

*“Vastness of the woods...
18 nature loving neighbors that are after one’s heart...
Close proximity to the city....
And you, in the middle of a fairy tale...”*





 **DENEYİM İNŞAAT**

Have you ever listened Zekeriyakoy described in the words of “Evliya Celebi (Chalabi)”?

“It has 7000 vineyards such that all its mountains are adorned with them. Its ruby colored juicy sweet cherries are well known. GÜLNAR in other words Hisar Cherries as they have come to be known are grown in Sariyer, each with at least a hundred drops of juice, and not enough words to praise the taste...”

From Travel Notes (Seyahatname) of Evliya Celebi...

A watercolor illustration of a two-story house with a red-tiled roof and a porch. The house is rendered in soft, painterly strokes with a palette of reds, oranges, greens, and blues. The background is a light, airy wash of colors.

That kind of life still exists...

*"A small clover of lavender
A yellow striped bee
And a field of poppies that extend as far as the eye can see
In this moment that love comes to us without any thoughts
A sky that has no beginning or end"*

Oktay RİFAT



*Your new neighbors: The sound of the wind,
soil, sky and leaves!*

*We wanted you to wake up to a new fairy tale every morning
so that you can appreciate how deep the blue of the sky and the green of the earth can be.
We wished for you to inhale the smell of the grass misted with the coolness of the recent rains and
hear the rustling of the leaves swaying under the sun with the sweetness of the
winds as you look upon a landscape adorned with woods stretching as far as the eye can see.
To be able to achieve this we created an oasis that is far away from the noise
and confusion of the city but still close enough to be accommodating;
an oasis that will remind you of the purity and innocence of your childhood
while allowing you to share it with your loved ones.*



A watercolor-style sketch of a two-story house with a red-tiled roof, pinkish walls, and green shutters. The house has a small porch on the left and a balcony on the right. The background is a light blue sky with some green foliage on the sides.

Gulnar Koru Homes...

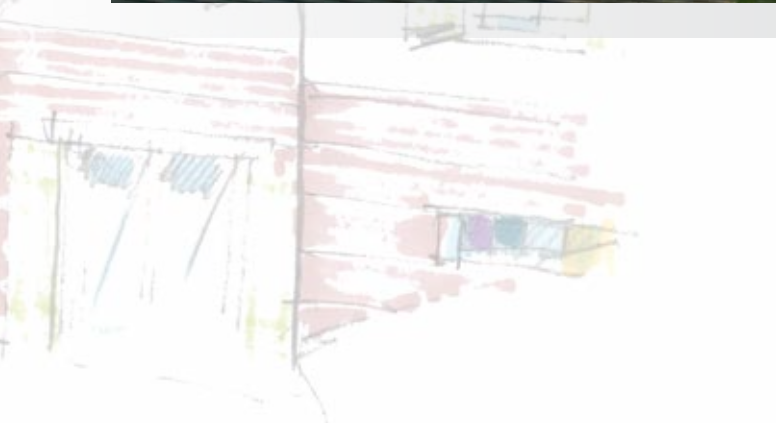
*Thanks to their location and close proximity to the neighboring beaches,
these houses give you the feeling of being ensconced in a holiday village.
On the other hand due to the short distance to the subway line in Maslak Region,
it is still possible to be a part of the dynamic pace of the city life*

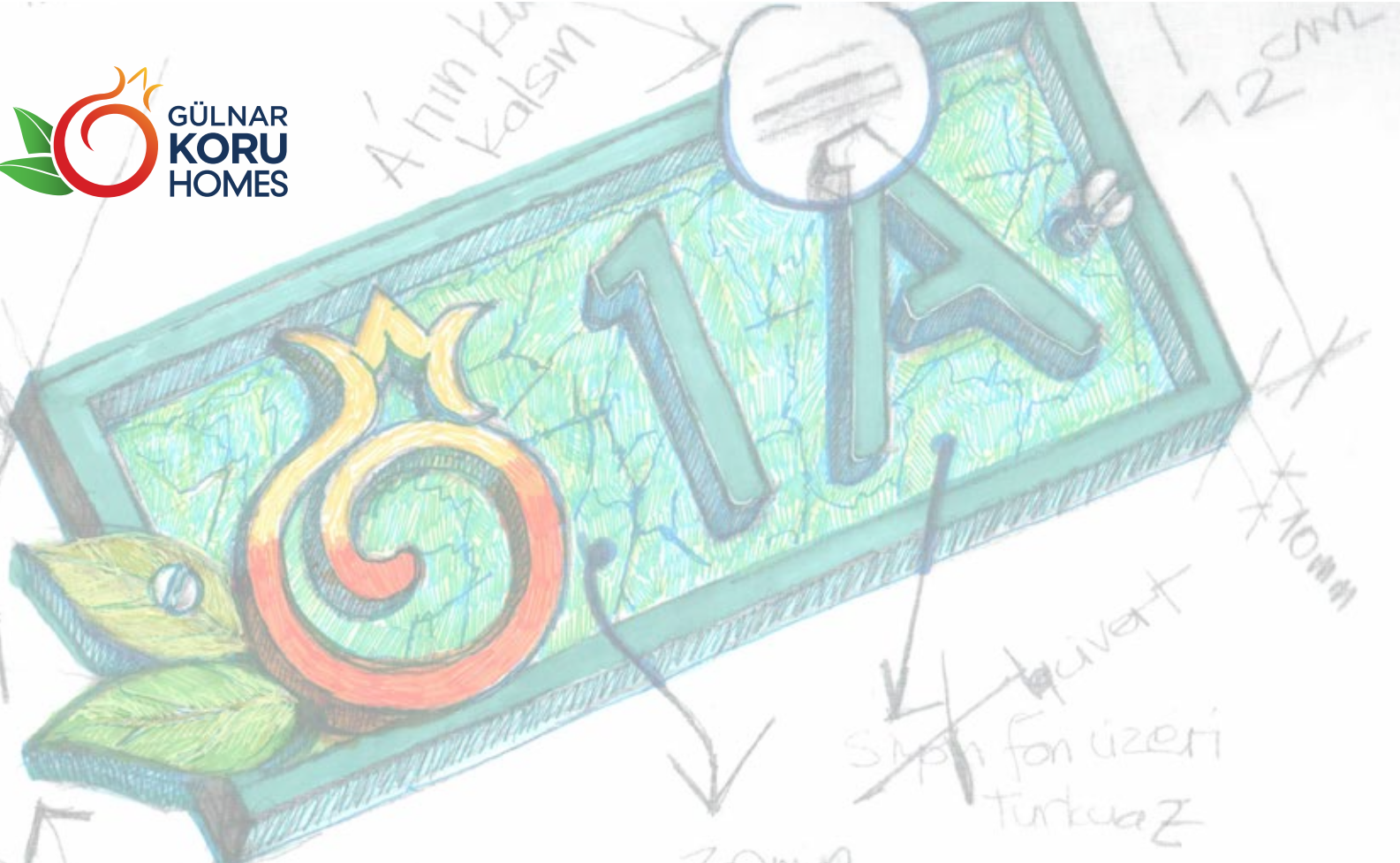




We created a special place for you right in the middle of nature...

*Gulnar Koru Homes, which promise you a peaceful
and tranquil life far away from the chaos of the city,
also render your life easier thanks to their location that makes
commuting to the city center an easy feat.*





*You will have gardens specially landscaped according to your tastes,
carrying you to a world where the sky is no longer
shadowed by the surrounding buildings and where you can
experience the things giving you joy to your heart's content...*



Gulnar Koru Homes at a close glance...

- *A total of 18 villas; 4 detached and 14 attached*
- *Nature friendly houses, candidates for LEED Certificate*
- *Private gardens specifically allocated to each villa*
- *24-hour security*
- *Means for 2-car parking space for each villa*
- *Common areas that are landscaped lushiously*
- *Water and thermal insulation customized according to the weather conditions in the area*
- *Central satellite system*
- *Security system infrastructure and intercom system*
- *Garden and rooftop terraces to help you enjoy the brightness of the day as well as your yard.*



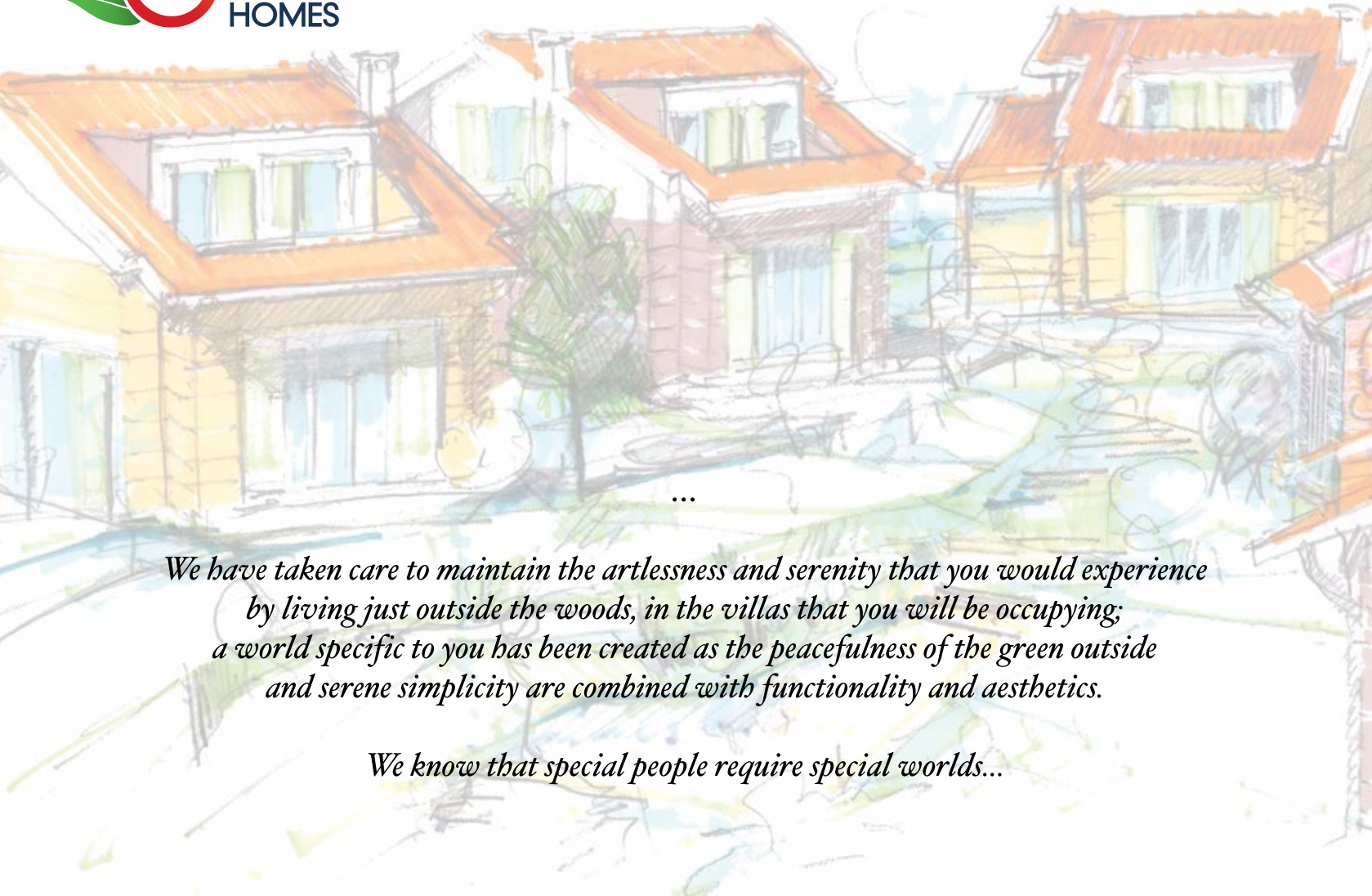


You can be relieved...

At GulnarKoru Homes, we combined the modern designs whereby functionality is prioritized with an understanding of aesthetics that would never be out of fashion.

A high quality and natural life style defined by comfort in spacious villas is awaiting you.





...

We have taken care to maintain the artlessness and serenity that you would experience by living just outside the woods, in the villas that you will be occupying; a world specific to you has been created as the peacefulness of the green outside and serene simplicity are combined with functionality and aesthetics.

We know that special people require special worlds...



Ease of Transportation

- *Close to Sariyer – Cayirbasi Tunnel and the subway stations available in Maslak area.*
- *It is 4 km to Sariyer, 8 km to Istinye Park Shopping Center, 11 km to E-6 link road, 1.5 km to the link road of the 3rd bridge and 17 km to Besiktas.*

Access to all the means of urban life while living well outside it

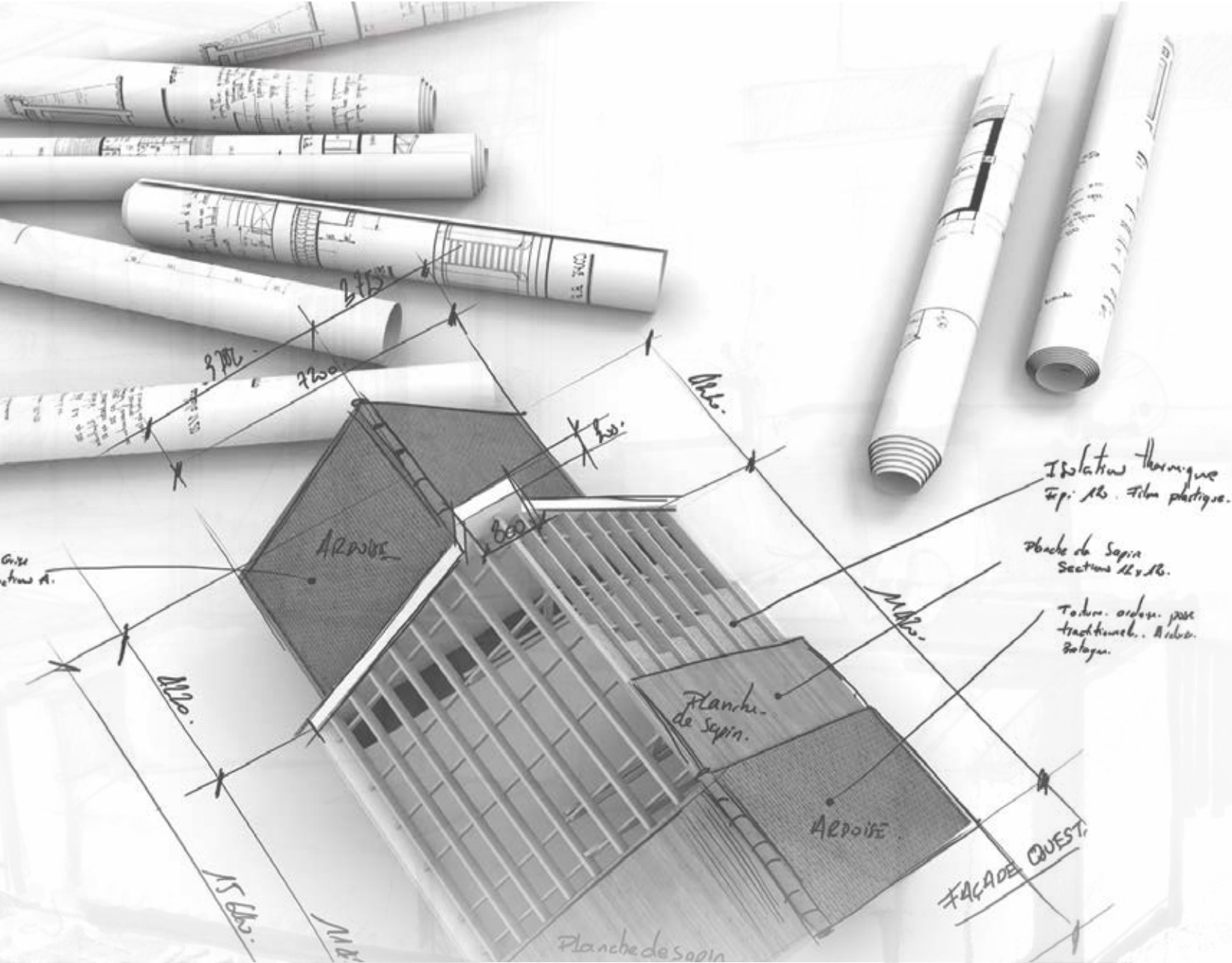
- ***School:*** *ACI Schools, The British International School, Doga College, Darussafaka Schools, Enka Schools, Bosphorus University Saritepe Campus, Koc University, Istanbul Technical University, Istanbul University Bahcekoy Campus.*
- ***Health Care Facilities:*** *Acibadem Maslak Hospital, Private American Zekeriyakoy Family Healthcare Center.*
- ***Shopping Centers:*** *Istinye Park Shopping Center, Kanyon, Metro City, Dogus Center*
- ***Sports Facilities:*** *Galatasaray Riding Center, Enka Sports Club, Istanbul Tennis Club, Istanbul Golf Club, Istanbul Equestrian Club, TED Tennis, Fencing and Mountain Climbing.*

Facilities and means that are not available in a city center

- ***Green fields and beaches:*** *Belgrad Forest, Ataturk's Arboretum, Burc Beach, Dalia Beach, Recreational and walking areas available in Zekeriyakoy region.*
- ***Areas reserved for various activities:*** *Horseback riding, Gocart, Paintball, etc.*



LOOR PLANS AND FAÇADES OF BUILDINGS



Isolation thermique
Epi. 16. Film plastique.

Planche de Sapin
Section 12x16.

Toiture ordon. pour
tractement. Ardoise.
Balayage.

Plancher
de Sapin.

ARDOISE

FACADE OUEST.

Plancher de sapin

ARDOISE

Grise
etrou A.



Type A (Attached) Villa – Front Façade



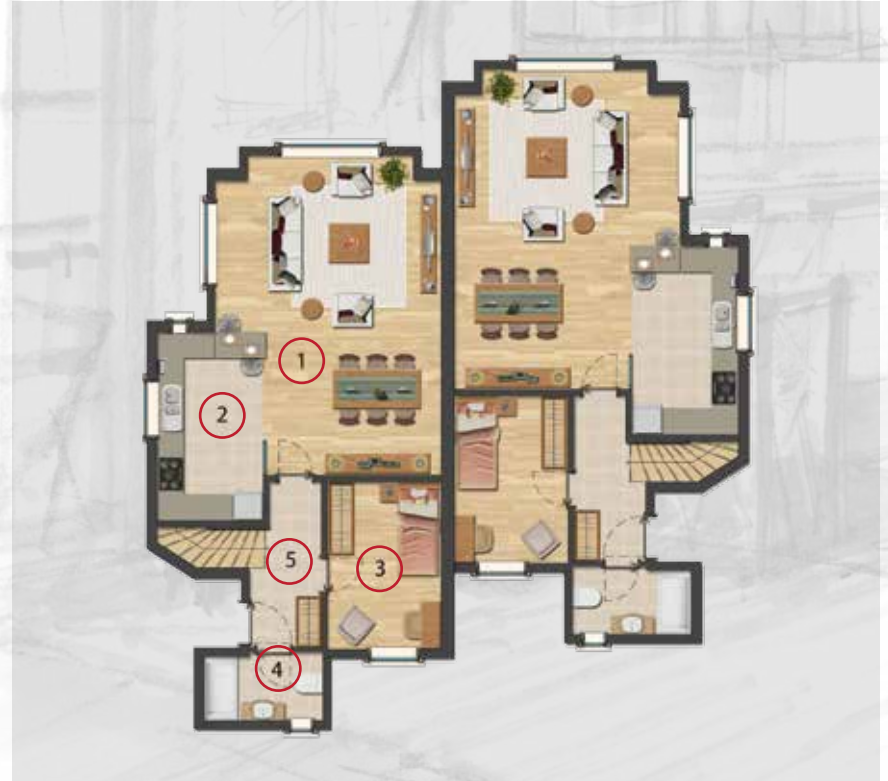
Type A (Attached) Villa – Rear Façade

Type A (Attached) Villa – Ground Floor

NO	AREA OF USE	NET m ²
1	LIVING ROOM	33.35m ²
2	KITCHEN	10.59m ²
3	BEDROOM	10.60 m ²
4	BATHROOM	4.40m ²
5	ENTRANCE HALL – STAIRS	8.93m ²
	ENTRANCE LANDING	4.00m ²
	SIDE GARDEN TERRACE	12.00 m ²
	FRONT YARD TERRACE	12.00 m ²

Total Net area m² 95.87 m²

Total Gross area m² 105.83 m²



Type A (Attached) Villa – Penthouse



NO	AREA OF USE	NET m ²
1	MAIN BEDROOM	13.36m ²
2	BATHROOM-MAIN BEDROOM	3.33m ²
3	BEDROOM	12.10m ²
4	BEDROOM	10.68m ²
5	BATHROOM	7.97m ²
6	HOL	7.92 m ²
7	STORAGE SPACE	1.92m ²
	TERRACE	6.47 m ²

Total Net area m² 63.75 m²

Total Gross area m² 76.97 m²

Villa Total Net area m² 159.62 m²

Villa Total Gross area m² 182.80 m²



Type B (Detached) Villa – Front Façade



Type B (Detached) Villa – Rear Façade

Type B (Detached) Villa – Ground Floor

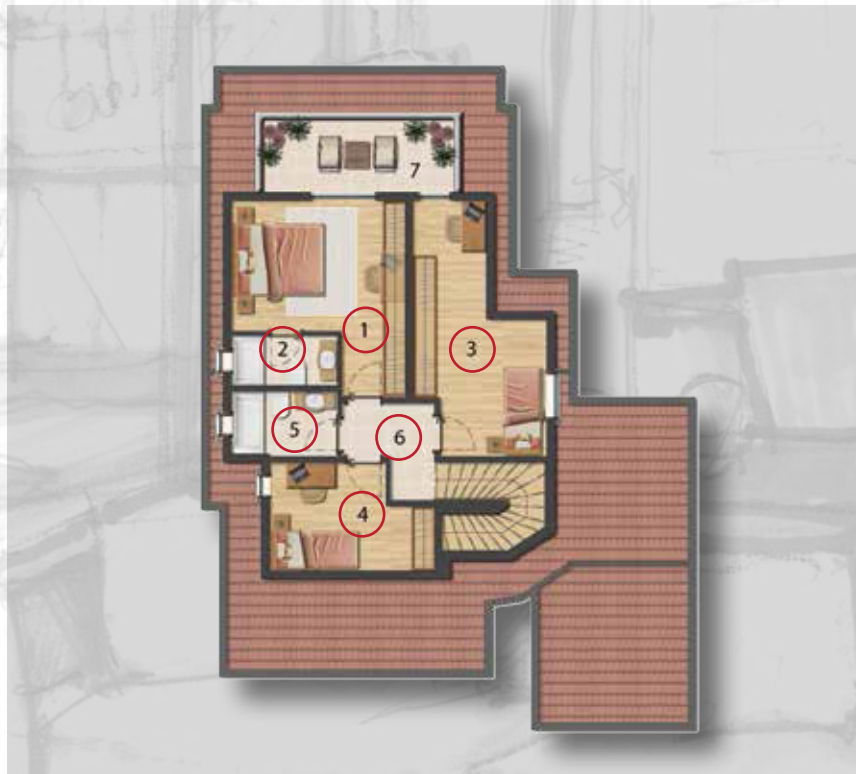
NO	AREA OF USE	NET m ²
1	LIVING ROOM	47.87 m ²
2	KITCHEN	11.13 m ²
3	BEDROOM	5.64 m ²
4	BATHROOM	5.33 m ²
5	ENTRANCE HALL – STAIRS	8.57 m ²
6	GARAGE	14.56 m ²
	ENTRANCE LANDING	8.00 m ²
	SIDE GARDEN TERRACE	13.45 m ²
	FRONT YARD TERRACE	12.00 m ²

Total Net area m² 126.55 m²

Total Gross area m² 140.65 m²



Type B (Detached) Villa – Penthouse



NO	AREA OF USE	NET m ²
1	MAIN BEDROOM	16.70m ²
2	BATHROOM-MAIN BEDROOM	3.21 m ²
3	BEDROOM	15.65 m ²
4	BEDROOM	14.87m ²
5	BATHROOM	3.98 m ²
6	CORRIDOR/STAIRS	9.72 m ²
7	TERRACE	8.10m ²
	GARAGE	14.56 m ²

Total Net area m² 86.79 m²

Total Gross area m² 104.79 m²

Villa Total Net area m² 213.34 m²

Villa Total Gross area m² 245.44 m²



Gulnar Koru Homes

You will always be encompassed in nature at Gulnar Koru Homes that are designed to offer you a boutique life style in Zekeriyakoy, an area of Istanbul where you can feel how special you are while enjoying the fresh air of the woods and nature.



NOTES



Nuthatch – an endangered species in the region



Sea daffodil – an endangered species in the region