

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

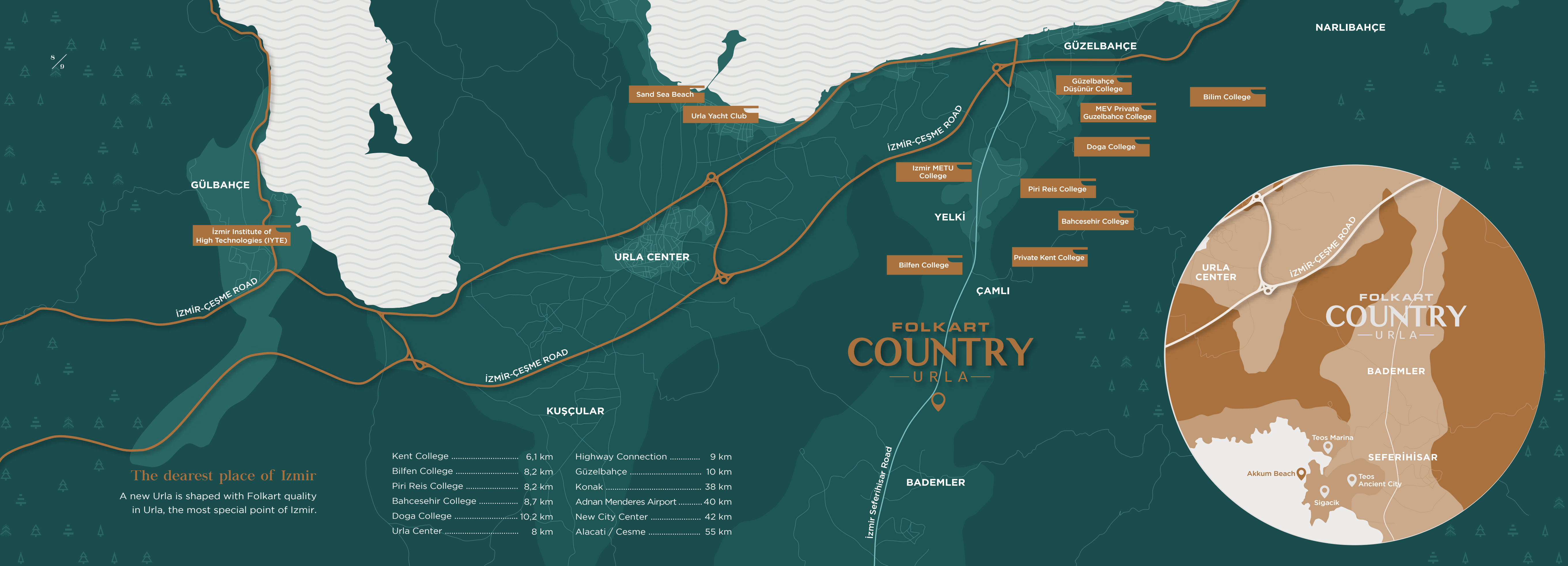
Country means dormitory. A new understanding of a detached house means a life away from the city and close to itself.

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.





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GÜLBAHÇE

İzmir Institute of
High Technologies (IYTE)

İZMİR-ÇEŞME ROAD

Sand Sea Beach

Urla Yacht Club

URLA CENTER

İZMİR-ÇEŞME ROAD

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

İZMİR-ÇEŞME ROAD

Izmir METU
College

YELKİ

Bilfen College

ÇAMLI

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BADEMLER

İzmir Seferihisar Road

GÜZELBAHÇE

Güzelbahçe
Düşünür College

MEV Private
Guzelbahce College

Doga College

Piri Reis College

Bahcesehir College

Private Kent College

Bilim College

NARLIBAHÇE

URLA
CENTER

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BADEMLER

SEFERİHİSAR

Teos Marina

Akkum Beach

Sigacik

Teos
Ancient City

The dearest place of Izmir

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



Living in the Country

Think of Folkart Country Urla as an island. A green line runs around this unique island. Pedestrian bridges take you to different points.

The land on which the social facilities are located is publicly owned.

Bocce

Different social activities for all ages.



Botanic Garden

Nature-inspired walking paths and botanical trails.



Skateboard Park

Special skateboard and roller tracks for young people.



Amphitheatre

Special corners hidden in nature.



Special areas such as Yelkiing pool, fountain, amphitheater, sundial, botanic garden, fountain pool, bird watching house accompany your life.

Living in Folkart Contry Urla means being yourself and spending time for your family in nature.



Tennis Court

Tennis court where you can do sports with your family and friends.



Animal Park

A special area designed for our little friends.



Adventure Park

Natural adventure tracks for your child and friends.



Sports Park

Jogging tracks and sports fields integrated with nature.



Return to the neighborhood





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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

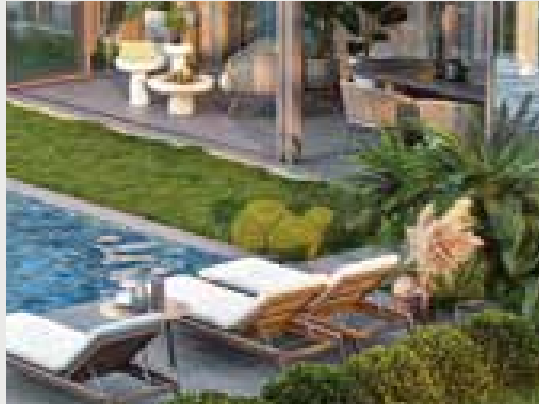
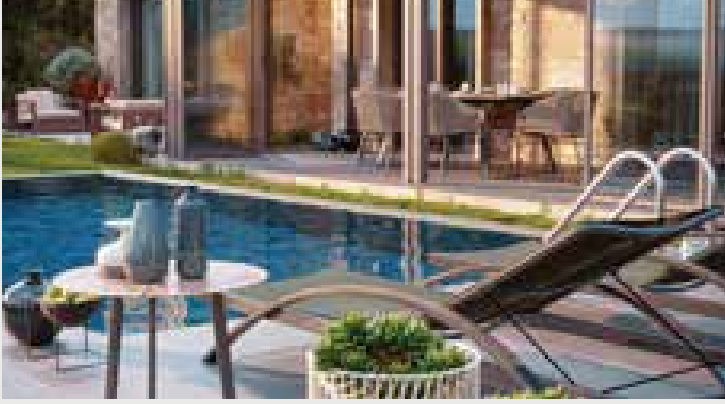
The landscape of Folkart Country Urla is so large and unique that you can only realize the magic of this area when you live.

77.620 m² common landscape area. With landscapes inside the plot added on it, a total of 155,000 m² 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 162 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.







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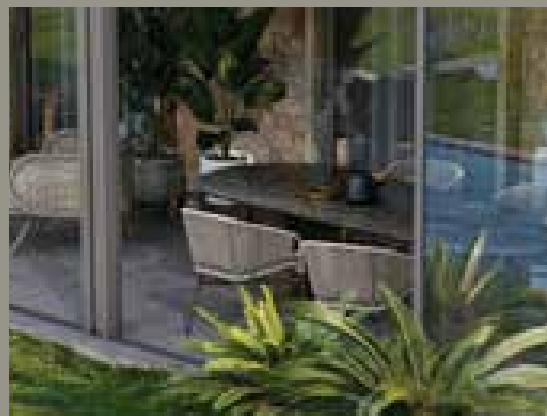
Not only independent and free
but also settled in harmony and comfort of community life...
Life in Folkart Country,
Like the way you always wanted it to be.

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—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.





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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



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—URLA—



Usage Area: 101,30 m²
Total Gross: 155,70 m²
Parcel Area: 350 - 550 m²

1 Entrance Hall _____ 10,90 m²
2 Hall _____ 5,80 m²
3 Living Room + Kitchen _____ 37,60 m²
4 Winter Garden _____ 16,50 m²
5 Par, Bedroom _____ 18,20 m²

6 Par. Bathroom _____ 4,20 m²
7 Bathroom _____ 6,40 m²
8 Bedroom 2 _____ 12,00 m²
9 Garden Storage _____ 6,20 m²
10 Terrace _____ 18,30 m²

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3,5+1 SINGLE STOREY FLOOR PLAN



Usage Area: **139,10** m²
Total Gross: **217,00** m²
Parcel Area: **570 - 670** m²

1 Entrance Hall	8,90	m ²	10 Laundry Room	1,90	m ²
2 Hall	3,10	m ²	11 Bathroom	4,00	m ²
3 Living Room	36,40	m ²	12 Par. Bedroom	19,00	m ²
4 Kitchen	14,10	m ²	13 Par. Bathroom	4,40	m ²
5 Winter Garden	20,60	m ²	14 Bedroom 2	13,10	m ²
6 Garden Storage	4,60	m ²	15 Bedroom 3	13,10	m ²
7 Room	7,90	m ²	16 Terrace 1	12,30	m ²
8 Hall 2	6,50	m ²	17 Terrace 2	13,10	m ²
9 WC	2,10	m ²			





GROUND FLOOR



UPSTAIRS

Usage Area: 139,80 m²

Total Gross: 213,90 m²

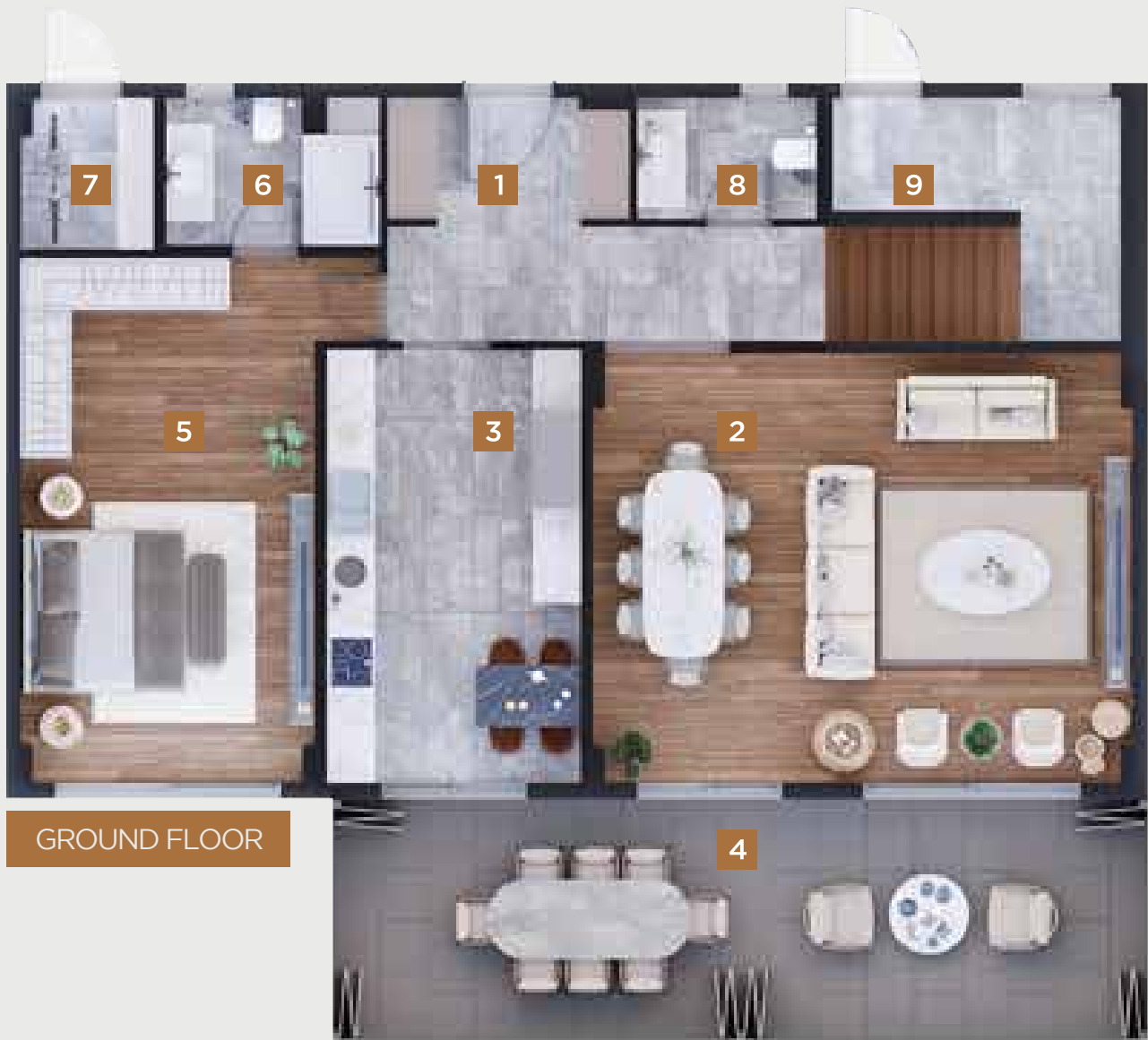
Parcel Area: 480 - 550 m²

- 1 Entrance Hall _____ 10,40 m²
- 2 Living Room _____ 34,90 m²
- 3 Kitchen _____ 13,20 m²
- 4 Winter Garden _____ 32,40 m²
- 5 Technical Area 1 _____ 2,10 m²
- 6 Bathroom 1 _____ 3,90 m²
- 7 Garden Storage _____ 3,20 m²
- 8 Warehouse _____ 3,40 m²

- 9 Par. Bedroom _____ 21,20 m²
- 10 Par. Bathroom _____ 4,20 m²
- 11 Bedroom 2 _____ 12,90 m²
- 12 Bedroom 3 _____ 12,90 m²
- 13 Laundry Room _____ 4,90 m²
- 14 Hall _____ 5,80 m²
- 15 Bathroom 2 _____ 4,80 m²

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GROUND FLOOR



UPSTAIRS

Usage Area: 146,90 m²

Total Gross: 223,50 m²

Parcel Area: 490 - 590 m²

1 Entrance Hall	12,30 m ²	10 Bedroom 2	16,40 m ²
2 Living Room	35,30 m ²	11 Bedroom 3	13,10 m ²
3 Kitchen	16,50 m ²	12 Laundry Room	3,00 m ²
4 Winter Garden	29,60 m ²	13 Bathroom	4,00 m ²
5 Par. Bedroom	24,40 m ²	14 Hall	5,70 m ²
6 Par. Bathroom	4,00 m ²		
7 Garden Storage	2,50 m ²		
8 WC	3,10 m ²		
9 Warehouse	6,60 m ²		

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Usage Area: **166,10** m²
Total Gross: **248,80** m²
Parcel Area: **600 - 1030** m²

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





Usage Area: 161,90 m²
Total Gross: 252,00 m²
Parcel Area: 550 - 860 m²

- | | |
|------------------|----------------------|
| 1 Entrance Hall | 8,50 m ² |
| 2 Hall 1 | 6,90 m ² |
| 3 Kitchen | 14,40 m ² |
| 4 Living Room | 43,20 m ² |
| 5 Winter Garden | 27,40 m ² |
| 6 Warehouse 2 | 1,40 m ² |
| 7 Warehouse | 4,00 m ² |
| 8 Garden Storage | 4,20 m ² |
| 9 Bedroom 1 | 14,90 m ² |
| 10 Bathroom | 4,40 m ² |
| 11 Terrace | 9,00 m ² |

- | | |
|------------------|----------------------|
| 12 Hall 2 | 4,10 m ² |
| 13 Bedroom 2 | 11,40 m ² |
| 14 Bedroom 3 | 11,40 m ² |
| 15 Par. Bedroom | 21,70 m ² |
| 16 Par. Bathroom | 4,30 m ² |
| 17 Bathroom | 4,90 m ² |
| 18 Laundry Room | 2,20 m ² |

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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...

3+1 Duplex Type II
Villa Picture

4+1 Duplex Villa Picture



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