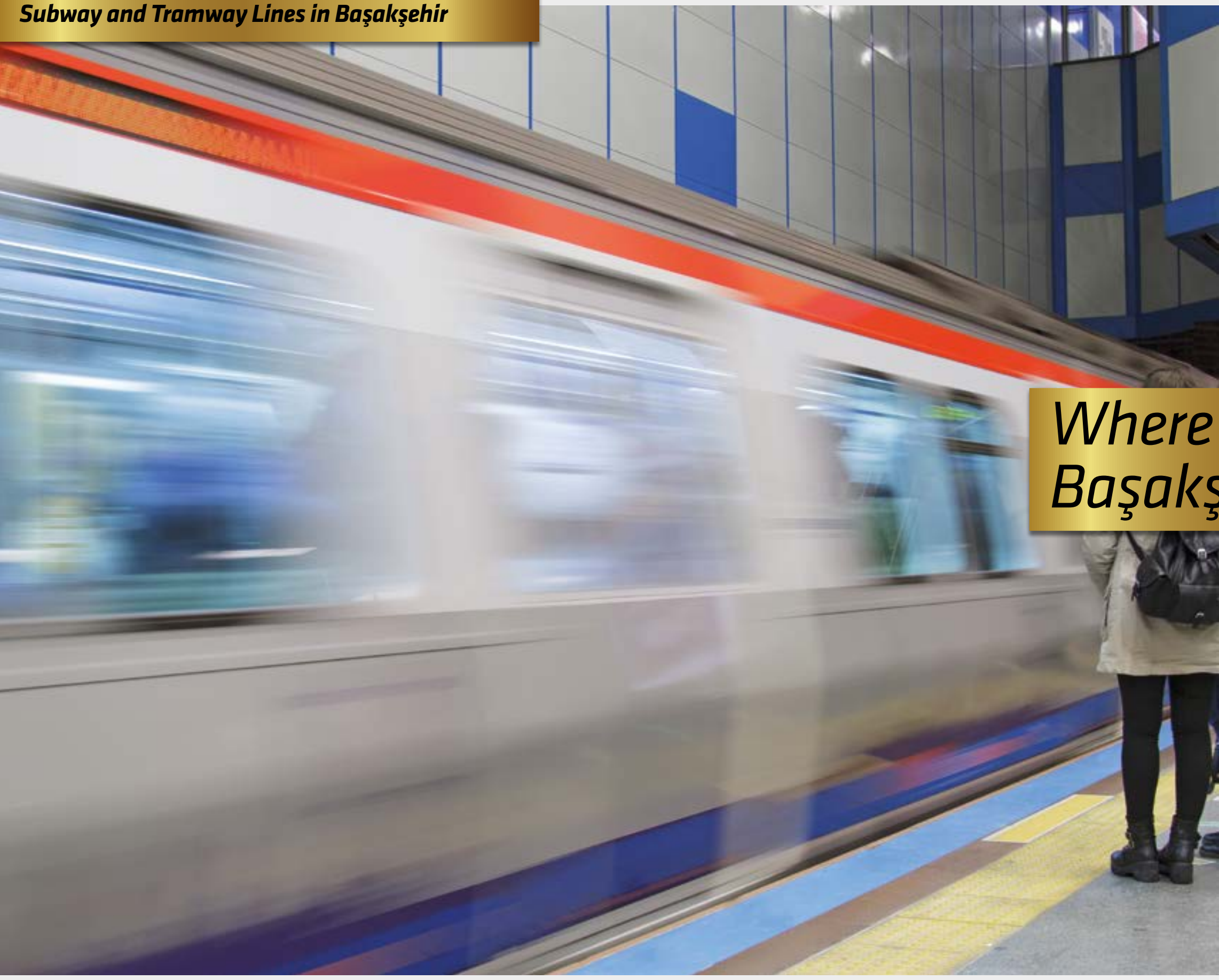
# Subway and Tramway Lines in Başakşehir



## Lejand/ Legend

- OTOGAR-BAĞCILAR-KİRAZLI-BAŞAKŞEHİR-OLİMPİYATKÖY**  
Subway Line Length: 21,70 km
- ATAKÖY-BASIN EKSPRES-İKİTELLİ**  
Subway Line Length: 13 km
- MAHMUTBEY-BAHÇEŞEHİR-ESENYURT**  
Subway Line Length: 18,50 km
- BAŞAKŞEHİR-KAYAŞEHİR**  
Subway Line Length: 6,20 km
- SEFAKÖY-HALKALI-BAŞAKŞEHİR**  
Subway Line Length: 15 km
- SULTANGAZİ-ARNAVUTKÖY-TAŞOLUK**  
Subway Line Length: 15 km
- KAYAŞEHİR-FENERTEPE**  
Subway Line Length: 3 km
- HALKALI-ARNAVUTKÖY-İSTANBUL HAVALİMANI**  
Railway Line Length: 30 km
- HALKALI-BAHÇEŞEHİR-ÇATALCA**  
Railway Line Length: 33 km
- BAŞAKŞEHİR-KAYAŞEHİR-OLİMPİYAT**  
Tram Line Length: 16,80 km
- HIGH SPEED TRAIN**  
(Carried out by Ministry of Transport and Infrastructure)
- BAŞAKŞEHİR MAP**





## Where can you go from Başakşehir by Metro?

Taksim	M3-M1B-M2 Metro Line	50 min.
Atatürk Airport	M3-M1 Metro Line	35 min.
İstanbul Airport	M3-M11 Entegrated Line	30 min.
Aksaray	M3-M1B Metro Line	30 min.
Cevahir Shopping Mall	M3-M1B Metro Line	45 min.









# *The World's Largest Airport*

*İstanbul Airport, on the shores of the Black Sea, serves 90 million passengers annually in its first phase. At its completion in ten years, it will occupy nearly 19,000 acres and serve up to 200 million travellers a year with six runways. That's almost double the traffic at world's biggest airport currently, Atlanta's Hartsfiels-Jackson.*

## *How Can I Reach?*

*You will be able to reach in **30 minutes** to the world's largest airport by metro from the Kayaşehir transfer station or **15 minutes** by car.*







2.682

BED CAPACITY

4.500

MEDICAL PERSONNEL

10.500

PERMANENT EMPLOYMENT

1.000.000

GROSS BUILDING AREA



# Mega City Hospital

*İkitelli Integrated Health Campus Project has been proposed by the Ministry of Health as part of the Public Private Partnership projects to be serve the European side of İstanbul. With its **2.682** bed capacity, it is the 2<sup>nd</sup> largest Healthcare project in Europe. Recently completed Yavuz Sultan Selim Bridge (3<sup>rd</sup> bridge crossing the Bosphorus), TEM access roads, and the planned subway route will ensure that the best health-care services will be provided not only to the local communities but also to the residents of the city of İstanbul in the fastest and most comfortable way.*

- General Hospital with 469 bed capacity**
- Cardiovascular Diseases Hospital with 377 bed capacity**
- Orthopedics and Neurology Hospital with 311 bed capacity**
- Pediatric Hospital with 521 bed capacity**
- Gynecological Diseases Hospital with 359 bed capacity**
- Oncology Hospital with 367 bed capacity**
- Psychiatric Hospital with 128 bed capacity**
- Physiotherapy and Rehabilitation Hospital with 200 bed capacity**

## How Can I Reach ?

*The 2<sup>nd</sup> biggest hospital complex of Europe only **2 km** away from the project*

*Via M3 Metro line From Kayasehir Merkez metro station to Sağlıkkent metro station only **4 min.***







*The Biggest  
Botanic Park in Europe*

**360.000 m<sup>2</sup>**





# Botanic Park

*Europe's largest botanic park is an immediate neighbour, meaning apartments enjoy botanic garden views as well as green valley views. Europe's largest botanical park, 360,000 square meters, only 400 meters walking distance from your home.*

## How Can I Reach?

*You can easily reach the biggest botanic park of the Europe within **2-3** minutes by walking also you can reach the metro station in the botanic park.*





**Central Mosque**



## *Başakşehir Central Mosque*

*Başakşehir's new center, Kayaşehir Square, reached the biggest mosque via **400**-seat conference hall under and a capacity of **5.000** people at Başakşehir Central Mosque.*

*The mosque, which was built in classical style, has a total area of 18 thousand **738 m²**.*

**Başakşehir Valley**



## *Başakşehir Valley*

*Basaksehir Valley is an area where you can feel yourself as in the jungle at the middle of the city with its approximately **20,600** square meters of walking paths and **45,723** square meters of green areas and grass fields.*





# Canal İstanbul-Project of the Century

Canal İstanbul, a 45 km channel linking the Black and Marmara seas west of İstanbul, is expected to cost around €12 billion and would be the biggest project ever attempted in Turkey. The canal is a huge undertaking. Around 1.5 billion cubic metres of soil will be excavated and used to build artificial islands. Six thousand workers will be employed in the construction phase. At up to a kilometre wide in places, Kanal İstanbul would accommodate 160 vessel crossings a day, as well as submarines.

## How Can I Reach?

New Bosphorus of İstanbul,  
and the biggest project of 21<sup>th</sup> Century  
only **3 km** away from 3<sup>rd</sup> İstanbul.

**45 km**





*Olimpa Shopping Mall, located in Başakşehir, offers variety of social activities and entertainments. Via high qualified food court you will enjoy your meal until your movie start at Olimpa Site Cinema...*

**How Can I Reach?**

*Olimpa Shopping Mall only **2-3** minutes away from 3<sup>rd</sup> İstanbul by car.*

*Mall of İstanbul, the best in the world, the biggest in Turkey*

*Enjoy a world-class shopping experience, taste the most delightful dishes from Turkish and world cuisines; catch the latest movies, enjoy the stand-out performances or have a jolly good time at MOIPARK and more...*

**How Can I Reach?**

*The biggest shopping mall of Turkey only **5** minutes away from the 3<sup>rd</sup> İstanbul by car and **10** minutes by public transportation.*

*Aqua Florya Shopping and Life Center, which opened its doors on Thursday, October 4, in 2012, has a brand new concept that will change the mall apprehension. Aqua Florya Shopping and Life Center; which brings entertainment and shopping pleasure together, incorporates İstanbul Aquarium; which is the biggest thematic aquarium in the world. In addition, cafes and restaurants with seaside view that offer delicious delicacies from different cuisines to the customers and the wide amphitheater where different activities are hosted are other distinctive features. Aqua Florya has a total of 50.000 m<sup>2</sup> of leasable area, 145 stores, 1.500 car parking area, 900 people capacity outdoor amphitheater, 11 movie theaters, 52.000 m<sup>2</sup> landscape and walking areas, exhibition-culture areas, 13.000 m<sup>2</sup> square, with open market place and wide brand options. With its magnificent view and atmosphere that makes you feel special, it is open 7 days a week from 10:00 to 22:00.*

**How Can I Reach?**

*You will be able to reach Aqua Florya Mall in **20** minutes by car.*

*Venezia Mega Outlet was designed in the Venetian concept which is the best example of Italian architecture. Moving the outlet shops of world-famous brands to the European Side of İstanbul, Venezia Mega Outlet shows up as “The Smartest Italian in İstanbul”. Also, the famous St. Mark’s Square was built at the Venezia Mega Outlet where the Venetian dream come true. Venezia Mega Outlet, where the food courts are arranged around St. Mark’s Square as well as the world-famous brands are situated, also offers the enjoyment of shopping in gondolas. It is possible to take a tour in the gondolas at the Venezia Mega Outlet decorated with renowned Venetian canals. And the brands arranged indoor offer its visitors the enjoyment of shopping, thanks to its custom designed sky-themed ceiling architecture. Offering the pleasure of a unique architecture in Turkey and shopping all in one place, Venezia Mega Outlet is the number one project as the most spectacular one among the investments accomplished recently in İstanbul.*

**How Can I Reach?**

*Fun of shopping in Venice style only **20** minutes away from 3<sup>rd</sup> İstanbul by car.*





## Schools around the 3<sup>rd</sup> İstanbul

Ibn Haldun University's (IHU) motto is Intellectual Independence. Instruction started in the 2017-2018 academic year with 215 undergraduates, (150 from Turkey and 65 from abroad). Over 250 graduate students are also enrolled in various IHU departments, plus another 100 from more than forty countries who have already been pursuing their studies in the Department of Civilization Studies under the Alliance of Civilizations Institute. Currently, more than a hundred academics are lecturing across eleven departments in six schools. They provide instruction highlighting comparative methods across all disciplines. Additional emphasis is placed on embracing both Eastern and Western learning and scholarship. Also 35% of IHU students are planned to be foreign students who are not Turkish citizens. Turkish preparatory education is given to foreign students as well.

### How Can I Reach?

One of the biggest university of İstanbul-Ibn Haldun University only **2 km** away from the 3<sup>rd</sup> İstanbul that you can reach by public transportation within **10 minutes**.

Also there are public and private schools for primary and elementary education only walking distance from your home.







## *Live the good life at 3. İstanbul*

*Every moment of the day is sure to be filled with fun for the family at 3. İstanbul, featuring three social facilities, designed in separate sections for men and women.*

*3. İstanbul Çarşı is slated to become your meeting point with its stores, cafes and restaurants, giving you the pleasure of outdoor shopping.*









Social facilities



- Walking Track
- Basketball Courts
- Tennis Courts
- Mini Football Pitch
- Children's Play Area
- Lounge
- PlayStation Room
- Billiard and Ping-Pong Room
- Hobby Studio
- Swimming Pool
- Spa
- Turkish Bath



Social facilities

At 3. İstanbul, every moment of the day is sure to be filled with fun for the whole family. Three social facilities accommodate separate sections for men and women. While you indulge in art programs like calligraphy in the hobby workshop, your children will enjoy doing as they like in the PlayStation rooms. The swimming pools and saunas allow you to rejuvenate and unwind at the end of the day.

3. İstanbul will feature a 1.4 km walking track, the first and only of its kind in Başakşehir. It surrounds the Square's stores, restaurants, cafes, and reflecting pools, inviting you for fun family walks.









**Awards**



**SALICE**



**SALICE**



**SALICE**

## European Property Awards Winner Sample Apartment

*We have received awards for sales offices,  
architectural, interior design and sample flats by  
European Property Awards, which is one of the  
most prestigious residence awards in Europe.*





*The Greenest Project of Başakşehir*











## Floor Plans

*Via 1.500 residential and commercial units 3<sup>rd</sup> İstanbul is the biggest project in the Başakşehir.*

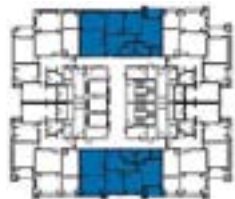
**2+1 Type A-J-K-L-M**

**3+1 Type A-B**

**4+1 Type A-B**



Unit: 2+1A

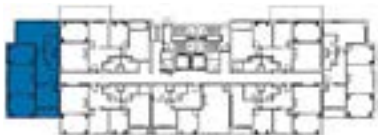


A BLOCK  
TYPICAL FLOOR

1	Saloon + Dining Room	: 23.98 m <sup>2</sup>
2	Kitchen	: 7.91 m <sup>2</sup>
3	Master Bedroom	: 12.02 m <sup>2</sup>
4	Balcony	: 2.98 m <sup>2</sup>
5	Master Bathroom	: 3.65 m <sup>2</sup>
6	Bathroom	: 3.56 m <sup>2</sup>
7	Bedroom	: 8.54 m <sup>2</sup>
8	Entry	: 6.33 m <sup>2</sup>
9	Hall	: 3.27 m <sup>2</sup>

NET SQUAREMETER	:70.24 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:2.98 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:108.77 m <sup>2</sup>

Unit: 2+1J



B1 BLOCK  
GROUND FLOOR  
TYPICAL FLOOR

1	Saloon + Dining Room	: 25.52 m <sup>2</sup>
2	Kitchen	: 9.14 m <sup>2</sup>
3	Balcony	: 3.65 m <sup>2</sup>
4	Master Bedroom	: 15.45 m <sup>2</sup>
5	Master Bathroom	: 4.05 m <sup>2</sup>
6	Bathroom	: 3.33 m <sup>2</sup>
7	Bedroom	: 9.87 m <sup>2</sup>
8	Entry	: 5.73 m <sup>2</sup>
9	Hall	: 3.26 m <sup>2</sup>

NET SQUAREMETER	:78.00 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:3.59 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:118.98-120.78 m <sup>2</sup> between

Unit: 2+1K



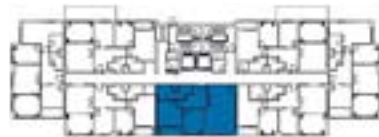
B1 BLOCK  
TYPICAL FLOOR

1	Saloon + Dining Room	: 24.36 m <sup>2</sup>
2	Kitchen	: 8.38 m <sup>2</sup>
3	Master Bedroom	: 12.40 m <sup>2</sup>
4	Balcony	: 2.94 m <sup>2</sup>
5	Master Bathroom	: 3.65 m <sup>2</sup>
6	Bathroom	: 3.28 m <sup>2</sup>
7	Bedroom	: 8.84 m <sup>2</sup>
8	Entry	: 5.64 m <sup>2</sup>
9	Hall	: 3.28 m <sup>2</sup>

NET SQUAREMETER	:70.77 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:2.94 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:108.37-112.46 m <sup>2</sup> between



Unit: 2+1 L



B1 BLOCK  
GROUND FLOOR  
TYPICAL FLOOR



- |   |                  |                        |
|---|------------------|------------------------|
| 1 | Saloon + Kitchen | : 25.62 m <sup>2</sup> |
| 2 | Master Bedroom   | : 11.12 m <sup>2</sup> |
| 3 | Balcony          | : 3.49 m <sup>2</sup>  |
| 4 | Master Bathroom  | : 3.96 m <sup>2</sup>  |
| 5 | Bathroom         | : 3.38 m <sup>2</sup>  |
| 6 | Bedroom          | : 9.26 m <sup>2</sup>  |
| 7 | Entry            | : 5.70 m <sup>2</sup>  |
| 8 | Hall             | : 2.86 m <sup>2</sup>  |
- NET SQUAREMETER :63.39 m<sup>2</sup>  
BALCONY, TERRACE AND  
OPEN GARDEN NET AREA :3.49 m<sup>2</sup>  
BASE SALE/GROSS SQUAREMETER :98.55-102.79 m<sup>2</sup> between

Unit: 2+1 M



B1 BLOCK  
GROUND FLOOR  
TYPICAL FLOOR



- |   |                      |                        |
|---|----------------------|------------------------|
| 1 | Saloon + Dining Room | : 23.85 m <sup>2</sup> |
| 2 | Mutfak               | : 8.38 m <sup>2</sup>  |
| 3 | Master Bedroom       | : 14.68 m <sup>2</sup> |
| 4 | Balcony              | : 3.00 m <sup>2</sup>  |
| 5 | Master Bathroom      | : 3.88 m <sup>2</sup>  |
| 6 | Bathroom             | : 3.28 m <sup>2</sup>  |
| 7 | Bedroom              | : 8.84 m <sup>2</sup>  |
| 8 | Entry                | : 5.64 m <sup>2</sup>  |
| 9 | Hall                 | : 3.28 m <sup>2</sup>  |
- NET SQUAREMETER :72.77 m<sup>2</sup>  
BALCONY, TERRACE AND  
OPEN GARDEN NET AREA :2.94 m<sup>2</sup>  
BASE SALE/GROSS SQUAREMETER :112.01-114.84 m<sup>2</sup> between





Unit: 3+1A

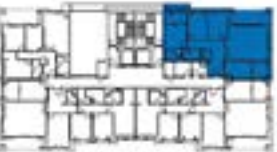


A BLOCK  
TYPICAL FLOOR

1	Saloon + Dining Room	: 25.59 m <sup>2</sup>
2	Kitchen	: 9.32 m <sup>2</sup>
3	S. Balcony	: 5.98 m <sup>2</sup>
4	Living Room	: 12.12 m <sup>2</sup>
5	Balcony	: 5.07 m <sup>2</sup>
6	Master Bedroom	: 10.56 m <sup>2</sup>
7	Dressing Room	: 3.54 m <sup>2</sup>
8	Master Bathroom	: 3.84 m <sup>2</sup>
9	Bathroom	: 4.43 m <sup>2</sup>
10	Bedroom	: 9.41 m <sup>2</sup>
11	WC	: 2.50 m <sup>2</sup>
12	Laundry Room	: 0.80 m <sup>2</sup>
13	Entry	: 10.07 m <sup>2</sup>
14	Hall	: 2.54 m <sup>2</sup>

NET SQUAREMETER	:102.97 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:5.07 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:161.05 m <sup>2</sup>

Unit: 3+1B



B2 AND B3 BLOCK  
TYPICAL FLOOR

1	Saloon	: 28.90 m <sup>2</sup>
2	Balcony	: 10.39 m <sup>2</sup>
3	Kitchen	: 9.13 m <sup>2</sup>
4	S. Balcony	: 5.34 m <sup>2</sup>
5	Master Bedroom	: 10.54 m <sup>2</sup>
6	S. Balcony	: 5.11 m <sup>2</sup>
7	Master Bathroom	: 3.32 m <sup>2</sup>
8	Bathroom	: 3.95 m <sup>2</sup>
9	Bedroom	: 10.74 m <sup>2</sup>
10	Living Room	: 10.86 m <sup>2</sup>
11	WC	: 2.22 m <sup>2</sup>
12	Entry	: 10.27 m <sup>2</sup>
13	Hall	: 4.10 m <sup>2</sup>

NET SQUAREMETER	:112.87 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:11.32 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:162.54-165.02 m <sup>2</sup> between

Unit: 4+1A



A BLOCK  
TYPICAL FLOOR

1	Saloon	: 28.90 m <sup>2</sup>
2	Balcony	: 10.39 m <sup>2</sup>
3	Kitchen	: 9.13 m <sup>2</sup>
4	S. Balcony	: 5.34 m <sup>2</sup>
5	Master Bedroom	: 10.54 m <sup>2</sup>
6	Dressing Room	: 10.54 m <sup>2</sup>
7	Master Bathroom	: 3.32 m <sup>2</sup>
8	Bathroom	: 3.95 m <sup>2</sup>
9	Bedroom	: 10.74 m <sup>2</sup>
10	Bedroom	: 10.74 m <sup>2</sup>
11	Living Room	: 10.86 m <sup>2</sup>
12	WC	: 2.22 m <sup>2</sup>
13	Laundry Room	: 2.22 m <sup>2</sup>
14	Entry	: 10.27 m <sup>2</sup>
15	Hall	: 4.10 m <sup>2</sup>

NET SQUAREMETER	:139.91 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:9.77 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:199.20-201.72 m <sup>2</sup> between

Unit: 4+1B



3. STAGE  
B1 BLOCK  
FLOOR -1

1	Saloon	: 28.90 m <sup>2</sup>
2	Kitchen	: 9.13 m <sup>2</sup>
3	Master Bedroom	: 10.54 m <sup>2</sup>
4	Dressing Room	: 10.54 m <sup>2</sup>
5	Master Bathroom	: 3.32 m <sup>2</sup>
6	Bathroom	: 3.95 m <sup>2</sup>
7	Bedroom	: 10.74 m <sup>2</sup>
8	Bedroom	: 10.74 m <sup>2</sup>
9	Entry	: 10.27 m <sup>2</sup>
10	Hall	: 4.10 m <sup>2</sup>
11	Living Room	: 10.86 m <sup>2</sup>
12	WC	: 2.22 m <sup>2</sup>
13	Laundry Room	: 2.22 m <sup>2</sup>
14	S. Balcony	: 5.34 m <sup>2</sup>
15	S. Balcony	: 5.34 m <sup>2</sup>
16	Balcony	: 5.34 m <sup>2</sup>

NET SQUAREMETER	:148.07 m <sup>2</sup>
BALCONY, TERRACE AND OPEN GARDEN NET AREA	:8.97 m <sup>2</sup>
BASE SALE/GROSS SQUAREMETER	:224.75 m <sup>2</sup>



3.  
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Başakşehir





ASAF JOINT VENTURE

3.  
İSTANBUL  
Başakşehir