

FOLKART
COUNTRY
—URLA—

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

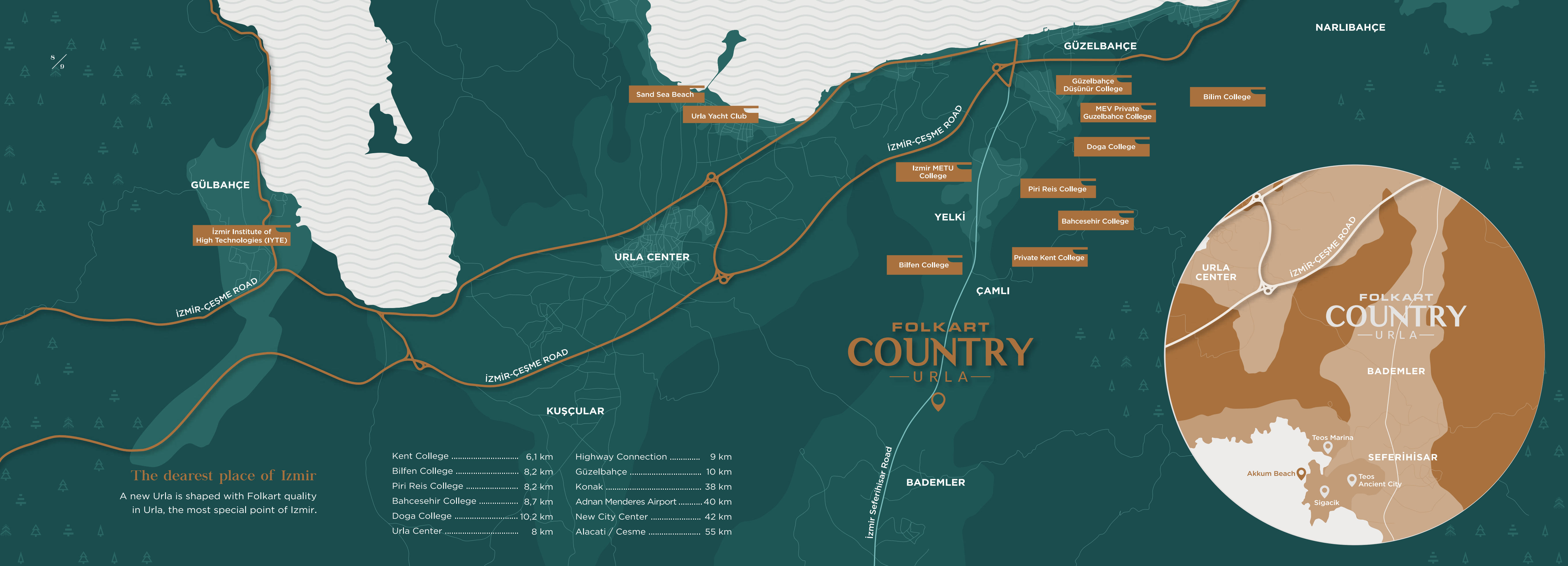
Country means dormitory. A new understanding of a detached house means a life away from the city and close to itself.

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.





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)

URLA CENTER

Izmir METU College

YELKİ

Piri Reis College

Bahcesehir College

Bilfen College

Private Kent College

ÇAMLI

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URLA CENTER

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BADEMLER

KUŞÇULAR

BADEMLER

SEFERİHİSAR

Teos Marina

Akkum Beach

Teos Ancient City

Sigacik

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.

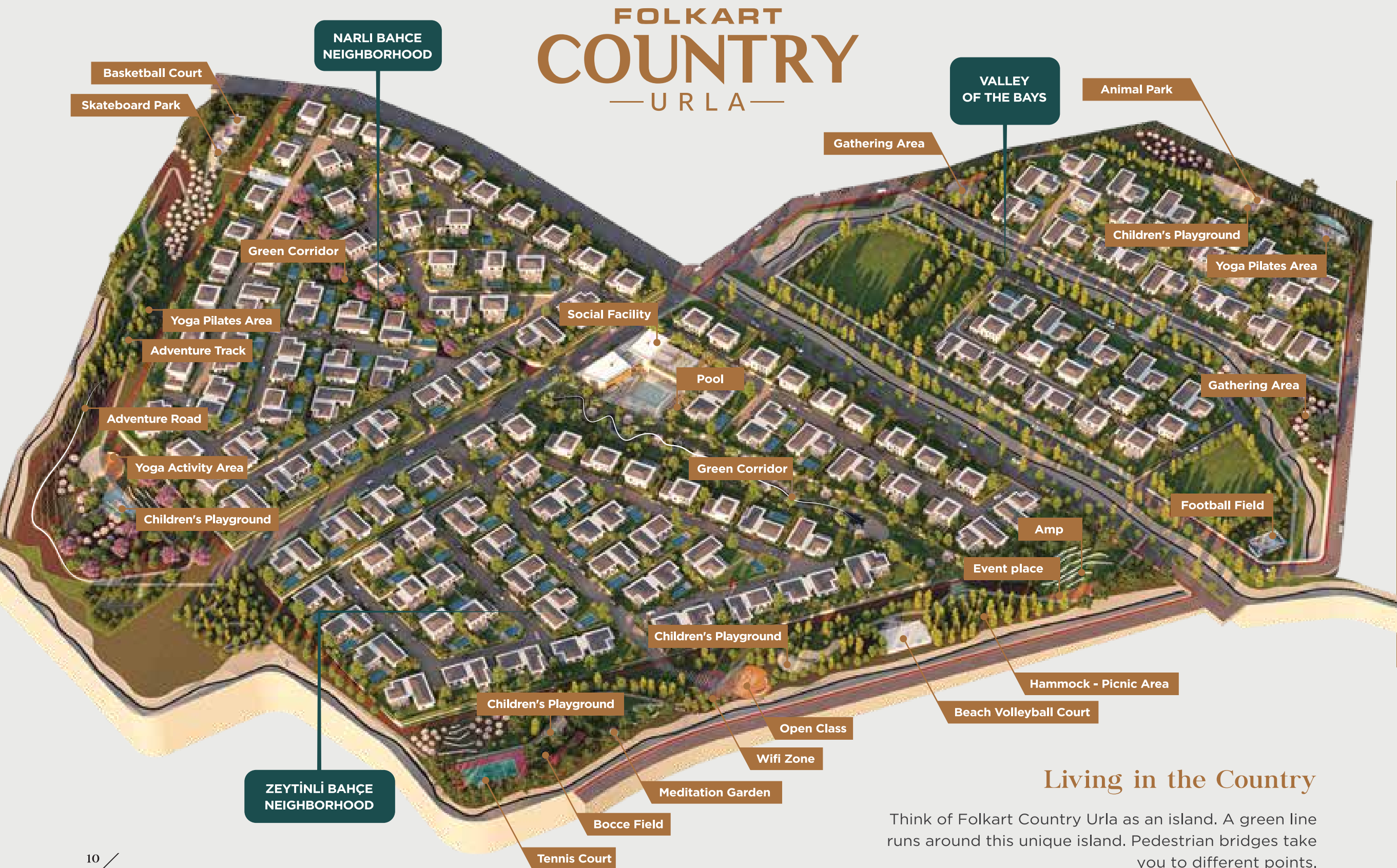
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İZMİR-ÇEŞME ROAD

İZMİR-ÇEŞME ROAD

İZMİR-ÇEŞME ROAD

İzmir Seferihisar Road



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.

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, botanical 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.



Folkart Country Urla is designed by combining 3 different neighborhoods. Valley of Laurels, Garden with Olive, Garden with Pomegranate ... Each neighborhood is identified by the name of the trees that grow in the Urla habitat and make it unique.

Return to the neighborhood



2+1 SINGLE FLOOR	3+1 DUPLEX - 2	4 + 1 DUPLEX
3 + 1 DUPLEX	3 + 1 SINGLE STOREY	4 + 1 SINGLE STOREY



In Folkart Country Urla, you enjoy a life that is only for you, and when you step outside, you find the warmth of 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.

Boyo, 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

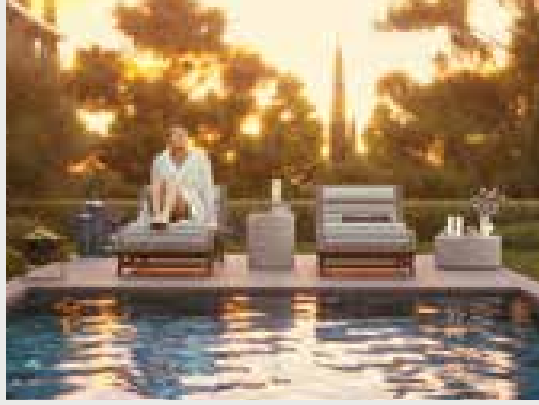
The landscape of Folkart Country Urla is so large and unique that you can only realize the magic of this area when you live.

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.







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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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.



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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2+1 SINGLE STOREY FLOOR PLAN



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		

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3+1 DUPLEX TYPE-I
FLOOR PLAN



GROUND FLOOR



UPSTAIRS

Usage Area: **139,80 m²**
 Total Gross: **213,90 m²**
 Parcel Area: **480 - 550 m²**

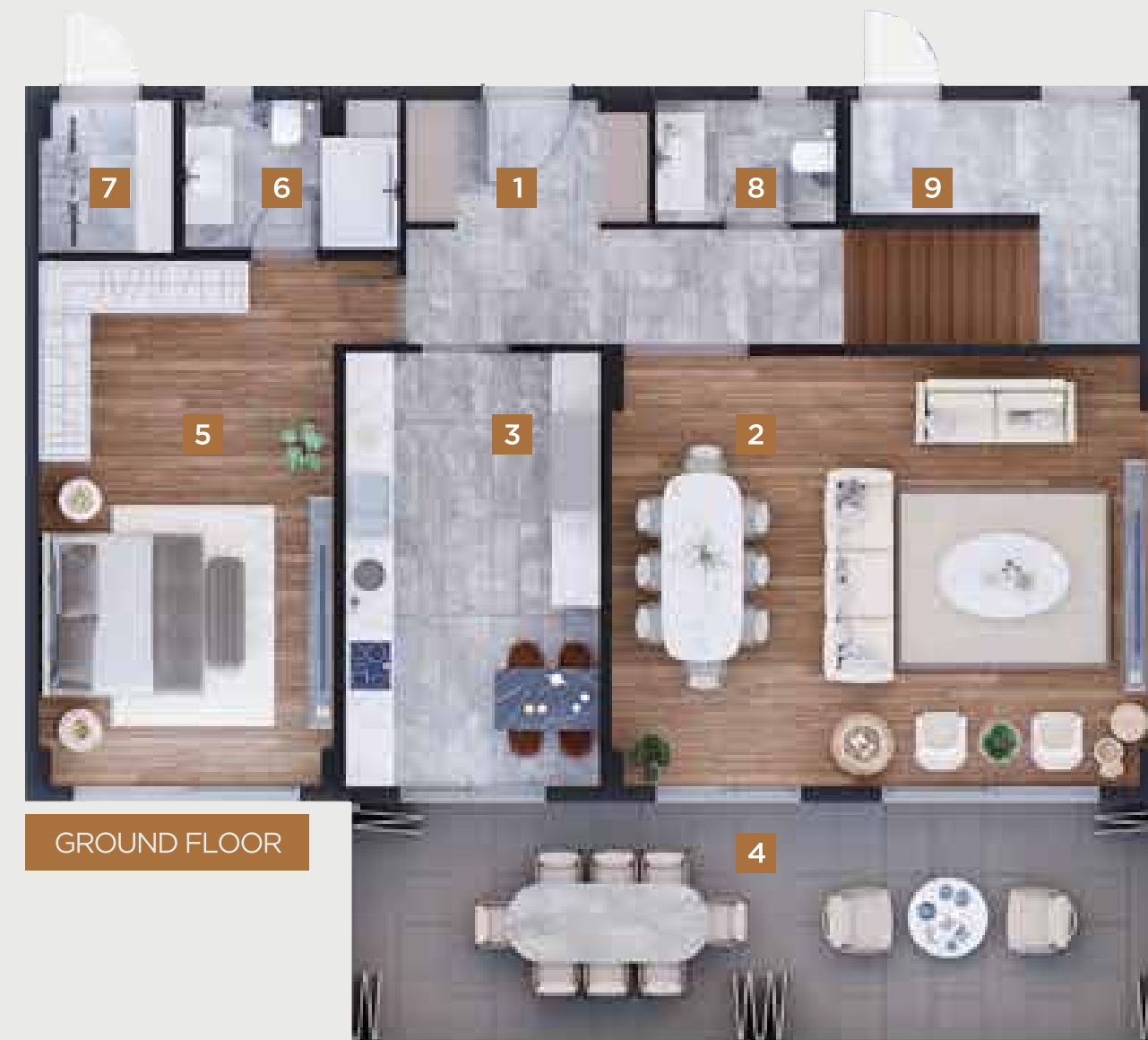
- 1 Entrance Hall _____ 10,40 m²
- 2 Living Room _____ 34,90 m²
- 3 Kitchen _____ 13,20 m²
- 4 Winter Garden _____ 32,40 m²
- 5 Technical Area 1 _____ 2,10 m²
- 6 Bathroom 1 _____ 3,90 m²
- 7 Garden Storage _____ 3,20 m²
- 8 Warehouse _____ 3,40 m²

- 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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3+1 DUPLEX TYPE-II
FLOOR PLAN



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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4+1 SINGLE STOREY FLOOR PLAN



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

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

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

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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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