

As Bright as the Stars
As Unique as Izmir

FOLKART
VEGA



FOLKART VEGA

Folkart, Izmir's prestigious housing brand, has brought you Folkart Vega, the brightest and most elegant project in the city.

This project, located at the heart of the city, has an innovative design. It allows you to live by the sea and embrace the sun.



LOCATION

Folkart Vega makes a difference from its central location. The project is located just 720 meters from the sea. This magnificent project, situated at the heart of Alsancak and close to many transportation options, neighbors Medicana International Hospital, one of the largest private hospitals in Izmir.

The project offers a unique opportunity to live in a region that is constantly rising in value thanks to its rich social amenities.



EDUCATIONAL INSTITUTIONS

- Ege University.....7.3 km
- Dokuz Eylül University.....8.7 km
- Yaşar University.....5.5 km



HEALTHCARE INSTITUTIONS

- Medicana International Hospital.....500 m
- Private Ege City Hospital.....2.0 km
- Ege University Hospital.....6.2 km
- Alsancak Özel Kent Medical Center.....2.4 km
- Gazi Hospital.....2.4 km
- Alsancak State Hospital.....3.1 km
- Şifa Hospital.....3.4 km
- Dokuz Eylül University Hospital.....14.5 km



OTHER PLACES

- Kültürpark Fair Area.....2.0 km
- Alsancak Ferry Station.....2.7 km
- Alsancak Port.....2.0 km
- Adnan Menderes Airport.....18 km
- Alaçatı-Çeşme.....55 min
- Urla.....40 min
- Manisa.....30 min
- Aydın.....55 min
- Kuşadası.....1 hour



FOLKART VEGA



- | | | |
|--|---|---|
|  Commercial Area |  Indoor Parking Lot |  Fitness Center |
|  Beach Pool |  Landscaped Area |  Cafe & Restaurant |
|  Playground |  Cafe | |

Modern, elegant, and very ambitious

Folkart Vega will become the city's newest and brightest star with its innovative design and elaborate architecture. Folkart Vega offers a spectacular view of İzmir Bay, which stretches as far as the eye can see, and a landscaped area that is filled with palm trees.

The project comprises a total of **843 and 53 commercial areas**, including **1+1, 2+1, 3+1 duplex, 4+1, 4+1 duplex, and 5+1 duplex apartments**.

LAYOUT PLAN

1. A1 Block
2. A2 Block
3. C Block
4. B Block
5. Cafe
6. Indoor Parking Lot
7. Beach Pool
8. Cafe
9. Playground
10. Landscaped Area
11. Jogging and Walking Track
12. Floor Garden Terrace





BEACH POOL

Folkart Vega stands out with its innovative and elegant design, and hosts **the most exclusive pool in the city.**

This pool, designed with real beach sand to make you feel like you are swimming in the sea, adds a new beauty to your life by bringing the sea into your home. Thanks to the beach pool, you can swim in the sea at the heart of the city and enjoy the atmosphere without going to the seaside. You'll rejoice the fresh water while loosening up in both outdoor and indoor pools. The pools, which have a total surface area of **1,000 square meters**, await you at Vega.









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5+1 Apartment with a Private Pool

The Door to Infinity

Private infinity pools available in some apartments make you feel like you are swimming in the sea, stroking towards an endless horizon right at the center of the city.



FOLKART VEGA



Social Amenities

The social amenities of Folkart Vega are designed to meet various expectations.

Living in Folkart Vega, you can enjoy the rhythm of life at a fitness center and find brand new ideas at the library. Your children can be free at outdoor and indoor playgrounds by going with the flow of the game.

Mobile Health App

At Folkart Vega, located right beside Medicana International Hospital, every Folkart resident can benefit from a mobile health service with the finest equipment and a professional first-aid and emergency team that will be available 24/7.



Pool — Fitness Center — **Doctor's Office** — Cafe — **Library**
Lounge — **Outdoor Sitting Area** — Meeting Room — **Music Room**
PlayStation Room — **Mini Movie Theater** — Playgrounds



Every Moment Fulfilled

Folkart Vega is not just an ordinary housing project. It's the Folkart interpretation of an exceptional and exciting lifestyle, offering a fitness center, sauna, spa, cafe, outdoor and indoor swimming pools, and open green spaces.

Social Amenities

- ◆ Outdoor pool
- ◆ Indoor swimming pool
- ◆ Outdoor-indoor cafeteria
- ◆ Fitness, Pilates and yoga centers
- ◆ Spa and sauna
- ◆ Lobby and resting area
- ◆ Security cameras
- ◆ 24-hour security
- ◆ Indoor parking lot

Equipment

- ◆ Built-in appliances
- ◆ VRV heating and cooling system
- ◆ Underfloor heating that can be controlled remotely
- ◆ Smart home automation system
- ◆ Laminated flooring in all rooms

Automation System Features

- ◆ Concierge and housekeeping services with touch screens with IP video intercom at apartment entrances
- ◆ Lighting, air conditioning and curtain controls designed to appeal to the personal taste of each resident
- ◆ Convenient and secure system management from anywhere in the world using any number of mobile devices and computers
- ◆ Data transfer to mobile devices of residents with email and push notification services
- ◆ Air conditioning control from outside the home with secure remote access technology
- ◆ Remote 3G-equipped security camera monitoring via mobile devices and touch screens thanks to secure remote access technology.



Catch the Rhythm
of Life!

FOLKART
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Lounge Room





Lounge Room





FOLKART

FOLKART

great coffee

BOJCA

CARMEN



World-renowned brands, diverse tastes, fun activities,
and exclusive offers await you at Folkart Vega.







Living Like a Star at the Star of the City

At Folkart Vega, you will feel like a star thanks to its range of privileged features from its location and architecture to its social amenities.

Folkart Vega is a world that has been specifically tailored to your expectations, one that will polish up your life. The parabolic facades, developed with special manufacturing processes that achieved a first in Izmir, will become the new aesthetic symbols of Vega's outside appearance.



Picturesque Beauty
of the Gulf of Izmir





Vega's Door to the Gulf of Izmir

You'll enjoy summer nights with Vega's charming view.
You'll watch the magnificent İzmir Bay under the stars, while
feeling the cool breeze of the Aegean summer wind.

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Living Room & Kitchen / Bedroom 1+1





Bedroom 3+1









1+1

NET AREA (Excl. Balcony).....35,5 m²
TOTAL GROSS AREA..... 55,3 m²
OVERALL GROSS AREA..... 79,1 m²

- 1 Living Room + Kitchen.....17,3 m²
- 2 Entrance Hall..... 3,4 m²
- 3 Bathroom..... 4,2 m²
- 4 Bedroom..... 10,6 m²
- 5 Balcony..... 12,9 m²

NET AREA (Excl. Balcony)..... 65,8 m²
TOTAL GROSS AREA.....91,1 m²
OVERALL GROSS AREA..... 130,3 m²

2+1

- 1 Living Room + Kitchen..... 24,8 m²
- 2 Entrance Hall..... 8,3 m²
- 3 Bathroom..... 4,7 m²
- 4 Bedroom..... 17,2 m²
- 5 Bedroom..... 10,8 m²
- 6 Balcony..... 12,7 m²



3+1

NET AREA (Excl. Balcony).....104,0 m²
TOTAL GROSS AREA..... 143,0 m²
OVERALL GROSS AREA.....204,5 m²

1 Living Room..... 29,8 m ²	6 Bedroom.....18,5 m ²
2 Kitchen.....15,5 m ²	7 Bedroom.....11,4 m ²
3 Entrance Hall.....10,1 m ²	8 Bedroom.....10,0 m ²
4 Bathroom..... 4,2 m ²	9 Balcony.....18,2 m ²
5 Master Bathroom.....4,5 m ²	

NET AREA (Excl. Balcony).....131,4 m²
TOTAL GROSS AREA..... 176,7 m²
OVERALL GROSS AREA..... 252,7 m²

4+1

1 Living Room..... 34,7 m ²	7 Master Bathroom..... 4,1 m ²
2 Kitchen..... 11,3 m ²	8 Bedroom..... 20,7 m ²
3 Entrance Hall.....16,8 m ²	9 Bedroom.....11,0 m ²
4 Bathroom..... 4,1 m ²	10 Bedroom..... 9,7 m ²
5 Toilet..... 2,4 m ²	11 Bedroom.....14,7 m ²
6 Laundry Room.....1,9 m ²	12 Balcony..... 21,1 m ²



3+1 DUPLEX

NET AREA (Excl. Balcony)..... 126,5 m²
TOTAL GROSS AREA..... 200,9 m²
OVERALL GROSS AREA..... 278,9 m²

1 Living Room..... 41,1 m ²	8 Master Bathroom..... 4,3 m ²
2 Entrance Hall..... 9,5 m ²	9 Dressing Room..... 5,6 m ²
3 Toilet..... 2,6 m ²	10 Bedroom..... 10,2 m ²
4 Kitchen..... 10,5 m ²	11 Bedroom..... 11,9 m ²
5 Terrace..... 20,7 m ²	12 Bathroom..... 4,6 m ²
6 Garden..... 19,6 m ²	13 Laundry Room..... 2,7 m ²
7 Bedroom..... 17,5 m ²	14 Hallway..... 6,0 m ²

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.

NET AREA (Excl. Balcony)..... 151,5 m²
TOTAL GROSS AREA..... 246,5 m²
OVERALL GROSS AREA..... 339,6 m²

4+1 DUPLEX

1 Living Room..... 42,4 m ²	9 Bedroom..... 10,4 m ²
2 Entrance Hall..... 11,7 m ²	10 Bedroom..... 16,2 m ²
3 Bathroom..... 3,2 m ²	11 Master Bathroom..... 4,8 m ²
4 Kitchen..... 19,1 m ²	12 Dressing Room..... 3,7 m ²
5 Terrace..... 30,0 m ²	13 Storage Room..... 3,4 m ²
6 Garden..... 30,0 m ²	14 Hallway..... 9,0 m ²
7 Bedroom..... 12,5 m ²	15 Laundry Room..... 2,3 m ²
8 Bedroom..... 8,7 m ²	16 Bathroom..... 4,1 m ²

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Every night at Vega
will become a colorful feast with special
lighting designs created by **Florian Licht**



GÖKHAN AKTAN ALTUĞ

He was born in 1966 in Eskişehir. In 1987, he graduated from the Faculty of Architecture of Istanbul Technical University. Between 1987 and 1993, he worked as a lecturer at Eskişehir Anadolu University's Faculty of Architecture, Department of Building Technology. In 1991, he earned a Master of Architecture degree from the Faculty of Architecture of Istanbul Technical University.

In 1995, he founded Tago Architects with Tatsuya Yamamoto. Apart from his Istanbul office, he has also completed various projects at the Dubai, Bucharest, Tokyo, and Kiev office of the company. He has received many awards from national and international competitions for a variety of projects. Well-experienced in designing high-rises, Altuğ is renowned for its innovative, modern, human-oriented, and rational architectural solutions. His projects, buildings, articles, and interviews have been featured in various architectural publications.

TAGO ARCHITECTS

Tago Architects was founded by **Gökhan Aktan Altuğ** and **Tatsuya Yamamoto** in 1995. The office, which has earned a reputation for its unique architectural designs performed in Turkey and other countries around the world, combines today's living needs with universal design and comfort standards.

Since its establishment, **Tago Architects** has designed over 700 architectural and interior architecture projects, implemented significant projects of different scales and typologies, and received many awards in different categories.

The company stands out with technically innovative and cost- and resource-effective projects. **Tago Architects** creates high-quality architectural products by combining the synthesis of various data, such as structural necessities, content, employer demands and so on, with timeless solutions that will last into the future.

ABOUT THE PROJECT

Each floor has a different style of balconies and terraces with a spiral effect that creates a shadow show across different angles, enhancing the visual effect of the project. The architectural design of each floor and block reflects the significance of semi-open spaces in the daily life of Mediterranean climate. Each unit has its own balcony in the high-rises, while podium floors and garden floors are equipped with terrace gardens and special-purpose gardens that serve the same function. Apart from the landscaped area, each floor boasts a different type of green space with the podium floor housing green terraces and the higher floors featuring sky gardens. The landscaped area offers an outdoor relaxation space and a playground with its controlled shadows, where you can spend your day at different hours and integrates the design with the materials and function. The outdoor pool with beach concept and playground areas provide users with many activities that they can even enjoy on the weekend.



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