

VELLUX

BAYRAKLI

Fırat Life Style  ATA YILDIZ  
Grup



# VELUX

## BAYRAKLI

Bayraklı which is one of the first project of the three projects of Velux in İzmir consists of 226 housing units and 9 stores. The closed parking lot of Velux Bayraklı meets different needs. Velux is located on the other side of the most central location of the city, right across the Regional Court, 300 metres

away from metro station and 800 metres from İzban station. Additionally, Velux which is 4.5 km to Forum Bornova, 4 km from İzmir Alsancak Port, 6 km from Ege University, 7 km from Karşıyaka Port and 20 km from Adnan Menderes Airport offers all the comfort expected from a metropolitan city.























YELUX



001	013	025	037	049	061	073	085
002	014	026	038	050	062	074	086
003	015	027	039	051	063	075	087
004	016	028	040	052	064	076	088
005	017	029	041	053	065	077	089
006	018	030	042	054	066	078	090
007	019	031	043	055	067	079	091
008	020	032	044	056	068	080	092
009	021	033	045	057	069	081	093
010	022	034	046	058	070	082	094
011	023	035	047	059	071	083	095
012	024	036	048	060	072	084	096





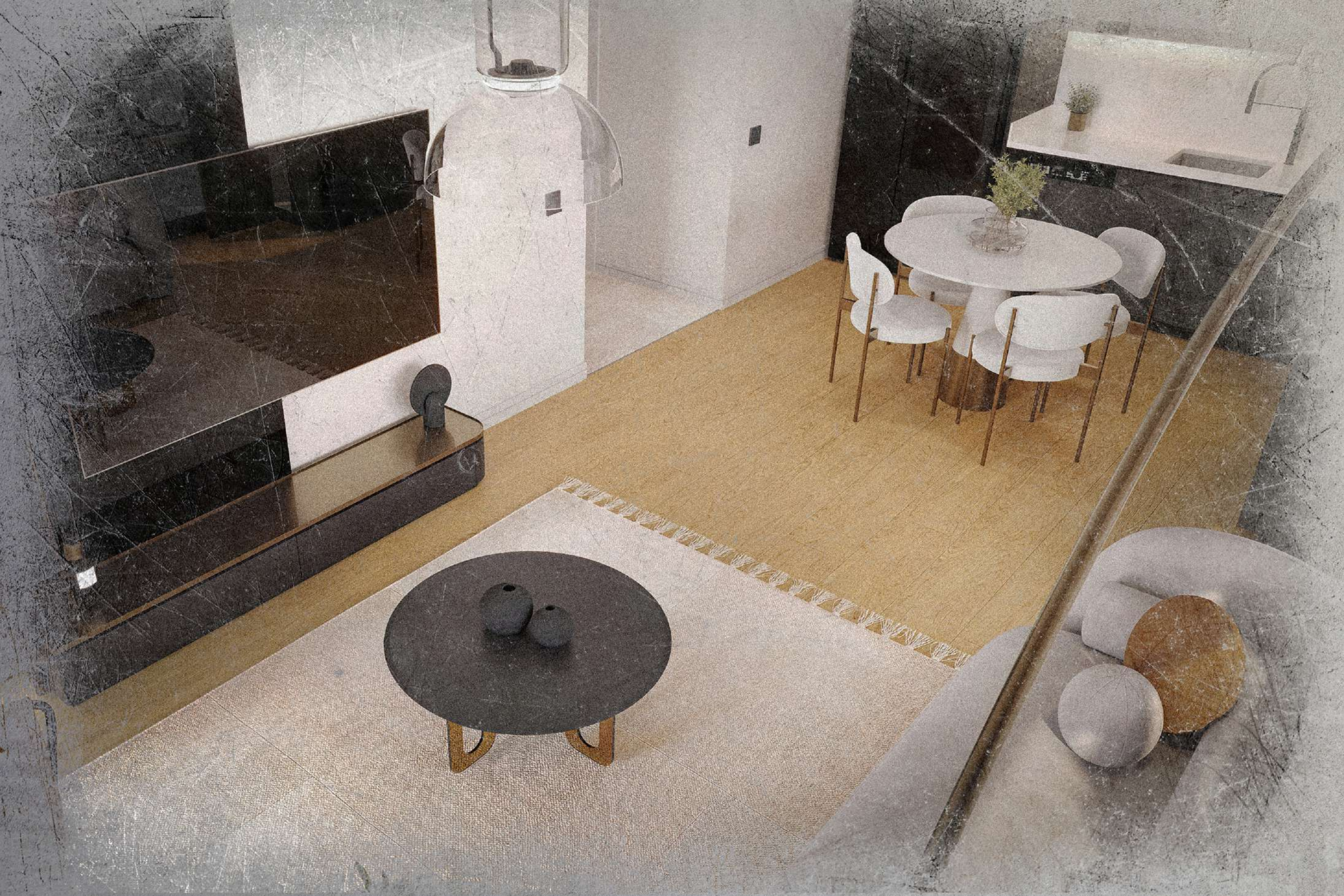




















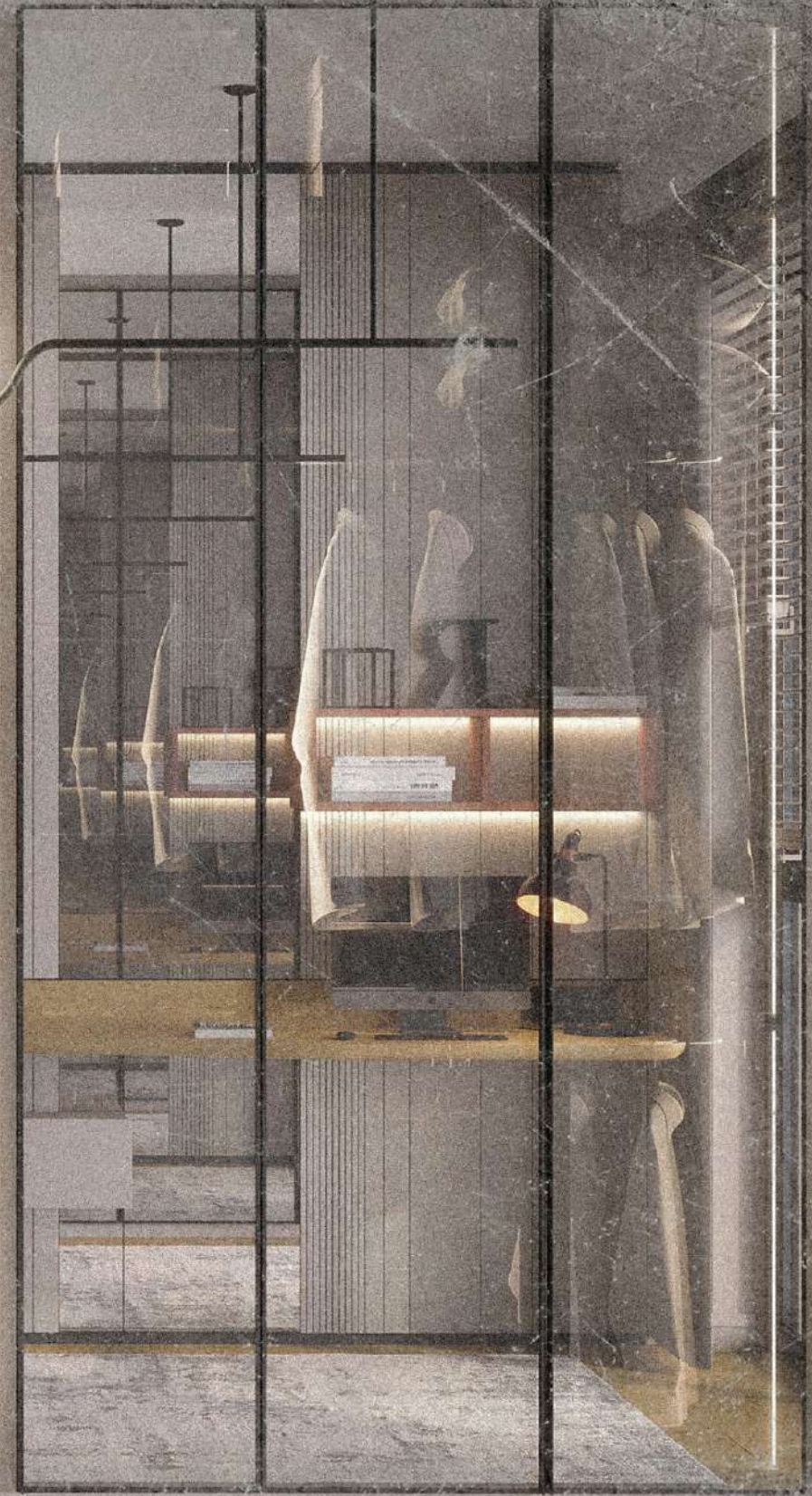
















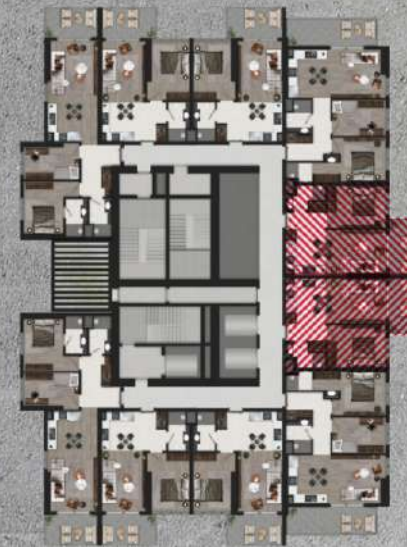








# TYPE A 1+1



Net Area (inc. balcony):	<b>49.95 m<sup>2</sup></b>
Gross Area:	<b>56.75 m<sup>2</sup></b>
General Gross Area:	<b>85.12 m<sup>2</sup></b>
Living Room + Kitchen:	<b>25.80 m<sup>2</sup></b>
Bedroom:	<b>12.05 m<sup>2</sup></b>
Common Bathroom:	<b>3.40 m<sup>2</sup></b>
Balcony:	<b>8.70 m<sup>2</sup></b>





## TYPE B

# 1+1



Net Area (inc. balcony):	<b>49.90 m<sup>2</sup></b>
Gross Area:	<b>57.45 m<sup>2</sup></b>
General Gross Area:	<b>86.17 m<sup>2</sup></b>
Living Room + Kitchen:	<b>26.00 m<sup>2</sup></b>
Bedroom:	<b>11.30 m<sup>2</sup></b>
Common Bathroom:	<b>3.90 m<sup>2</sup></b>
Balcony:	<b>8.70 m<sup>2</sup></b>





## TYPE A 2+1



Net Area (inc. balcony):	<b>72.15 m<sup>2</sup></b>
Gross Area:	<b>84.45 m<sup>2</sup></b>
General Gross Area:	<b>126.67 m<sup>2</sup></b>
Living Room + Kitchen:	<b>22.65 m<sup>2</sup></b>
Main Bedroom:	<b>10.40 m<sup>2</sup></b>
Main Dressing Room:	<b>2.85m<sup>2</sup></b>
En-Suite Bathroom:	<b>2.25m<sup>2</sup></b>
Room:	<b>9.40 m<sup>2</sup></b>
Entrance Hall:	<b>3.15 m<sup>2</sup></b>
Corridor:	<b>5.35 m<sup>2</sup></b>
Common Bathroom:	<b>3.55 m<sup>2</sup></b>
Balcony:	<b>12.55 m<sup>2</sup></b>





## TYPE B 2+1

Net Area (inc. balcony):	<b>69.60 m<sup>2</sup></b>
Gross Area:	<b>82.80 m<sup>2</sup></b>
General Gross Area:	<b>124.20 m<sup>2</sup></b>
Living Room + Kitchen:	<b>24.70 m<sup>2</sup></b>
Main Bedroom:	<b>11.50 m<sup>2</sup></b>
En-Suite Bathroom:	<b>3.80 m<sup>2</sup></b>
Room:	<b>9.15 m<sup>2</sup></b>
Entrance Hall:	<b>4.15 m<sup>2</sup></b>
Corridor:	<b>4.25 m<sup>2</sup></b>
Common Bathroom:	<b>3.80 m<sup>2</sup></b>
Balcony:	<b>8.25 m<sup>2</sup></b>





## TYPE A 3+1

Net Area (inc. balcony):	<b>123.90 m<sup>2</sup></b>
Gross Area:	<b>141.75 m<sup>2</sup></b>
General Gross Area:	<b>212.62 m<sup>2</sup></b>
Living Room:	<b>30.00 m<sup>2</sup></b>
Main Bedroom:	<b>12.90 m<sup>2</sup></b>
Main Dressing Room:	<b>3.30 m<sup>2</sup></b>
En-Suite Bathroom:	<b>3.30 m<sup>2</sup></b>
Room:	<b>11.60 m<sup>2</sup></b>
Room2:	<b>9.90 m<sup>2</sup></b>
Kitchen:	<b>14.60 m<sup>2</sup></b>
Entrance Hall:	<b>8.10 m<sup>2</sup></b>
Corridor:	<b>9.30 m<sup>2</sup></b>
Common Bathroom:	<b>3.75 m<sup>2</sup></b>
Balcony:	<b>17.15 m<sup>2</sup></b>







## TYPE B 3+1

Net Area (inc. balcony):	<b>124.30 m<sup>2</sup></b>
Gross Area:	<b>141.65 m<sup>2</sup></b>
General Gross Area:	<b>212.47 m<sup>2</sup></b>
Living Room:	<b>27.05 m<sup>2</sup></b>
Main Bedroom:	<b>18.80 m<sup>2</sup></b>
Main Dressing Room:	<b>4.30 m<sup>2</sup></b>
En-Suite Bathroom:	<b>3.90 m<sup>2</sup></b>
Room:	<b>10.95 m<sup>2</sup></b>
Room2:	<b>10.00 m<sup>2</sup></b>
Kitchen:	<b>13.10 m<sup>2</sup></b>
Entrance Hall:	<b>7.50 m<sup>2</sup></b>
Corridor:	<b>4.10 m<sup>2</sup></b>
Washing Machine Area:	<b>0.60 m<sup>2</sup></b>
Common Bathroom:	<b>2.70 m<sup>2</sup></b>
Balcony 1:	<b>12.75 m<sup>2</sup></b>
Balcony 1:	<b>8.55 m<sup>2</sup></b>



NO PARKING PROBLEM  
**IN VELUX**  
**BAYRAKLI!**



**PRIVATE PARKING AREA FOR**  
EACH FLAT AND OFFICE











Metro Station  
**300m**

İzban Station  
**800m**

Adnan Menderes  
Airport  
**20km**

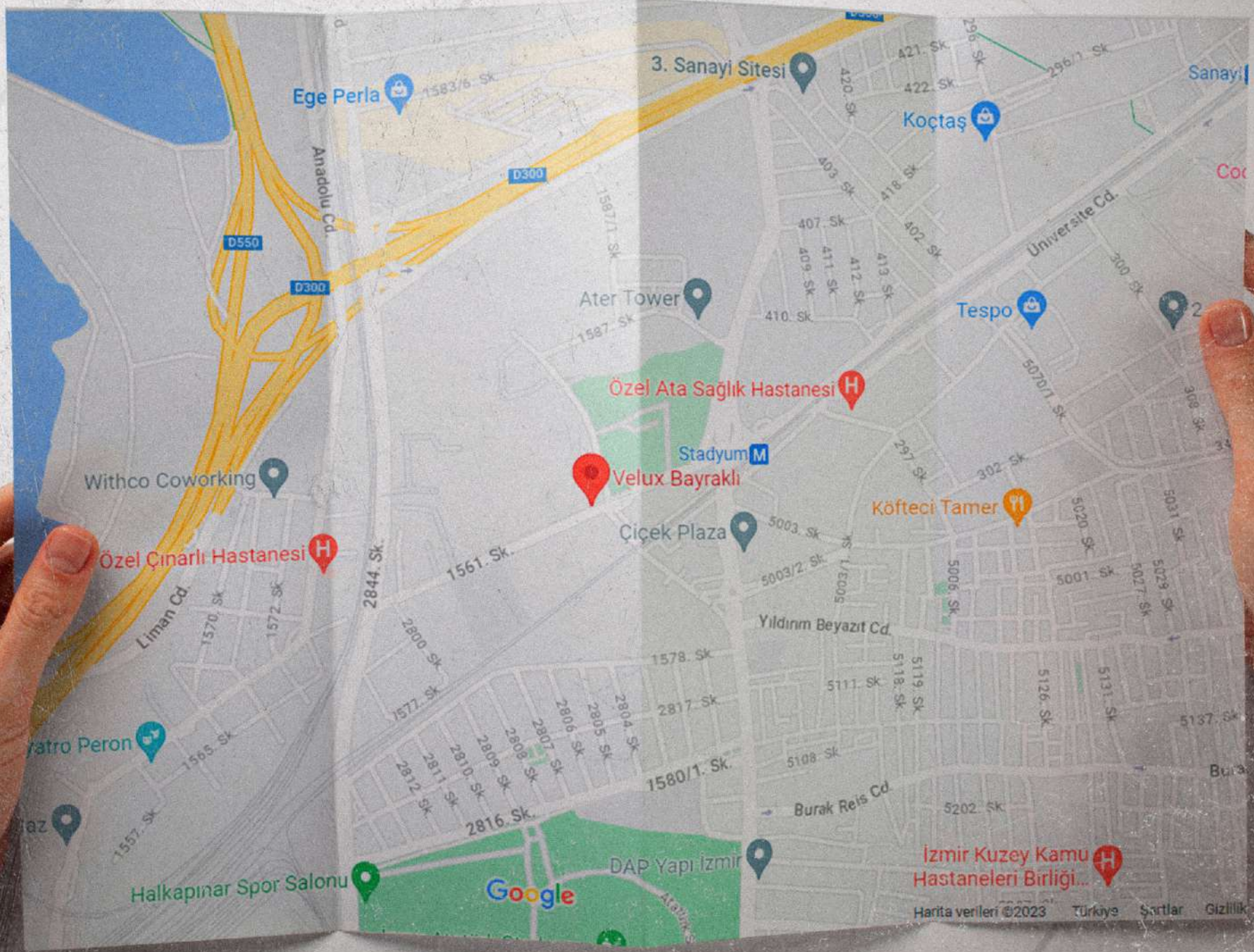
İzmir  
Alsancak Port  
**4km**

Ege University  
**6km**

Karşıyaka Port  
**7km**

Forum Bornova  
**4,5km**





Ege Perla

3. Sanayi Sitesi

Koçtaş

Ater Tower

Tespo

Özel Ata Sağlık Hastanesi

Stadyum

Velux Bayraklı

Köfteci Tamer

Withco Coworking

Çiçek Plaza

Özel Çınarlı Hastanesi

Yıldırım Beyazıt Cd.

Yatırı Peron

İzmir Kuzey Kamu Hastaneleri Birliği

Halkapınar Spor Salonu

Google

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## EARTHQUAKE SAFETY AND **OCCUPATIONAL SAFETY**

All of the construction projects with Ata Yıldız and Firsat Lifestyle experience comply with the earthquake regulations of the project location for providing durable structure.

The project has base slab foundation and pile systems up to 58 metres depth. The samples were collected during the concrete and reinforcement steels during the construction process. It was seen that the design strength of the samples had equal or larger values. All of our employees comply with the occupational safety rules and uses the necessary equipment for safety.





# REFERENCES

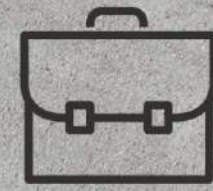
We are proud to complete numerous important projects in our country with Ata Yıldız and Firat Life Style partnership. We are bringing a valuable project to Izmir after Ankara, Istanbul and Bodrum. In all our projects we care for "quality construction, reliability-based sales system, customer satisfaction, on-time delivery" and continue to lead the sector with our high-volume projects. We bring the quality and luxurious life you deserve especially in our Velux and Natura projects and construct houses for investment.



**12.366**  
**HOUSING UNITS**



**143**  
**VILLAS**



**506**  
**OFFICE**



VELUX

BAYRAKLI

*Thanks*