

FOLKART  
COUNTRY  
— U R L A —



## A 5-Sensual Life in Urla

Life is the playground of the senses. True luxury is to be where you can live it all together.

Urla, Izmir's pupil, favorite of Turkey in recent years.

Urla is a global destination with its nature, preserved historical texture, coastline and people. Everything that makes Urla Urla now gains a new dimension with the Folkart touch.

To see Urla, to listen to nature, to feel the sun, to taste natural flavors and to smell the soil... Welcome to a life with 5 senses in Urla.





## A New Urla in Urla: Folkart Country Urla

Take a skip in time, imagine you are starting a new morning in Folkart Country Urla.

Listen to the voice of the leaves saying good morning to you. Feel the heat of the sun hitting your face through the leaves.







Keep your eyes on the best view of Urla.  
Witness the meeting of people who live life  
with 5 senses.

[Finding a new Urla in Urla ...](#)



## A New Trend: Country Life

Country means dormitory. A new understanding of a detached house means a life away from the city and close to itself.

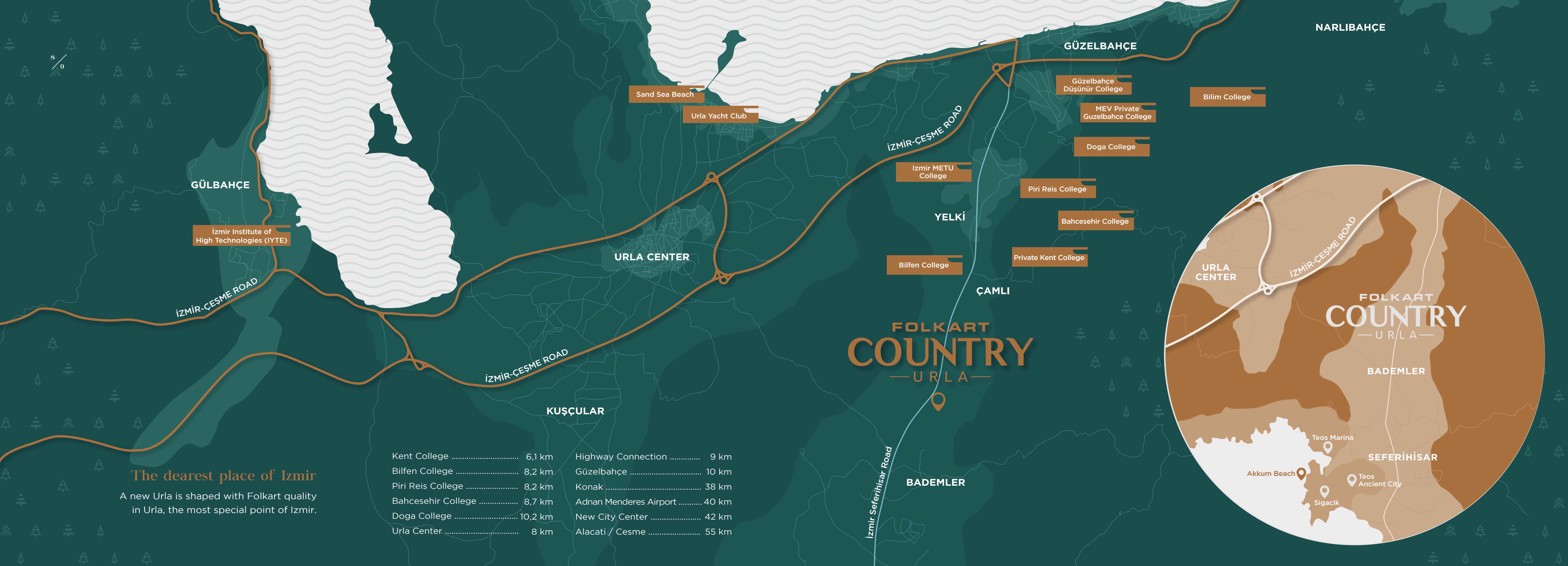
Getting away from all the problems of city life, but not going too far ... A sustainable architecture inspired by nature, a self-sufficient fiction that brings together all life elements ... A social life style whenever you want, alone.

Folkart Country Urla is not only a site of detached houses, but a world that adds comfort to the natural life you miss.

Returning to nature is the common wish of everyone. Folkart Country Urla, on the other hand, is the natural life itself.







8  
9

NARLIBAHÇE

GÜZELBAHÇE

Sand Sea Beach

Urla Yacht Club

Güzelbahçe  
Düşünür College

Bilim College

MEV Private  
Guzelbahce College

Doga College

GÜLBAHÇE

İzmir Institute of  
High Technologies (IYTE)

İZMİR-ÇEŞME ROAD

URLA CENTER

Izmir METU  
College

YELKİ

Piri Reis College

Bahcesehir College

Private Kent College

Bilfen College

ÇAMLI

FOLKART  
COUNTRY  
—URLA—

KUŞÇULAR

Kent College .....	6,1 km	Highway Connection .....	9 km
Bilfen College .....	8,2 km	Güzelbahçe .....	10 km
Piri Reis College .....	8,2 km	Konak .....	38 km
Bahcesehir College .....	8,7 km	Adnan Menderes Airport .....	40 km
Doga College .....	10,2 km	New City Center .....	42 km
Urla Center .....	8 km	Alacati / Cesme .....	55 km

### The dearest place of Izmir

A new Urla is shaped with Folkart quality  
in Urla, the most special point of Izmir.











Return to the neighborhood







14 / 15

## Folkart Country Urla Oven

Friendly chats will accompany the appetizing scent of the warm breads and pastries that have just come out of the Folkart Country Bakery.

Boyoz, whose reputation exceeds the borders of Izmir, It will be indispensable for your breakfast.



## Everything Has Been Considered For You.

Everything that makes life healthy, enjoyable, social and practical is all within the boundaries of Folkart Country. Being both independent and social has never been more natural.



 Landscape Areas	 Outdoor - Indoor Swimming Pool	 Fitness - Cardio & Group Halls	 Sauna
 Steam Room	 Spa Center	 24/7 Security	 Cafe - Restaurant
 Generator for Common Areas	 Video Intercom System	 24 Hour Camera Security System	 Child Park
 House Keeping	 Seating Areas	 Underfloor Heating	 Reception Service









**Folkart Country neighborhoods**

are not only examples of warm architectural planning, but also of social fabric. At the center of all is your family.





4+1 Duplex Villa Picture



## A Life Dependent on Yourself.

Being independent from everyone,  
but connecting to yourself and your family ...  
Folkart Country Urla will change your life.





3+1 Duplex Type II Villa Picture

4+1 Duplex Villa Picture





3+1 Duplex Type II Villa Picture



4+1 Villa Picture

### A Unique Landscape

The landscape of Folkart Country Urla is so large and unique that you can only realize the magic of this area when you live.

77.620 m<sup>2</sup> common landscape area. With landscapes inside the plot added on it, a total of 155,000 m<sup>2</sup> of green space. It is a breathtaking habitat, each square meter of which is perfectly planned, adorned with dozens of kinds of plants and top quality outdoor materials.



There are 159 villas in Folkart Country Urla, besides independent gardens, there is a lot of magnificent nature that gives a feeling of eternity.

There are many things that make Folkart Country Urla unique. Exceptional landscape design is the crown of all of these.







## Hotel Comfort at Your Home

Folkart Country Urla is an oasis for your family. With your large garden and private pool, the holiday pleasure is at your home all year round.











32 / 33



Not only independent and free  
but also settled in harmony and comfort of community life...  
Life in Folkart Country,  
Like the way you always wanted it to be.

FOLKART  
COUNTRY  
—URLA—



## Inspiration From Nature

Imagine a colorful scene created by a unique landscape in a vast green area. Watch the natural stones meet the warmth of wood in this scene. Add an architectural understanding to this unique combination that blends every area into life. Notice the living spaces that are sometimes placed in one piece, and sometimes at independent angles that are compatible with each other.









## You have traces in every square meter!

Folkart Country Urla's living spaces are the result of a flawless planning. The interior design of your home, which reflects you with every square meter, is perfect with every detail.







## Discover Your Inner Chef!

Fresh flavors from Urla's nature, the simple charm  
of your kitchen ...

Now is the time to discover the chief within you.





## Good morning Urla! Good Morning Good Life!

It goes no matter how you start your day.  
Your day always starts well at Folkart Country Urla.  
Wake up facing the sun. Breathe in the fresh air of Urla.  
Good thing you will say I'm here.







44 / 45

## The Natural State of Luxury

The simplicity and warmth of nature are transforming into comfortable living spaces in Folkart Country Urla.











3 + 1 Duplex Type I Villa Picture



FOLKART  
COUNTRY  
—URLA—



2+1 SINGLE STOREY FLOOR PLAN



Usage Area: 101,30 m<sup>2</sup>  
Total Gross: 155,70 m<sup>2</sup>  
Parcel Area: 350 - 550 m<sup>2</sup>

1 Entrance Hall \_\_\_\_\_ 10,90 m<sup>2</sup>  
2 Hall \_\_\_\_\_ 5,80 m<sup>2</sup>  
3 Living Room + Kitchen \_ 37,60 m<sup>2</sup>  
4 Winter Garden \_\_\_\_\_ 16,50 m<sup>2</sup>  
5 Par, Bedroom \_\_\_\_\_ 18,20 m<sup>2</sup>

6 Par. Bathroom \_\_\_\_\_ 4,20 m<sup>2</sup>  
7 Bathroom \_\_\_\_\_ 6,40 m<sup>2</sup>  
8 Bedroom 2 \_\_\_\_\_ 12,00 m<sup>2</sup>  
9 Garden Storage \_\_\_\_\_ 6,20 m<sup>2</sup>  
10 Terrace \_\_\_\_\_ 18,30 m<sup>2</sup>

FOLKART  
COUNTRY  
— U R L A —





3,5+1 SINGLE STOREY FLOOR PLAN



52  
53



Usage Area: **139,10 m<sup>2</sup>**  
Total Gross: **217,00 m<sup>2</sup>**  
Parcel Area: **570 - 670 m<sup>2</sup>**

1 Entrance Hall	8,90 m <sup>2</sup>
2 Hall	3,10 m <sup>2</sup>
3 Living Room	36,40 m <sup>2</sup>
4 Kitchen	14,10 m <sup>2</sup>
5 Winter Garden	20,60 m <sup>2</sup>
6 Garden Storage	4,60 m <sup>2</sup>
7 Room	7,90 m <sup>2</sup>
8 Hall 2	6,50 m <sup>2</sup>
9 WC	2,10 m <sup>2</sup>

10 Laundry Room	1,90 m <sup>2</sup>
11 Bathroom	4,00 m <sup>2</sup>
12 Par. Bedroom	19,00 m <sup>2</sup>
13 Par. Bathroom	4,40 m <sup>2</sup>
14 Bedroom 2	13,10 m <sup>2</sup>
15 Bedroom 3	13,10 m <sup>2</sup>
16 Terrace 1	12,30 m <sup>2</sup>
17 Terrace 2	13,10 m <sup>2</sup>

FOLKART  
COUNTRY  
— U R L A —







GROUND FLOOR



UPSTAIRS

Usage Area: 139,80 m<sup>2</sup>  
Total Gross: 213,90 m<sup>2</sup>  
Parcel Area: 480 - 550 m<sup>2</sup>

- 1 Entrance Hall \_\_\_\_\_ 10,40 m<sup>2</sup>
- 2 Living Room \_\_\_\_\_ 34,90 m<sup>2</sup>
- 3 Kitchen \_\_\_\_\_ 13,20 m<sup>2</sup>
- 4 Winter Garden \_\_\_\_\_ 32,40 m<sup>2</sup>
- 5 Technical Area 1 \_\_\_\_\_ 2,10 m<sup>2</sup>
- 6 Bathroom 1 \_\_\_\_\_ 3,90 m<sup>2</sup>
- 7 Garden Storage \_\_\_\_\_ 3,20 m<sup>2</sup>
- 8 Warehouse \_\_\_\_\_ 3,40 m<sup>2</sup>

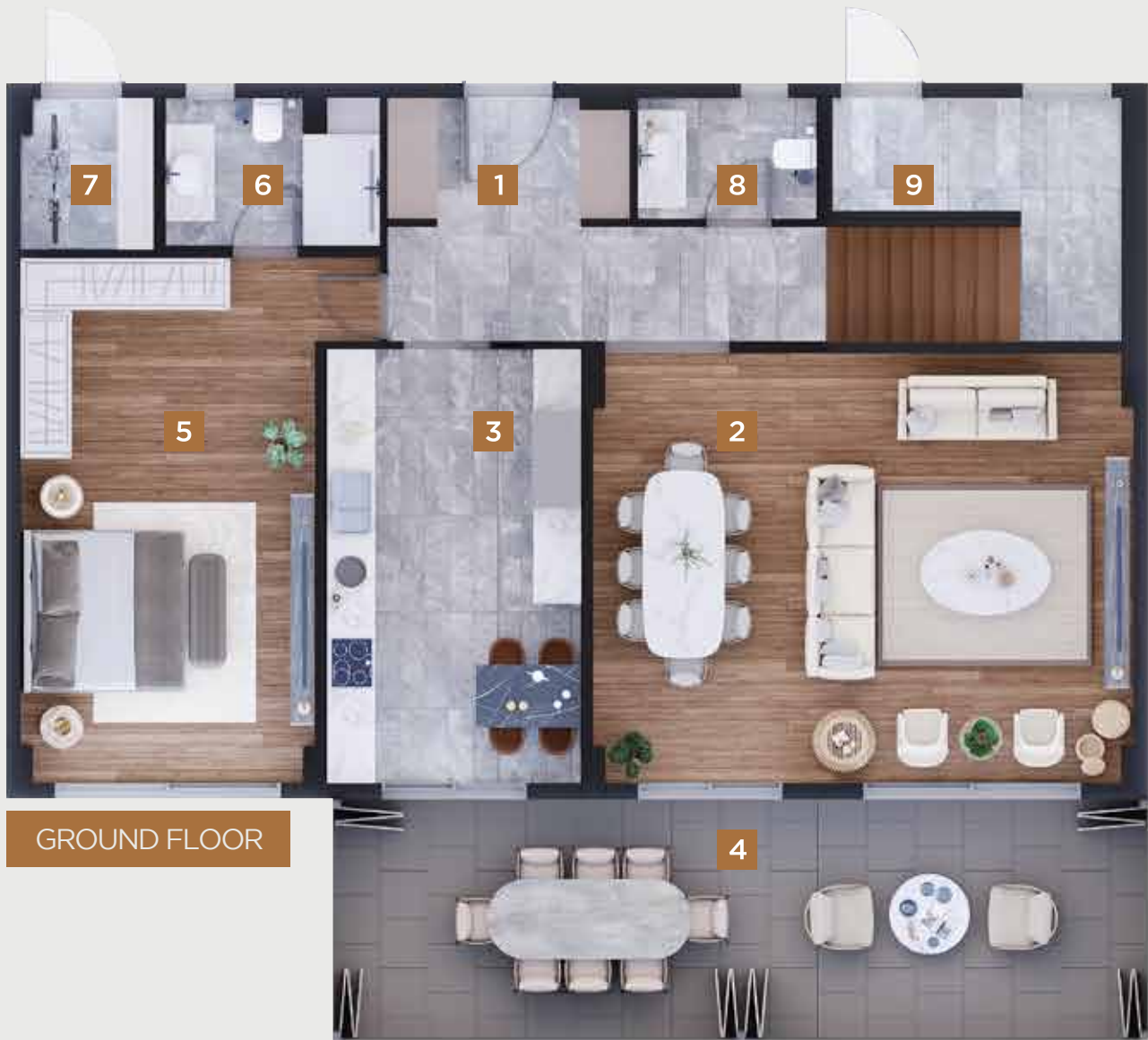
- 9 Par. Bedroom \_\_\_\_\_ 21,20 m<sup>2</sup>
- 10 Par. Bathroom \_\_\_\_\_ 4,20 m<sup>2</sup>
- 11 Bedroom 2 \_\_\_\_\_ 12,90 m<sup>2</sup>
- 12 Bedroom 3 \_\_\_\_\_ 12,90 m<sup>2</sup>
- 13 Laundry Room \_\_\_\_\_ 4,90 m<sup>2</sup>
- 14 Hall \_\_\_\_\_ 5,80 m<sup>2</sup>
- 15 Bathroom 2 \_\_\_\_\_ 4,80 m<sup>2</sup>

FOLKART  
COUNTRY  
— U R L A —





3+1 DUPLEX TYPE-II  
FLOOR PLAN



Usage Area: 146,90 m<sup>2</sup>  
Total Gross: 223,50 m<sup>2</sup>  
Parcel Area: 490 - 590 m<sup>2</sup>

- |                  |                      |
|------------------|----------------------|
| 1 Entrance Hall  | 12,30 m <sup>2</sup> |
| 2 Living Room    | 35,30 m <sup>2</sup> |
| 3 Kitchen        | 16,50 m <sup>2</sup> |
| 4 Winter Garden  | 29,60 m <sup>2</sup> |
| 5 Par. Bedroom   | 24,40 m <sup>2</sup> |
| 6 Par. Bathroom  | 4,00 m <sup>2</sup>  |
| 7 Garden Storage | 2,50 m <sup>2</sup>  |
| 8 WC             | 3,10 m <sup>2</sup>  |
| 9 Warehouse      | 6,60 m <sup>2</sup>  |

- |                 |                      |
|-----------------|----------------------|
| 10 Bedroom 2    | 16,40 m <sup>2</sup> |
| 11 Bedroom 3    | 13,10 m <sup>2</sup> |
| 12 Laundry Room | 3,00 m <sup>2</sup>  |
| 13 Bathroom     | 4,00 m <sup>2</sup>  |
| 14 Hall         | 5,70 m <sup>2</sup>  |

FOLKART  
COUNTRY  
— U R L A —





4+1 SINGLE STOREY FLOOR PLAN



Usage Area: **166,10** m<sup>2</sup>  
Total Gross: **248,80** m<sup>2</sup>  
Parcel Area: **600 - 1030** m<sup>2</sup>

1 Entrance Hall	10,40	m <sup>2</sup>	10 Bedroom 3	12,70	m <sup>2</sup>
2 Kitchen	16,00	m <sup>2</sup>	11 Bedroom 4	10,30	m <sup>2</sup>
3 Winter Garden 1	12,60	m <sup>2</sup>	12 Bathroom	4,10	m <sup>2</sup>
4 Living Room	41,10	m <sup>2</sup>	13 Laundry Room	2,60	m <sup>2</sup>
5 Winter Garden 2	24,20	m <sup>2</sup>	14 WC	2,90	m <sup>2</sup>
6 Hall 1	12,70	m <sup>2</sup>	15 Garden Storage	1,90	m <sup>2</sup>
7 Par. Bedroom	21,20	m <sup>2</sup>	16 Technical Area 1	9,20	m <sup>2</sup>
8 Par. Bathroom	4,50	m <sup>2</sup>	17 Technical Area 2	3,90	m <sup>2</sup>
9 Bedroom 2	12,60	m <sup>2</sup>	18 Terrace	10,10	m <sup>2</sup>

FOLKART  
COUNTRY  
— U R L A —







Usage Area: 161,90 m<sup>2</sup>  
Total Gross: 252,00 m<sup>2</sup>  
Parcel Area: 550 - 860 m<sup>2</sup>

1 Entrance Hall	8,50 m <sup>2</sup>	12 Hall 2	4,10 m <sup>2</sup>
2 Hall 1	6,90 m <sup>2</sup>	13 Bedroom 2	11,40 m <sup>2</sup>
3 Kitchen	14,40 m <sup>2</sup>	14 Bedroom 3	11,40 m <sup>2</sup>
4 Living Room	43,20 m <sup>2</sup>	15 Par. Bedroom	21,70 m <sup>2</sup>
5 Winter Garden	27,40 m <sup>2</sup>	16 Par. Bathroom	4,30 m <sup>2</sup>
6 Warehouse 2	1,40 m <sup>2</sup>	17 Bathroom	4,90 m <sup>2</sup>
7 Warehouse	4,00 m <sup>2</sup>	18 Laundry Room	2,20 m <sup>2</sup>
8 Garden Storage	4,20 m <sup>2</sup>		
9 Bedroom 1	14,90 m <sup>2</sup>		
10 Bathroom	4,40 m <sup>2</sup>		
11 Terrace	9,00 m <sup>2</sup>		

FOLKART  
COUNTRY  
— U R L A —





If you are looking for a brand new family life and joy of living, not a new home, we have one last word ...



Welcome to the club...







FOLKART  
COUNTRY  
— U R L A —



**+90 444 47 99**

[www.folkart.com.tr](http://www.folkart.com.tr)

The images have been prepared for promotional purposes and Folkart reserves the right to make any changes, subject to technical requirements.