

P O L A T

*Piyalepaşa*

İSTANBUL

PREMIUM



*Piyalepaşa*

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PREMIUM

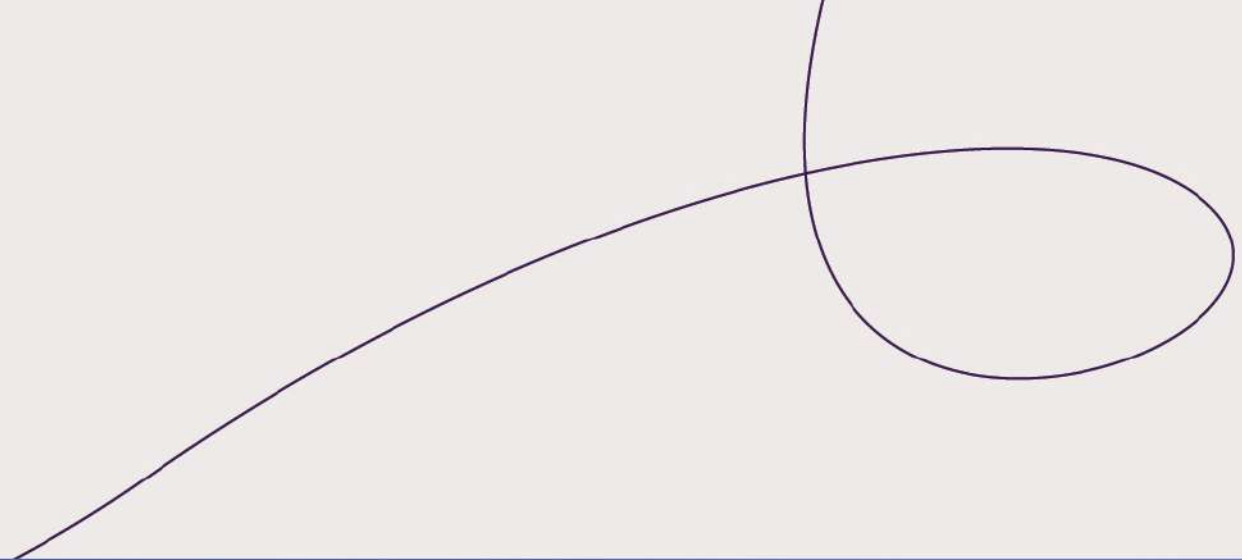
# YOUR DREAM LIVING SPACE AWAITS YOU!

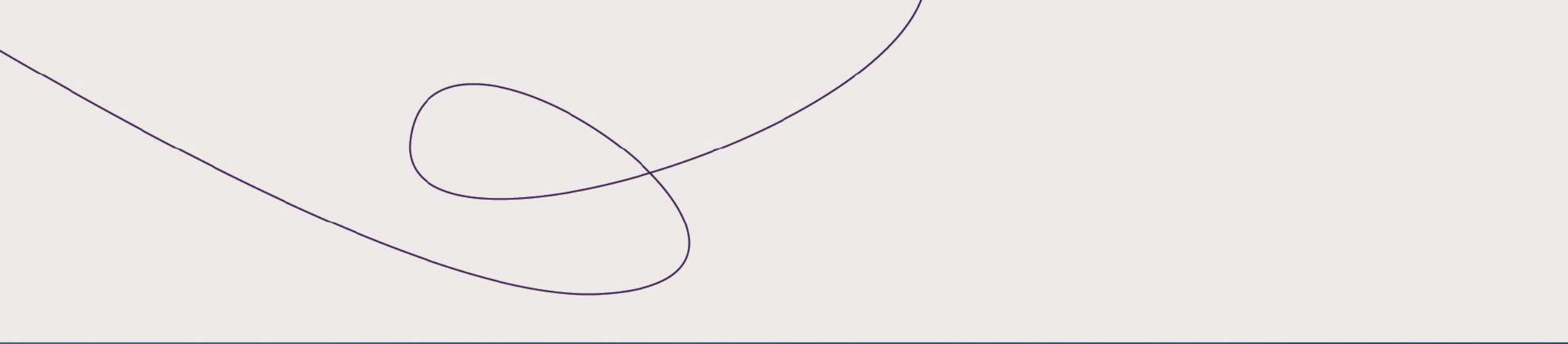
Istanbul is beautiful in all aspects, but being "Premium" suits it best. Piyalepaşa Istanbul Premium is located in Beyoğlu, the heart of the city. With its spacious residence apartments, large balconies, terraces, restaurants for every taste, art galleries and exclusive stores, Piyalepaşa Istanbul Premium brings you a premium life with the quality assurance of Polat.

**Piyalepaşa Istanbul Premium.**

Living Istanbul in Premium...









# A MODERN VIVACIOUS LIFE IN THE HEART OF THE CITY!

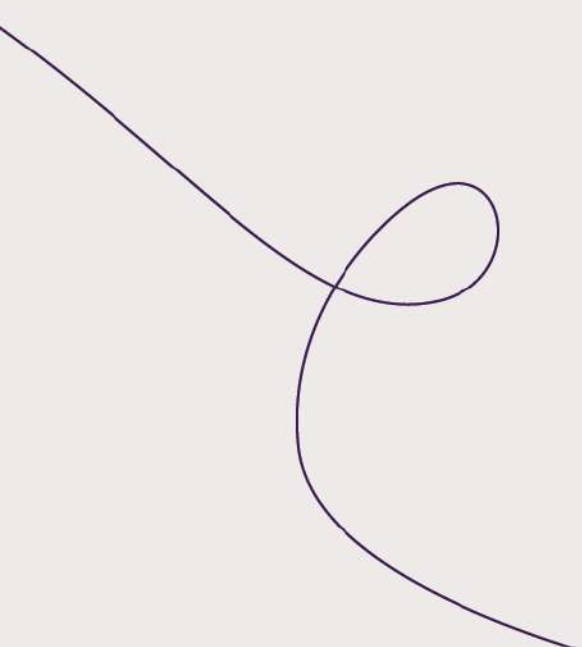
Vibrant Beyoğlu is one of the most special districts of Istanbul with its historical and cultural riches as well as being the very center of the city -with Beşiktaş, the young and living face of the city on one side, and the unique Golden Horn on the other...

The district with an ever-increasing value, being the apple of the eye of Istanbul for centuries now, offers more than everything you need with Piyalepaşa Istanbul Premium, a unique project in the heart of tourism, trade and entertainment.

# THE REAL PRIVILEGE IS LIVING IN THE HEART OF ISTANBUL!

Under the assurance of POLAT, one of Turkey's most prominent real estate brands with an experience of more than 65 years, Piyalepaşa Istanbul Premium is located in close proximity to Taksim Square, one of the most famous squares in the world, the ring road connections and the D-100 highway.

Different faces of Istanbul, such as the elegant glow of Nişantaşı, the young and active energy of Beşiktaş, and the multicultural beat of Istiklal Street from the past to the present, live on the streets of this special project. Piyalepaşa Istanbul Premium stands out as the most exclusive address for those who want to live comfortably at the doorstep of the new center of the city and the cosmopolitan life.











# PİYALEPAŞA ÇARŞI STRIP MALL **RIGHT AT YOUR DOORSTEP!**

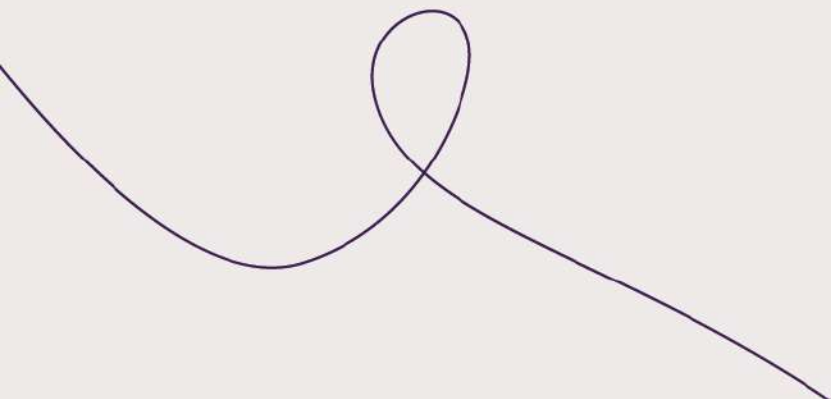
Who wouldn't like a pleasant break after a busy day?

Piyalepaşa Istanbul Premium, the heartland of the city, promises its residents cosy residence apartments, spacious balconies and terraces, restaurants for every taste, art galleries and exclusive stores... Enjoy everything you are looking for from entertainment to fashion with the pleasure of outdoor shopping.

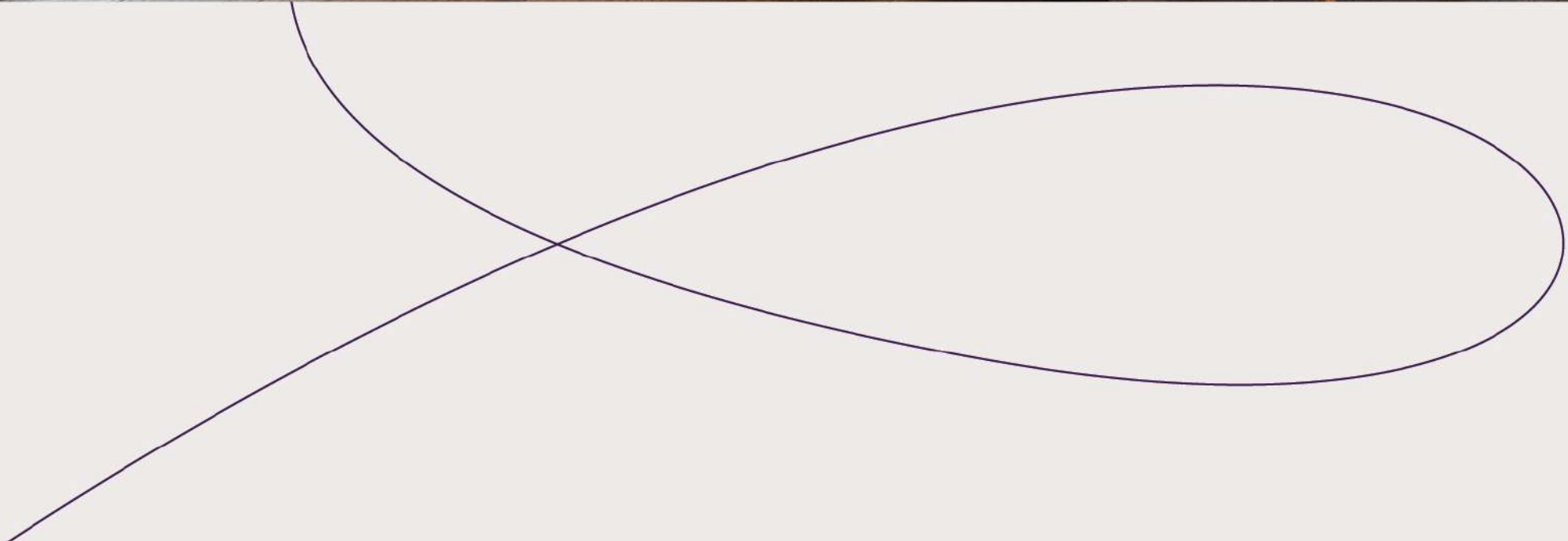
# WHO CAN SAY NO TO A LIFE FULL OF PREMIUM PRIVILEGES?

Piyalepaşa Istanbul Premium, one of the most exclusive projects of Istanbul, opens its doors to a privileged life in every detail... With balconies and terraces specially designed for each apartment, high ceilings and large windows, the project offers a unique feeling of spaciousness. With its parking garage and special storage areas, daily life has never been so easy.

Moreover, Piyalepaşa Çarşı Strip Mall, where you can enjoy outdoor shopping, playgrounds for children, pioneering art galleries and a rich gastronomic culture, is right at your doorstep!



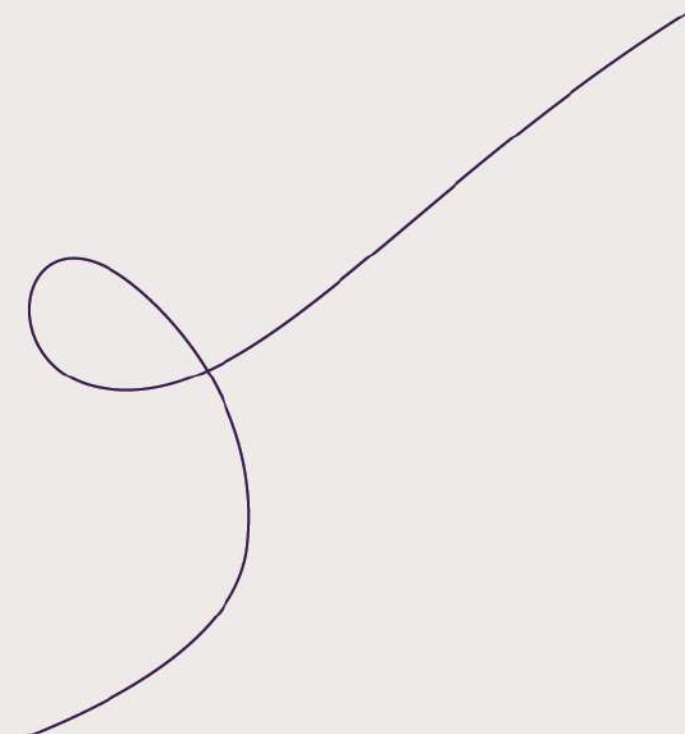




# AN EXCLUSIVE LIFE **AWAITS YOU** HERE!

Piyalepaşa Istanbul Premium offers you 1+1 and 2+1 cosy residences combinable into 3+1, varying from 73 m<sup>2</sup> to 129 m<sup>2</sup>.

Premium residences with floor heating, white goods and high ceilings invite you to an exclusive life with large windows and stylish kitchens full of daylight, while 7x24 security services ensure the safest environment.



# APARTMENTS FOR OUTSTANDING TASTES

Piyalepaşa Istanbul Premium offers you unique living spaces, appealing to different tastes with spacious residences of various types and sizes.

Patios between the blocks, playgrounds where children can play in a safe environment, charging stations for electric cars and extra personal storage areas invite you to expand your life.







## 1+1 A

1. Living Room & Kitchen	20.65 m <sup>2</sup>
2. Bedroom	12.45 m <sup>2</sup>
3. Bathroom	4.77 m <sup>2</sup>
4. Entrance Hall	2.28 m <sup>2</sup>
5. Balcony	4.18 m <sup>2</sup>

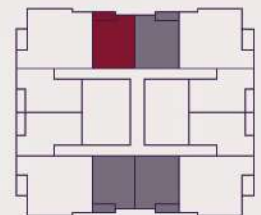
Net Area	44.33 m <sup>2</sup>
Gross Area	50.54 m <sup>2</sup>

Total Gross Area	72.84 m <sup>2</sup>
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### Blocks and floors where the apartment is available:

- B BLOCK; B2 , B1 , Ground , 1. , 2. , 3. , 4. , 5. , 6. , 7. , 8. Floors
- C BLOCK; B2 , B1 , Ground , 1. , 2. , 3. , 4. , 5. , 6. , 7. , 8. , 9. Floors
- D BLOCK; B2 , B1 , Ground , 1. , 2. , 3. , 4. , 5. , 6. , 7. , 8. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.





## 1+1 A1

1. Living Room & Kitchen	21.71 m <sup>2</sup>
2. Bedroom	12.45 m <sup>2</sup>
3. Bathroom	4.77 m <sup>2</sup>
4. Entrance Hall	2.28 m <sup>2</sup>
5. Balcony	4.18 m <sup>2</sup>
6. Terrace	6.00 m <sup>2</sup>

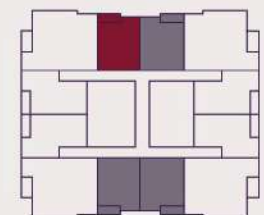
Net Area	51.39 m <sup>2</sup>
Gross Area	57.91 m <sup>2</sup>

Total Gross Area	83.46 m <sup>2</sup>
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### Blocks and floors where the apartment is available:

- B BLOCK; Ground, 1., 2., 3., 4., 5., 8., 9. Floors
- C BLOCK; 1., 2., 5., 6., 9., 10. Floors
- D BLOCK; Ground, 1., 3., 4., 5., 8., 9. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.





## 1+1 A2

1. Living Room & Kitchen	21.71 m <sup>2</sup>
2. Bedroom	12.45 m <sup>2</sup>
3. Bathroom	4.77 m <sup>2</sup>
4. Entrance Hall	2.28 m <sup>2</sup>
5. Balcony	4.18 m <sup>2</sup>

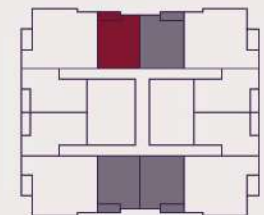
Net Area	45.39 m <sup>2</sup>
Gross Area	51.91 m <sup>2</sup>

Total Gross Area	74.81 m <sup>2</sup>
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### Blocks and floors where the apartment is available:

- B BLOCK; 1., 2., 4., 5., 6., 9. Floors
- C BLOCK; 2., 3., 6., 7., 10., 11. Floors
- D BLOCK; 1., 2., 4., 5., 6., 9. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.





## 1+1 B

1. Living Room & Kitchen	17.64 m <sup>2</sup>
2. Bedroom	13.61 m <sup>2</sup>
3. Bathroom	6.13 m <sup>2</sup>
4. Entrance Hall	5.22 m <sup>2</sup>
5. Balcony	3.91 m <sup>2</sup>

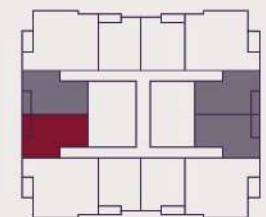
Net Area	46.51 m <sup>2</sup>
Gross Area	53.45 m <sup>2</sup>

Total Gross Area	77.03 m <sup>2</sup>
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### Blocks and floors where the apartment is available:

- B BLOCK; Ground, 1., 2., 3., 4., 5., 6., 7., 8. Floors
- C BLOCK; B1, Ground, 1., 3., 4., 5., 7., 8., 9. Floors
- D BLOCK; Ground, 1., 2., 3., 4., 5., 6., 7., 8. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.





## 1+1 C1

1. Living Room & Kitchen	19.86 m <sup>2</sup>
2. Bedroom	15.11 m <sup>2</sup>
3. Bathroom	5.39 m <sup>2</sup>
4. Entrance Hall	5.52 m <sup>2</sup>
5. Balcony	3.91 m <sup>2</sup>
6. Terrace	6.00 m <sup>2</sup>

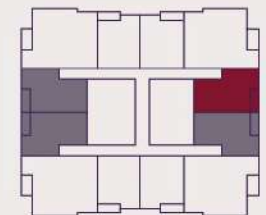
Net Area	55.79 m <sup>2</sup>
Gross Area	63.13 m <sup>2</sup>

Total Gross Area	90.98 m <sup>2</sup>
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### Blocks and floors where the apartment is available:

- B BLOCK; Ground, 3., 4., 5., 8., 9. Floors
- C BLOCK; 1., 2., 5., 6., 9., 10. Floors
- D BLOCK; Ground, 3., 4., 5., 8., 9. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.





## 1+1 C2

1. Living Room & Kitchen	19.86 m <sup>2</sup>
2. Bedroom	15.11 m <sup>2</sup>
3. Bathroom	5.39 m <sup>2</sup>
4. Entrance Hall	5.52 m <sup>2</sup>
5. Balcony	3.91 m <sup>2</sup>

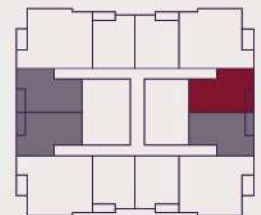
Net Area	49.79 m <sup>2</sup>
Gross Area	57.13 m <sup>2</sup>

Total Gross Area	82.34 m <sup>2</sup>
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### Blocks and floors where the apartment is available:

- B BLOCK; 1., 2., 4., 5., 6., 9. Floors
- C BLOCK; 2., 3., 6., 7., 10. Floors
- D BLOCK; 1., 2., 4., 5., 6., 9. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.





## 2+1 A

1. Living Room	19.78 m <sup>2</sup>
2. Kitchen	11.05 m <sup>2</sup>
3. Bedroom	10.83 m <sup>2</sup>
4. Master Bedroom	14.32 m <sup>2</sup>
5. Master Bathroom	4.38 m <sup>2</sup>
6. Guest Bathroom	4.64 m <sup>2</sup>
7. Entrance Hall	8.92 m <sup>2</sup>
8. Balcony	4.50 m <sup>2</sup>

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Net Area 78.42 m<sup>2</sup>

Gross Area 89.64 m<sup>2</sup>

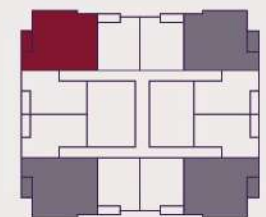
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Total Gross Area 129.19 m<sup>2</sup>

### Blocks and floors where the apartment is available:

- B BLOCK; B2, B1, Ground, 1., 2., 3., 4., 5., 6., 7., 8. Floors
- C BLOCK; B2, B1, Ground, 1., 2., 3., 4., 5., 7., 8., 9. Floors
- D BLOCK; B2, B1, Ground, 1., 2., 3., 4., 5., 6., 7., 8. Floors

Apartment plan not scaled. Piyalepaşa İstanbul Premium holds the right to make any changes when necessary in terms of technical reserves.









Piyalepaşa İstanbul Premium

Piyalepaşa Çarşısı

Hotel

B

C

D



# ALL ASPECTS OF ISTANBUL INCLUDED: **EXCEPT THE PARKING PROBLEM!**

Piyalepaşa Istanbul Premium eliminates the parking problem completely with its large capacity parking garage.

The residences, with each square meter functionally designed, appealing to a variety of different tastes and needs, make all the difference.

Istanbul's traditional balcony culture, so beloved but slowly sinking into oblivion, comes back to life with all units having personal balconies.

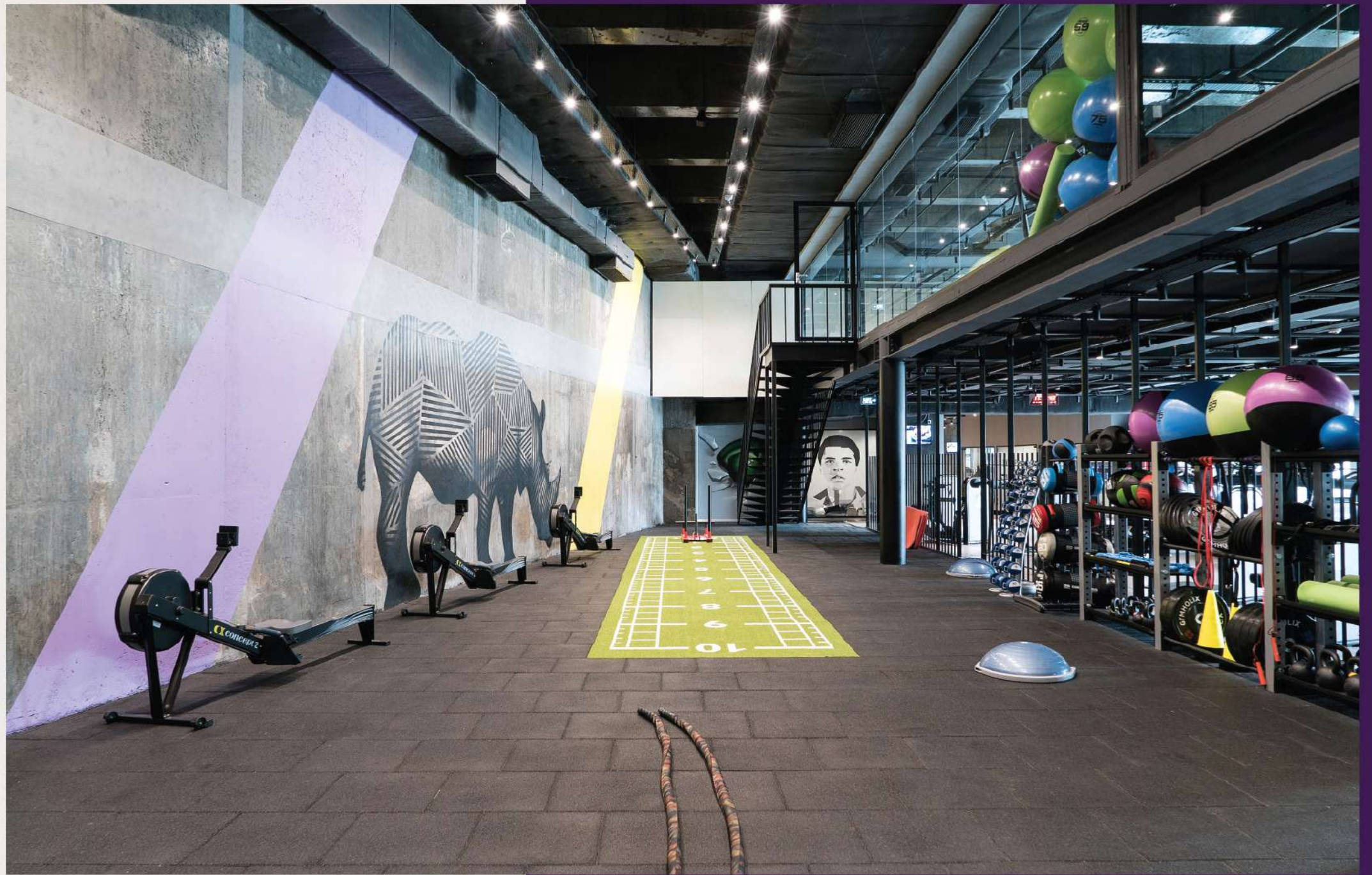
In Piyalepaşa Istanbul Premium you will enjoy social life inside your living space. A stylish lobby, hobby rooms and sports areas, botanical gardens with walkways, outdoor seating groups, outdoor children areas, parks and green areas are just a few steps away from your new home.



# LIFE IS HERE!

## IT'S FULL OF LIFE HERE!

At Piyalepaşa Istanbul Premium's sports and social areas, you'll enjoy every moment of your life, in all seasons. The sports center, with a total area of 2,500 m<sup>2</sup>, offers many different facilities such as fitness, swimming and pilates allowing you to relax physically and mentally. You can get rejuvenated in the sauna or steam room and can cool off at the Vitamin Bar.







# WORKING PREMISES AT PIYALEPAŞA ÇARŞI STRIP MALL

Offices in Piyalepaşa Çarşı bring a whole new dimension to business life. Rental offices with a wide usage area are designed in different sizes to suit different needs. Stylish and practical working environments come with high ceilings and large and openable windows.

What about social life? Exclusive cafes and restaurants are just a few steps away whenever you would like to taste new flavours, take a breather or meet with friends during lunch breaks.

Enjoy being close to business centers and connection roads as expected from an A+ office with the privilege of Polat. In short, you will love working here.



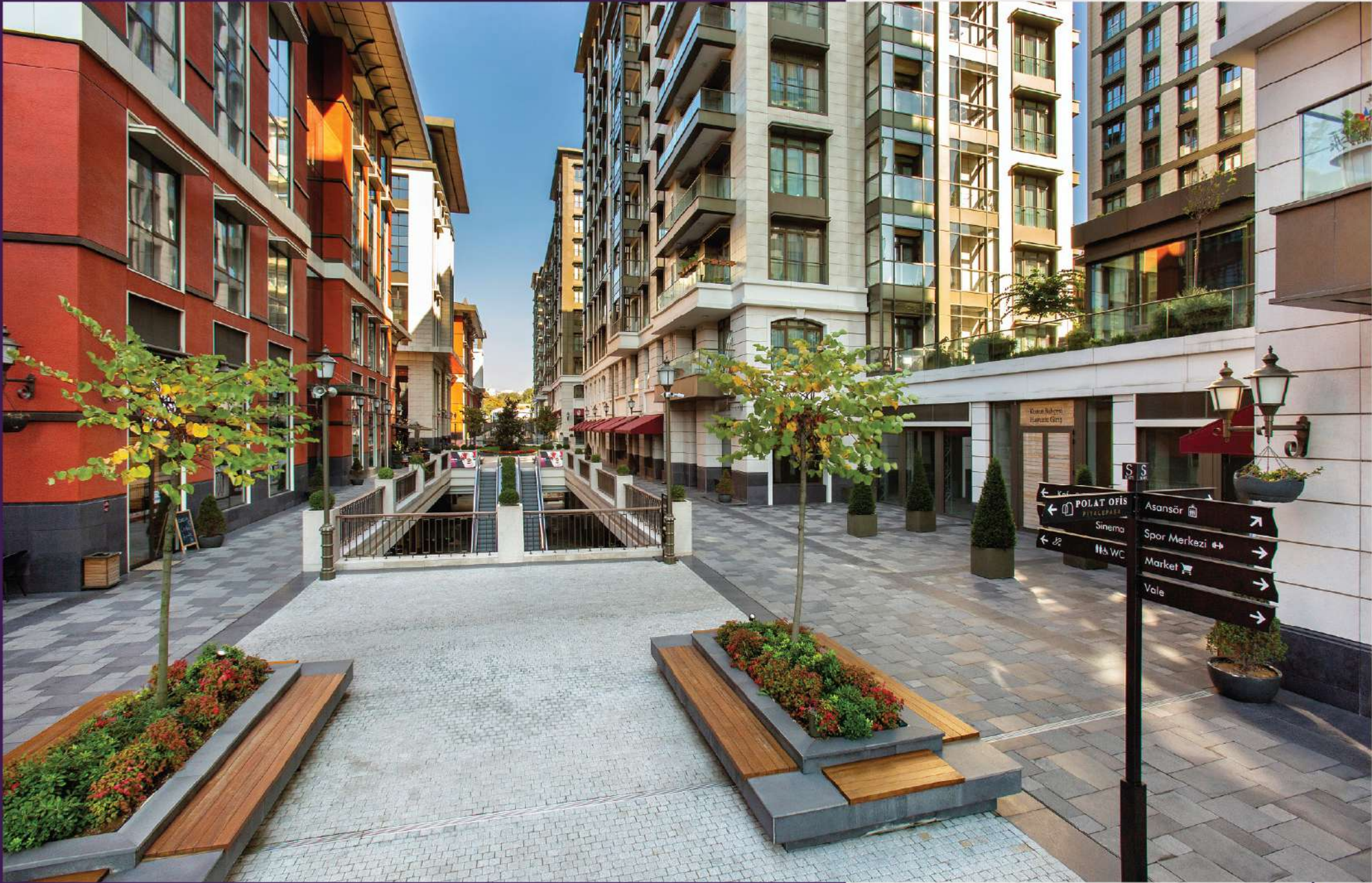
# A RICH BLEND OF SOCIAL ACTIVITIES...

Piyalepaşa Istanbul Premium, designed for a privileged life with its parking garage, playgrounds, fitness area, stylish lobby and special storage area for each residence, offers you the opportunity to experience a unique life in a unique location.









# A SUSTAINABLE ENVIRONMENT!

Piyalepaşa Istanbul is not only Premium, but also Green with its LEED Certificate from the US Green Building Council! This certificate proves there was no environmental damage during construction and the highest environmental efficiency is provided in the entire living space.

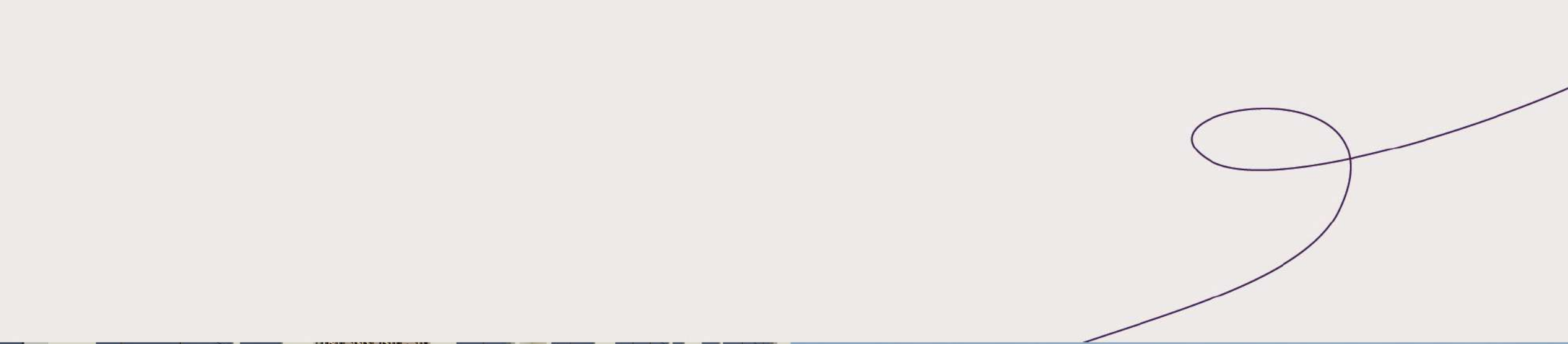
Operation and maintenance costs are cut down by reducing waste, especially by saving energy and water, hence increasing residents' comfort and efficiency. With effective insulation, high heating bills and carbon dioxide emissions are prevented. Plant species that consume less water are preferred in landscape design in open areas, thereby reducing water consumption.

A smart and sustainable life in every aspect awaits you in Piyalepaşa Istanbul, one of the first projects in the world and in Turkey with the LEED certification on a neighborhood basis.

# THE HOTEL THAT SUITS **ISTANBUL**

Residence Inn by Marriott and Courtyard by Marriott both within Piyalepaşa Istanbul Premium, serve visitors who want to experience the city in all its colors. The hotel's windows open to both the courtyard and the streets bring all the beauties of the city into your room. Residence Inn by Marriott, providing its guests the opportunity to reach every part of the city in a short time with its ideal location, also offers the option of long-term stay.







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