

Medeniyetler

*Beykoz*

*Nature's doors are opening to innovation  
with all the glory of the past.*



Medeniyetler Yapı







**MEDENİYETLER YAPI**  
is in the most beautiful  
district of İstanbul now,  
which is the first place  
Ottoman Empire conquered  
and it has been the center  
of civilization together with  
its 3 thousand years history













# MEDENİYETLER

Beykoz Villaları







New living  
space both  
with its architecture  
and privileges



A privileged life  
with every square meter  
designed specifically  
for you.








You can be close to  
everywhere and  
far from  
everything.





Beykoz's full of life  
Bosphorus view,  
its mansions and gardens,  
Its streets and colors,  
Its nights, rains, and sun  
Every neighborhood from  
Ortaköy to Emirgan,  
Beykoz to Üsküdar...  
We want poems to  
describe past and present  
of Istanbul and Let us  
build its future.







Design and comfort:  
The key to a  
modern life



It makes every moment  
special with its  
impressive architecture.







The unique union of  
luxury and comfort.



All villas are  
designed to  
make you feel  
special and  
privileged.





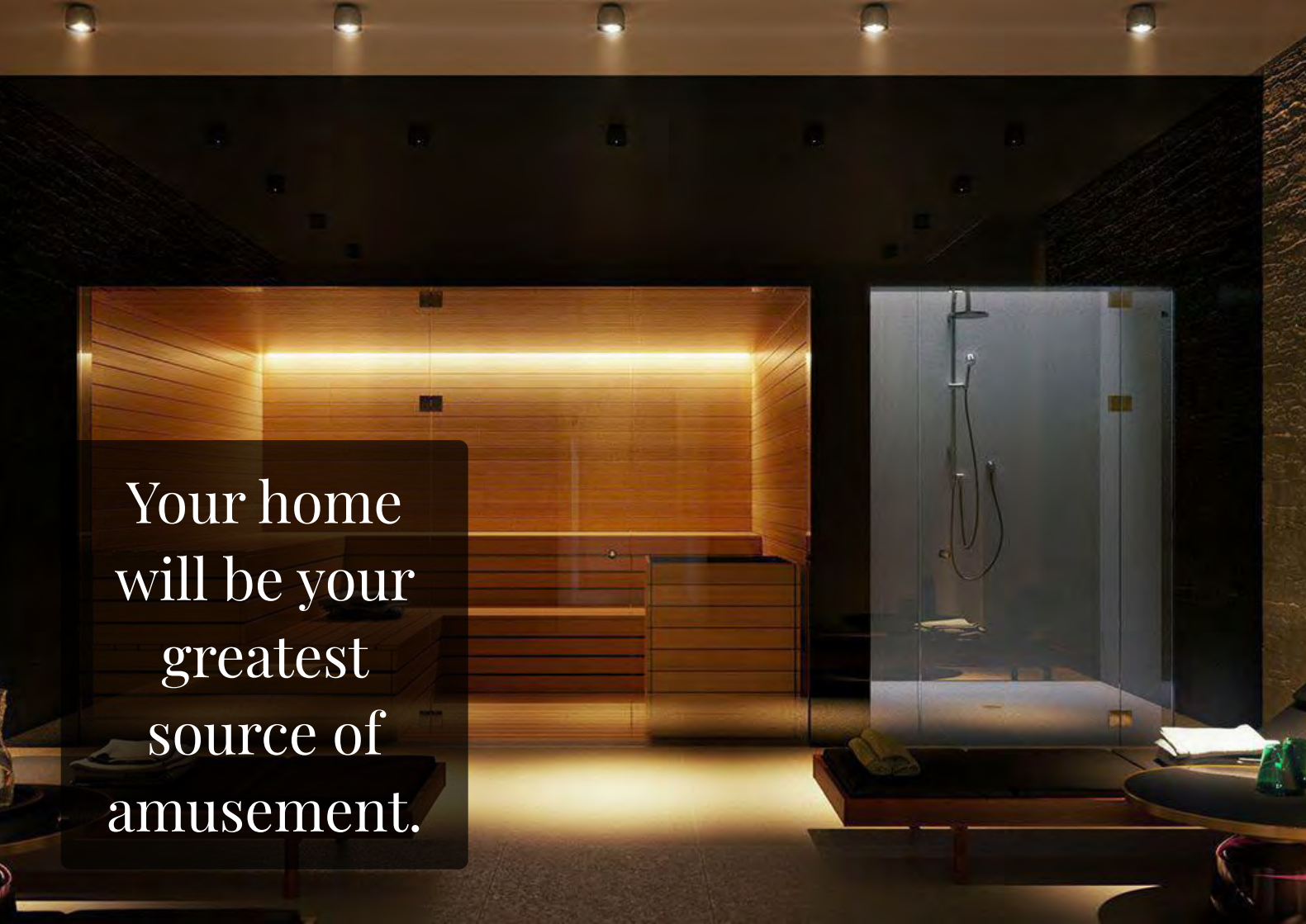


Never ending  
vocation in  
Medeniyetler  
Beykoz.









Your home  
will be your  
greatest  
source of  
amusement.







## Location







## Floor Plans





## VILLA TİP A

VILLA GROSS AREA	359.25 m <sup>2</sup>
VILLA LAND AREA	360.88 m <sup>2</sup>
VILLA NET AREA	287.76 m <sup>2</sup>



GROUND FLOOR PLAN

### ZEMİN KAT PLANI 98 m<sup>2</sup>

SALON	33.12 m <sup>2</sup>
MUTFAK	18.02 m <sup>2</sup>
MİSAFİR ODASI	7.05 m <sup>2</sup>
ANTRE	15.45 m <sup>2</sup>
MİSAFİR BANYO	3.23 m <sup>2</sup>
WC	4.50 m <sup>2</sup>
<b>TOPLAM NET ALAN</b>	<b>81.37 m<sup>2</sup></b>
VERANDA	20.50 m <sup>2</sup>
HAVUZ	24.00 m <sup>2</sup>
ARAÇ PARKI	33.50 m <sup>2</sup>
BAHÇE	139.00 m <sup>2</sup>
<b>TOPLAM AÇIK ALAN</b>	<b>217.00 m<sup>2</sup></b>



FIRST FLOOR PLAN

### 1. KAT PLANI 122 m<sup>2</sup>

E. YATAK ODASI	16.75 m <sup>2</sup>
YATAK ODASI 2	16.91 m <sup>2</sup>
YATAK ODASI 3	15.06 m <sup>2</sup>
YATAK ODASI 4	9.65 m <sup>2</sup>
YATAK ODASI 5	10.67 m <sup>2</sup>
KORİDOR	13.75 m <sup>2</sup>
EBEVEYN BANYO	3.80 m <sup>2</sup>
BANYO-WC	4.36 m <sup>2</sup>
EBEVEYN G. ODASI	9.30 m <sup>2</sup>
BALKON	5.45 m <sup>2</sup>
<b>TOPLAM NET ALAN</b>	<b>105.70 m<sup>2</sup></b>



BASEMENT FLOOR PLAN

### BODRUM KAT PLANI 98 m<sup>2</sup>

GYM	21.53 m <sup>2</sup>
SİNEMA ODASI	17.92 m <sup>2</sup>
HAMAM	7.30 m <sup>2</sup>
SAUNA	3.58 m <sup>2</sup>
DEPO	12.78 m <sup>2</sup>
KORİDOR	10.11 m <sup>2</sup>
BANYO-WC	3.57 m <sup>2</sup>
ÇAMAŞIR O.	2.46 m <sup>2</sup>
<b>TOPLAM NET ALAN</b>	<b>79.25 m<sup>2</sup></b>





## VILLA TIP B

VILLA GROSS AREA	176.85 m <sup>2</sup>
VILLA LAND AREA	170.44 m <sup>2</sup>
VILLA NET AREA	140.17 m <sup>2</sup>



GROUND FLOOR PLAN

GROUND FLOOR PLAN		
LIVING ROOM	25.34	m <sup>2</sup>
KITCHEN	10.62	m <sup>2</sup>
ENTRANCE	5.87	m <sup>2</sup>
GUEST BATHROOM	3.23	m <sup>2</sup>
WC	2.23	m <sup>2</sup>
TOTAL GROSS AREA	56.39	m <sup>2</sup>
TOTAL NET AREA	47.29	m <sup>2</sup>
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VERANDA	25.00	m <sup>2</sup>
SWIMMING POOL	15.00	m <sup>2</sup>
PARKING AREA	35.00	m <sup>2</sup>
GARDEN	39.05	m <sup>2</sup>
TOTAL OPEN AREA	114.05	m <sup>2</sup>



FIRST FLOOR PLAN

FIRST FLOOR PLAN		
MASTER BEDROOM	10.14	m <sup>2</sup>
BEDROOM 2	10.96	m <sup>2</sup>
BEDROOM 3	9.59	m <sup>2</sup>
CORRIDOR	4.46	m <sup>2</sup>
M. BATHROOM	3.10	m <sup>2</sup>
BATHROOM	5.35	m <sup>2</sup>
M. DRESSING ROOM	3.45	m <sup>2</sup>
BALCONY	2.61	m <sup>2</sup>
TOTAL GROSS AREA	64.07	m <sup>2</sup>
TOTAL NET AREA	49.66	m <sup>2</sup>



BASEMENT FLOOR PLAN

BASEMENT FLOOR PLAN		
GYM	12.46	m <sup>2</sup>
CINEMA ROOM	9.87	m <sup>2</sup>
TURKISH BATH	6.24	m <sup>2</sup>
SAUNA	3.83	m <sup>2</sup>
CORRIDOR	4.24	m <sup>2</sup>
BATHROOM	5.15	m <sup>2</sup>
LAUNDRY	1.43	m <sup>2</sup>
TOTAL GROSS AREA	56.39	m <sup>2</sup>
TOTAL NET AREA	43.22	m <sup>2</sup>



# Medeniyetler

# *Beykoz*

TRACES OF CIVILIZATION IN  
MODERN ARCHITECTURE



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