

**FOLKART**  
*Life* BORNOVA

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AFFORDABLE LUXURY



An architectural rendering of a modern residential development featuring several high-rise apartment buildings. The buildings have a contemporary design with large glass windows and balconies. The scene is set at dusk, with a warm, golden light from the setting sun on the left and a clear blue sky with soft clouds on the right. The buildings are surrounded by lush green trees and a street with a few cars and pedestrians in the foreground. The overall atmosphere is one of a sophisticated and vibrant urban environment.

BECAUSE LIVING WELL IS  
THE BEST INVESTMENT IN LIFE



YAŞAR UNIVERSITY

EGE UNIVERSITY

IKEA

FORUM BORNOVA

# FOLKART

*Life* BORNOVA





## Affordable Luxury

There is a place you need to be in a great hurry. You call your usual taxicab stand. But the latest model of limo arrives at your door instead.

You are at the airport. You pay for an economy-class ticket, but find a first-class reservation waiting for you. Your flight becomes luxurious and comfortable.

**This is more or less what it's like living in Folkart Life Bornova. It is both luxurious and comfortable as well as accessible and real...**

FOLKART BORNOVA

FOLKART TOWERS

FOLKART TOWERS





Access is easy from every aspect!

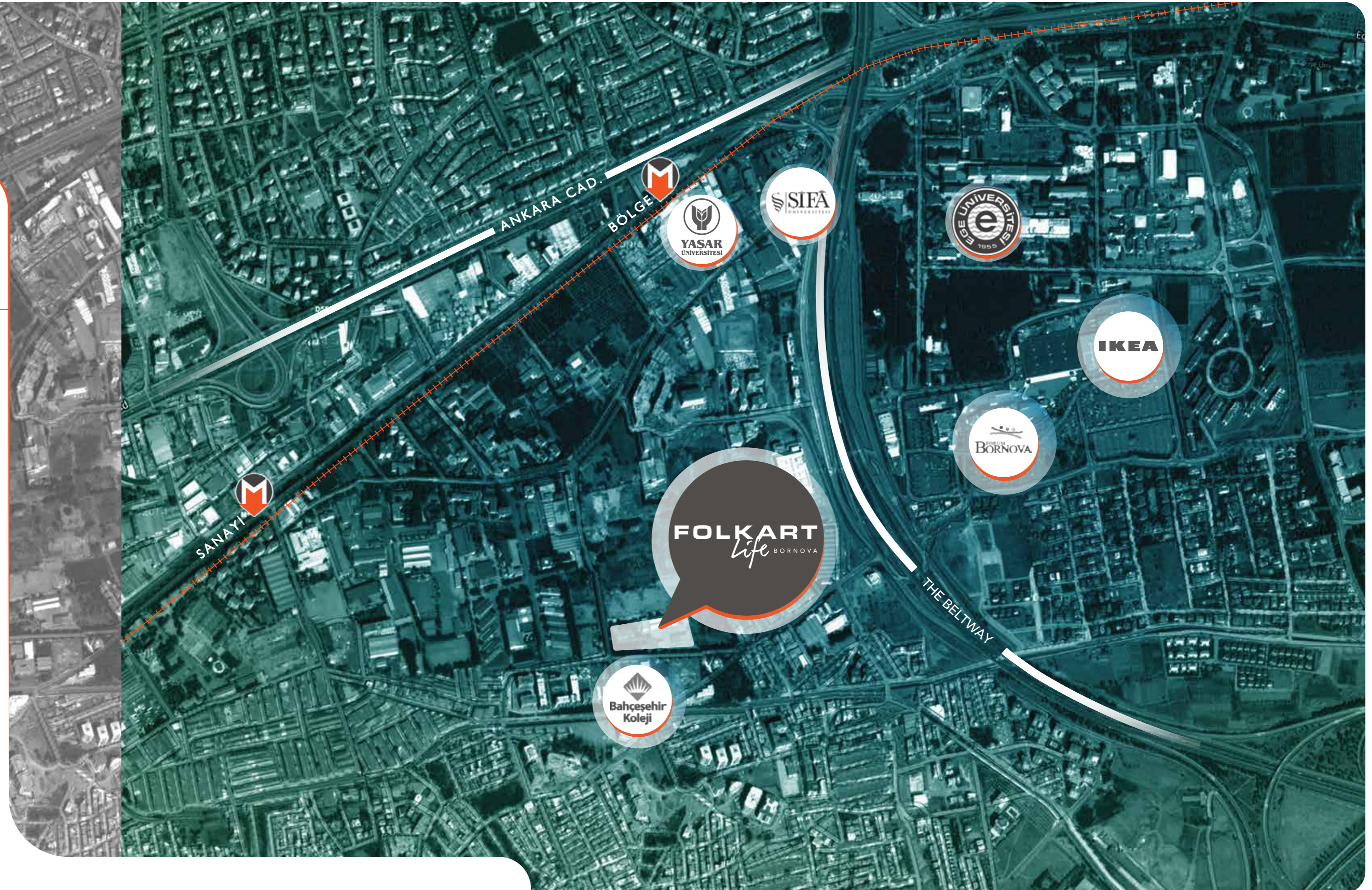
## WHERE ARE WE?

"Two beauties do not coexist." One of the clichés commonly used in everyday life...Folkart Life Bornova is a project that breaks routine and keeps two beauties together.

It is built on a lush green environmentally protected area with access to many public transport options.

Folkart Life Bornova is connected to Izmir Beltway, Izmir Metro, Izban, Izmir Çeşme and Izmir-Aydın Highway. It is also only 500 meters from the Izmir-Çeşme and Izmir-Aydın Highways. The Adnan Menderes Airport and all the districts are closer than you think, meaning you will not need to enter the city traffic.

Bahçeşehir College	20 m
Beltway Connection	500 m
Forum Bornova	800 m
IKEA	1 km
Metro Sanayi Stop	1 km
Şifa Hospital	1 km
Yaşar University	1 km
Metro Bölge Stop	1 km
Ege University and Hospital	1,5 km







# FOLKART LIFE BORNOVA

Let's start the story from the very beginning. That is from Folkart... If we were to ask you what first comes to mind when thinking of Folkart Life Bornova, you would probably think the following. Luxury, high quality, courage, extraordinariness, ambition and innovation. But with Folkart Life Bornova, we've added a new attribute: accessibility!

A luxurious and accessible life in Bornova is right in front of you! Enjoy the museums, parks, cafes, hospitals, shopping centers, entertainment and cultural areas that make up one of Izmir's most important districts!



## Everything about life.

At Folkart Life Bornova you will find everything about life!



PARKING LOT ENTRANCE



COMMERCIAL AREA

### LAYOUT PLAN

18,000 square meters of LANDSCAPED AREA  
OUTDOOR POOL + INDOOR POOL + CHILDREN'S POOL  
ORNAMENTAL POOLS  
FITNESS ROOM & SPA  
CAFE & RESTAURANTS & MARKET  
INDOOR PARKING LOT  
JOGGING AND WALKING TRACK

COMMERCIAL AREA

ENTRANCE TO THE COMPLEX

CAFE & RESTAURANTS

MARKET



## SOCIAL LIFE

You will lose track of time with the way your day goes by.

Whether you want to have a Sunday breakfast with the family or host friends for an afternoon tea, Folkart Life Bornova cafes and restaurants will serve up delightful tastes or freshly brewed coffees whenever you wish.

## IN-HOUSE SERVICES

LIBRARY – MEETING & STUDY ROOMS – CAFE – ATM  
 OUTDOOR/INDOOR SWIMMING POOL – FITNESS & CARDIO CENTER  
 SPA CENTER – HAIRDRESSER – SHOESHINE PARLOR – AROUND-THE - CLOCK SECURITY  
 TECHNICAL SUPPORT & SERVICE - INDOOR PARKING – HOUSEKEEPING – DRY CLEANING  
 CAR WASH – POWER GENERATOR FOR COMMON USE



Library

Folkart Life Bornova's library is one of its most important features. This area is designed for you to read and research for long hours.

Cardio & Fitness Center

In a world that is getting more and more sedentary, sport is becoming more important than ever. Folkart Life Bornova will allow you to turn your sporting habits into a lifestyle with its open sports grounds, fitness complex and extensive cardio workouts.



Housekeeping Services

No matter how untidy you leave it, at Folkart Life Bornova your home will always welcome you back looking like a squeaky-clean hotel suite.

Meeting & Study Rooms

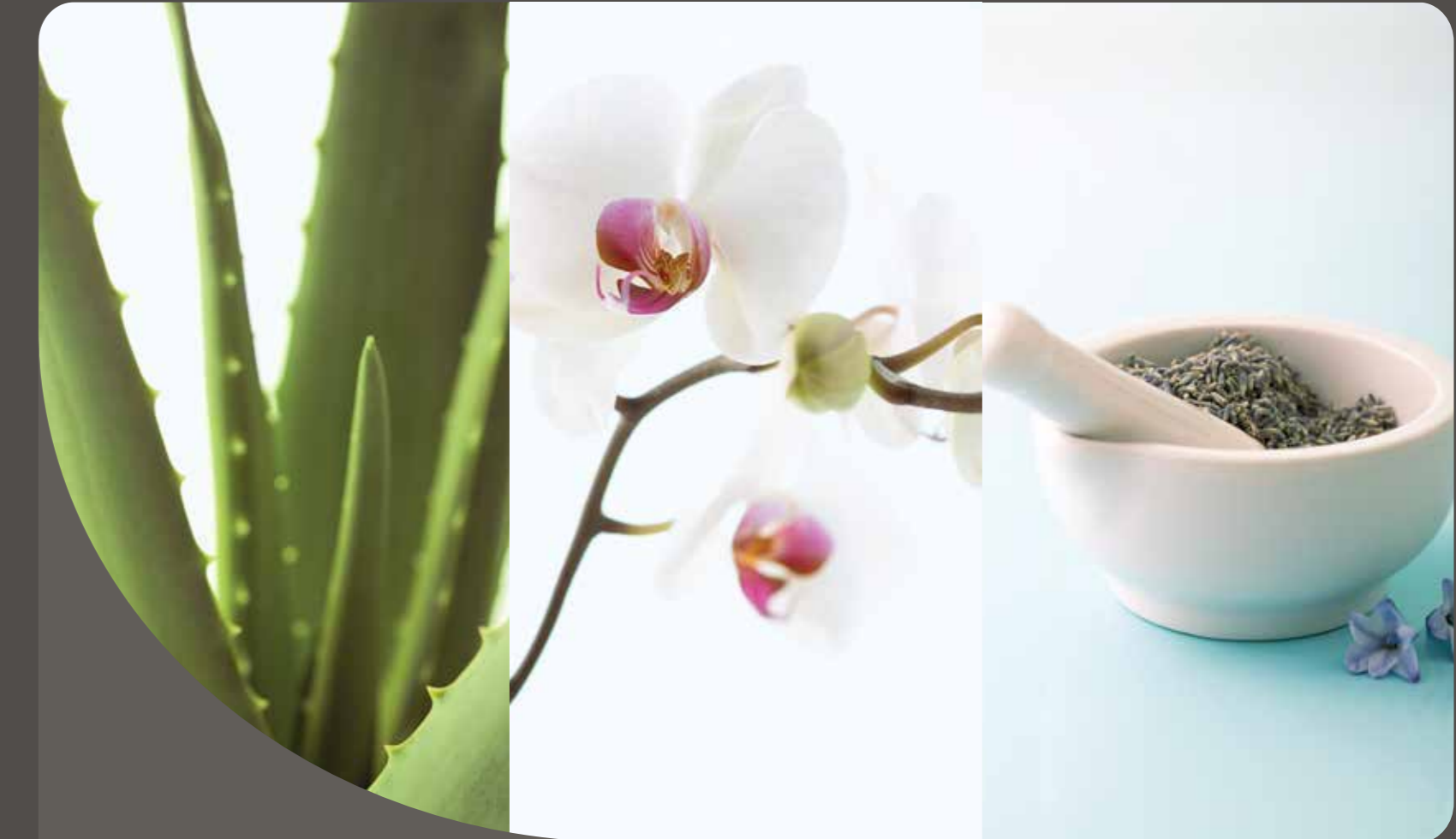
Folkart Life Bornova is also the easiest way to get to your office without leaving your home. Thanks to technological advances you will be able to use your home like an office.

Indoor Parking Lot

With our covered parking areas, your car is under our protection.

Life is Made Easier with Concierge Services

Let our concierge service handle all your movie, theater, concert or travel reservations.



## LIKE BEING BORN AGAIN

Relaxing Spa Center

At the Folkart Life Bornova Spa Center you can shake off the weariness of a long and busy week or rid your body of toxins after exercise by relaxing in the steam rooms and saunas.





# ALL-SEASON SWIMMING POOL FUN

When summer comes, grab your towel and get down to the outdoor pool. It's just the time to lay on a sunbed and surrender yourself to the sun! Then follow it up with a quick refreshing swim... Put your earphones in and watch the sunset while listening to your favorite song.

Then when the weather gets cooler the pool fun continues at the indoor pool. Even when it's cold outside relaxing in a heated pool is still a delightful experience. Folkart Life Bornova is at your service with its indoor pool, a feature included in very few development projects.









## BORNOVA'S COLOR IS GREEN

Folkart Life Bornova has great respect for nature... There is no way to explain how they set aside 18,000 square meters of the total project area of 25,000 square meters as green space. Fruit trees, lemon cypress trees, peanut pines...

At Folkart Life Bornova you can fully breathe in the relaxing spirit of green, the oxygen and the magnificent energy of Izmir.





# ENJOY THE PIE AND TREAT LIFE AS ITS FROSTING

One of Folkart Life Bornova's biggest attractions is the commercial area, which consists of restaurants, cafes and shops. Whether you are going to go out with a friend or family member after exercising or coming home from work, dinner will be the exhaustion worth it.







A LIFE OPEN TO THE SKIES

Can a project without a balcony or terrace be considered in a city that spends 300 days a year in direct sunshine? A cool lemonade on the coffee table, a nice background song to celebrate the spring, and a few magazines and books by your side... A few hours of enjoyment against the gentle sea breeze awaits you.













SO MANY  
REASONS TO  
ADMIRE FROM  
EVERY ASPECT



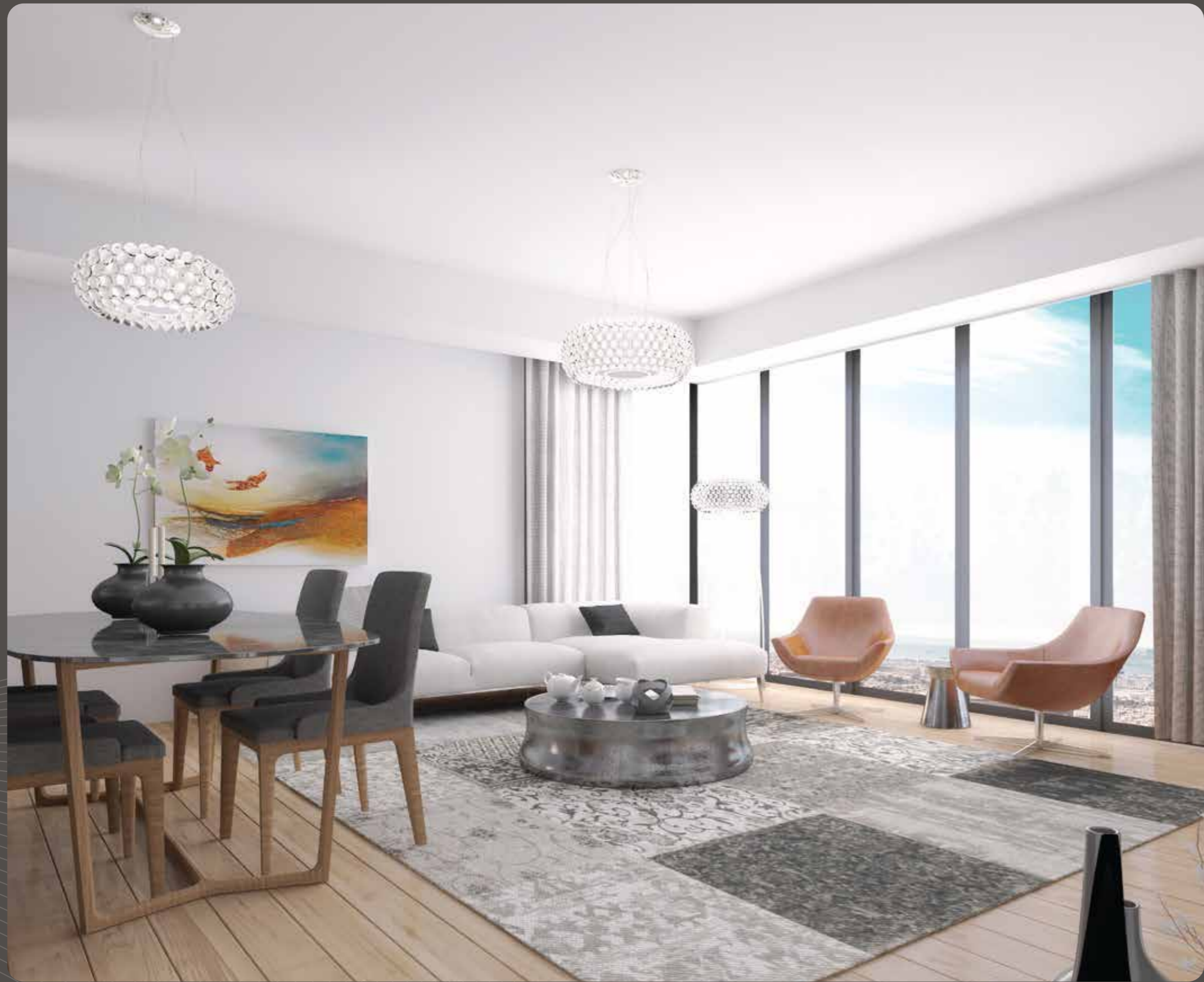


## INNER BEAUTY

You will admire Folkart Life Bornova every day. Magnificent decorative touches stretch from the outside to the inside and enhance the pleasure of life from the moment you return home.







## A Stylish Living Room

You're back from work. There's nothing like sitting with your feet stretched against Bornova! The spacious living room, illuminated by sunshine, will become your favorite place to unwind.





## A Kitchen Worthy of Chefs



Dried tomatoes, mozzarella cheese, a bunch of basil and a pinch of nigella... Heaven knows the kinds of delicious meals you will prepare in this spacious kitchen!

Folkart Life Bornova's roomy, brand-new kitchen will reveal the master chef in you.









It is the address of sound  
sleeps and energetic  
mornings...

Folkart Life Bornova thought of every detail in your bedroom  
to prepare you for the new day in the best way possible.







Leave your day's weariness behind you with a hot shower and enjoy the smart bathroom of Folkart Life Bornova. Its pure and refined decor will make you happy every time you enter!





1 Living Room + Kitchen	19,60 m <sup>2</sup>
2 Bathroom	3,20 m <sup>2</sup>
3 Balcony	6,80 m <sup>2</sup>

NET AREA	29,60 m <sup>2</sup>
GROSS AREA	33,60 m <sup>2</sup>
OVERALL GROSS AREA	46,70 m <sup>2</sup>

# STUDIO



Studio apartments vary between 38 m<sup>2</sup> and 54 m<sup>2</sup>.

Overall gross areas are calculated by including other common indoor areas except the basement floor.





1 Entrance Hall	2,40 m <sup>2</sup>
2 Living Room + Kitchen	18,40 m <sup>2</sup>
3 Bedroom	9,60 m <sup>2</sup>
4 Bathroom	4,10 m <sup>2</sup>
5 Balcony	10,20 m <sup>2</sup>

# 1 + 1

NET AREA	44,70 m <sup>2</sup>
GROSS AREA	50,40 m <sup>2</sup>
OVERALL GROSS AREA	70,00 m <sup>2</sup>



The 1 + 1 apartment plan varies between 56 m<sup>2</sup> and 96 m<sup>2</sup>.

Overall gross areas are calculated by including other common indoor areas except the basement floor.

FOLKART YAPI A.Ş. reserves the right to make any changes it deems technically necessary.  
Floor garden, terrace and apartments have been decorated for presentation purposes.



1 Living Room + Kitchen	22,20 m <sup>2</sup>
2 Hallway + Entrance	6,00 m <sup>2</sup>
3 Bedroom	10,10 m <sup>2</sup>
4 Master Bedroom	17,00 m <sup>2</sup>
5 Bathroom	3,80 m <sup>2</sup>
6 Balcony	17,00 m <sup>2</sup>

# 2+1

NET AREA	76,10 m <sup>2</sup>
GROSS AREA	84,00 m <sup>2</sup>
OVERALL GROSS AREA	116,70 m <sup>2</sup>



2+1 apartments vary between 94 m<sup>2</sup> and 144 m<sup>2</sup>.

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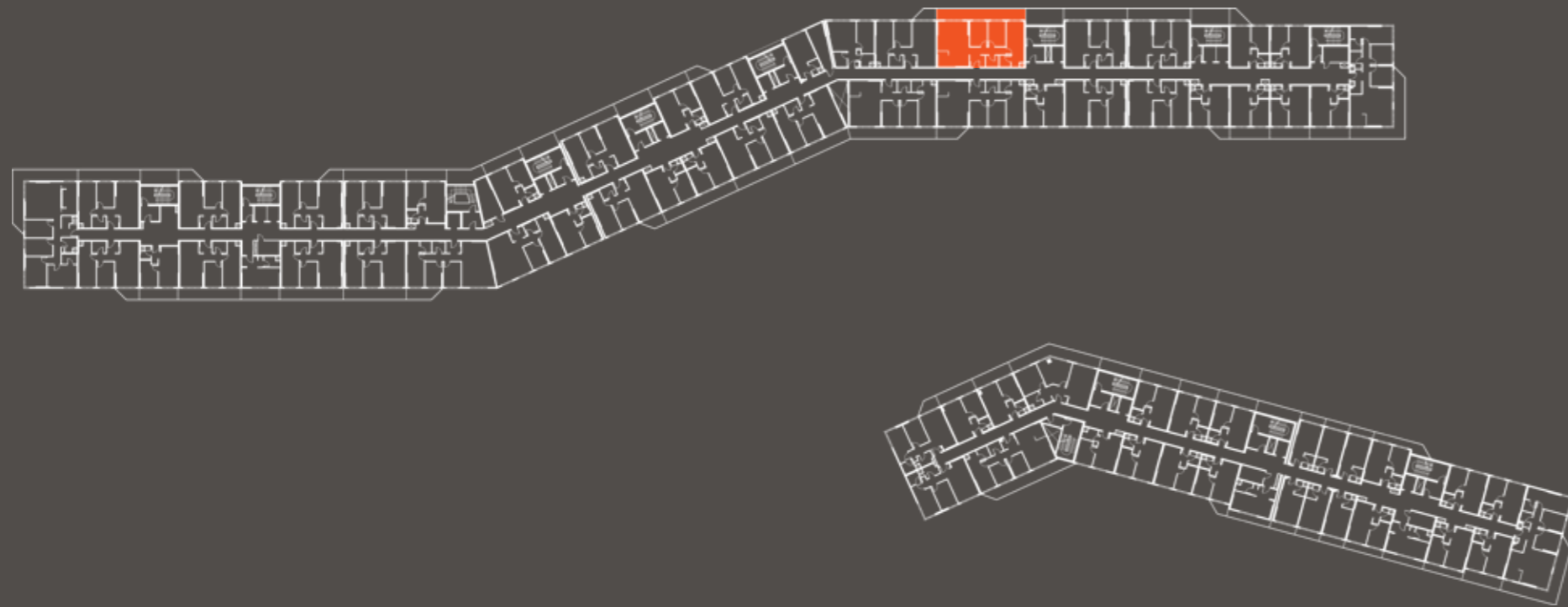
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Floor garden, terrace and apartments have been decorated for presentation purposes.



1 Entrance Hall	3,20 m <sup>2</sup>
2 Living Room + Kitchen	30,00 m <sup>2</sup>
3 Hallway	4,80 m <sup>2</sup>
4 Bedroom 1	10,10 m <sup>2</sup>
5 Bedroom 2	9,20 m <sup>2</sup>
6 Master Bedroom	18,70 m <sup>2</sup>
7 Master Bathroom	3,30 m <sup>2</sup>
8 Bathroom	4,10 m <sup>2</sup>
9 Balcony	23,80 m <sup>2</sup>

# 3+1

NET AREA	107,20 m <sup>2</sup>
GROSS AREA	116,20 m <sup>2</sup>
OVERALL GROSS AREA	161,50 m <sup>2</sup>



3+1 apartments vary between 152 m<sup>2</sup> and 192 m<sup>2</sup>.

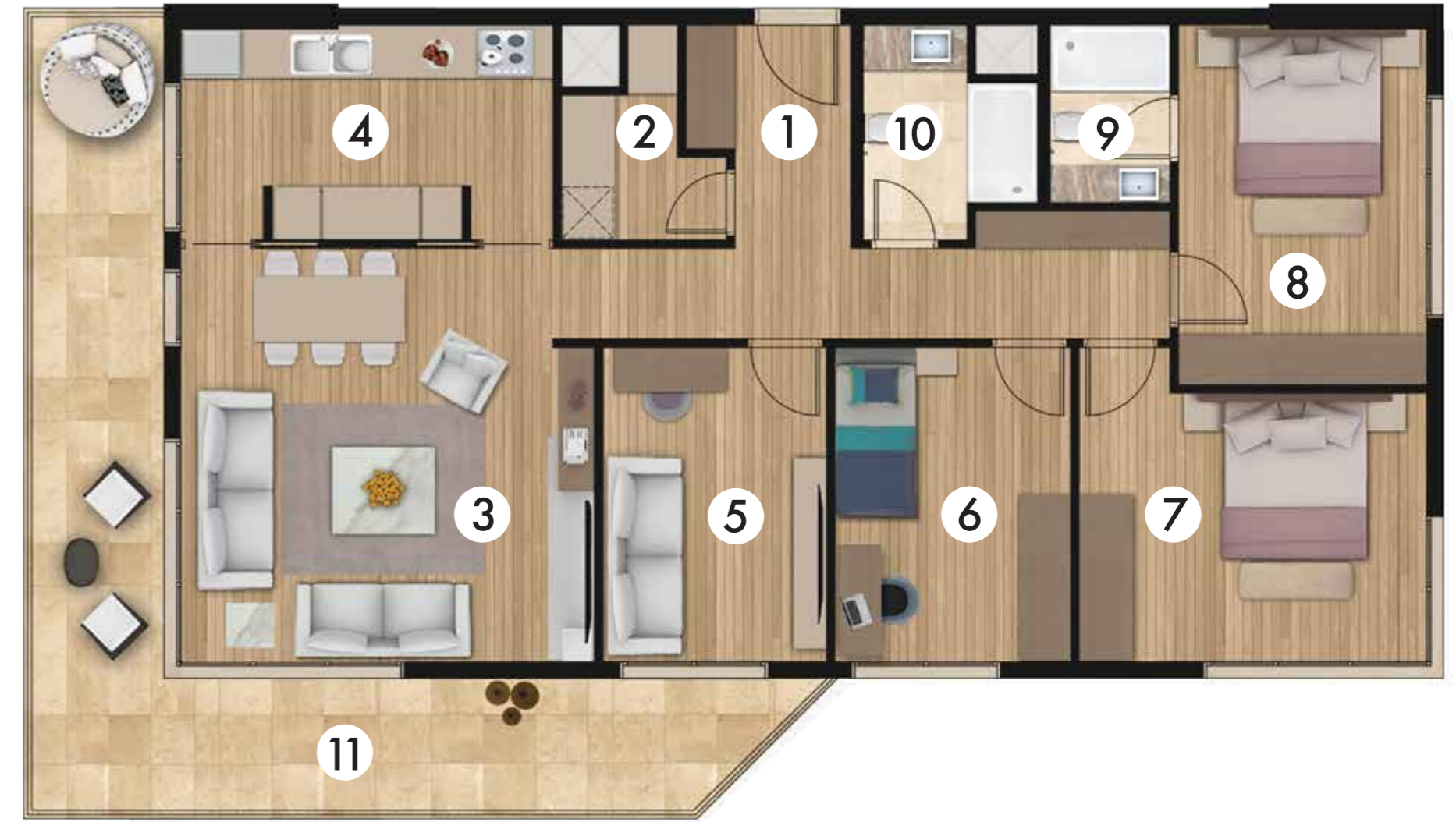
Overall gross areas are calculated by including other common indoor areas except the basement floor.



1	Hallway + Entrance	14,20 m <sup>2</sup>
2	Storage	3,60 m <sup>2</sup>
3	Living Room	24,90 m <sup>2</sup>
4	Kitchen	11,70 m <sup>2</sup>
5	Bedroom 1	10,20 m <sup>2</sup>
6	Bedroom 2	10,80 m <sup>2</sup>
7	Bedroom 3	14,20 m <sup>2</sup>
8	Master Bedroom	13,00 m <sup>2</sup>
9	Master Bathroom	3,10 m <sup>2</sup>
10	Bathroom	4,50 m <sup>2</sup>
11	Balcony	28,80 m <sup>2</sup>

# 4+1

NET AREA	139,00 m <sup>2</sup>
GROSS AREA	152,40 m <sup>2</sup>
OVERALL GROSS AREA	211,70 m <sup>2</sup>



4+1 apartments vary between 209 m<sup>2</sup> and 212 m<sup>2</sup>.

Overall gross areas are calculated by including other common indoor areas except the basement floor.









Take your place at the home of accessible luxury  
in Bornova and experience the pleasures of Izmir  
with Folkart privileges...

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☎ 444 22 78

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