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THE NEWEST OF CESME,
FOLKART
THE BEST OF IZMIR WITH FOLKART'S SIGNATURE.

Everyone has a Cesme dream. Folkart Terra Cesme is the place where dreams come true. Welcome to your new life in Cesme.

WHETHER VILLA, WHETHER RESIDENCE

The promise of a unique life in every choice you make...

THE JEWEL OF THE AEGEAN CROWN: CESME



Your door with Izmir - Istanbul highway opening up to this eternal blueness, it will take only **3.5 hours** from Istanbul

...



Fascinating bays that combine the sea with green, beaches that greet the sun, clear turquoise waters and stories hidden in the depths of history... The crown of Aegean Turkey is Cesme, the most magnificent jewel of this crown.

With the Northern Marmara Highway shortening its distance to Istanbul and getting closer to different cities, Cesme is no longer a summer destination. It is a second address that offers a different beauty every day of the year and can be experienced in all four seasons.

With special living spaces such as Alacati, Ilica and Dalyan, and neighboring locations such as Seferihisar, Sirince and Urla, Cesme is a stop that turns every day of the year into a holiday. It is a festival that colors life with its gastronomy, entertainment, art and cultural activities.



SPECIAL LOCATION THAT MAKES A DIFFERENCE

Folkart Terra Cesme starts to make a difference from its location. The project is only a few minutes away from Alacati. Right next to all special points of Cesme. Folkart Terra Cesme, with its limited number of privileged living spaces, is located in an area of Cesme that is increasing in value day by day and has no alternatives.

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ALACATI	3	km
ILICA BEACH	5	km
SWISSOTEL CESME	5	km
PASALIMANI BAY	5	km
PORT ALACATI	6	km
MEDICANA CESME	8	km
BOYALIK BEACH	10	km
ALTINYUNUS MARINA	10	km
AYAYORGI BAY	14	km
CESME MARINA	14	km
URLA	44	km
IZMIR	75	km
ADNAN MENDERES AIRPORT	84	km





VILLA & RESIDENCE

To experience Cesme not just for a few days, but every day of the year...

To turn every day of your life into a holiday pleasure...

Folkart Terra Cesme.

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A Life Face Looking At Cesme!

Folkart Terra Cesme is ready to make Cesme your home with its 77 villas offering detached living comfort and 46 Residences of different sizes accompanying the villa life.

Choose your lifestyle in this special project spanning a total area of 56,000 m². Experience Cesme in 4 seasons now.



VILLA & RESIDENCE

Folkart will make the arrangements for sports fields and green areas in public park areas, provided that permission is obtained from the relevant institutions

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VILLA

A Detached Life In The Heart of Cesme!

Folkart Terra Cesme has 77 villas of different types located on plots ranging from 485 m² to 585 m². The villas with 3 bedroom duplex, 4 bedroom duplex and 4 bedroom large duplex options offer a prestigious life to those who want to experience the pleasure of Cesme in a detached comfort. All villas in the project have optional pools of 35 m².

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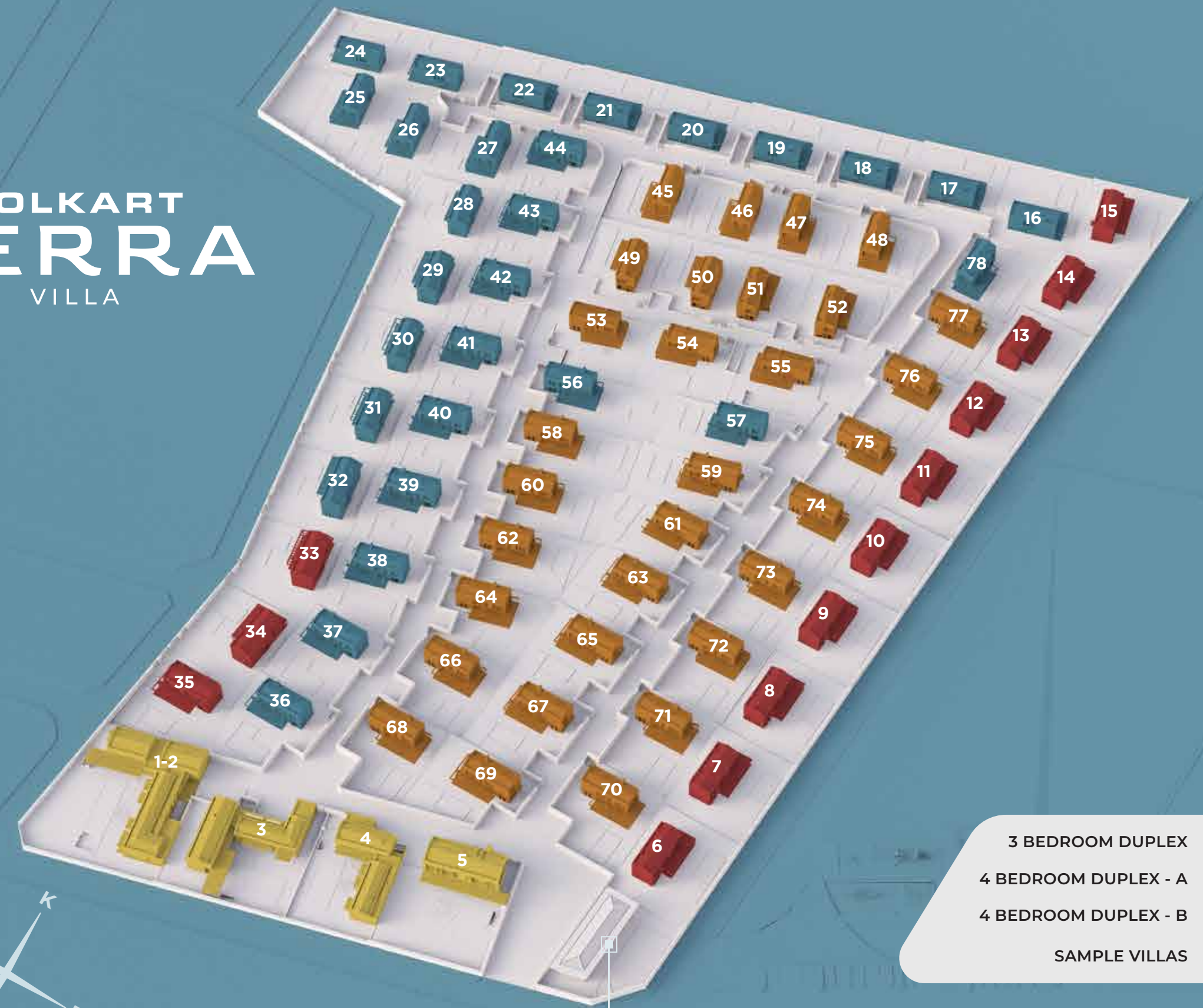




Every Detail Has Been Considered To
Make Your Life Special!

The villas of different sizes in Folkart Terra Cesme are the result of
a perfect planning, an understanding that makes your life easier,
and a perspective that offers perfection in every detail.

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VILLA



- 3 BEDROOM DUPLEX
- 4 BEDROOM DUPLEX - A
- 4 BEDROOM DUPLEX - B
- SAMPLE VILLAS





Folkart Terra Club



Kiddie Pool



Event Area



Basketball Court *



Living at Folkart Terra Cesme!

Folkart Terra Cesme stands out with its rich social opportunities. It offers a modern and peaceful life with its kiddie pool, playgrounds, tennis and basketball courts, seating and activity areas. You will spend every moment to the fullest, from sports activities to rest, from socializing to enjoyable events.



Tennis Court *



Open and Close Seating Area



Children's Playground *



Walking and Running Path *

*The relevant social facilities are located in a public area belonging to the municipality and all images are representative.

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 Landscape Areas	 Outdoor Swimming Pool	 Children's Play Area	 Cafe - Restaurant
 Floor Heating	 24/7 Security	 Video Intercom System	 Generator for Common Areas
 24 Hour Camera Security System	 24/7 Ambulance Service	 Reception Service	



Folkart Terra Cesme:
Design Beyond
Expectations in Social
Facilities...



Feel the quality and comfort in every moment of life.
In living spaces designed with modern architecture,
Share the most special moments of your life.
An experience beyond expectations with
Folkart Terra Cesme step into life.



24/7 Ambulance Service
Special for Project Residents



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Enjoy the pleasure of Cesme every day of
the year in a detached comfort.







Your Villa in Unique Modernity Discover the Elegance in the Garden and Terrace

You will have a lively garden with landscaping works at Folkart Terra Cesme Villa, where meticulous attention has been paid to the details. Your terrace, which is a reflection of modern splendor, is equipped with aesthetic lines and luxury materials. You will find both elegance and functionality in these areas

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Style in Your Pool, Prestige in Your Villa



Your pool that offers aesthetics and functionality together, while bringing perfection and originality to your villa, adds elegance and exclusivity.



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Bring Aesthetics to Your Kitchen:
Enjoy Your Kitchen Designed with
Modern Architecture!

The living spaces of Folkart Terra Villa are the result of perfect planning. The interior design of your home, which reflects you in every square meter, is perfect in every detail.





Relaxing Atmospheres Meet Details
That Reflect Your Style.





3 BEDROOM

VILLA FLOOR PLAN

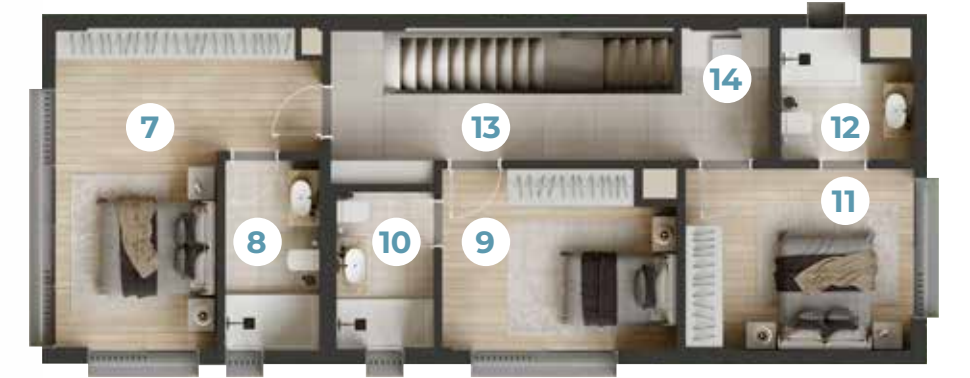
USAGE AREA	146.87 m ²
GROSS AREA	232.27 m ²
POOL (OPTIONAL)	35.00 m ²

1	Entrance Hall	14.30 m ²
2	Living Room	34.60 m ²
3	Kitchen	13.70 m ²
4	Bathroom	4.50 m ²
5	Technical Area	5.30 m ²
6	Terrace	51.07 m ²
7	Bedroom 1	18.70 m ²
8	Bathroom 1	5.00 m ²
9	Bedroom 2	11.80 m ²
10	Bathroom 2	4.30 m ²
11	Bedroom 3	12.00 m ²
12	Bathroom 3	4.70 m ²
13	Hall	10.70 m ²
14	Laundry Niche	1.10 m ²

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VILLA



Ground Floor



First Floor

Folkart Yapı A.Ş. may make any technically necessary changes in the implementation of the project.
The decoration of terraces and villas has been arranged for visual purposes. Pool locations may differ in the layout plan

4 BEDROOM

VILLA TYPE A FLOOR PLAN

USAGE AREA	148.24 m ²
GROSS AREA	232.40 m ²
POOL (OPTIONAL)	35.00 m ²

1	Entrance Hall	8.87 m ²
2	Living Room	33.76 m ²
3	Kitchen	9.84 m ²
4	Bedroom 1	11.40 m ²
5	Bathroom 1	4.71 m ²
6	Technical Area	6.33 m ²
7	Terrace	51.07 m ²
8	Bedroom 2	19.30 m ²
9	Bathroom 2	4.37 m ²
10	Bedroom 3	13.81 m ²
11	Bathroom 3	4.14 m ²
12	Bedroom 4	12.05 m ²
13	Bathroom 4	4.03 m ²
14	Hall	9.77 m ²



Ground Floor



First Floor

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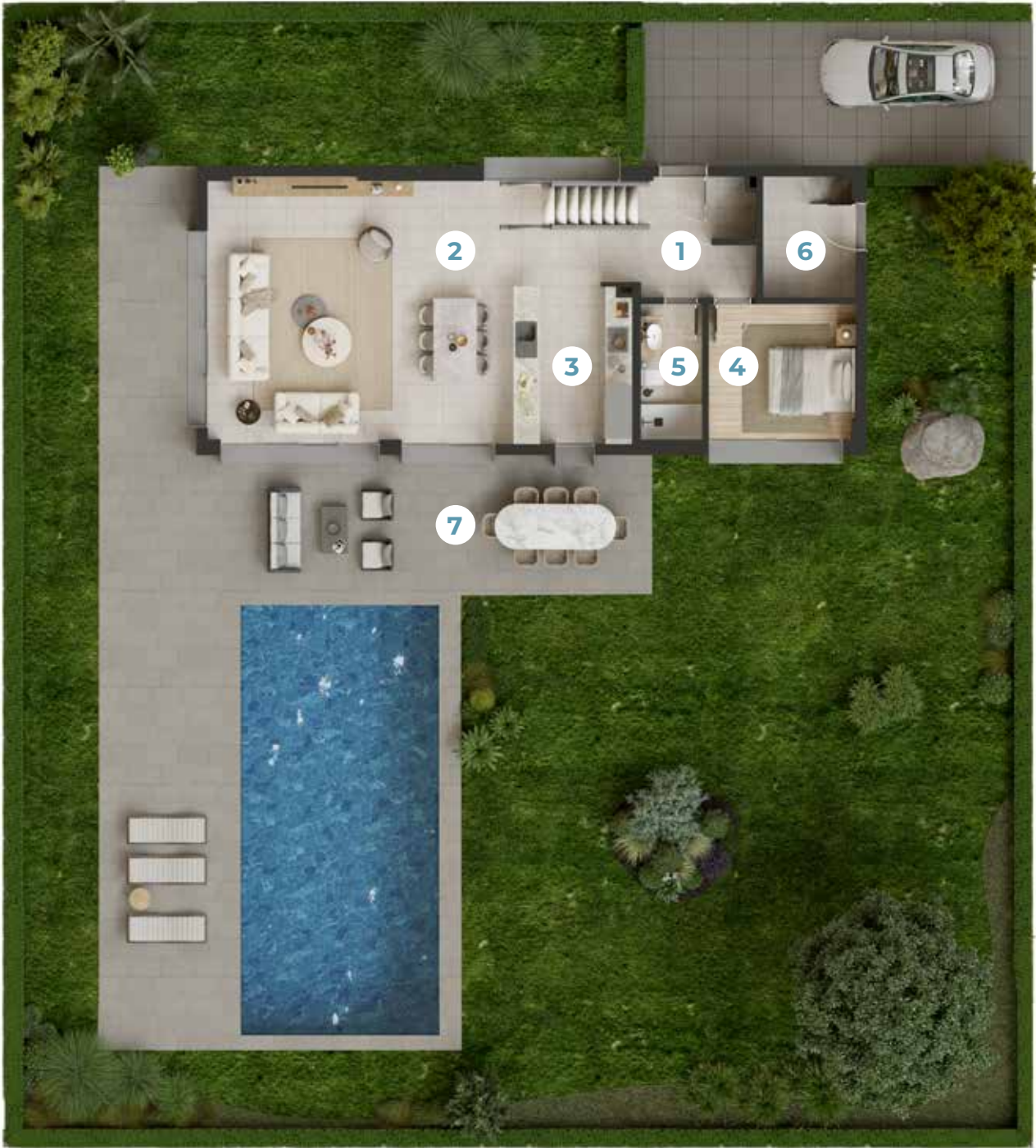
4 BEDROOM

VILLA TYPE B FLOOR PLAN

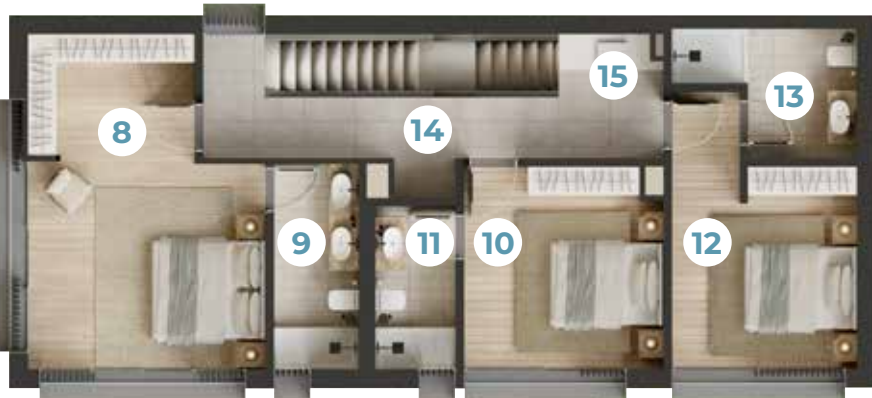
USAGE AREA	163.67	m ²
GROSS AREA	251.95	m ²
POOL (OPTIONAL)	35.00	m ²

1	Entrance Hall	10.51	m ²
2	Living Room	38.99	m ²
3	Kitchen	10.28	m ²
4	Bedroom 1	10.62	m ²
5	Bathroom 1	4.20	m ²
6	Technical Area	5.66	m ²
7	Terrace	52.17	m ²
8	Bedroom 2	22.09	m ²
9	Bathroom 2	5.26	m ²
10	Bedroom 3	12.19	m ²
11	Bathroom 3	3.96	m ²
12	Bedroom 4	13.31	m ²
13	Bathroom 4	5.30	m ²
14	Hall	10.92	m ²
15	Laundry Niche	1.59	m ²

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Ground Floor



First Floor

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RESIDENCE

Your Dream Life Begins

Folkart Terra Cesme Residence offers 1 bedroom, 2 bedroom, 3 bedroom options as well as 2 bedroom duplex and 3 bedroom duplex alternatives for those who want to enjoy Cesme in their residence.

It is possible to have the comfort of detached living in your flat with garden or upper floor options in low-rise and adjacent living areas, which Folkart calls residence.

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Low Floor and Horizontal Architectural Comfort



Residence areas in Folkart Terra Cesme are the work of a horizontal and low-rise architecture inspired by the natural life of Aegean.

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Embraced by cool waters, Folkart Terra Cesme Residence welcomes you with social areas designed with unique architecture. The refreshment offered by the fascinating design will increase the value of the moment you are in. The refreshing energy of social areas will offer an unforgettable experience.

Folkart Terra Cesme:
A Life Beyond
Expectations in Social
Facilities...



*If permission is obtained from the relevant institutions, sports fields and green area arrangements in public parks will be made by Folkart.

A Luxurious Life Experience
Hidden in Peace.





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While You Are in The Garden, Look at The Horizon!

With its different sizes, special planning that makes use of every square meter, common social areas and pool, Residence has a unique design for those who are looking for a practical and comfortable Cesme life.





"Living Spaces" shaped by the traces
of modern architecture

Spacious living spaces and unique architectural
touches will make every moment unforgettable.



Traces of inner peace in fine details...
Bedrooms designed with aesthetic touches offer special
spaces where calmness and style come together, giving you
an unforgettable sleep experience.

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1 BEDROOM

RESIDENCE FLOOR PLAN

NET AREA _____ 41.20 m²
GROSS AREA _____ 51.14 m²
OVERALL GROSS AREA _____ 133.30 m²

1 Entrance Hall _____ 4.68 m²
2 Living Room + Kitchen _____ 20.04 m²
3 Bedroom _____ 11.75 m²
4 Bath _____ 4.73 m²
5 Terrace _____ 10.08 m²

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Folkart Yapı A.Ş. may make any technically necessary changes in the implementation of the project.
The decoration of terraces and residences has been arranged for visual purposes.

2 BEDROOM

RESIDENCE FLOOR PLAN

NET AREA	80.00 m ²
GROSS AREA	99.42 m ²
OVERALL GROSS AREA	256.50 m ²

1	Entrance Hall	8.60 m ²
2	Living Room + Kitchen	29.26 m ²
3	P. Bedroom	17.57 m ²
4	P. Bathroom	3.35 m ²
5	Bedroom	11.79 m ²
6	Bath	3.60 m ²
7	Cleaning Room	2.97 m ²
8	Cloakroom	2.63 m ²
9	Terrace	10.60 m ²

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Folkart Yapı A.Ş. may make any technically necessary changes in the implementation of the project.
The decoration of terraces and residences has been arranged for visual purposes.

3 BEDROOM

RESIDENCE FLOOR PLAN

NET AREA _____ 113.80 m²
 GROSS AREA _____ 136.89 m²
 OVERALL GROSS AREA _____ 365.20 m²

1	Entrance Hall	4.92 m ²
2	Living Room	32.25 m ²
3	Kitchen	13.55 m ²
4	P. Bedroom	17.24 m ²
5	P. Bath	4.19 m ²
6	Bedroom 1	11.75 m ²
7	Bath	4.47 m ²
8	Bedroom 2	12.84 m ²
9	Hall	12.47 m ²
10	Terrace	35.00 m ²

FOLKART
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 RESIDENCE



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 The decoration of terraces and residences has been arranged for visual purposes.



BOUTIQUE MARKET AREA

Folkart Terra Cesme Equipped with Pleasant Spaces

Folkart Terra Cesme is a living center consisting of 4 commercial areas that attracts attention with its modern design. Offering rich options with its markets, restaurants and cafes, the project gives the opportunity to experience shopping, taste and entertainment together.





TABANLIOĞLU ARCHITECTS

Topography, climatic conditions, local resources, geographical and cultural values are the guides for each project.

Folkart Terra Cesme, which references the local Aegean architecture; it is inspired by the experience created by the integration of indoor and outdoor living spaces, where residential plans are broken down, gardens that provide privacy are defined and come together, living within themselves and using the garden optimally.

Folkart Terra Cesme stands out with its elegant design in harmony with the beauties of nature. In the project, 77 private villas and 46 residences promise a unique life to their users. The private gardens and terrace areas of each residence, designed with natural materials by considering the privacy and aesthetic balance, establish the open/semi-open space balance of the building.
Etesian/breeze wind blowing from the northwest...

The fragmented structure of the project settlement provides passive air conditioning by supporting the circulation of the wind between the structures and the gardens. The terraces of villas and residences feature local architectural elements such as pergolas that provide shade; thus, natural air conditioning and ventilation is achieved. The sustainability approach created at Folkart Terra Cesme; environmentally friendly design elements and architectural choices that take into account the local climate combine natural life with modern comfort.

Delicate details, simple and elegant façade setup complete the pursuit of simplicity and aesthetics. In this unique project, the peaceful atmosphere of nature and the comfort of contemporary life come together to offer residents an unforgettable life. Folkart Terra Cesme transforms the dreamed life into reality with its warm and stylish design, equipped with natural beauties.

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Experience Cesme in 4 Seasons Now!



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