

An aerial night photograph of the Ataköy Towers in Istanbul, Turkey. The two towers are illuminated from within, showing their modern glass and steel facades. The surrounding city is lit up, with a busy multi-lane highway in the foreground showing light trails from cars and buses. A parking lot with several vehicles is visible in the lower foreground. The sky is a deep blue, and the overall scene captures the vibrant urban atmosphere of the area.

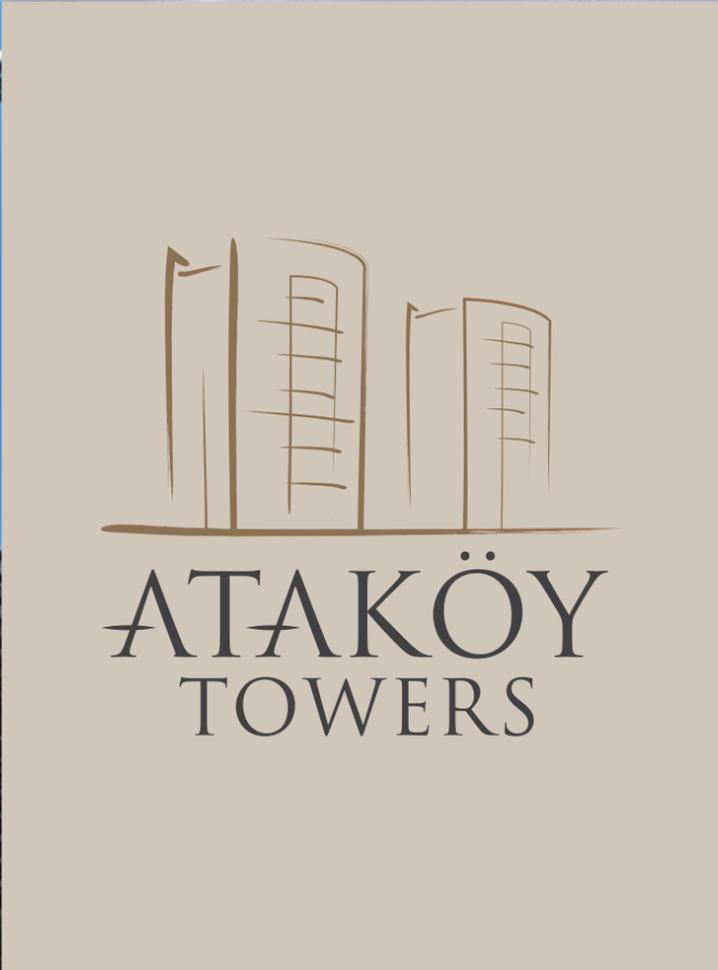
ATAKÖY
TOWERS



ATAKÖY TOWERS, which combines quality and comfort with central location advantage of the region and gives insight to office buildings above the standards, now towers up in Ataköy - the new favourite of investors - as a successful A+ office project in accordance with international norms and designed for user necessities.







Valuable For Both Companies and Investors; Ataköy Towers

ATAKÖY TOWERS, which is preferred for its perfect location, redefines the high quality concept with its prestigious architect, impressive design that offers functionality, unique sea and city view. With ATAKÖY TOWERS, we do not only present a good office for business world but a valuable project that shall make maximum contribution for investors and companies, which had been planned and developed on sustainability, effectiveness, comfort, aesthetic and energy saving.





TEM MAHMUTBEY
TOLL BOOTHS

Istanbul Is At Your Elbow With ATAKÖY TOWERS...

ATAKÖY TOWERS, which is located right on E-5 Road - the main transportation axis of Istanbul - , is a candidate to be a symbol of place definitions in the region and redefines the central location concept by means of its vicinity to motorway, airway, seaway and rail transportation system and multiple transportation solutions.

ATAKÖY TOWERS can be accessed easily both by public transportation and private vehicles thanks to its perfect location, and its vicinity to the airport has a particular importance for being the exact center of a wide geographical area where Istanbul, East European and Middle East are also included in.

The project which is situated 1 km away from TEM connection road and very close to subway and metrobüs, continues to double up its high investment value with courthouse, hospitals, educational institutions, shopping centers, hotels, exhibitions and show centers located around.

- Have E-5 facade
- Basın Express Road which provides easy access to TEM 1 Km
- Atatürk Airport 1,5 Km
- İkitelli Organized Industrial Zone 6 Km
- Atatürk Airport Free Zone Management 1,5 Km
- Coastal Road 2 Km
- Metrobüs 20 m
- Metro 0,4 Km
- Bakırköy Sea Bus Terminal 5 Km
- Ataköy Marina 3 Km
- Yenikapı Sea Bus Terminal 9 Km
- Marmaray Kazlıçeşme 7 Km
- Merter Tram Station 3 Km
- Bakırköy Courthouse 3 Km
- İstanbul World Trade Center 1,5 Km
- CNR Exhibition Center 1 Km
- WOW Convention Center 2 Km
- İstanbul Show Center 1,5 Km

BASIN EXPRES ROAD

COASTAL ROAD



ATATÜRK AIRPORT

ACIBADEM INTERNATIONAL HOSPITAL

ATAKÖY MARINA



AIRPORT SHOPPING MALL



KÜLTÜR UNIV.



ATATURK AIRPORT FREE ZONE MAN.



CNR EXHIBITION CENTER



WOW CONVENTION CENTER



İSTANBUL WORLD TRADE CENTER



ATAKÖY TOWERS



ATAKÖY

O2 KARAYOLU



YILDIZ TECHNICAL UNIV.
DAVUTPAŞA CAMPUS



KOÇ UNIVERSITY
MEDICAL FACULTY HOSPITAL

VATAN CAD.



MERTER
KERESTECİLER SİTESİ

TOPKAPI

CAL PARK
PITAL

E5 ROAD

YENİKAPI



BAKIRKÖY
COUTHOUSE



COASTAL ROAD

KIRKÖY
ATE HOSPITAL



ACIBADEM
INTERNATIONAL HOSPITAL



COASTAL ROAD





**A world city which can meet all required criteria
for a global and competitive business environment...
ISTANBUL**

As of its location, Istanbul is situated at the point with highest potential to meet the investors at Europe, Middle East and Asia triangle, and has 2 hours difference at most with Europe, West Asia, Middle East and North Africa countries. Being able to reach 108 countries by a total of 264 flights from Istanbul which is located on a flight distance shorter than 4 hours to 56 countries, makes her the most important transportation center.

With its leader position in its region, Istanbul incorporates extremely attractive opportunities for both local and global organizations in fields such as finance, production, trade and tourism.

Being one of the most important and prestigious areas of the European Side of İstanbul, Ataköy becomes more remarkable day by day for investors with its vicinity to Atatürk Airport, Bakırköy Courthouse, hospitals, universities, shopping malls, İstanbul World Trade Center, CNR Exhibition Area, İkitelli Organized Industrial Zone, Atatürk Airport Free Zone Management, Ataköy Marina and many other important points, and preferred by both domestic and international companies as being the regional management center.





Ataköy Is Now More Precious

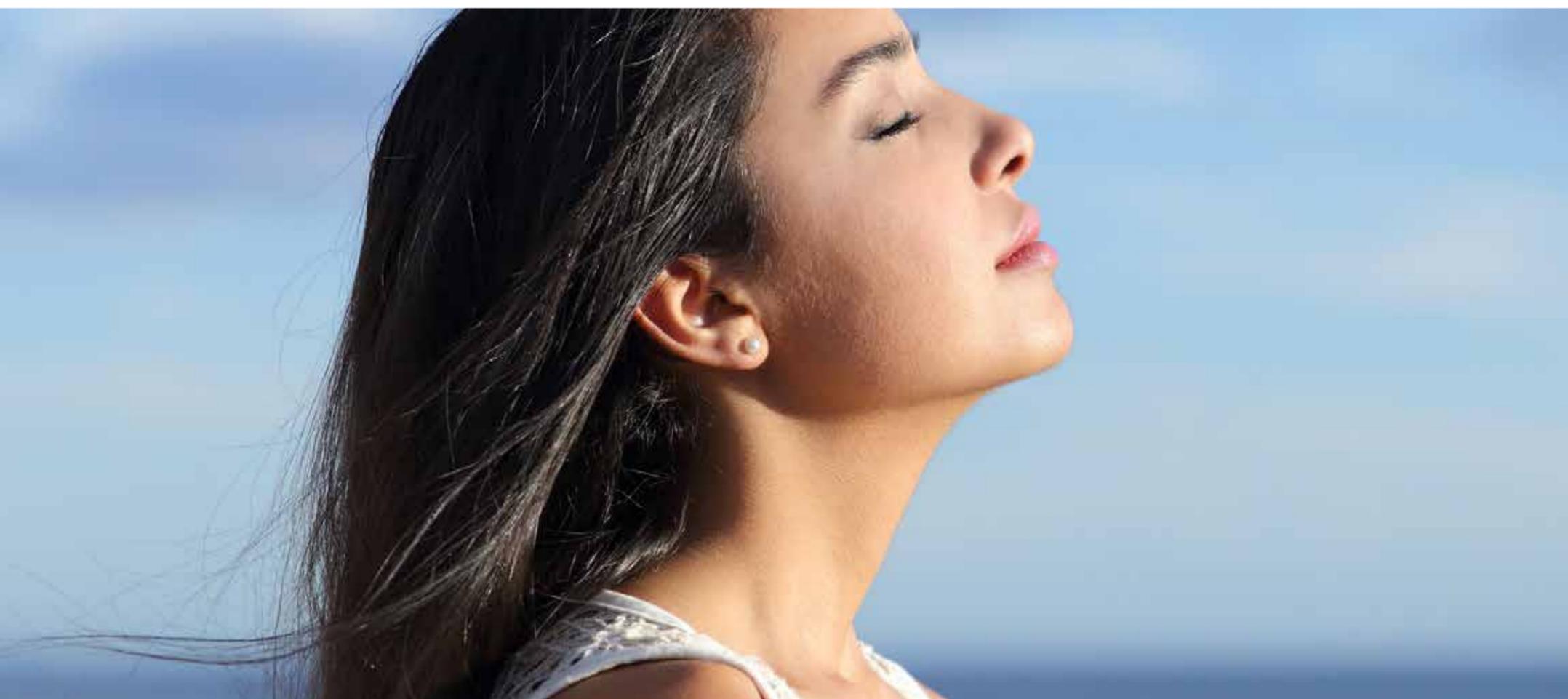
ATAKÖY TOWERS, which is the shining star of Ataköy region where new projects tower up, attracts the attention of business world as well as investors. Since the region is located on E-5 road - a main arterial road - and is close to coastal road, it adds practicality and efficiency to your business with its transportation convenience and increases its investment value as well.

ATAKÖY TOWERS, which provides functionality to investments and user corporate firms with maximum efficiency based on its perfectly designed technologic building infrastructure, unique building characteristics and prestigious architecture, was projected on 10.100 m² total land area faceted to E-5. This valuable project towers up in ATAKÖY on a 1.120 m² floor area with 17 storey office areas consisting of 2 blocks, 2 storey bazaar area full of commercial areas and 3 storey auto parking area.

A perfectly designed and successful office project:

- 358 independent sections in A+ Two Office Buildings consisting of 294 offices and 64 commercial areas
- 17 street shops and 47 bazaar shops
- 650 vehicle parking garage
- 50 vehicle parking lot
- 250 vehicle guest parking area
- 67 meters building height
- 12 express elevators in total having high lifting capacity
- 3 pipe VRF heating and cooling system
- 50 m³ / person / hour fresh air capacity
- 100% generator back-up during cut off
- High tonnage water tank
- Candidate of Leed Gold Certificate
- Building opening on 31.12.2016







As well as being user-friendly, LEED Gold Candidate ATAKÖY TOWERS was planned to be compatible with environment, energy saving oriented and in a way to benefit maximum from natural light and natural ventilation.

The project in which ecological and long life materials were used, every criterion for LEED Gold Certificate was met and the healthiest life conditions were created.

We know that in order to make your business sustainable, its physical conditions and location advantages should also be sustainable. Therefore with ATAKÖY TOWERS, we planned all the privileges we have offered to investors and companies in a manner to meet future requirements just like they do today.





The image shows a clean, modern office lobby. In the foreground, there is a long, rectangular reception desk made of light-colored, textured stone. A black office chair is positioned behind the desk. On the wall behind the desk, there is a large, framed white panel. On this panel, there is a logo consisting of three stylized building outlines above the text "ATAKÖY TOWERS" in a serif font. The ceiling is white with recessed square lighting fixtures. The floor is made of large, light-colored square tiles. In the background, there is a doorway leading to another area.

ATAKÖY TOWERS

The high standard offered by ATAKÖY TOWERS makes itself apparent no sooner than you enter the building. Welcoming services and the prestigious lobby, which behave like an important unit of your office, invite both users and visitors to a convenient, safe and practical workspace. You and your guests will feel themselves privileged and very special in the lobby having a five star hotel comfort.







ATAKÖY TOWERS, which we have projected by combination of high quality and equipment with functional and economic factors, offers its users much more than an office by combining its such architectural properties with success.

With its unique and prestigious architecture, ATAKÖY TOWERS adds high standard to your business and office life and seriously contribute to productivity of both investors and companies with the sustainability of privileges it offers.





ATAKÖY TOWERS, which was designed by considering every needs and expectations of individual and corporate office users for today and in the future, provides maximum elasticity with its integrated office solutions.

With the architectural approach of **ATAKÖY TOWERS** that features spatial productivity and minimizes space losses, you may either have the opportunity to enlarge the offices as half, full or multi storey which are delivered ranging from 87 m² to 400 m² as ready to decorate, or divide as cell office, open office or club office and decorate according to your corporate identity.

If square meters are not enough for you, let's talk about cubic meters.

You will witness how the convenience and refreshment offered by ceiling height will reflect to your employee performance at first and then to your business productivity.









A Fresh Air And Short Break As Well As a Marvellous View.

Every storey and every facade is precious in ATAKÖY TOWERS and there are wide faceted openable windows and balconies to go out in its offices, and whenever you like, an open air and panoramic view shall welcome you just one step away. Without worrying about intensity of work, you will find the opportunity to remove the daily stress and fatigue, and refresh yourself with the unique sea and city view right on your balcony just beside you.





The VRF system, which meets different heat expectations of each individual room with maximum comfort at the same time, presents "an environmental approach" and "reasonable subscription" advantages with energy efficiency and freedom it provides.

With its modern ventilation system, **ATAKÖY TOWERS** brings 50 m³/h fresh air per person to each office healthfully without any process and fault, and thus provides all its employees and visitors a healthy business environment.

The project which is designed by considering all the needs of employees, shall motivate company employees and increase productivity by the living office concept. You will experience the pleasure of double win in **ATAKÖY TOWERS** which will provide extra benefit to its investor.

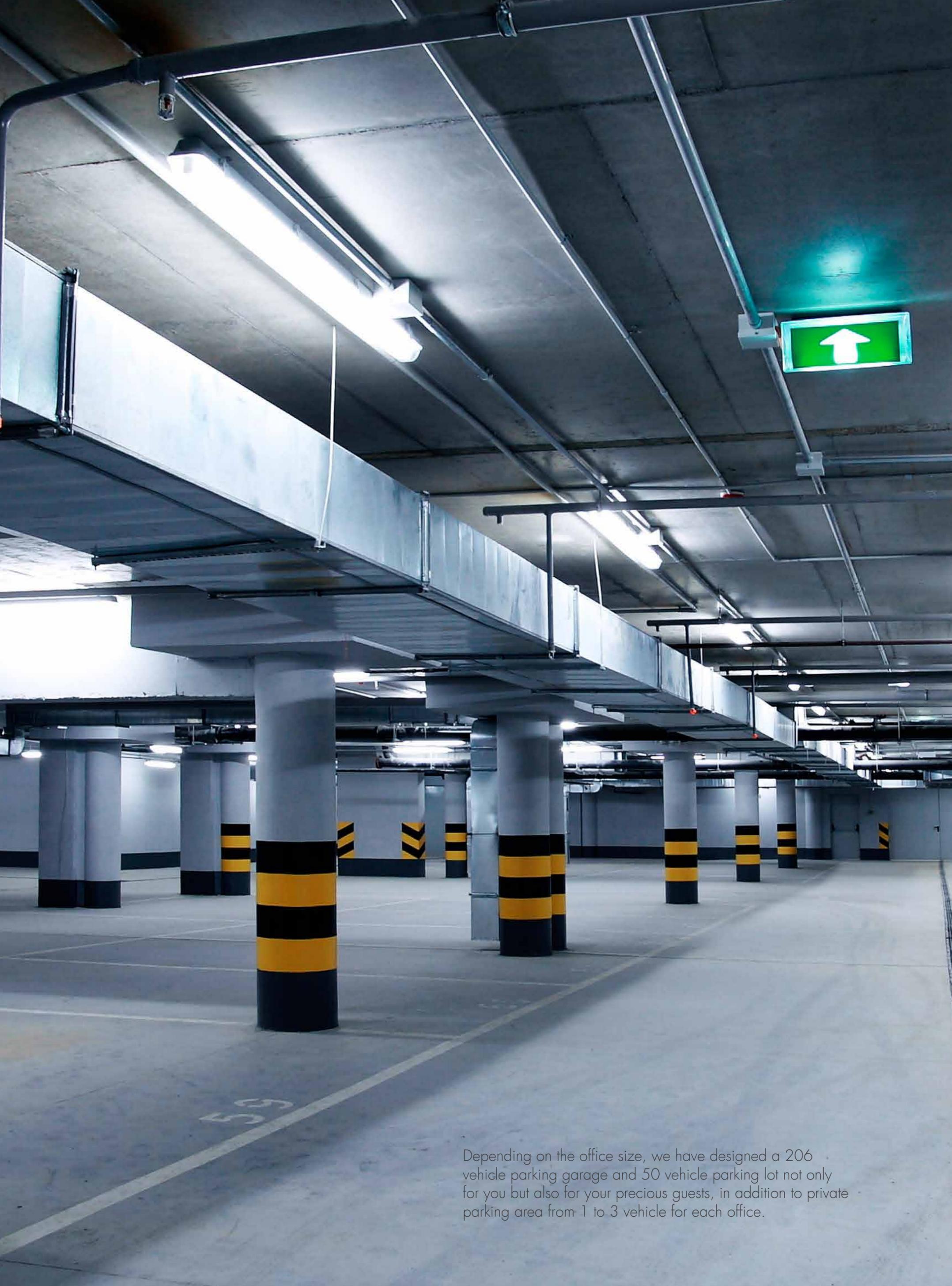
With living concept at the bazaar storey, you are welcome to experience the restaurant, cafe and bistros where you can entertain your precious guests with flavours from various world cuisine, the stores which meet every need of both companies and employees in personal with the brand mix to be designed for you, a supermarket which you can make shopping for your office or home, banks and ATMs, stationary shop, shoeshine parlor, hairdresser, copy center and more.





And are you among the ones who wants to do exercise but can not spare time for that?

ATAKÖY TOWERS brings the fitness center next to you, so you can do your exercise whether early in the morning, at lunch break or immediately after work and thus relieve your tiredness and maximize the standards of your working conditions.



Depending on the office size, we have designed a 206 vehicle parking garage and 50 vehicle parking lot not only for you but also for your precious guests, in addition to private parking area from 1 to 3 vehicle for each office.







At times, you take risks in your business life. But no risk is allowed for you in your office...

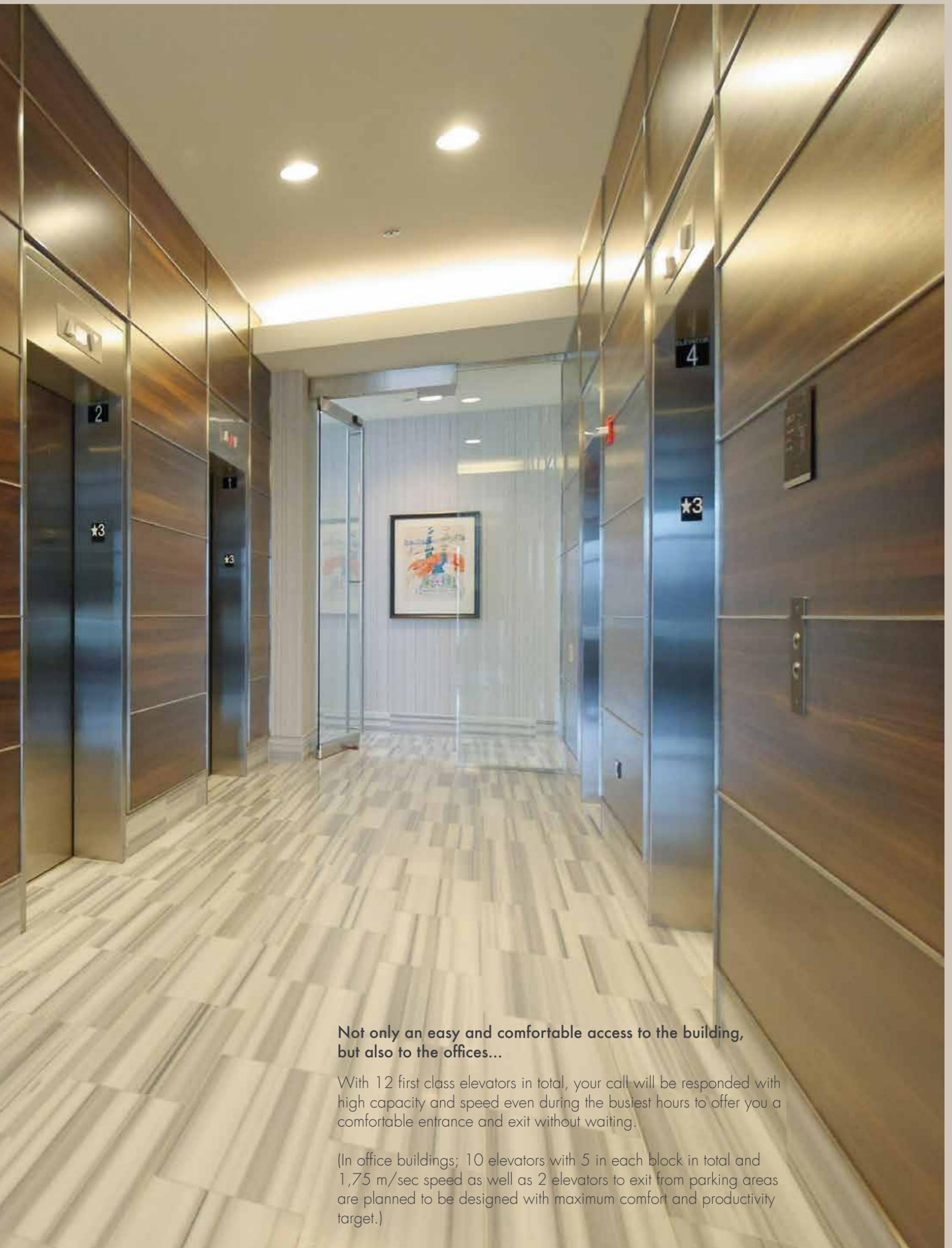
The building management which offers 7/24 security of any kind with closed circuit camera security system, entrances with magnetic detectors, card pass system, controlled vehicle entrance-exit, fire and smoke alarm starting from the lobby to fitness center, bazaar floor, parking lot, store and office floors; presents a comfortable, secure and peaceful working atmosphere for all companies and their employees.

In moving, cleaning, emergency security, recycling, cargo deliveries, entrance-exit, welcoming, care services, landscape design and other services of the professional building management that prioritizes comfort, productivity and saving, maximum quality is offered with the most economic costs.



ELEVATOR
3

★3



**Not only an easy and comfortable access to the building,
but also to the offices...**

With 12 first class elevators in total, your call will be responded with high capacity and speed even during the busiest hours to offer you a comfortable entrance and exit without waiting.

(In office buildings; 10 elevators with 5 in each block in total and 1,75 m/sec speed as well as 2 elevators to exit from parking areas are planned to be designed with maximum comfort and productivity target.)



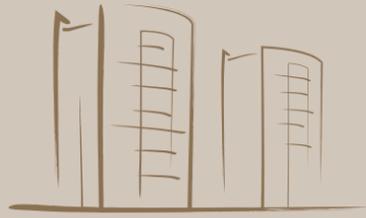


SERVICES TO BE OFFERED IN ATAKÖY TOWERS

Reception and Lobby Services
Vale Parking
Concierge Services
Copy Center
Stationary
Storing Services
Technical Support
Hairdresser
Fitness Center
Pool
Sauna
Restaurants
Cafe and Bistros
Health Services
Bank and ATMs
Decoration and Furniture Services
Cargo and Moving Services
Auto Wash
Shoeshine
Parlor

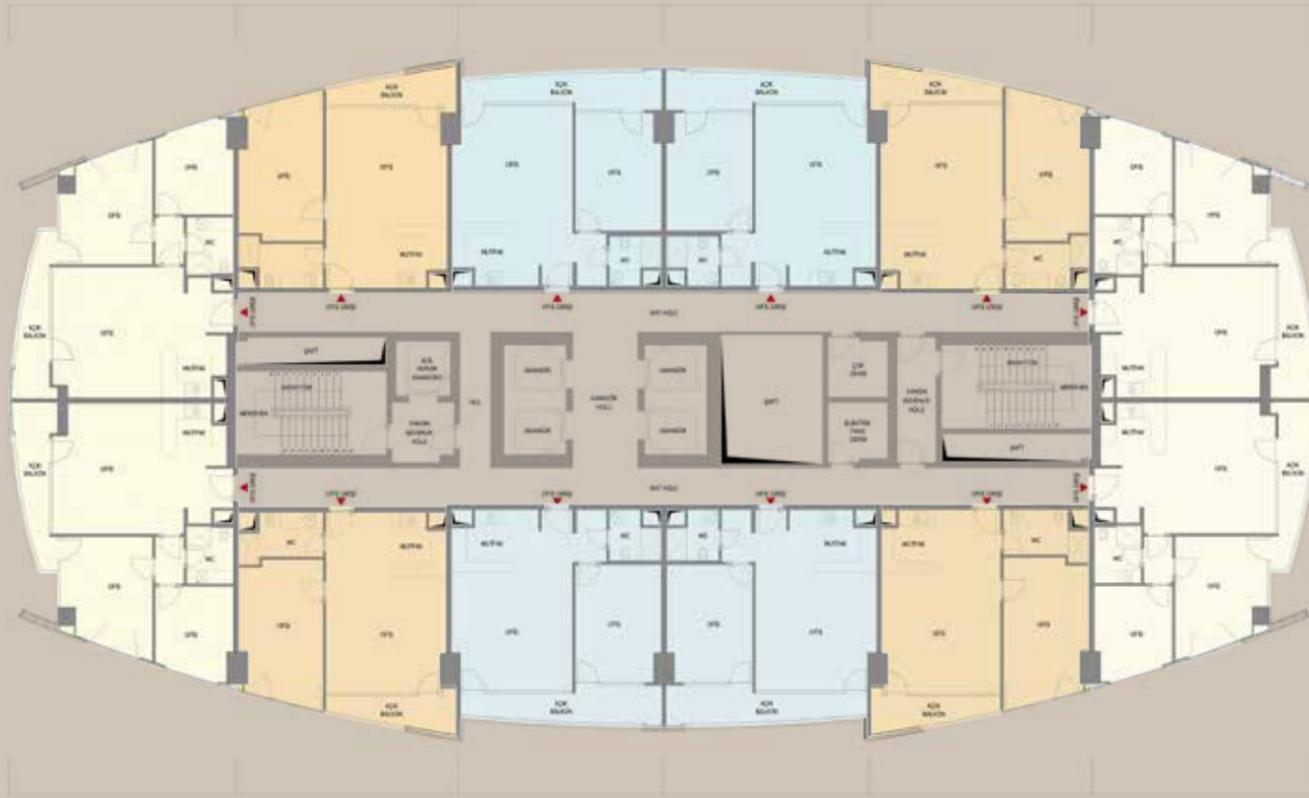






ATAKÖY
TOWERS

FLOOR PLANS



Plan for 1-7th Floors



TYPE A
Floor Gross Area
102,39 m²



TYPE B
Floor Gross Area
87,50 m²



TYPE C
Floor Gross Area
90,78 m²





Plan for 8 - 15th Floors



TYPE D
Floor Gross Area
102,16 m²



TYPE E
Floor Gross Area
160,98 m²





TYPE F
Floor Gross Area
137,98 m²

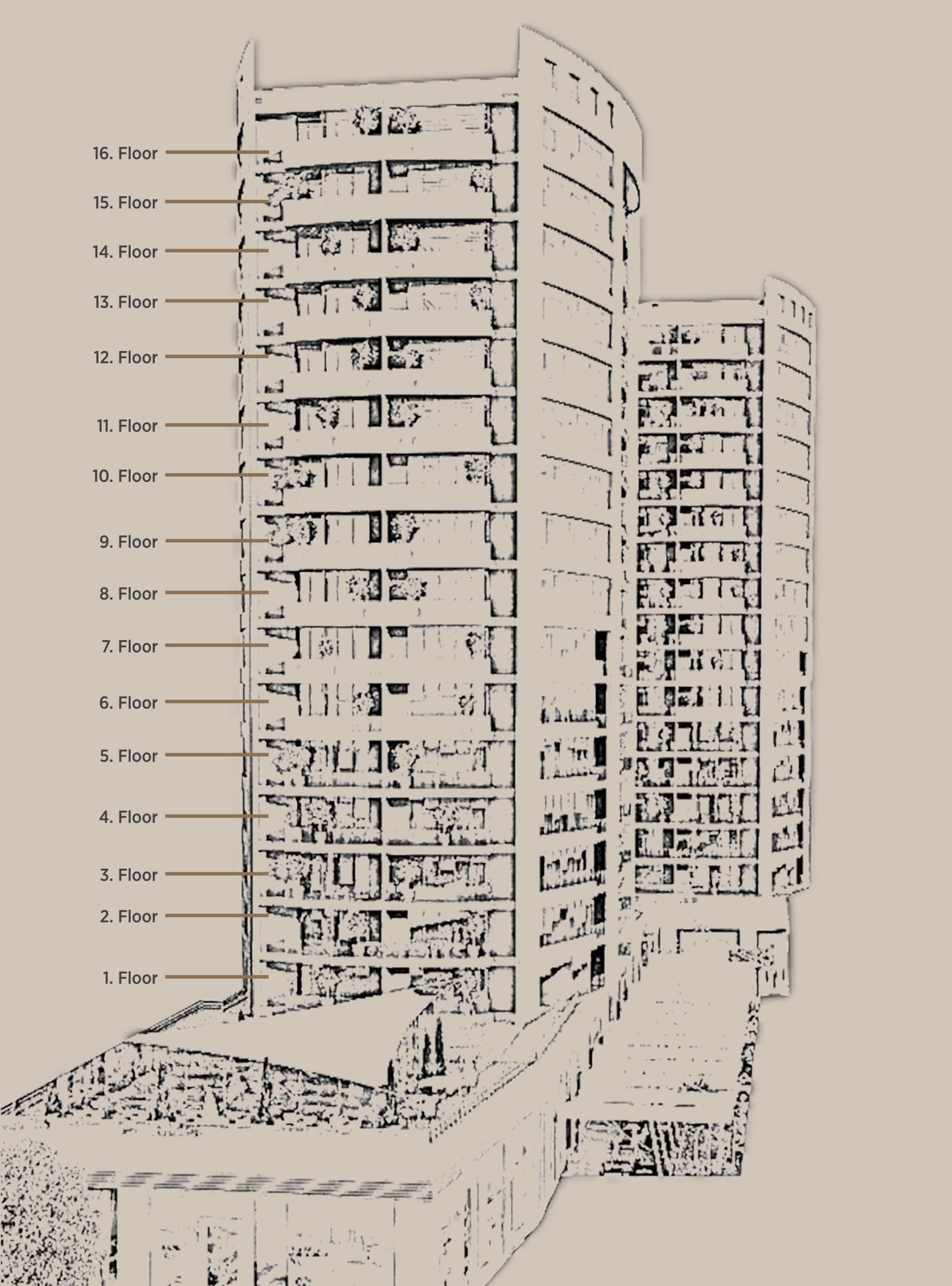


TYPE G
Floor Gross Area
158,74 m²



TYPE H
Floor Gross Area
266,12 m²





16. Floor

15. Floor

14. Floor

13. Floor

12. Floor

11. Floor

10. Floor

9. Floor

8. Floor

7. Floor

6. Floor

5. Floor

4. Floor

3. Floor

2. Floor

1. Floor

PROJECT MASTHEAD

ARCHITECTURAL PROJECT	:	TUSAVUL MİMARLIK
ARCHITECTURAL CONSULTING	:	UBEYD DEVRİM
STATICAL PROJECT	:	YAPI AKADEMİSİ
GROUND STUDY	:	ELFA ZEMİN MÜHENDİSLİK DANIŞMANLIK
GROUND CONSULTING	:	PROF. DR. AHMET SAĞLAMER (İTÜ)
MECHANICAL PROJECT	:	GİRAY MÜHENDİSLİK
ELECTRICITY PROJECT	:	ANKA PROJE DANIŞMANLIK
INTERIOR ARCHITECTURE PRO.	:	YAĞMUR PROJE, MİMAR EMRE YAĞMUR
FIRE CONSULTANT	:	ETİK MÜHENDİSLİK DANIŞMANLIK
FACADE CONSULTANT	:	ÖZDEMİR CONSULTING MİMAR ERDAL ÖZDEMİR

AZİZ YAPI

By inspiring from the knowledge of their founders in real estate industry and successful projects they had accomplished in the past, it was founded with the aim to develop the most suitable house and office projects for exclusive people and institutions by a planned and professional approach.

AZİZ YAPI, which continues to grow with the objective to be one of the most important institutions shaping the industry in "development, investment and management of real estate" fields, offers a well designed office project with its last project **ATAKÖY TOWERS**, which will enrich the region in Ataköy - one of the most important points of European side of Istanbul and bring in its investor and user.

With a lot of added value offered for its users, **ATAKÖY TOWERS** is for the ones to be on top in business life...

All images, information, animations, 3-d drawing were prepared for presentation purposes and only aimed to present the design. Real spaces may vary by 3-d drawings. Construction draw of the house to be purchased by our customers is the project that is annexed to the building permit obtained for this project and approved by the related administration. Responsibility of **AZİZ YAPI GAYRİMENKUL SAN. TİC. LTD.ŞTİ** is limited with specifications and approved project in the annex of the agreement. **AZİZ YAPI GAYRİMENKUL SAN. TİC. LTD.ŞTİ** reserves the right to make all kinds of changes it considers necessary in plans, details, project and technical details in **ATAKÖY TOWERS** Project without prior information.

AZİZ YAPI

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