



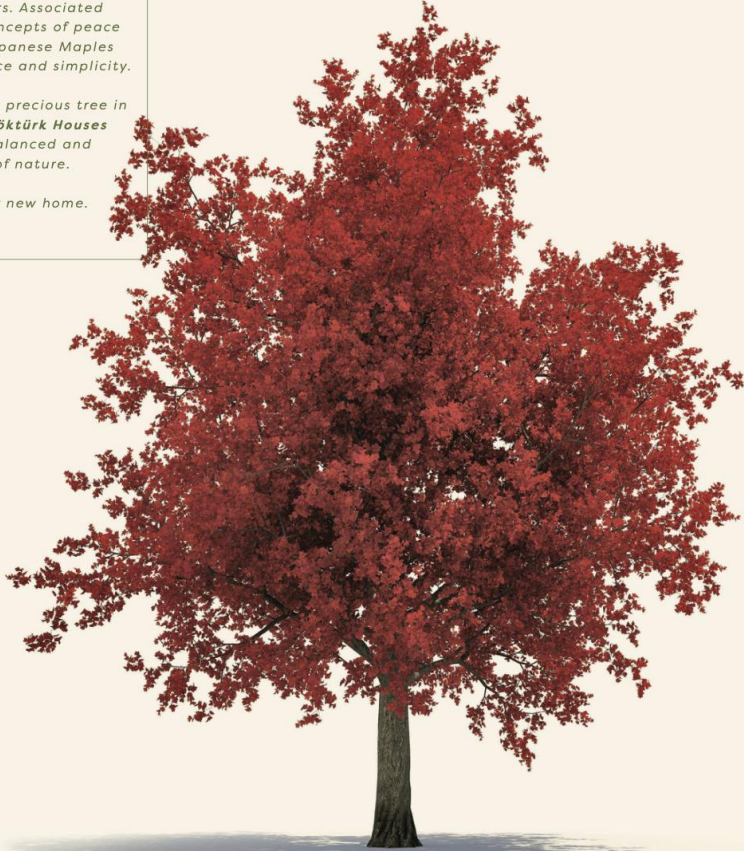
A LIFE OPEN TO NATURE



*Japanese Maples have been regarded as a symbol of elegance by many Oriental cultures for hundreds of years. Associated with nature's concepts of peace and serenity, Japanese Maples represent balance and simplicity.*

*By including this precious tree in its logo, **Seba Göktürk Houses** offers you the balanced and simple lifestyle of nature.*

*Welcome to your new home.*



## WE ARE GETTING BACK TO NATURE

The chirping of a bird, the murmur of calm water, and sometimes the glow of the sun hitting our faces in the shade of a tree...

This is our nature.

This is the moment when we find peace and quiet.

This is the moment we start loving life.

Our eyes are always looking for those two colors.

Green on the ground, blue in the sky. We get better in these colors.

We find life, we come to life, we are full of life.

When was the last time you stepped barefoot on greenery?

Maybe you have moved too far from nature.

Get ready,

With **Seba Göktürk Houses**, we are getting back to nature.

The sound of the stream flowing on one side in the forest...

The peaceful water garden in the inner courtyard, the serenity of the forest air in every breath.

At one with nature, as you always dreamed...

**SEBA GÖKTÜRK HOUSES**



It is no surprise that Göktürk became Istanbul's rising value residential area where people moved to after 2009.

The constantly increasing population and crowding in the city, poor infrastructure, and worn and tired buildings pushed people to a new alternative living area.

Being built on solid ground in a mountainous region, Göktürk offers a safe life for those who prefer it.

The wind blowing in from the north, the iodine of the Black Sea, and the fresh clean air of the Belgrade Forest make Göktürk a healthy place to live unlike any other.

**Seba Göktürk Houses** are located at the head of a stream whose calming sound brings peace. A lush forest stretches away on the other side of the stream. The blue-green line formed here lets you be at one with nature at any moment.

The visionary educational institutions in the region, the Hisar Education Foundation, and the Eyüboğlu High School, attracting opportunities that increase the quality of life in Göktürk.

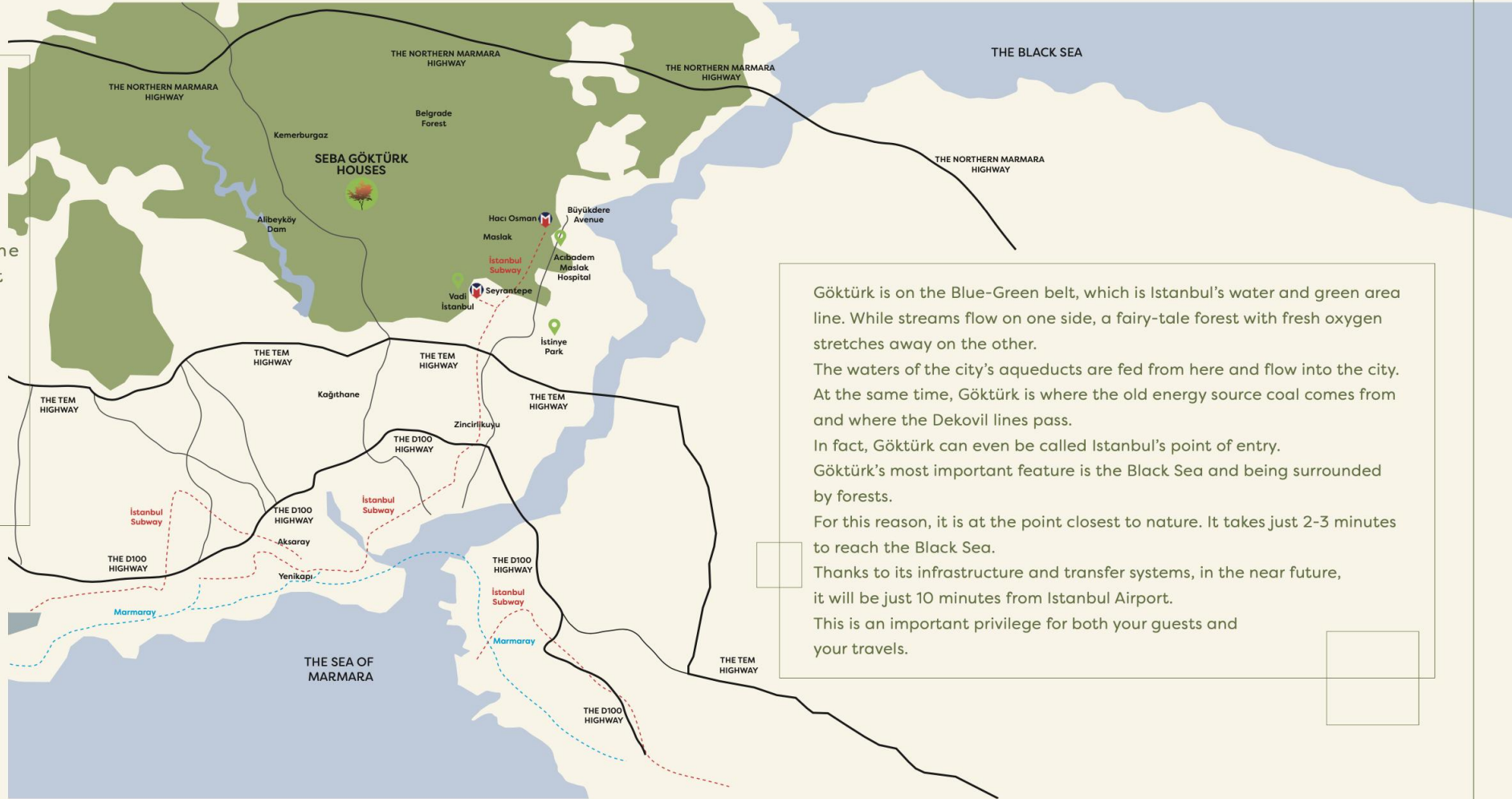
The Acıbadem, International, and Florence Nightingale hospitals are always at the service of Göktürk residents for a healthy and quality life. In addition, Göktürk has a wide variety of sports facilities. Horse riding facilities, golf courses, outdoor walking areas, gyms, and so much more...

Göktürk Investment offers a unique, safe, and much calmer life, and has become one of the most preferred spots for living.

The buildings purchased in 2009 have increased in value by 4 times today. In addition to all this, its proximity to Istanbul Airport will see Göktürk's value increase more every day.



Göktürk is located where the Strandja Forest from the Balkans meet the Belgrade Forest and the Black Sea.



Göktürk is on the Blue-Green belt, which is Istanbul's water and green area line. While streams flow on one side, a fairy-tale forest with fresh oxygen stretches away on the other.

The waters of the city's aqueducts are fed from here and flow into the city. At the same time, Göktürk is where the old energy source coal comes from and where the Dekovil lines pass.

In fact, Göktürk can even be called Istanbul's point of entry. Göktürk's most important feature is the Black Sea and being surrounded by forests.

For this reason, it is at the point closest to nature. It takes just 2-3 minutes to reach the Black Sea.

Thanks to its infrastructure and transfer systems, in the near future, it will be just 10 minutes from Istanbul Airport.

This is an important privilege for both your guests and your travels.

Although Göktürk is a part of a large district, it is also a huge neighborhood.

As its newest resident, **Seba Göktürk Houses** invites you to the neighborhood life that you miss. Many new estates were built in Göktürk in as a short time as 15 years. The Göktürk people who started living here created a warm neighborhood culture.

This is why life in Göktürk is both unrestricted and safe. With its technical infrastructure and equipment, it is self-sufficient.

**Seba Göktürk Houses** offers the privilege of living in an area that is unique to and at one with nature inside a huge city.





In Göktürk, everyone goes home after work. They put on something comfortable and go for a nice walk in the clean forest air to relieve all the stress and fatigue of the day. Everyone around you on this walk are people who know you. Neighbors, colleagues, friends...

Everyone who sets foot in **Seba Göktürk Houses** will be a part of this warm and friendly world.



This is because the neighborhood culture lives on in Göktürk. From the grocery store to the fisherman, from the restaurant to the bookstore, all the tradesmen know everyone who lives here. If you are one of those who say, "Where is that old neighborhood culture," Göktürk is for you.

Göktürk is a lively place 24/7. The cafes are always full and greet you with lively conversations. There are many options for those who want to do sports. Those who want even more can go horseback riding, play golf, or unwind at a tennis match in Göktürk.

**Seba Göktürk Houses** is the most beautiful place in lively, developing Göktürk...







Göktürk is the right address for those who miss the neighborhood culture. While living a peaceful and quiet life, you will be at one with sports and nature. With its self-sufficient infrastructure, health, and education facilities, a privileged life away from the stress of the city, is waiting for you here in the city.

Unlike its counterparts, **Seba Göktürk Houses** is not surrounded by estates, but by nature on three sides. In addition, another unique feature of Seba Göktürk Houses is that it is directly accessible from the main road.

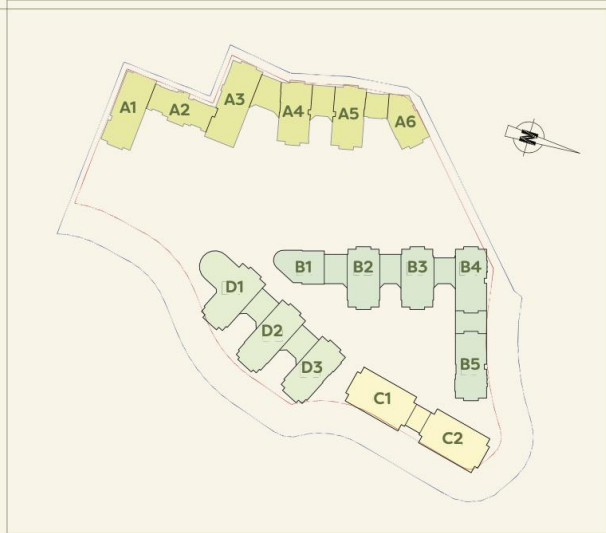


With its stunning terraces, **Seba Göktürk Houses** is perfect for relieving the tiredness of the day. You can refresh yourself in the nearby pool or take in the sun.

The sky, with all its blueness, will open the doors to a refreshing evening for you and your loved ones. You will want time to stop on this peaceful terrace. You will want time to stop on this peaceful terrace.



# SEBA GÖKTÜRK HOUSES LAYOUT PLAN





SEBA  
GÖKTÜRK  
HOUSES  
ZONE A



SEBA  
GÖKTÜRK  
HOUSES  
ZONE B





SEBA  
GÖKTÜRK  
HOUSES  
ZONE C



SEBA  
GÖKTÜRK  
HOUSES  
ZONE D





Seba Construction produces sustainable projects that respect the environment. It builds permanent living spaces with its vision that changes the face of the regions it enters and aims to raise living standards. It acts with the awareness of the responsibility that our country, which is located in the earthquake zone, gives to the construction sector. In this context, it closely follows developments in the technological field and applies these developments meticulously at all stages of its projects.

#### PROJECT DETAILS

**PROJECT NAME** Seba Göktürk Houses  
**CONTRACTOR** Seba İnşaat A.Ş.  
**LANDOWNER AE** Gayrimenkul Yatırımları Ticaret Anonim Şirketi,  
MER Alışveriş Merkezleri Pazarlama Turizm ve Ticaret Anonim Şirketi  
**PROJECT ARCHITECTURAL DESIGN** The İki Design Group/Murat Kader,  
Sema Eser Özaruhan  
**PROJECT COORDINATOR** Tiba Mimarlık/Ayten Babaoğlu  
**PROJECT MANAGEMENT** BLB Gayrimenkul Geliştirme ve Danışmanlık/Ozan Balaban  
**CONSTRUCTION AREA** 90,408.28 m<sup>2</sup>  
**SELLABLE AREA** 62,104.64 m<sup>2</sup>  
**NUMBER OF BLOCKS** 16  
**NUMBER OF FLOORS PER BLOCK** 5  
**NUMBER OF APARTMENTS** 368  
**APARTMENT TYPES** 1+1, 2+1, 3+1, 4+1, 5+1, 6+1  
**SOCIAL AREAS** Fitness, swimming pool, cafe,  
children's playground, open-air sports areas



A LIFE OPEN TO NATURE





**HEAD OFFICE**

SEBA OFFICE BOULEVARD, D BLOK NO: 67  
AYAZAĞA MAHALLESİ, MİMAR SİNAN SOKAK. NO:21  
SARIYER/İSTANBUL

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