

FOLKART  **CITY**

 **FOLKART**

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IN THE MIDST OF LIFE



AT THE HEART OF IZMIR
CAPTURES THE WHOLE CITY



THE MOST APPEALING LIFESTYLE IN IZMIR
FOLKART INCITY...





Ankara Street

Koçtaş

Mektebim College

Folkart Time

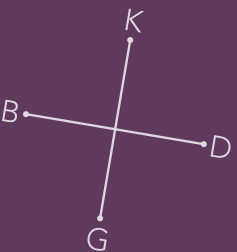
Uğur Schools

IN THE MIDST OF THE CITY

FOLKART INCITY is just a few minutes away from everything that makes Izmir what it is. Located in the Bornova Yeni Kent area between Ankara Street and the Metro line, FOLKART INCITY brings the whole city to your doorstep: the Metro stop, highway connections, shopping malls, hospitals, and educational institutions.

LOCATION

- ▶ Metro _____ 1 minute
- ▶ Yaşar University _____ 2 minute
- ▶ Beltway _____ 2 minute
- ▶ İzmir Courthouse _____ 3 minute
- ▶ Folkart Towers _____ 3 minute
- ▶ Ege University _____ 5 minute
- ▶ Forum Bornova _____ 5 minute
- ▶ Adnan Menderes Airport _____ 25 minute
- ▶ Çeşme _____ 45 minute





IN THE MIDST OF LIFE

FOLKART INCITY blends elegant architecture with comfortable living spaces, combining shopping, sports, nature, and entertainment with the city's dynamism. Located in the coveted and developing area of Bornova Yeni Kent, FOLKART INCITY has everything you need to make life easier.



IN THE MIDST OF NATURE

Thanks to its green spaces covering 72 percent of the project area, FOLKART INCITY is the only project in Izmir that allows you to embrace nature while living in the city. FOLKART INCITY promises you and your loved ones peaceful living, bringing with it the aromas of thousands of flowers thanks to its lush green grove.

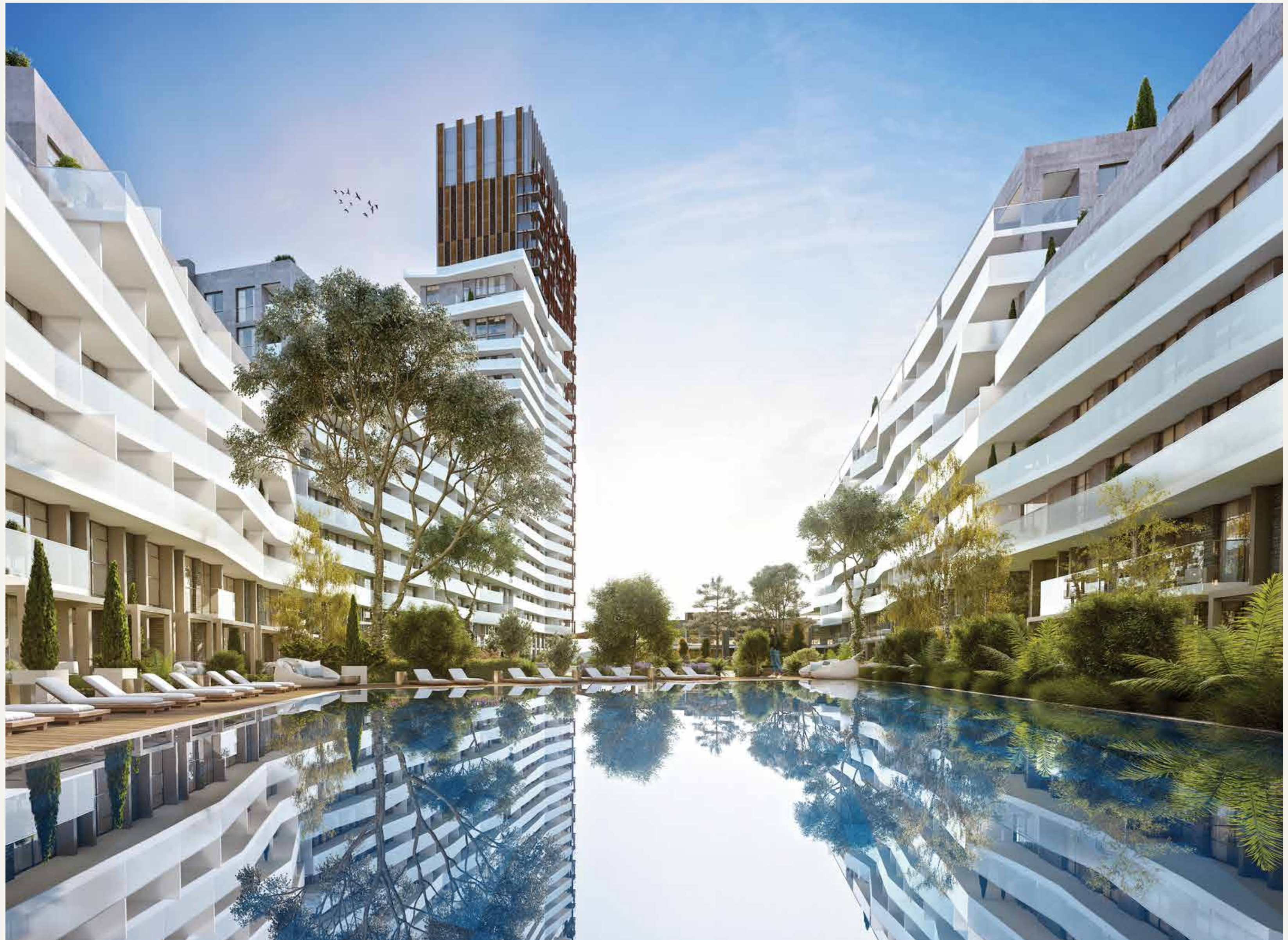
- A grove within the project area
- Green areas on the roof
- Mini golf course
- Various trees and flowers in different colors and scents throughout the four seasons
- 18,900 square meters of green area (excluding roof areas), 72-percent green area





Enjoy life surrounded by colorful trees, flowers,
and various plants in the specially designed landscape area









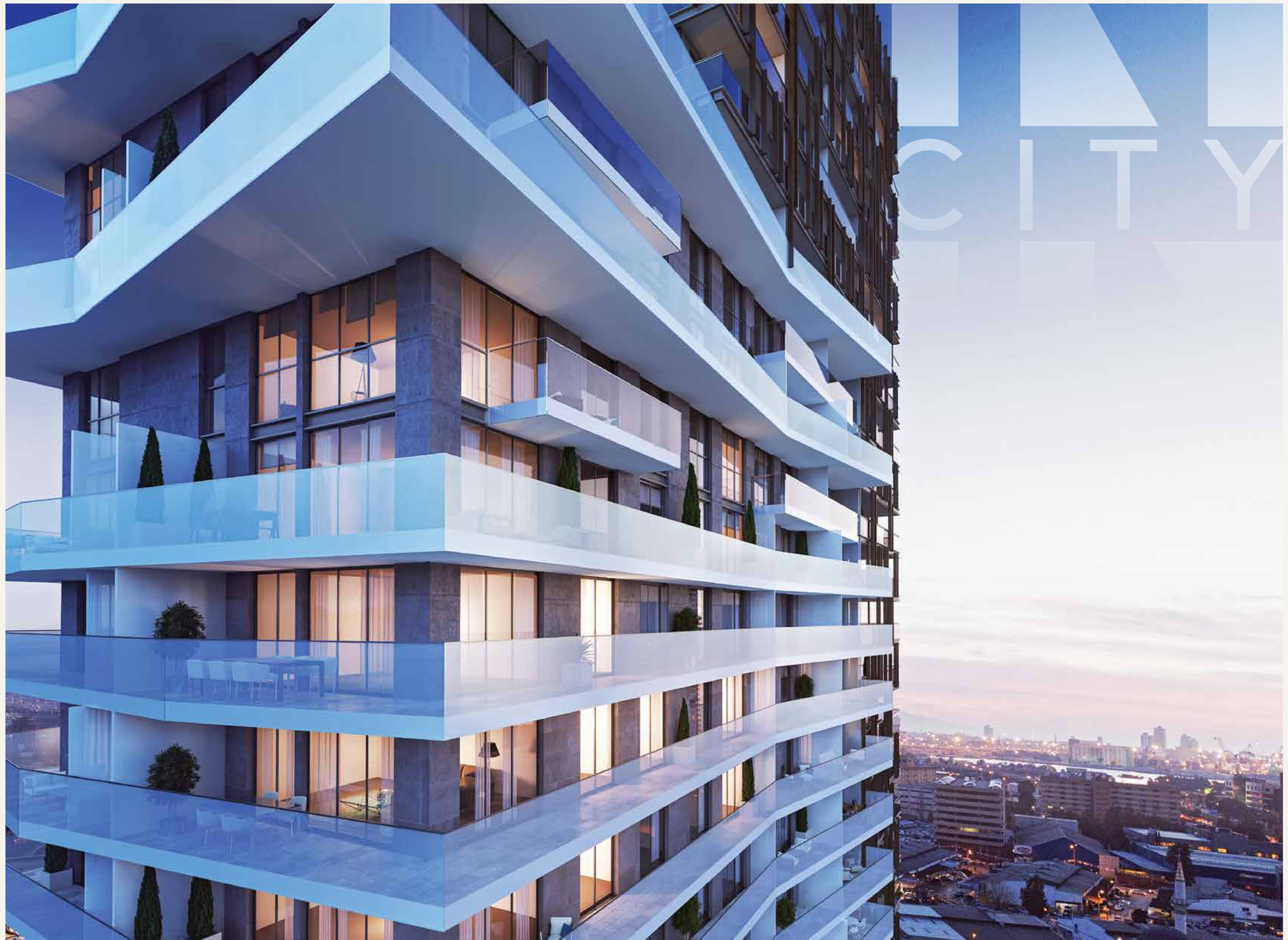
POOL FUN ALL YEAR ROUND

Enjoy pool fun all year round with outdoor and indoor swimming pools at your own home at FOLKART INCITY. FOLKART INCITY features two swimming pools: a 260-square meter outdoor pool and a 127-square meter indoor pool.

Additionally, the roof and side sections of the indoor pool can be retracted to turn it into an outdoor pool in the summer and spring can be retracted to turn it into an outdoor pool in the summer and spring.



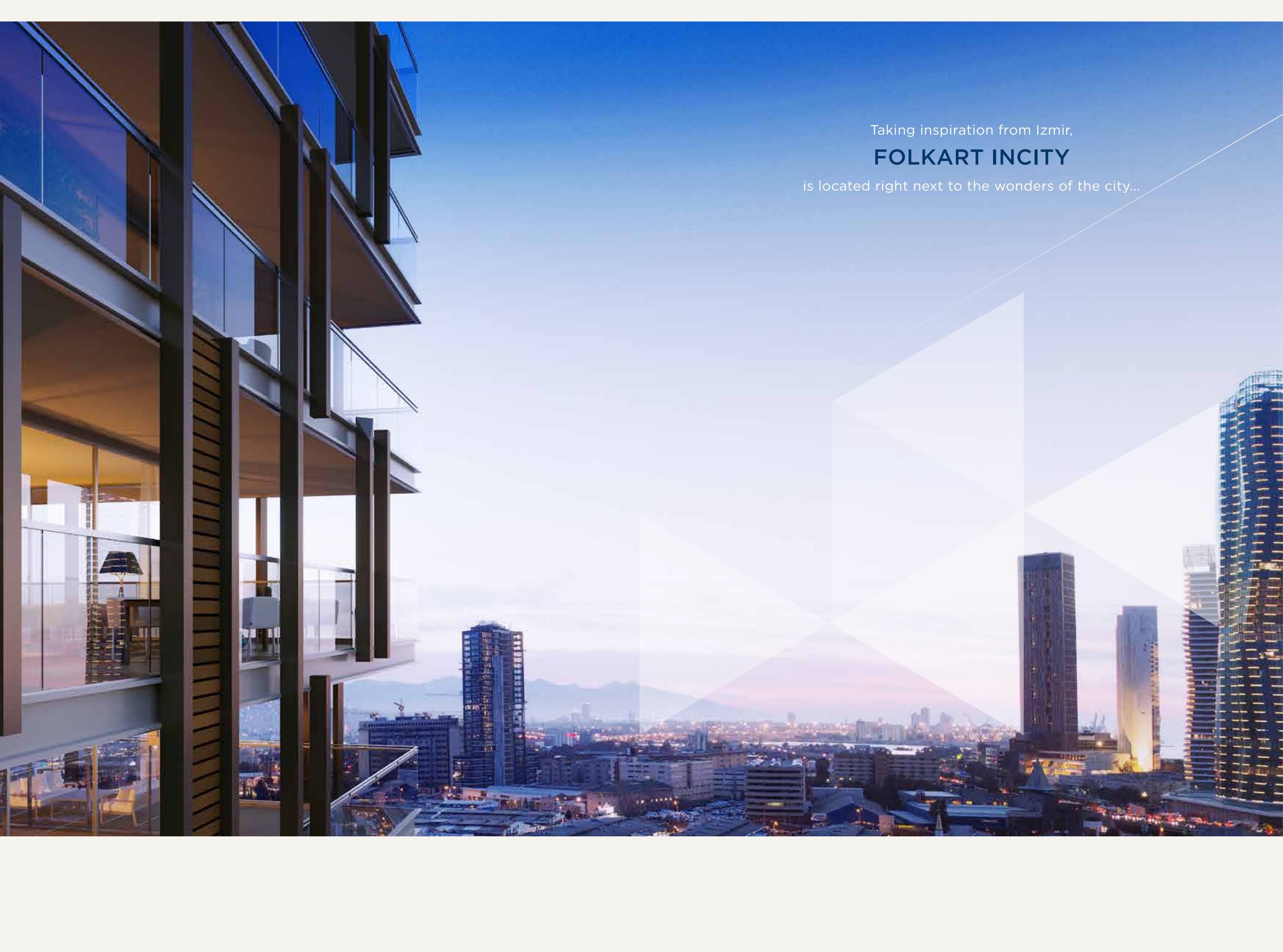




Taking inspiration from Izmir,

FOLKART INCITY

is located right next to the wonders of the city...

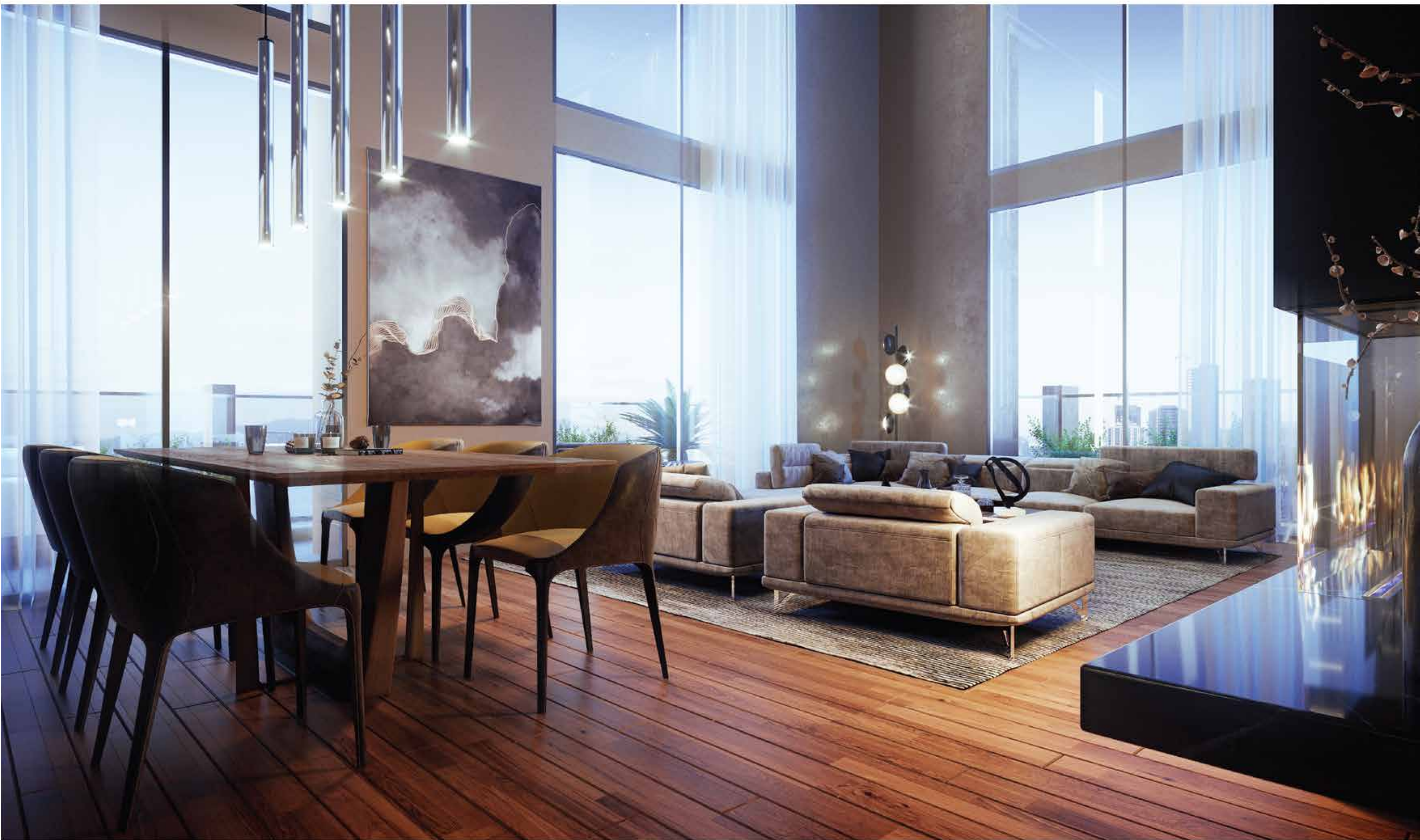






IN THE MIDST OF COMFORT

Located in FOLKART INCITY to meet different needs, the studio combines functionality and comfort in 1 + 1, 2 + 1, 3 + 1 and 4 + 1 apartment types. You will feel the modern line of FOLKART INCITY, where every detail has been meticulously pored over.







IN THE MIDST OF ENTERTAINMENT

At FOLKART INCITY, you will be in the midst of entertainment with exclusive areas that appeal to all people and tastes: a library, karaoke hall, cinema, chess and game rooms, and more. You will stay in shape at the impressive sports centers and enjoy your share of greenery in the grove areas.



CHILDREN'S PLAYGROUND



CHESS



KARAOKE

SOCIAL AMENITIES

- Outdoor sports areas
- (Basketball / Tennis / Soccer)
- Indoor Swimming Pool with Retractable Roof
- Outdoor Swimming Pool
- Sports Center / Fitness / Sauna
- Kindergarten / Indoor Children's Play Area
- Electric Vehicle Charging Station
- Children's Playground
- Chess and Game Room
- Walking Track and Grove Area
- Mini golf
- Table Tennis
- Playstation
- Cinema
- Karaoke Room
- Study Room
- Library



MINI GOLF



CINEMA



INDOOR SWIMMING POOL



TABLE TENNIS



FITNESS



SOCCER



BASKETBALL



TENNIS



IN THE MIDST OF SPORTS

Sport becomes part of your lifestyle at FOLKART INCITY. FOLKART INCITY brings healthy days to your life with outdoor and indoor swimming pools, a sauna, vitamin bars, game parks, tennis and basketball courts, and a soccer field.



IN THE MIDST OF RHYTHM

An elegant and tasteful road will connect FOLKART INCITY to Folkart Time, where everything you need is in one place. FOLKART INCITY will become the new central attraction of Izmir with its seating places, special landscaping and illumination. At FOLKART INCITY, you will enjoy living in the center of Izmir and being close to exclusive brands, special entertainment areas for children and adults, big home improvement chains and supermarkets, places to eat, Mektebim College, and other prestigious educational institutions.

LAYOUT PLAN





STUDIO

FLOOR PLAN

NET AREA _____ 24.40 m²
GROSS AREA _____ 36.70 m²
OVERALL GROSS AREA _____ 49.91 m²



1 Living Room + Kitchen + Hallway _____ **20.40 m²**
2 Bathroom _____ **4.00 m²**
3 Balcony _____ **6.80 m²**

1+1

FLOOR PLAN

NET AREA _____ 35.20 m²
GROSS AREA _____ 56.10 m²
OVERALL GROSS AREA _____ 76.30 m²



1 Entrance Hall _____ **2.90 m²**
2 Living Room + Kitchen _____ **18.70 m²**
3 Bedroom _____ **10.20 m²**
4 Bathroom _____ **3.40 m²**
5 Balcony _____ **13.20 m²**

2+1

FLOOR PLAN

NET AREA _____ 59.10 m^2
GROSS AREA _____ 102.70 m^2
OVERALL GROSS AREA _____ 139.67 m^2



1 Entrance Hall _____ 6.50 m^2
2 Living Room + Kitchen _____ 24.00 m^2
3 Bedroom _____ 10.00 m^2
4 Master Bedroom _____ 14.70 m^2
5 Bathroom _____ 3.90 m^2
6 Balcony _____ 31.80 m^2

3+1

DUPLEX FLOOR PLAN

NET AREA _____ 122.70 m^2
GROSS AREA _____ 216.40 m^2
OVERALL GROSS AREA _____ 283.54 m^2



DOWNSTAIRS



UPSTAIRS

1 Entrance Hall _____ 11.90 m^2
2 Living Room _____ 34.00 m^2
3 Kitchen _____ 13.30 m^2
4 Toilet _____ 3.70 m^2
5 Garden Terrace _____ 29.90 m^2
6 Hallway _____ 9.00 m^2

7 Bedroom 1 _____ 12.40 m^2
8 Bedroom 2 _____ 9.20 m^2
9 Master Bedroom _____ 18.90 m^2
10 Master Bathroom _____ 4.60 m^2
11 Bathroom _____ 5.70 m^2
12 Balcony _____ 8.50 m^2

3+1

TYPE 1 / FLOOR PLAN

NET AREA _____ 97.90 m^2
GROSS AREA _____ 144.20 m^2
OVERALL GROSS AREA _____ 196.11 m^2



1 Entrance Hall _____	11.90 m^2	6 Master Bedroom _____	20.70 m^2
2 Living Room _____	27.00 m^2	7 Master Bathroom _____	4.60 m^2
3 Kitchen _____	8.90 m^2	8 Bathroom _____	3.90 m^2
4 Bedroom 1 _____	9.40 m^2	9 Laundry Room _____	2.10 m^2
5 Bedroom 2 _____	9.40 m^2	10 Balcony _____	29.40 m^2

3+1

TYPE 2 / FLOOR PLAN

NET AREA _____ 93.20 m^2
GROSS AREA _____ 153.20 m^2
OVERALL GROSS AREA _____ 208.35 m^2



1 Entrance Hall _____	12.20 m^2	6 Master Bedroom _____	17.30 m^2
2 Kitchen _____	12.00 m^2	7 Master Bathroom _____	2.90 m^2
3 Living Room _____	24.00 m^2	8 Bathroom _____	3.90 m^2
4 Bedroom 1 _____	10.20 m^2	9 Balcony _____	43.10 m^2
5 Bedroom 2 _____	10.70 m^2		

4+1

FLOOR PLAN

NET AREA _____ 134.10 m^2
 GROSS AREA _____ 201.60 m^2
 OVERALL GROSS AREA _____ 274.18 m^2



1 Entrance Hall + Corridor	18.70 m^2	7 Master Bedroom	17.30 m^2
2 Living Room	39.90 m^2	8 Master Bathroom	3.30 m^2
3 Kitchen	14.80 m^2	9 Bathroom	4.50 m^2
4 Bedroom 1	10.20 m^2	10 Balcony	16.10 m^2
5 Bedroom 2	13.60 m^2	11 Balcony 2	29.40 m^2
6 Bedroom 3	10.50 m^2	12 Laundry Room	1.30 m^2

4+1

DUPLEX FLOOR PLAN

NET AREA _____ 149.70 m^2
 GROSS AREA _____ 302.60 m^2
 OVERALL GROSS AREA _____ 411.50 m^2



DOWNSTAIRS

1 Entrance Hall + Corridor	14.60 m^2
2 Living Room	36.30 m^2
3 Kitchen	12.10 m^2
4 Toilet	2.90 m^2
5 Master Bedroom	17.10 m^2
6 Master Bathroom	5.00 m^2
7 Pool	12.30 m^2



UPSTAIRS

8 Balcony	103.90 m^2
9 Corridor	6.70 m^2
10 Bedroom 1	10.40 m^2
11 Bedroom 2	13.20 m^2
12 Bedroom 3	10.30 m^2
13 Bathroom 1	3.00 m^2
14 Bathroom 2	5.80 m^2



Enis Öncüoğlu is a jury member and advisory board member in MAPIC Awards and MIPIM Awards international project competitions as well as in many local and international competitions. What makes Öncüoğlu's projects stand out is the way they combine the discipline of contemporary architecture with a realistic and feasible approach. Öncüoğlu Mimarlık provides a wide range of services, such as master plan concept design and implementation project. The company coordinates its projects by cooperating with full-fledged engineering and consulting companies. Thanks to its vast experience and agile team, the company can quickly and efficiently manage various projects differing in scale, scope, and stage under global standards. Öncüoğlu Mimarlık has been operating for 53 years, providing architectural, planning and consultancy services at its offices in Ankara, Istanbul, Dubai, Moscow, Astana, and New York City. Established in

1964 by Hasan Öncüoğlu, the company has been managed by Enis Öncüoğlu and its partners Önder Kaya, Cem Altınöz and Engin Öncüoğlu since 1996. Öncüoğlu's main areas of expertise are residential projects, mixed-use centers, shopping malls, and business, tourism and trade centers designed in Turkey, Russia and the CIS (the Commonwealth of Independent States) countries. Of note, the company received an award in the "Hotel Architecture/Russia" category of "European Property Awards" with Radisson Blu Resort & Congress Centre in 2014, the "Mixed-Used Complex" award at the Commercial Real Estate Awards in Moscow in 2009, the "Best Shopping Mall" award at the Cityscape with Cepa Shopping Mall in the same year, the "High Praise" award with the Eczacıbaşı R&D Center, and the "Hotel Real Estate" category at the Commercial Real Estate Awards with Ritz Carlton Hotel.





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