

FOLKART
ORION

Life is Worth It

Folkart is a leading brand that creates new urban hubs in İzmir through projects that add real value to life. With a distinctive approach that seamlessly blends architectural excellence, everyday comfort, and strong investment potential, Folkart continues to shape the city's evolution. The latest expression of this vision: Orion.

Folkart Orion is bringing together living, working, shopping and gastronomy within a single destination. More than a new development, Orion reflects the spirit of İzmir itself: open, vibrant and connected. And in the heart of the city, a new center of life begins to take shape.

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The New Center of Life in Izmir



*Cities evolve. New districts emerge. New skylines rise.
But every once in a while, a place appears that changes
how a city lives. Orion is one of those places.*

*From the first light of the morning to the final moments
of the night, life flows here in a different rhythm.*

A Place That Moves With The City

*Every great address shares one quality: It sits
exactly where life naturally flows.
Orion rises in the middle of that movement.*

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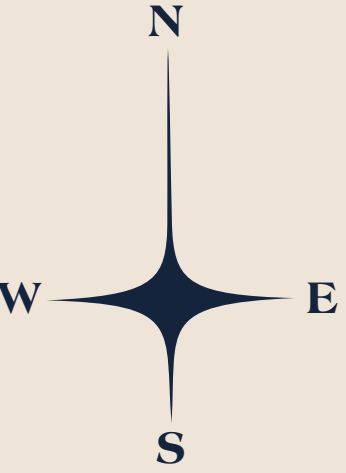
Karşıyaka

Alsancak

Adnan Menderes
Airport



Izmir Regional Courthouse	150 m
Stadium Metro Station	300 m
Izmir Courthouse	700 m
Alsancak Port	1.6 km
Ege University	3.3 km
Kulturpark	3.7 km
IstinyePark Shopping Mall	14 km
Adnan Menderes Airport	30 km



KARŞIYAKA

BAYRAKLI

BORNOVA

FOLKART TOWERS

■ Yasar University

■ Forum Bornova Shopping Mall

FOLKART TIME

FOLKART CITY

Ege Perla Shopping Mall

Izmir Port

KULTURPARK

ALSANCAK

FOLKART VEGA

FOLKART NOVA

■ Medicana International Izmir Hospital

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ORION



20.000 m²

TOTAL GREEN SPACE

A life that breathes within the city.

850+ RESIDENCES

A NEW LIFESTYLE MODEL

Living at Orion means living in flow. Time moves differently here. Life becomes simpler, richer, more connected.

360.000 m²

TOTAL PROJECT AREA

A unified system where residential, commercial and social life seamlessly converge.



A CITY WITHIN THE CITY



 **ORION RESIDENCES**

 **ORION RESIDENCES**

 **ORION BRANDED RESIDENCE**

 **MEDICAL PARK HOSPITAL**

 **ORION BUSINESS**

 **ORION GARDEN RESIDENCES**

ORION RETAIL



• The images of Orion Branded Residence, Medical Park Hospital, and Orion Business, which are located outside the project plot and are planned to be built by Folkart as Phase 2, are representative only, and Folkart reserves the right to make changes in the construction/design and intended use of these buildings.









Orion is not simply a development. It is a carefully designed urban ecosystem.

Homes that look out to the horizon. Workspaces that welcome the energy of the day. Gardens, social spaces, gastronomy, shopping and wellness. More than 20,000 square meters of landscape bring nature into the heart of the project.

Everything is connected. Everything belongs. And at the center of it all is one simple idea: Life should feel effortless.

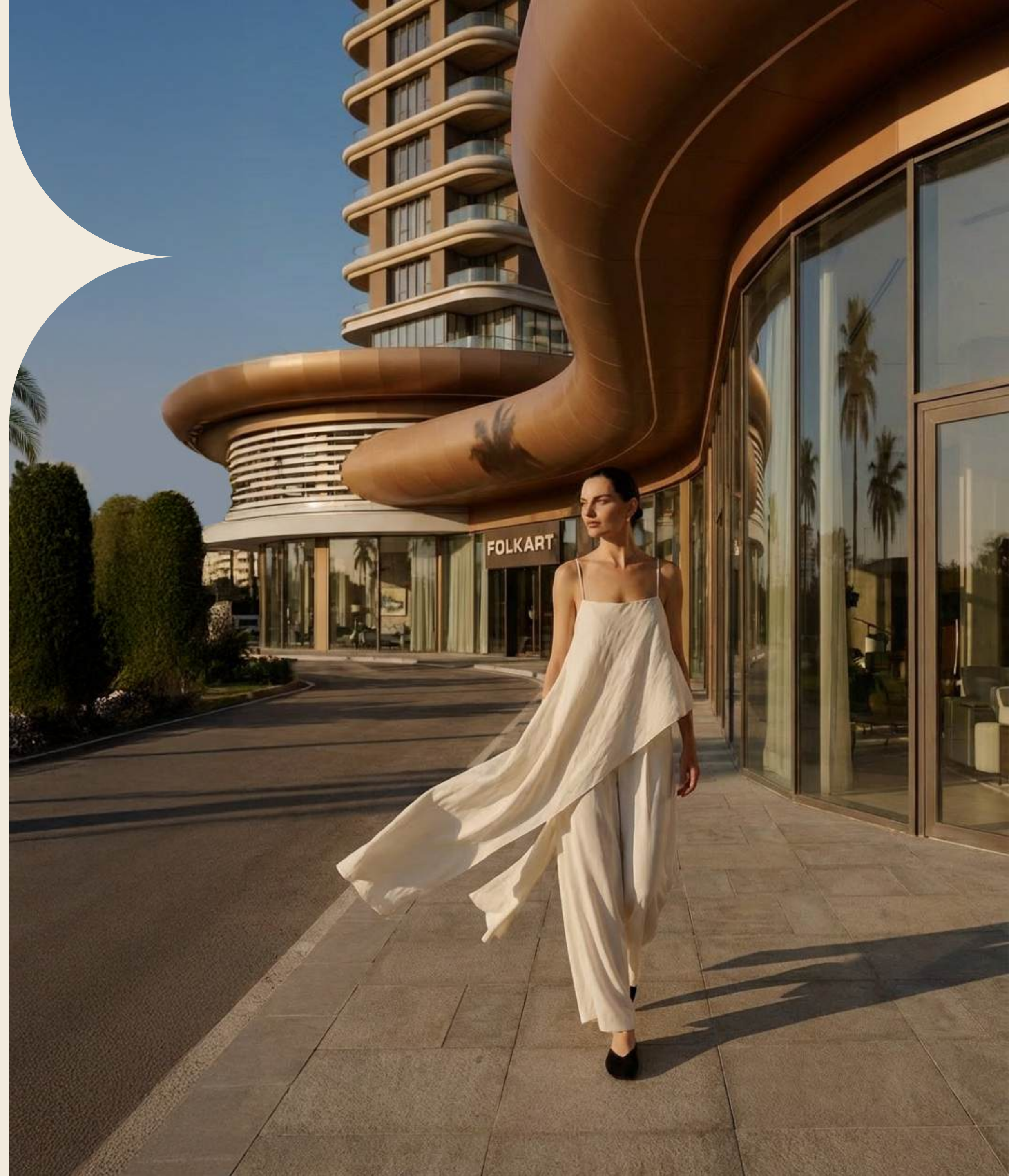
A Collection Of
Living Experiences



FOLKART

Life At Orion

*Homes above the skyline. Workspaces filled with daylight.
Restaurants, culture, gardens and open air. Different layers of life,
moving together.*





Life Defined by Privilege

*At Orion, life begins the moment you step inside.
An elegant lobby, a thoughtful welcome, and an
atmosphere where every detail has been considered.*

*Meetings and the passing moments of daily life converge
in the same center, in the same comfort. Here, the center
is the very heart of life.*



Where Life Becomes Easier

*Life here is never confined to the walls of a residence.
Orion creates a vibrant environment where everything connects.*



Gym & Fitness



Shopping

A Social World At *The Center*

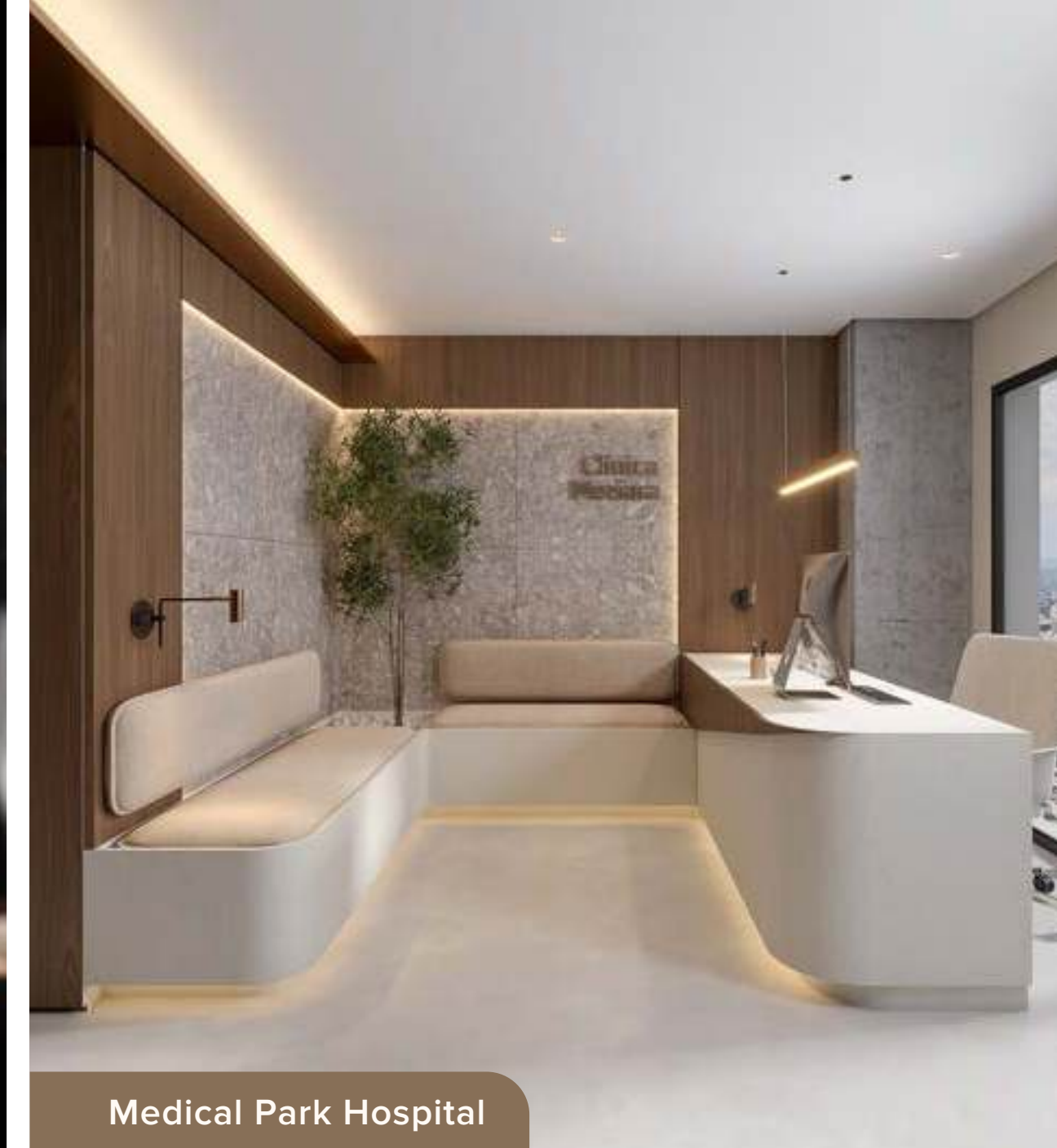
Restaurants and cafés. Boutiques and curated stores. Open recreational areas that accompany your everyday life. Wellness and healthcare. Every function adds another layer to the experience.



* Images are for illustrative purposes only.



Gastronomy



Medical Park Hospital



Branded Residences

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Where Taste Meets Lifestyle

*Restaurants and cafés. Boutiques and curated stores.
Open recreational areas that accompany your everyday life.
Every function adds another layer to the experience.*



*An atmosphere alive at every hour of the day.
At Orion, social life begins the moment
you step beyond your door.*

A Vibrant Social Life



MINI BASKETBALL COURT



LAWN ACTIVITY AREA



CHILDREN'S PLAYGROUND



YOGA AREA



BEACH



SALTWATER SWIMMING POOL



FRESHWATER SWIMMING POOL



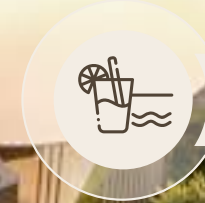
CHILDREN'S POOL



SUN TERRACE



POOL BAR



SWIMMING POOL



SUN TERRACE

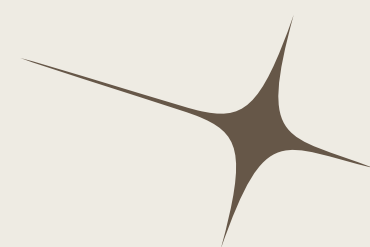


RELAXATION AND VIEWING TERRACE



SAKURA GARDEN





A Social World At The Center

*At Orion, every hour reveals a different shade of life.
Mornings awaken with the freshness of nature, afternoons pulse with
energy, and evenings are completed with friendship and delight.*

*Sport, sun, shade, laughter... Life at Orion is enriched by moments
designed exclusively for you.*



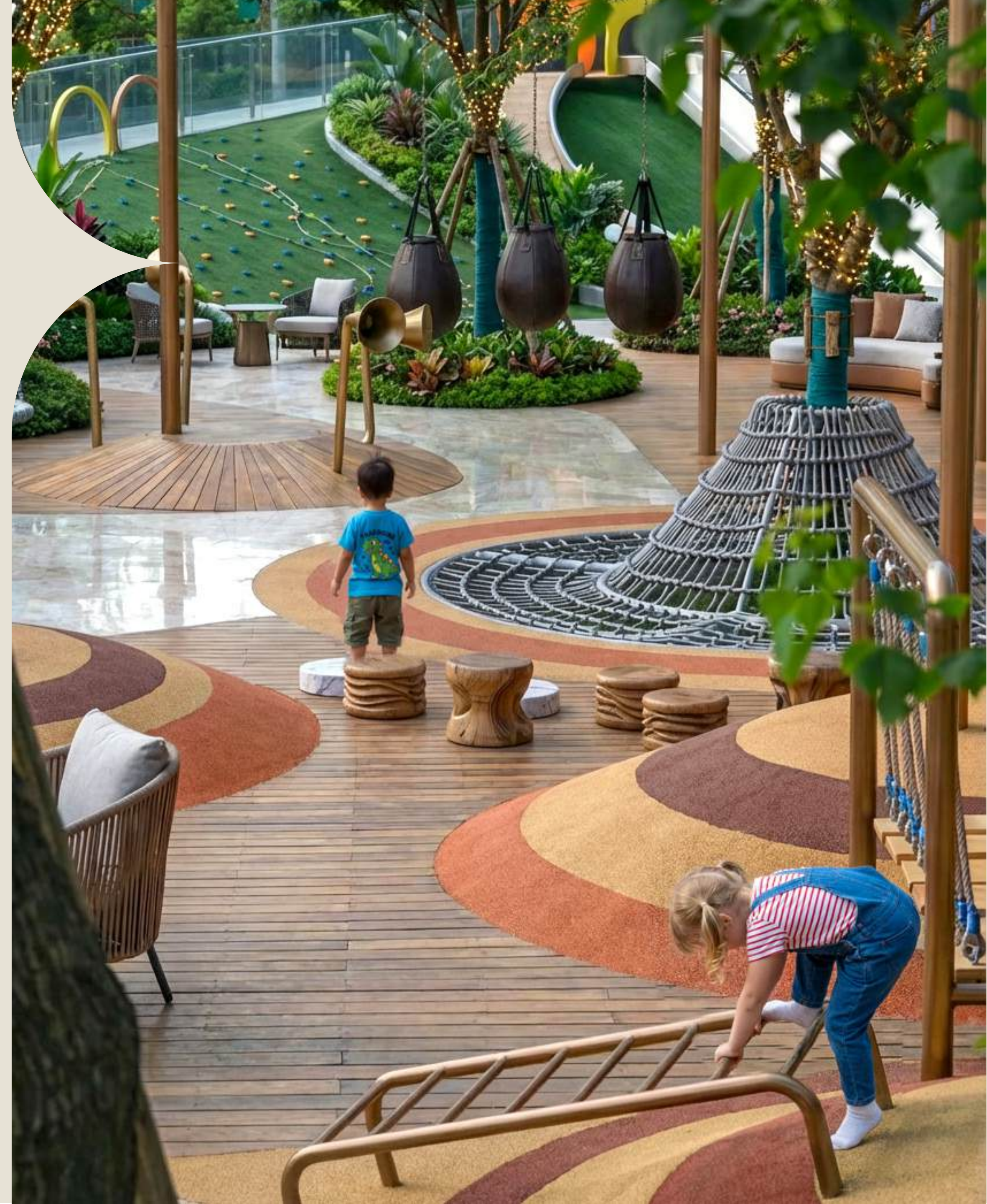


Moments Growing in Nature

*Open-air living, natural light, and children playing freely.
At Orion, life flourishes within lush greenery.*

*Play areas, walking trails, and landscape-integrated social
spaces create an environment where families come together
and memories unfold. Here, every day is a part of a life in
harmony with nature.*

* Images are for illustrative purposes only.



Indoor Social Areas

At Orion, indoor social spaces offer a refined retreat that balances the rhythm of the day. From the library to the cinema room, from the indoor pool to fitness and yoga studios, these distinguished areas bring together physical vitality and mental well-being under one roof.

Relaxation spaces such as the sauna and steam room create a soothing atmosphere that washes away the day’s fatigue, while multi-purpose areas support an active social life.

At Orion, a life of well-being is an accessible privilege in every season, at every hour.

LIBRARY | **CINEMA ROOM** | INDOOR SWIMMING POOL
FITNESS STUDIO | YOGA & PILATES STUDIO | **DIGITAL GAME ROOM**
SAUNA | **STEAM ROOM** | INDOOR BASKETBALL COURT
MEETING ROOM

* Images are for illustrative purposes only.





Where Life Slows Down

The calmness of water, the softness of light, and the refined language of space. At Orion, the indoor pool and relaxation areas bring body and mind into the same rhythm. Here, the pace of the day slows down, and life regains its balance.





Gym & Fitness

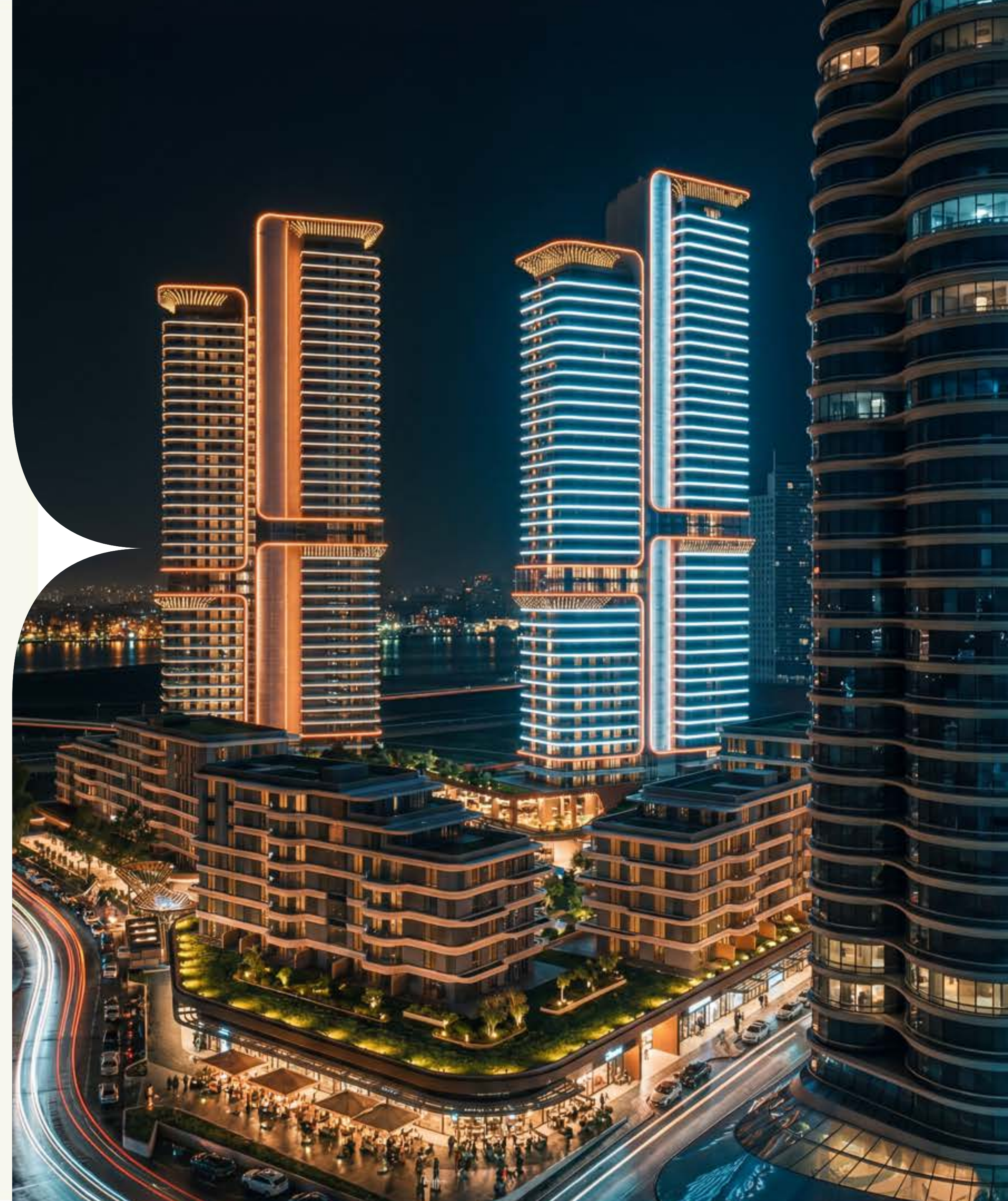
Orion from an Investment Perspective

Orion stands out as one of İzmir's notable real estate developments, distinguished by its mixed-use concept. Bringing together residential living, business life, branded residence and social functions, it aims to offer a holistic urban living center.

Real estate is among the preferred investment instruments due to its long-term value preservation potential. Projects with strong locations and well-balanced functional distribution attract both national and international investors.

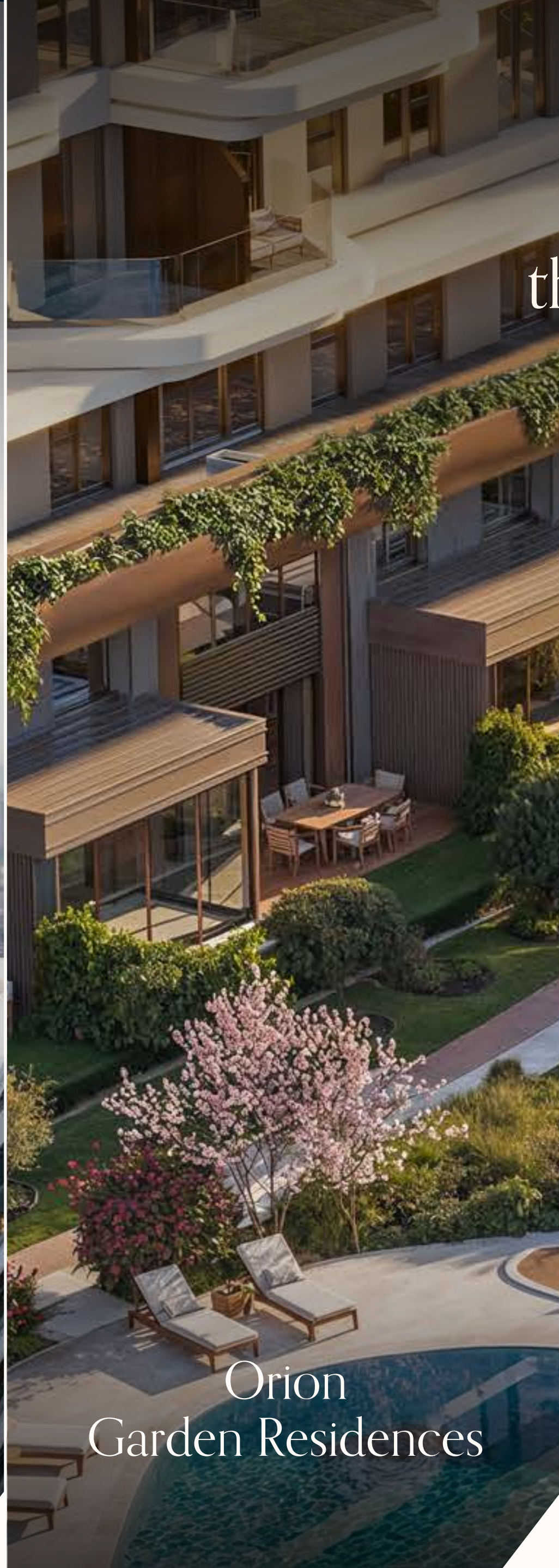
The integrated planning of mixed-use functions supports the sustainable value generation of developments. With this approach, Orion aims to present a compelling opportunity for investors who take a long-term perspective.

Becoming part of the Orion world today means securing a place in a project positioned at the heart of İzmir's emerging center.





Orion
Residences



Orion
Garden Residences



Orion
Penthouse



Orion
Branded Residences



Orion
Business

A Life That Begins With The View

*Morning arrives through wide glass façades.
Light fills the living spaces. The city stretches
quietly below.*

*These residences are designed for those who
love the energy of urban life yet value their own
private rhythm.*

*Above the streets, above the noise, life moves
with a different calm. And with the support of
dedicated concierge services, daily living
becomes effortless.*

ORION

Residences





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Residences







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Garden Residences

A Life in Harmony with Nature

Some mornings begin with the sky. Others begin with the garden. Orion Garden Residences offer a rare experience in the center of the city: a residence that opens directly to nature.

Large private gardens. Generous terraces. Interiors that flow naturally into the outdoors. Here, green space becomes part of everyday life. The city remains all around you, while the atmosphere feels quieter, more personal and deeply serene.





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Garden Residences







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Garden Residences

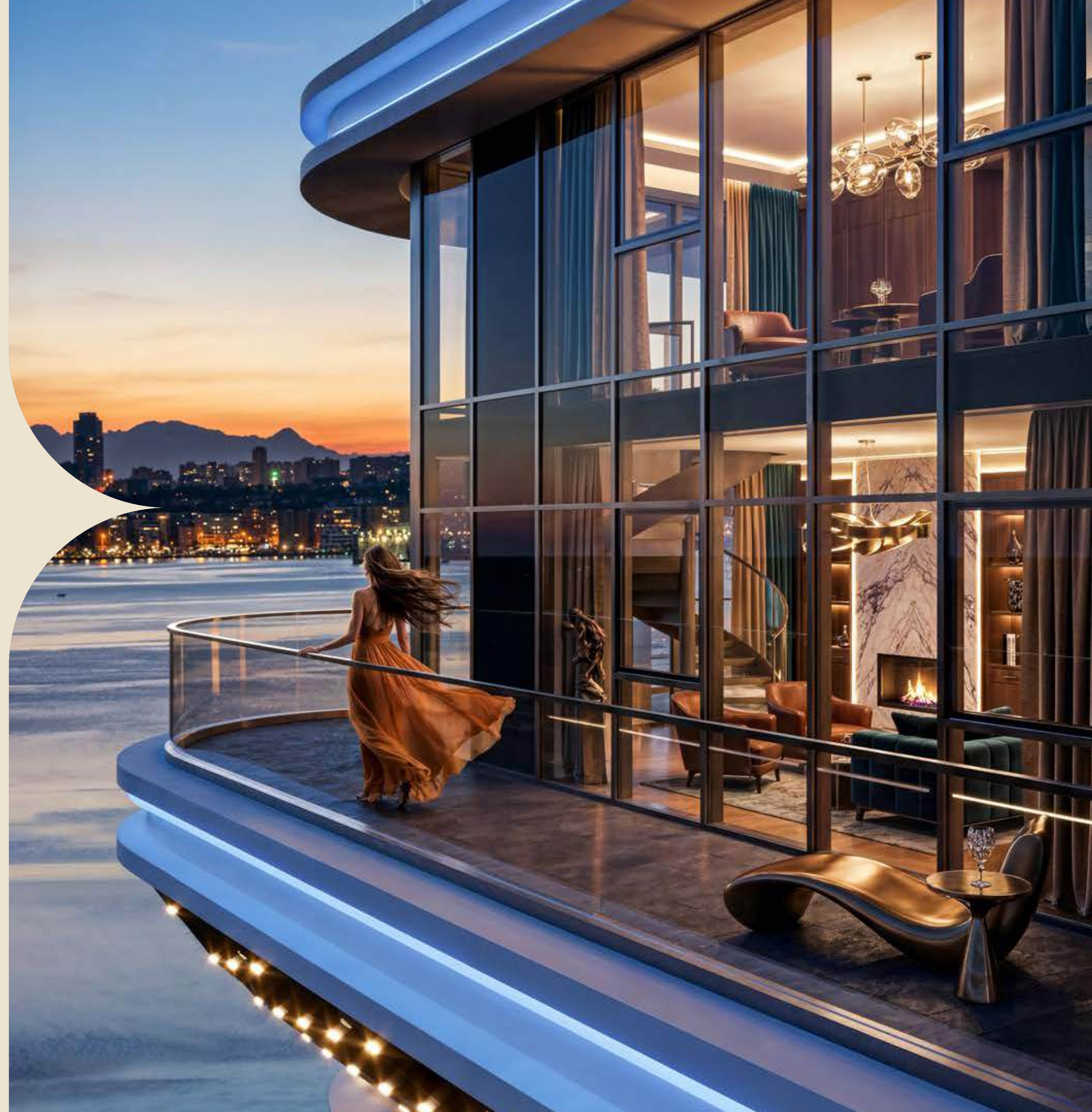




ORION Penthouse

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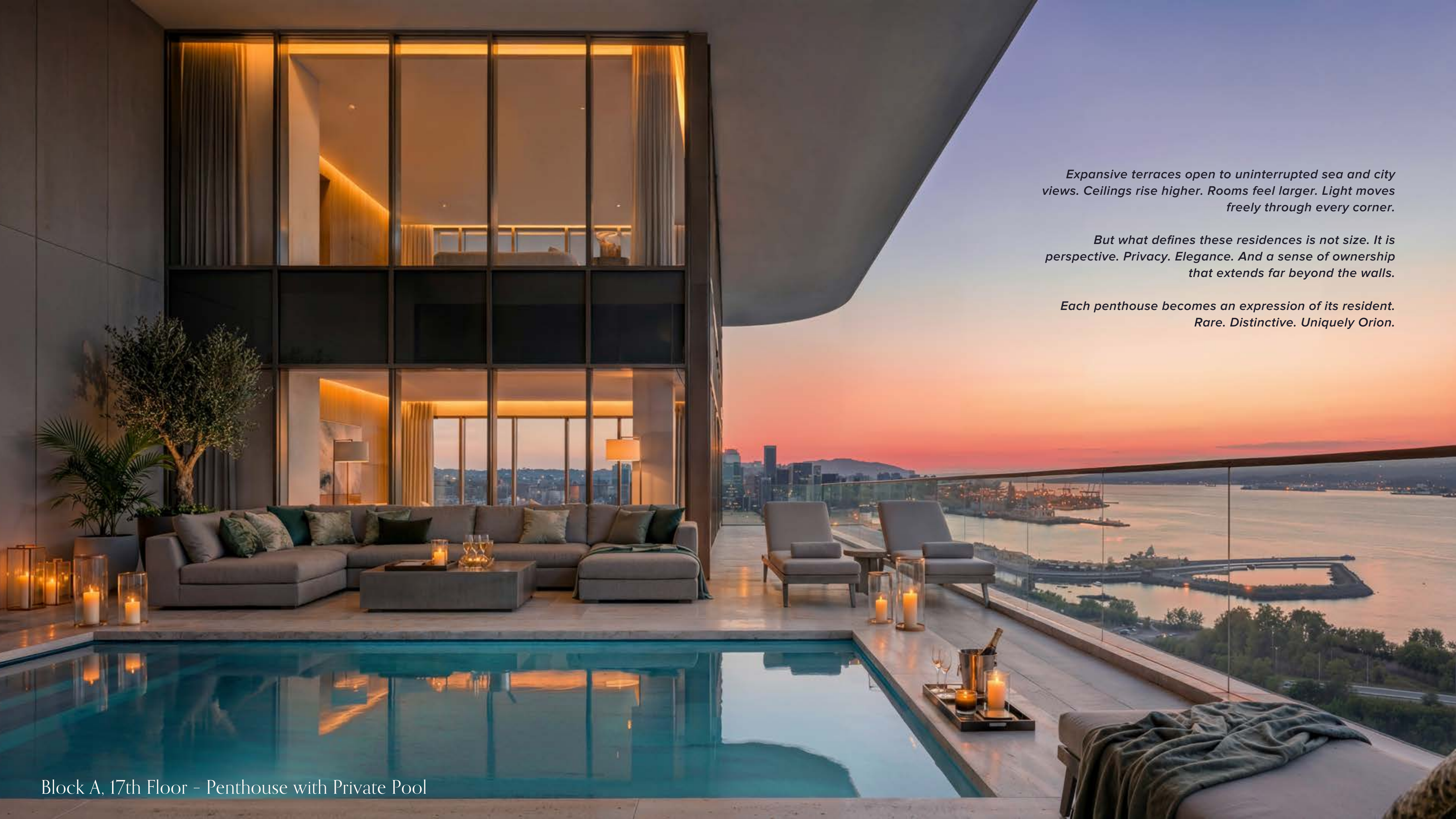
Penthouse



A Higher Perspective *of Living*

*Some residences rise higher than others.
Orion Penthouse belongs to a limited
collection designed for those who see space
differently.*

Block A, 21st Floor - 6+1 Penthouse



Expansive terraces open to uninterrupted sea and city views. Ceilings rise higher. Rooms feel larger. Light moves freely through every corner.

But what defines these residences is not size. It is perspective. Privacy. Elegance. And a sense of ownership that extends far beyond the walls.

Each penthouse becomes an expression of its resident. Rare. Distinctive. Uniquely Orion.

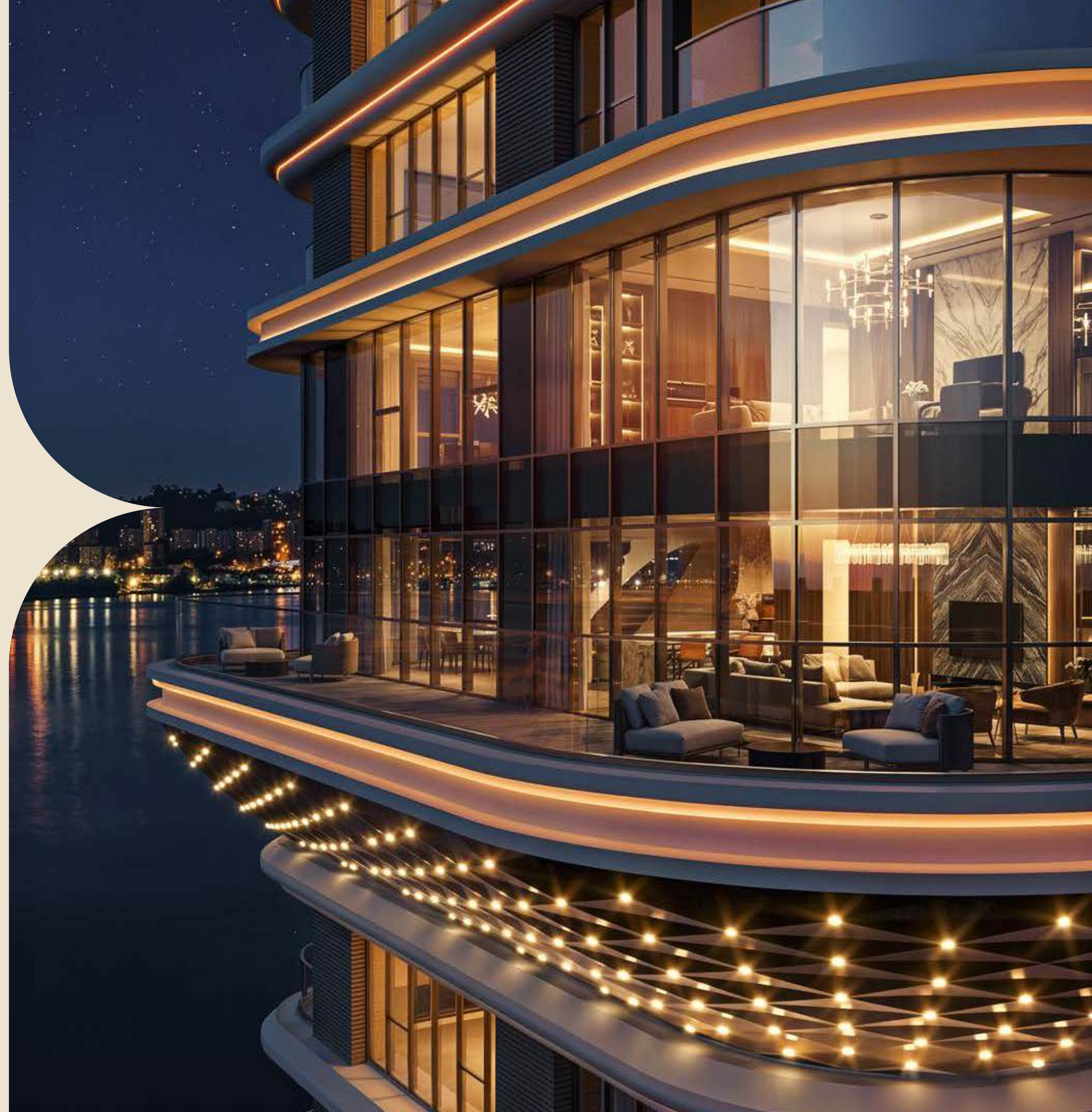
Block A, 17th Floor - Penthouse with Private Pool



Block A, 17th Floor - Penthouse with Private Pool

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Penthouse







The Harmony of Comfort and Aesthetics

*At Orion, the city view flowing indoors blends seamlessly
with premium materials and a timeless design language.*

*Every detail brings together comfort and aesthetics
within the same space.*

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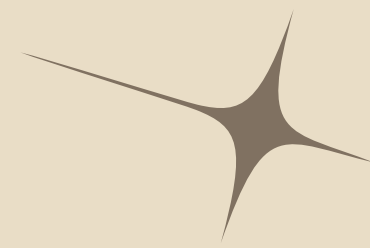
* Görseller temsildir.



Timeless Design, Refined Details

Orion kitchens are shaped by natural stone textures and elegantly designed lighting accents.

Combining functional planning with a curated material palette, they create a seamless experience that elevates everyday moments.



From your first morning coffee to evening gatherings, every moment at Orion unfolds within a carefully designed atmosphere.

In elegantly styled interiors, aesthetics and functionality exist in perfect harmony.



A modern bedroom interior featuring a large, tufted bed with a light-colored headboard and a dark brown blanket. The bed is flanked by two wooden nightstands, each with a modern, metallic lamp. To the left of the bed is a brown leather armchair and a small side table. A large window with sheer curtains provides a view of a city skyline at night. A framed painting of a mountain landscape hangs on the wall to the left. The room has a warm, minimalist aesthetic with wood flooring and a textured rug.

A World, Exclusively Yours

At Orion, while the city lights remain in the background, the tranquil ambiance of your bedroom takes center stage. Soft textures and warm tones gently slow the pace of the night. Here, every morning begins with renewed energy, and every evening concludes in serenity.



* Images are for illustrative purposes only.

1+1

Block A Floor Plan

NET AREA 38.21 m²

GROSS SALES AREA 52.31 m²

*Includes allocated areas.

TOTAL GROSS AREA 74.80 m²

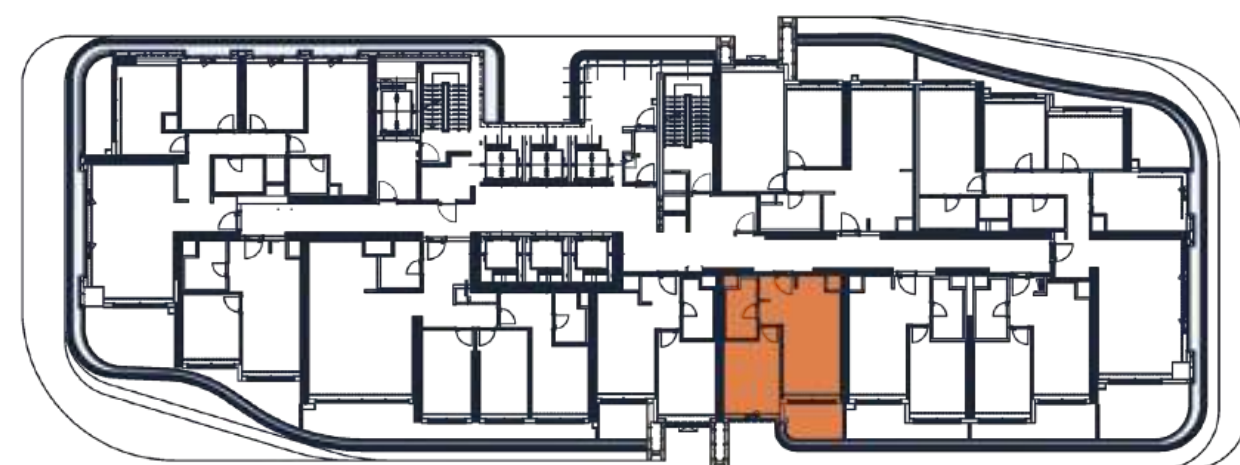
1 Entrance Hall 4.57 m²

2 Living Room + Kitchen 16.72 m²

3 Bedroom 12.48 m²

4 Bathroom 4.44 m²

5 Balcony 5.52 m²



*Square meter sizes of the relevant units may vary between blocks.



2+1

| Block A Floor Plan

NET AREA _____ 66.40 m²

GROSS SALES AREA _____ 91.80 m²

*Includes allocated areas.

TOTAL GROSS AREA _____ 131.27 m²

1 Entrance Hall _____ 4.18 m²

2 Living Room + Kitchen _____ 21.17 m²

3 Master Bedroom _____ 20.50 m²

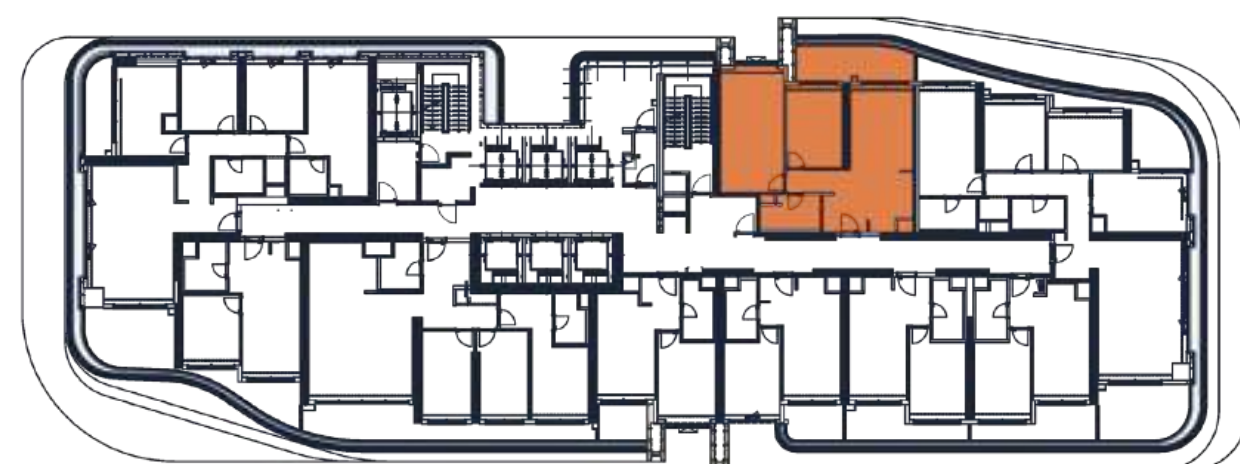
4 Bathroom _____ 4.42 m²

5 Bedroom _____ 10.90 m²

6 Hall _____ 4.14 m²

7 Laundry Room _____ 1.09 m²

8 Balcony _____ 10.95 m²



*Square meter sizes of the relevant units may vary between blocks.



2+1

| Block C Floor Plan

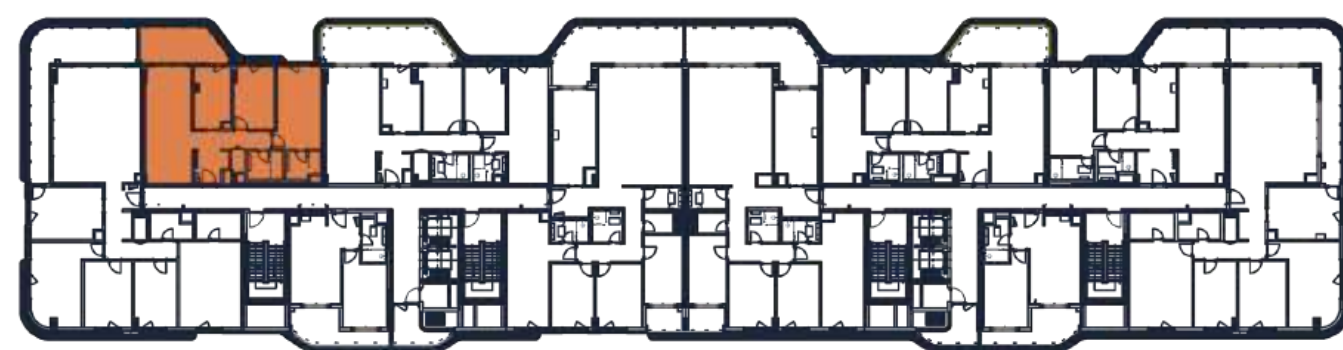
NET AREA _____ 81.05 m²

GROSS SALES AREA _____ 109.98 m²

*Includes allocated areas.

TOTAL GROSS AREA _____ 157.27 m²

1	Entrance Hall	4.60 m ²
2	Living Room	23.80 m ²
3	Kitchen	9.51 m ²
4	Master Bedroom	16.93 m ²
5	En-suite Bathroom	3.33 m ²
6	Bedroom	10.99 m ²
7	Bathroom	4.41 m ²
8	Laundry Room	1.38 m ²
9	Hall	6.10 m ²
10	Balcony	13.01 m ²



*Square meter sizes of the relevant units may vary between blocks.



3+1

Block A Floor Plan

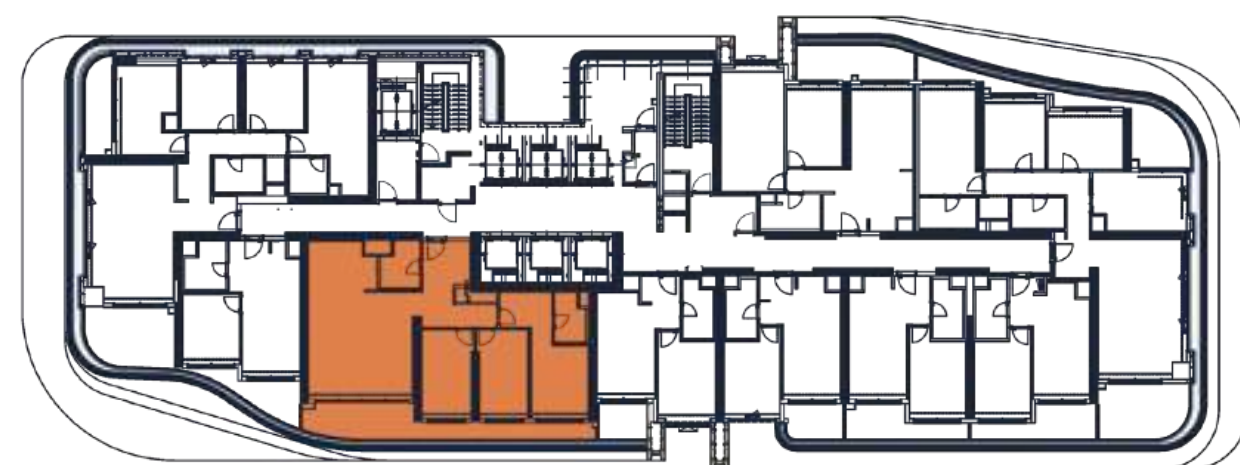
NET AREA _____ 101.53 m²

GROSS SALES AREA _____ 141.84 m²

*Includes allocated areas.

TOTAL GROSS AREA _____ 202.83 m²

1	Entrance Hall	6.15 m ²
2	Living Room + Kitchen	38.78 m ²
3	Master Bedroom	17.08 m ²
4	En-suite Bathroom	3.70 m ²
5	Bedroom 1	11.73 m ²
6	Bedroom 2	11.97 m ²
7	Hall	6.19 m ²
8	Bathroom	4.34 m ²
9	Laundry Room	1.59 m ²
10	Balcony	18.18 m ²



*Square meter sizes of the relevant units may vary between blocks.



3+1

Block A Floor Plan

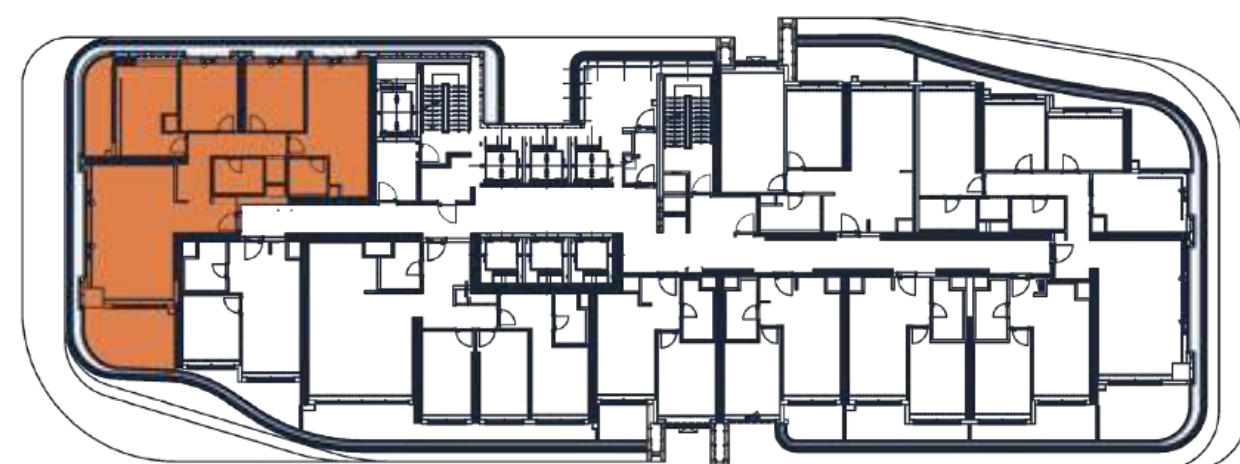
NET AREA _____ 113.58 m²

GROSS SALES AREA _____ 159.57 m²

*Includes allocated areas.

TOTAL GROSS AREA _____ 228.19 m²

1	Entrance Hall	5.42 m ²
2	Living Room	31.56 m ²
3	Kitchen	14.41 m ²
4	Master Bedroom	20.79 m ²
5	En-suite Bathroom	3.53 m ²
6	Bedroom 1	11.17 m ²
7	Bedroom 2	10.98 m ²
8	Hall	9.87 m ²
9	Laundry Room	1.34 m ²
10	Bathroom	4.51 m ²
11	Balcony	6,68 m ²
12	Balcony	13.44 m ²



*Square meter sizes of the relevant units may vary between blocks.



4+1

Block A Floor Plan

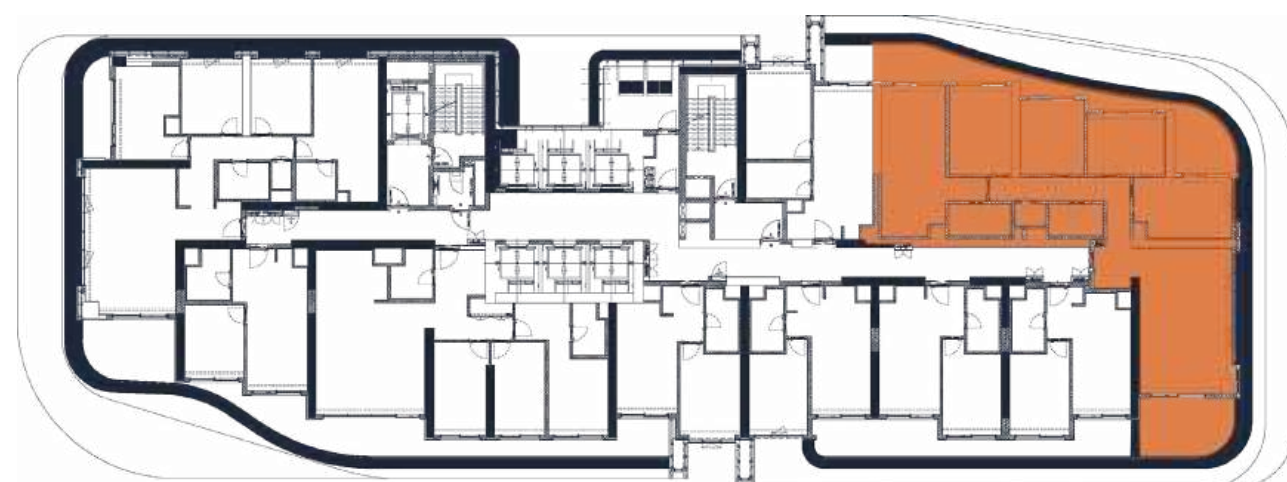
NET AREA 135.42 m²

GROSS SALES AREA 192.42 m²

*Includes allocated areas.

TOTAL GROSS AREA 287.99 m²

1	Entrance Hall	3.81 m ²
2	Living Room	33.13 m ²
3	Kitchen	14.07 m ²
4	Master Bedroom	25.90 m ²
5	En-suite Bathroom	4.36 m ²
6	Bedroom 1	13.49 m ²
7	Bedroom 2	11.71 m ²
8	Bedroom 3	11.60 m ²
9	Hall	11.99 m ²
10	Laundry Room	1.54 m ²
11	Bathroom	3.82 m ²
12	Balcony	6.14 m ²
13	Balcony	8.35 m ²
14	Balcony	12.99 m ²



*Square meter sizes of the relevant units may vary between blocks.



4+1

Block A Floor Plan

NET AREA 177.03 m²

GROSS SALES AREA 307.59 m²

*Includes allocated areas.

TOTAL GROSS AREA 457.51 m²

1	Entrance Hall	18.43 m ²
2	Living Room	51.12 m ²
3	Kitchen	18.72 m ²
4	Master Bedroom	26.22 m ²
5	En-suite Bathroom	4.47 m ²
6	Bedroom 1	12.67 m ²
7	Bedroom 2	12.67 m ²
8	Bedroom 3	10.32 m ²
9	Bathroom	3.55 m ²
10	Laundry Room	1.84 m ²
11	Bathroom	4.00 m ²
12	Hall	10.21 m ²
13	Wc	2.81 m ²
14	Balcony	5.00 m ²
15	Balcony	31.22 m ²
16	Terrace	56.03 m ²



*Square meter sizes of the relevant units may vary between blocks.



4+1

Block C Floor Plan

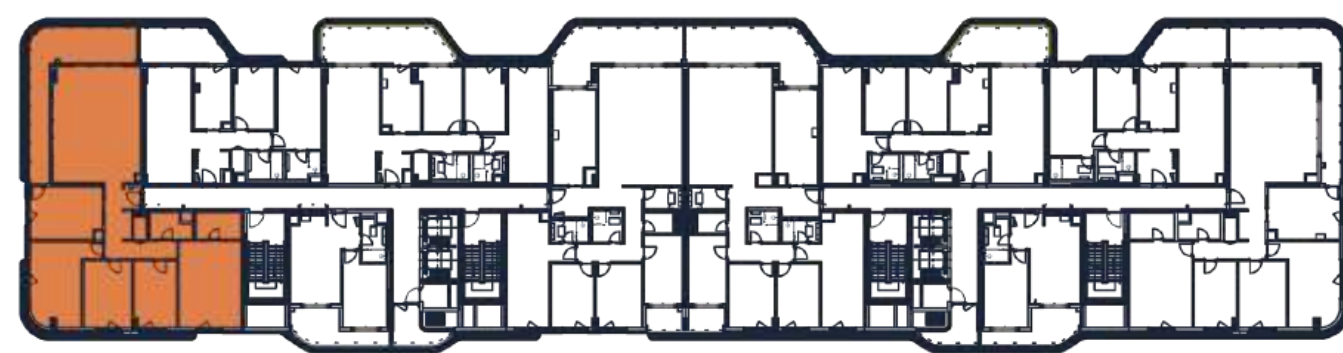
NET AREA 153.54 m²

GROSS SALES AREA 204.65 m²

*Includes allocated areas.

TOTAL GROSS AREA 292.65 m²

1	Entrance Hall	7.58 m ²
2	Living Room	43.99 m ²
3	Kitchen	15.82 m ²
4	Master Bedroom	23.53 m ²
5	En-suite Bathroom	5.11 m ²
6	Bedroom 1	12.27 m ²
7	Bedroom 2	13.98 m ²
8	Bedroom 3	20.25 m ²
9	Hall	5.52 m ²
10	Bathroom	4.13 m ²
11	Laundry Room	1.36 m ²
12	Balcony	28.20 m ²



*Square meter sizes of the relevant units may vary between blocks.





Ground Floor

4+1

| Floor Plan

NET AREA 145.42 m²

GROSS SALES AREA 203.26 m²

*Includes allocated areas.

TOTAL GROSS AREA 343.94 m²

1	Entrance Hall	5.06 m ²
2	Living Room	41.47 m ²
3	Kitchen	14.24 m ²
4	Wc	2.66 m ²
5	Cloakroom	5.06 m ²
6	Hall	4.58 m ²
7	Winter Garden	16.90 m ²
8	Master Bedroom	21.03 m ²



1th Floor

9	En-suite Bathroom	4.10 m ²
10	Bedroom 1	10.23 m ²
11	Bedroom 2	9.76 m ²
12	Bedroom 3	11.78 m ²
13	Bathroom 1	3.47 m ²
14	Bathroom 2	3.84 m ²
15	Laundry Room	1.11 m ²
16	Hall	7.03 m ²

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*Square meter sizes of the relevant units may vary between blocks.



Ground Floor



1th Floor

3+1

DUPLEX Floor Plan

NET AREA 126.39 m²

GROSS SALES AREA 221.78 m²

*Includes allocated areas.

TOTAL GROSS AREA 296.14 m²

1	Entrance Hall	5.23 m ²
2	Living Room	36.17 m ²
3	Kitchen	11.02 m ²
4	Wc	2.65 m ²
5	Cloakroom	5.48 m ²
6	Hall	3.42 m ²
7	Winter Garden	12.05 m ²
8	Terrace	15.04 m ²

9	Garden	31.50 m ²
10	Master Bedroom	20.14 m ²
11	En-suite Bathroom	4.50 m ²
12	Bedroom 1	12.13 m ²
13	Bedroom 2	14.33 m ²
14	Bathroom	5.07 m ²
15	Laundry Room	1.88 m ²
16	Hall	4.37 m ²

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*Square meter sizes of the relevant units may vary between blocks.



21th Floor



22th Floor

4+2 DUPLEX Block A Floor Plan

NET AREA 174.72 m²

GROSS SALES AREA 247.14 m²

*Includes allocated areas.

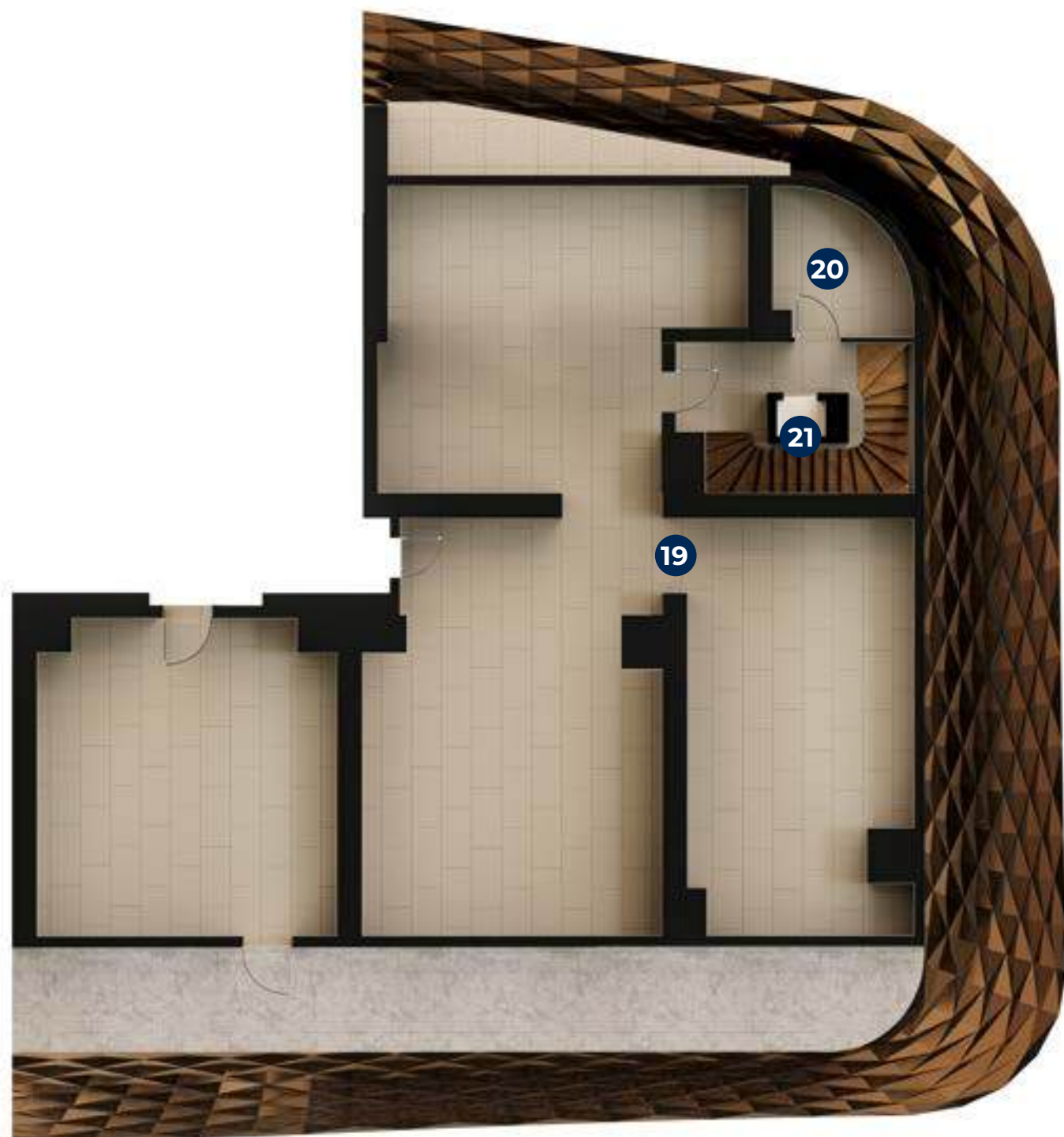
TOTAL GROSS AREA 353.41 m²

1	Entrance Hall	4.14 m ²
2	Living Room	40.24 m ²
3	Dining Room	14.12 m ²
4	Kitchen	26.72 m ²
5	Wc	2.72 m ²
6	Cloakroom	1.24 m ²
7	Hall	10.81 m ²
8	Balcony	23.72 m ²

9	Master Bedroom	18.00 m ²
10	En-suite Bathroom	3.35 m ²
11	Bedroom 1	12.20 m ²
12	Bedroom 2	11.76 m ²
13	Bedroom 3	12.37 m ²
14	Bathroom	5.45 m ²
15	Laundry Room	1.64 m ²
16	Hall	9.96 m ²

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*Square meter sizes of the relevant units may vary between blocks.



16th Floor



17th Floor



18th Floor

5+2

PENTHOUSE
Block B Floor Plan

NET AREA 317.14 m²

GROSS SALES AREA 775.62 m²

*Includes allocated areas.

TOTAL GROSS AREA 1109.14 m²

1	Entrance Hall	8.26 m ²
2	Living Room	40.27 m ²
3	Dining Room	37.93 m ²
4	Kitchen	31.70 m ²
5	Bathroom 1	5.43 m ²
6	Hobby Room	11.29 m ²
7	Hall 1	16.93 m ²
8	Balcony	10.03 m ²

9	Master Bedroom	33.73 m ²
10	En-suite Bathroom	3.61 m ²
11	Bedroom 1	26.90 m ²
12	Bathroom 2	3.77 m ²
13	Bedroom 2	11.57 m ²
14	Bedroom 3	31.89 m ²
15	Bathroom 3	4.93 m ²
16	Bathroom 4	5.36 m ²

17	Hall 2	8.97 m ²
18	Hall 3	16.93 m ²
19	Allocated Area	196.20 m ²
20	Storage	6.86 m ²
21	Staircase	10.81 m ²
22	Terrace	129.10 m ²

*Square meter sizes of the relevant units may vary between blocks.

FOLKART ORION

 **+90 444 22 78**

www.folkart.com.tr

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