

# POLAT FULYA



LIFE IS BEAUTIFUL IN THE CENTER OF LIFE





Polat Construction  
*70 Years of Experience*





POLAT FULYA | THE BETTER LIVING PROJECT

## Discover the peace of life in İstanbul's rising gem!

A symbol of comfortable living, all in one place.  
With its investment value and high-quality living  
standards, Polat Fulya is not just a real estate  
project; it's a lifestyle brand.

  
**POLAT İNŞAAT**  
SANAYİ ve TİCARET A.Ş.

**POLAT**  
FULYA





## Seize the Opportunity to Invest in Your Future

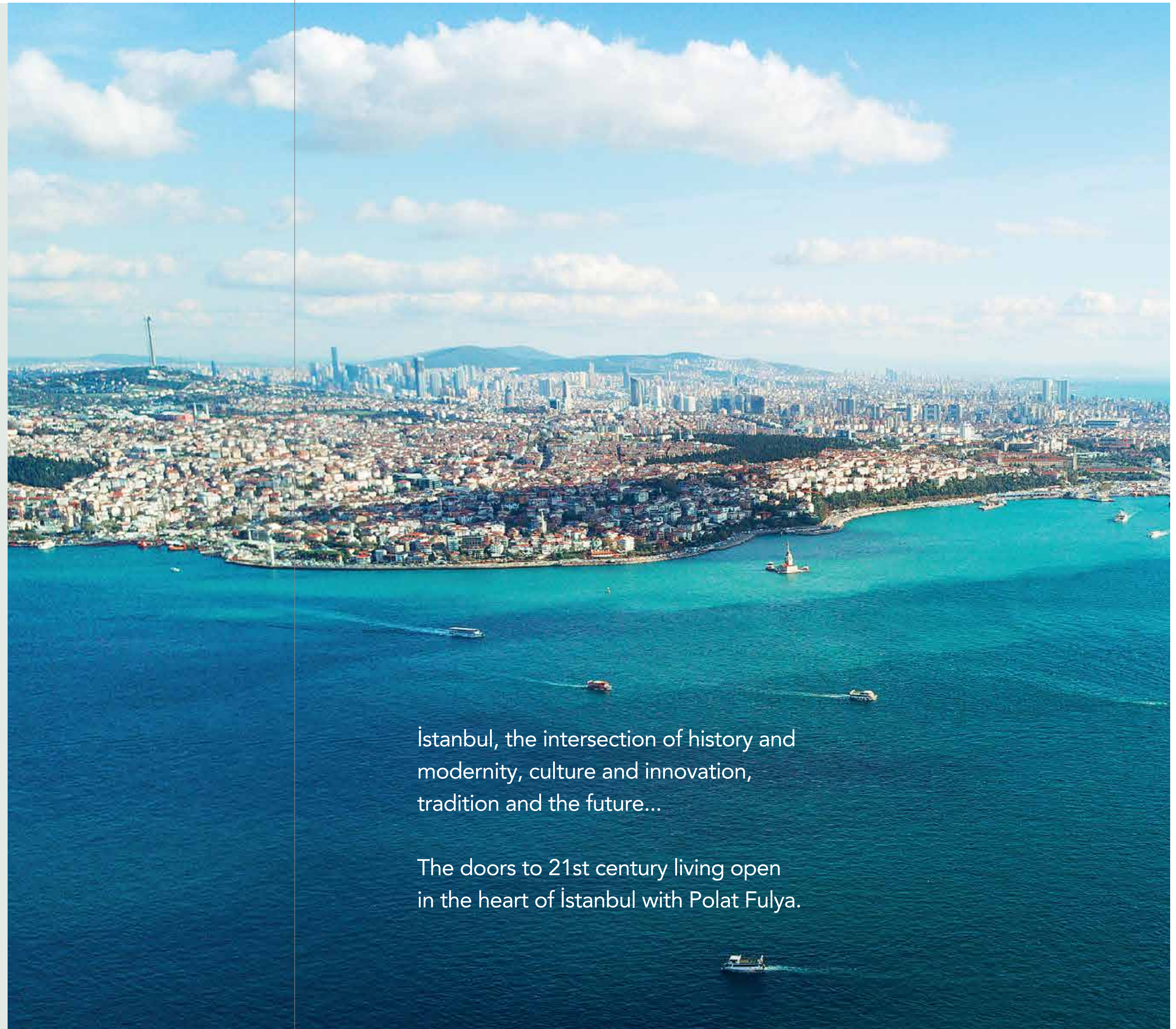
Polat Construction, with its 70 years of experience, rich heritage, innovative vision and mission to create high-quality living spaces, is renowned for its projects that enhance the quality of life in the heart of Istanbul.

In all its projects, Polat Construction focuses on building comfortable and modern living spaces tailored to the needs of individuals and families while prioritizing harmony with the environment.

The Polat Fulya Project, located in one of İstanbul's most prestigious neighborhoods, offers more than just homeownership. It provides you its valued residents with the opportunity to invest in your future.

İstanbul, the intersection of history and modernity, culture and innovation, tradition and the future...

The doors to 21st century living open in the heart of İstanbul with Polat Fulya.





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## Polat Fulya is the star of modern life, a project for better living.

Polat Fulya, designed with a versatile layout, stands out with its prime location in the heart of the city. Featuring a specially designed outdoor swimming pool, street-facing retail spaces, green social areas integrated into its structure, and playgrounds catering to children, it is more than just a project it's a reflection of a lifestyle.

**Embrace both the city's vibrancy and tranquility with a 21st century living concept.**

For those working in Mecidiyeköy, Maslak and Levent, or for students, Polat Fulya offers a secure environment where children can freely enjoy social facilities and playgrounds, while families experience peace and comfort.

Situated in Fulya, neighboring modern lifestyle hotspots such as Şişli, Nişantaşı, Beşiktaş, and Dikilitaş, this rising residential area places you in one of the most sought after locations not only in Istanbul but also worldwide.

***Say "hello" to a fulfilling life in the very center of history and culture.***





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*Investing in life  
is the best investment*



## Close to everywhere, close to life!

While traffic in Istanbul can create transportation challenges, living in a central location offers great advantages. The Polat Fulya project is located beneath the E-5 highway and is in close proximity to the 15 Temmuz Şehitler Bridge, providing the fastest access to the Asian side. Within walking distance, you'll find the Beşiktaş Pier, the İhlamur Pavilion located in the valley between Nişantaşı and Beşiktaş, as well as the natural wonder of Yıldız Park, all within a distance of less than 2 km.

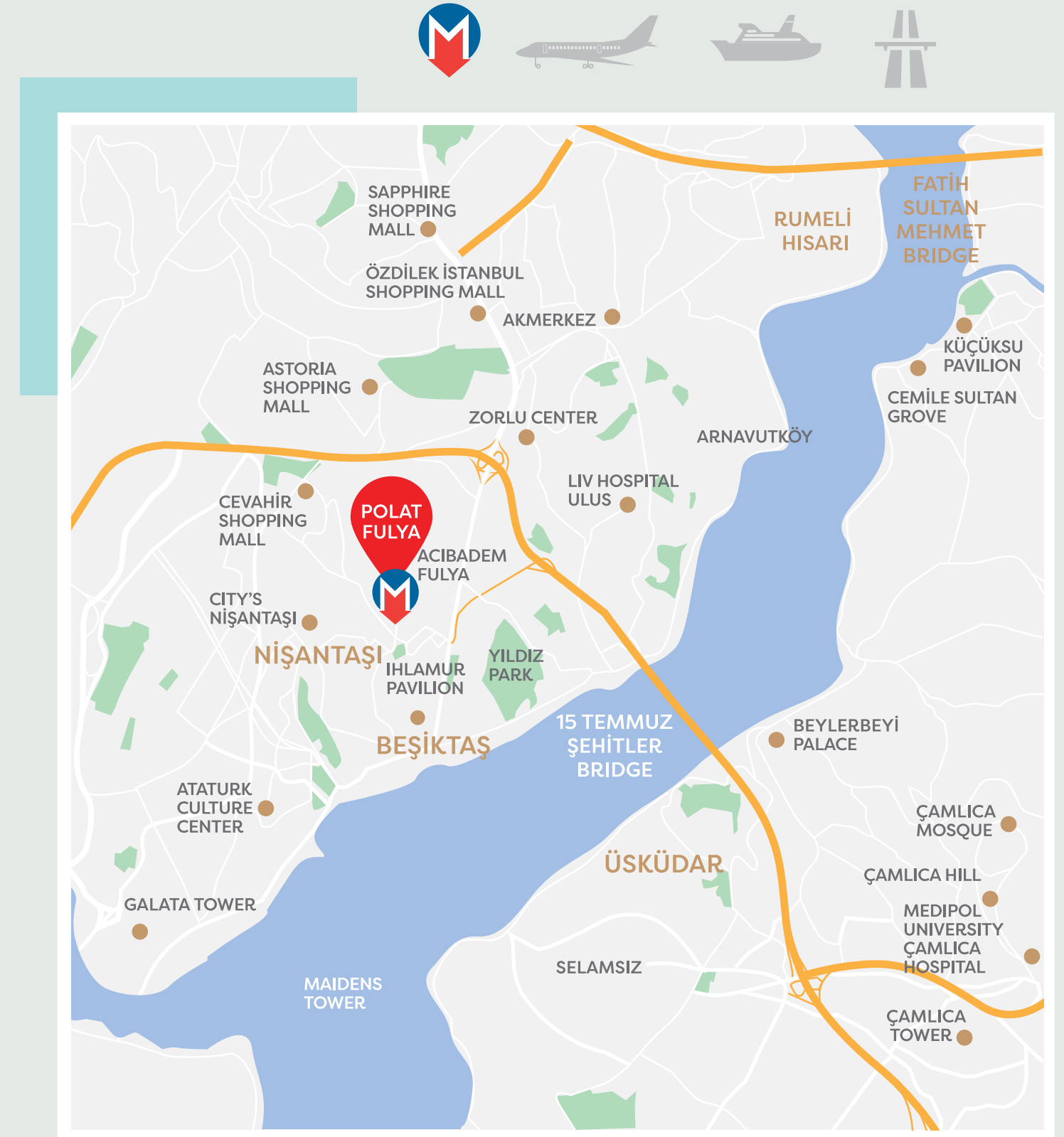
Its location in the heart of the city provides easy and quick access in every direction.

With the Fulya Metro station just 750 meters away and its proximity to major routes, the project offers its residents the opportunity to explore Istanbul's dynamic lifestyle, cultural richness, and business opportunities.

### SCHOOLS, HOSPITALS AND BIG CITY FACILITIES



- Fulya Metro Station 750 m
- Acibadem Fulya Hospital 30 m
- Zorlu Center 2,5 km
- Cevahir Shopping Mall 1,5 km
- İhlamur Pavilion 500 m
- Beşiktaş Square and Pier 2 km
- Yıldız Park 1.750 m
- İstanbul Airport 35 km
- Sabiha Gökçen Airport 39 km
- E-5 1,5 km
- TEM 8 km



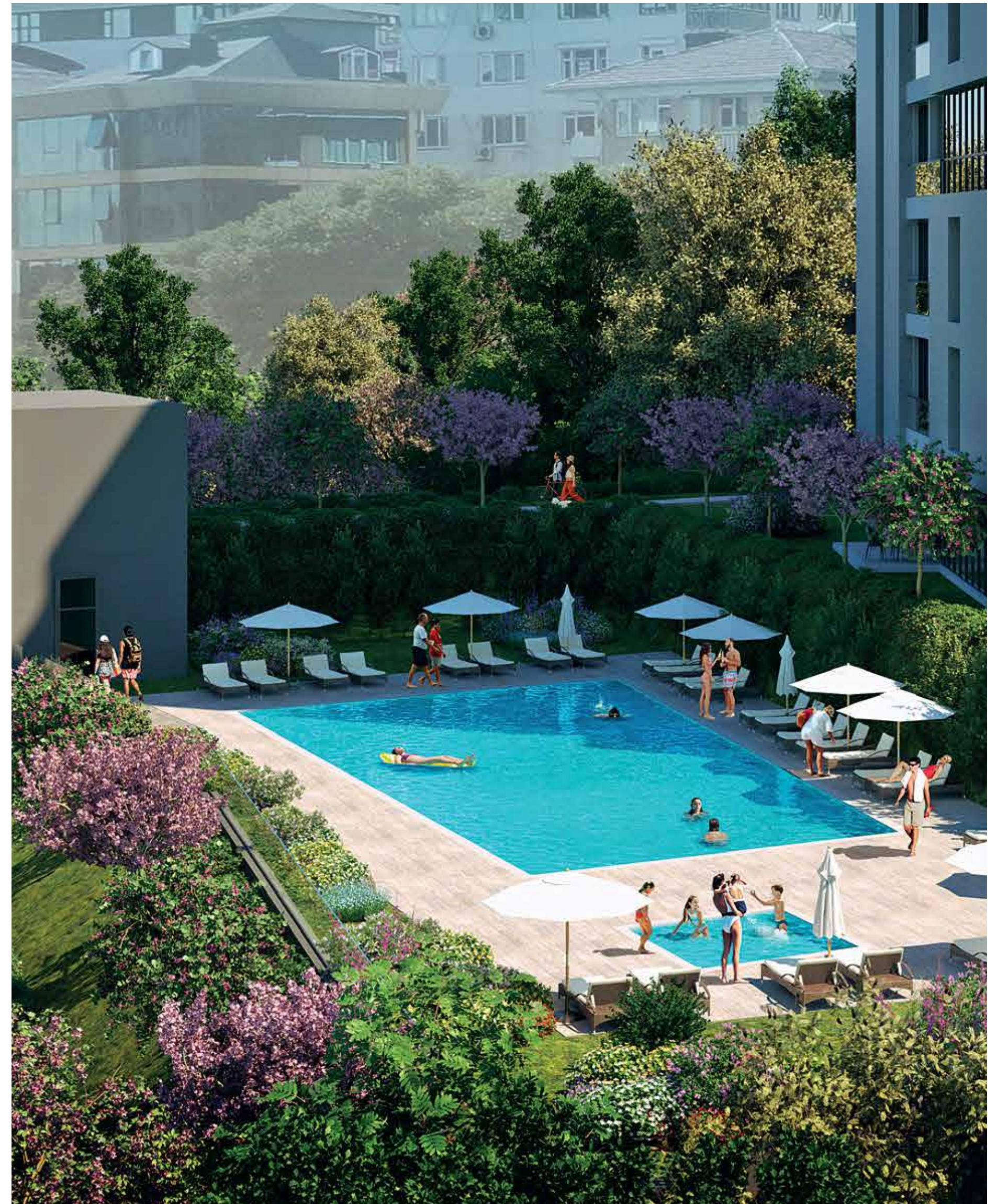


## Aesthetic and Architectural Fusion

Innovation should be a part of your life in every way. A world designed with unique and modern concepts, just as you've imagined.

Polat Fulya will surprise you and your loved ones with its added features.

With eco-friendly building materials, green spaces, commercial areas tailored to your needs, and a structure that complements its location your home will elevate you and help you enjoy life to the fullest.





## Safe, peaceful, comfortable

While children freely and joyfully engage in activities in the green areas and playgrounds, mothers will feel completely relaxed and at ease regarding their children's safety.

With all the features of the project meticulously and carefully selected, for a peaceful continuation of the lifestyle, 24/7 security services, security cameras, and a secure living environment surrounded by walls at both entrances ensure that you and your family feel comfortable.





POLAT FULYA

THE BETTER LIVING PROJECT

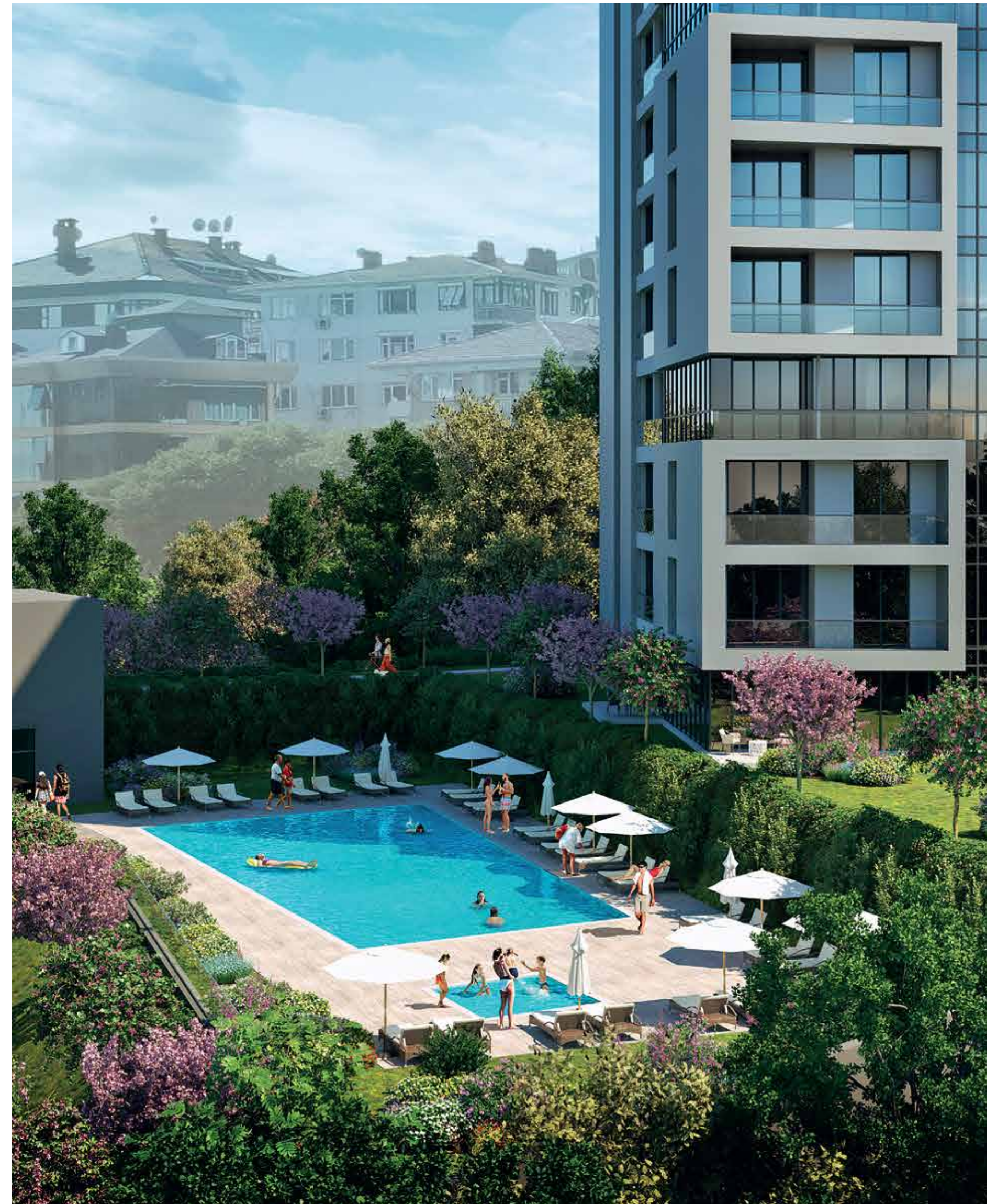




## Relax with social life, seize the moment

With spacious and airy living areas, we offer everything you need to brighten your life. Areas where children can joyfully play, and ideal spaces for you to relax and unwind, including the pool...

Moreover, the diversity of the project offers you the opportunity to spend enjoyable time with neighbors of all ages. ***Because life is beautiful when shared.***





## The time you dedicate to yourself and your loved ones is the most valuable investment.

In the specially designed social spaces of the Polat Fulya project, happiness is just a step away as you enjoy quality time with your loved ones.

Shopping, dining, or having coffee with friends right in the heart of the city, just around your home. This way, along with new experiences and a high quality life, you also gain time.





POLAT FULYA | THE BETTER LIVING PROJECT





A life just  
for you in  
the best of  
Istanbul.





POLAT FULYA | THE BETTER LIVING PROJECT

*Planned to  
both breathe and live.*



POLAT FULYA | THE BETTER LIVING PROJECT





With large windows and high ceilings  
that invite light into your home,  
your living room experience is elevated.





Enjoy both the comfort of your living space  
and create wonders in the kitchen.





Enjoy the beauty of your living room  
with the unique view of İstanbul.





**A restful sleep for  
an energetic start  
to your day.**

With full-length windows,  
it offers you a bright and  
spacious area.

Its harmonious colors  
create a pleasant and  
peaceful atmosphere.





**Now, the best  
moments are in  
the kitchen.**

With a modern and ergonomic kitchen design where quality and aesthetics meet, the most enjoyable times are always fresh, always comfortable.









The decisions you  
make for your new life  
enhance your  
happiness and  
enjoyment.









# Apartment variety is on us, the choice is yours.

Designed with 2 blocks, The Polat Fulya Project offers a mix of apartments to suit every need. The flats of different types and sizes options, choose according to your dream or your budget.

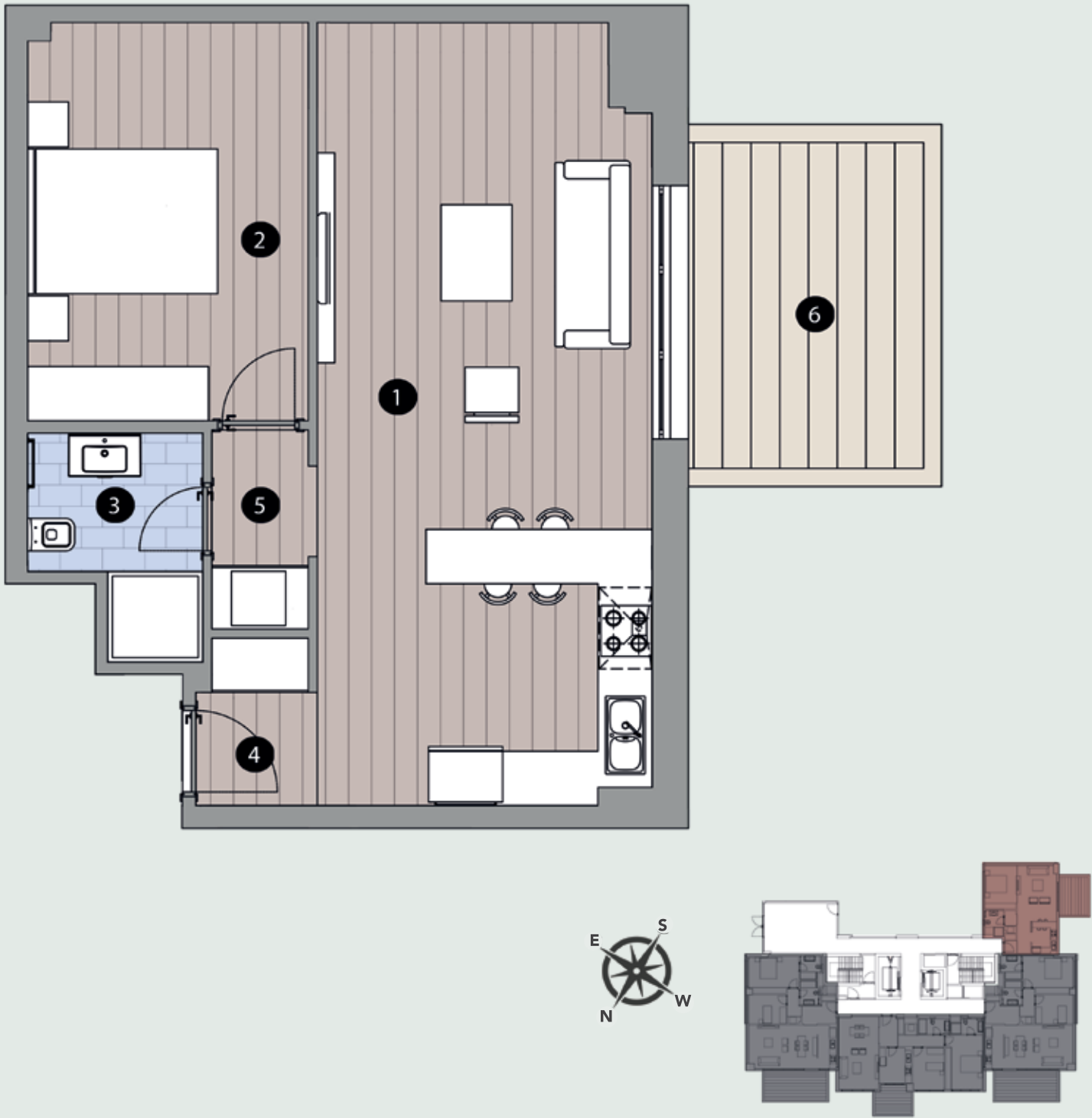
The apartment plans are not to scale. Polat Construction Industry and Trade Inc. reserves the right to make any changes to the project in the event of technical requirements.

## 1+1 A Apartment

Block A / Basement Floor  
Apartmen Number: 1

1- Living Room & Kitchen	31.55 m <sup>2</sup>
2- Bedroom	13.00 m <sup>2</sup>
3- Bathroom	3.65 m <sup>2</sup>
4- Entrance	2.15 m <sup>2</sup>
5- Hallway	2.45 m <sup>2</sup>
6- Terrace	12.00 m <sup>2</sup>

Net Area	64.80 m <sup>2</sup>
Gross Area	73.20 m <sup>2</sup>
Total Gross Area	90.13 m <sup>2</sup>





# 1+1 A2 Apartment

Blok A / 1-2-3-4-5-6-7. Floor

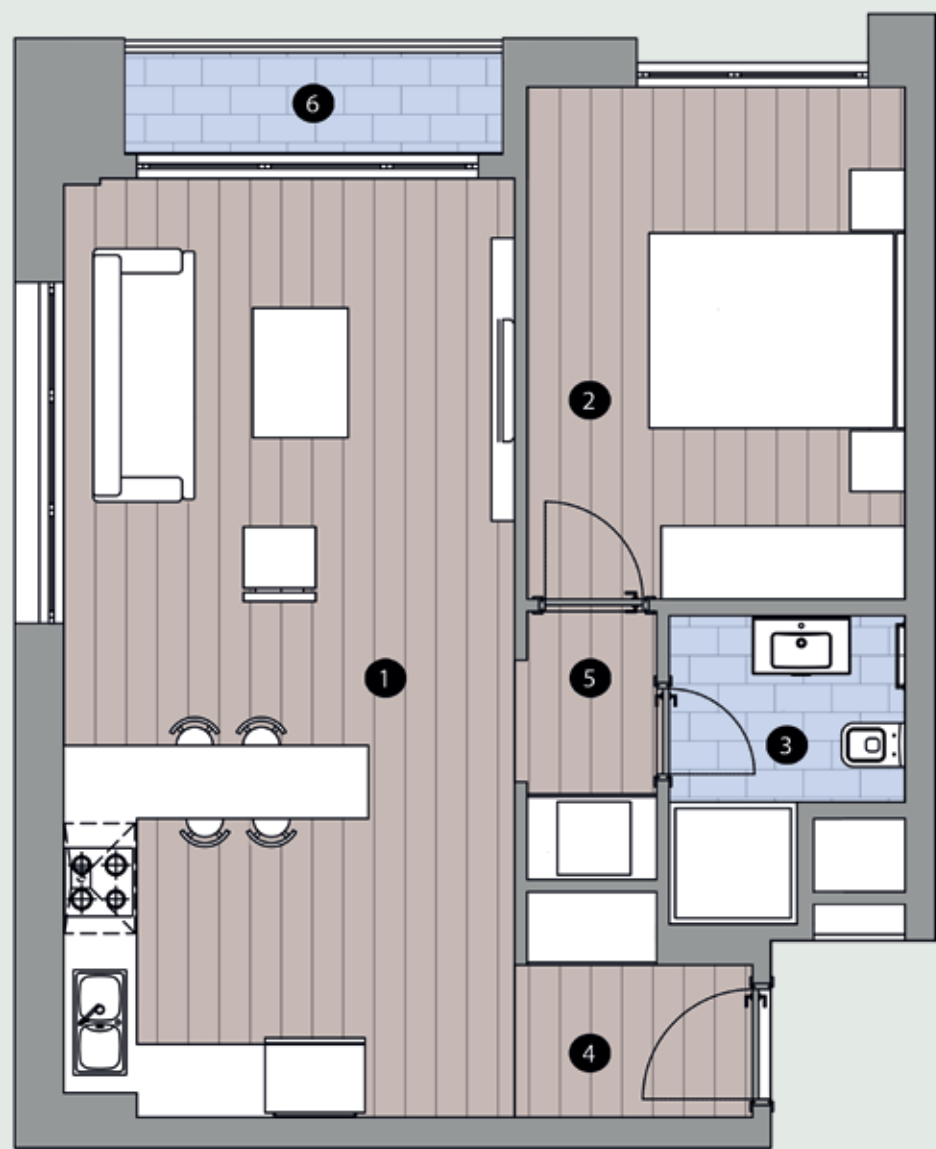
Apartmen Number:

12-19-26-32-38-44-50

15-22-28-34-40-46-52

1- Living Room & Kitchen	28.35 m <sup>2</sup>
2- Bedroom	13.00 m <sup>2</sup>
3- Bathroom	4.00 m <sup>2</sup>
4- Entrance	3.10 m <sup>2</sup>
5- Hallway	2.45 m <sup>2</sup>
6- Balcony	2.50 m <sup>2</sup>

Net Area	53.40 m <sup>2</sup>
Gross Area	61.75 m <sup>2</sup>
Total Gross Area	78.83 m <sup>2</sup>



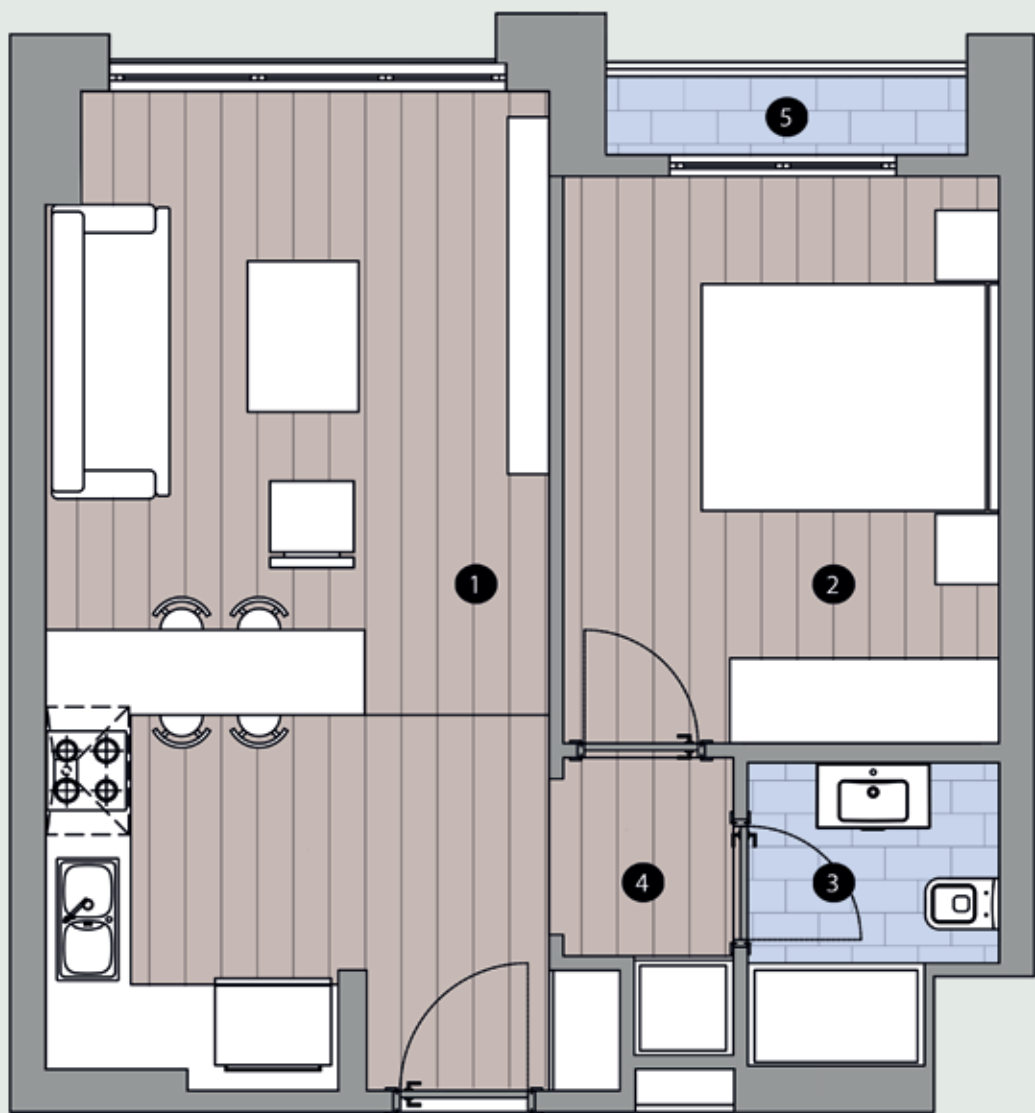
# 1+1 B2 Apartment

Blok A / 1 -2. Floor

Apartmen Number: 13-20 / 14-21

1- Living Room & Kitchen	24.90 m <sup>2</sup>
2- Bedroom	12.35 m <sup>2</sup>
3- Bathroom	3.40 m <sup>2</sup>
4- Hallway	2.30 m <sup>2</sup>
5- Balcony	1.85 m <sup>2</sup>

Net Area	44.80 m <sup>2</sup>
Gross Area	51.50 m <sup>2</sup>
Total Gross Area	65.75 m <sup>2</sup>



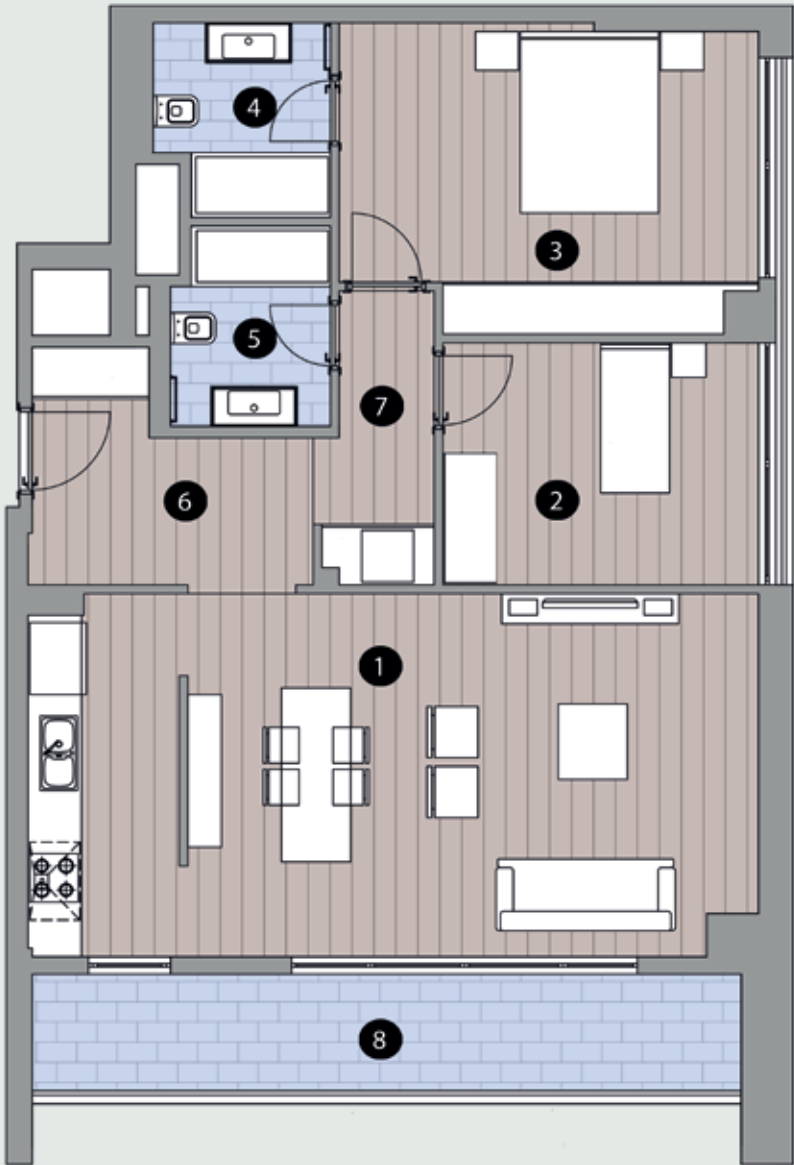


# 2+1 A3 Apartment

Blok A / Basement  
1-2-3-4-5-6-7. Floor  
Apartmen Number:  
9-16-23-29-35-41-47-53

1- Living Room & Kitchen	34.80 m <sup>2</sup>
2- Bedroom	10.20 m <sup>2</sup>
3- Master Bedroom	16.35 m <sup>2</sup>
4- Master Bathroom	4.30 m <sup>2</sup>
5- Bathroom	4.10 m <sup>2</sup>
6- Entrance	7.10 m <sup>2</sup>
7- Hallway	4.15 m <sup>2</sup>
8- Balcony	12.30 m <sup>2</sup>

Net Area	93.30 m <sup>2</sup>
Gross Area	108.10 m <sup>2</sup>
Total Gross Area	138.01 m <sup>2</sup>

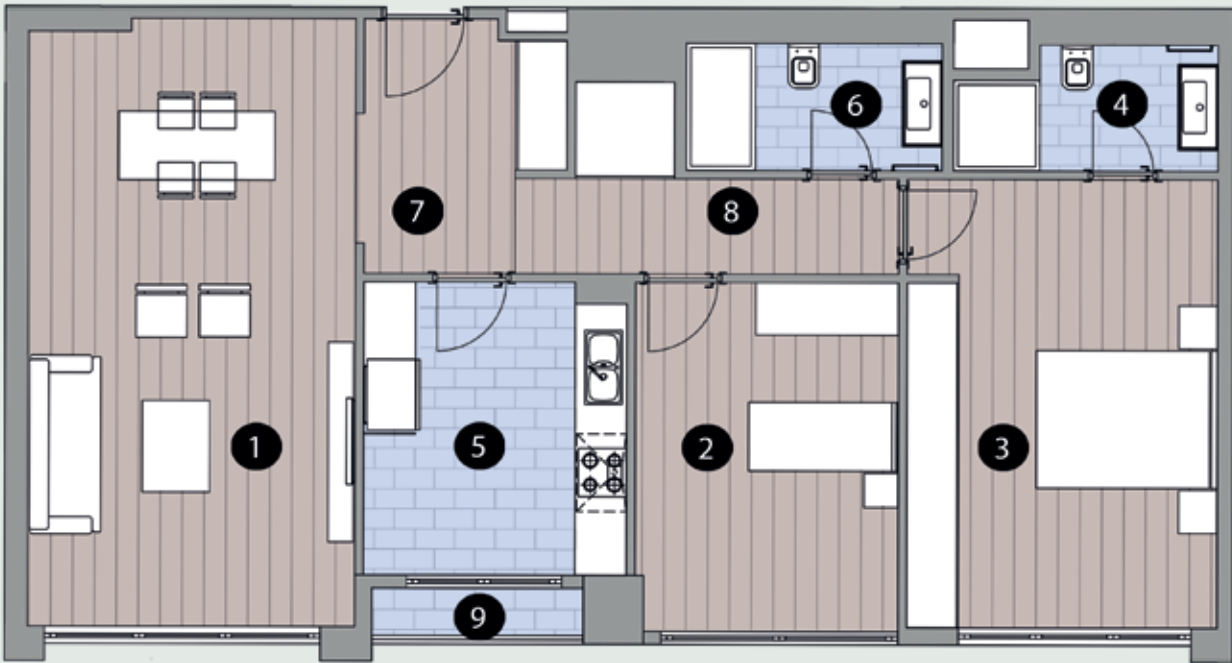


# 2+1 B2 Apartment

Blok A / Basement 1-2-3-4-5-6-7. Floor  
Apartmen Number:  
10-17-24-30-36-42-48-54

1- Living Room	26.60 m <sup>2</sup>
2- Bedroom	12.30 m <sup>2</sup>
3- Master Bedroom	18.65 m <sup>2</sup>
4- Master Bathroom	4.05 m <sup>2</sup>
5- Kitchen	10.20 m <sup>2</sup>
6- Bathroom	4.40 m <sup>2</sup>
7- Entrance	6.15 m <sup>2</sup>
8- Hallway	6.20 m <sup>2</sup>
9- Balcony	1.60 m <sup>2</sup>

Net Area	90.15 m <sup>2</sup>
Gross Area	103.90 m <sup>2</sup>
Total Gross Area	132.65 m <sup>2</sup>





# 2+1 B3 Apartment

Blok A / 3-4-5-6-7. Floor  
Apartmen Number: 27-33-39-45-51

1- Living Room	26.10 m <sup>2</sup>
2- Kitchen	10.25 m <sup>2</sup>
3- Yatak Odası	10.20 m <sup>2</sup>
4- Master Bedroom	18.20 m <sup>2</sup>
5- Master Bathroom	3.75 m <sup>2</sup>
6- Bathroom	4.75 m <sup>2</sup>
7- Hallway	6.00 m <sup>2</sup>
8- Entrance	6.25 m <sup>2</sup>
9- Balcony	1.65 m <sup>2</sup>
10- Balcony	1.85 m <sup>2</sup>

Net Area	89.00 m <sup>2</sup>
Gross Area	103.00 m <sup>2</sup>
Total Gross Area	131.50 m <sup>2</sup>

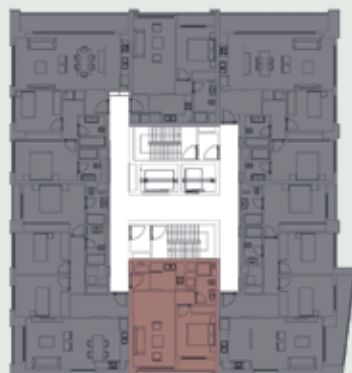


# 1+1 C3 Apartment

Blok B / Basement 1-2-3-4-5-6-7. Floor  
Apartmen Number:  
5-12-19-26-32-38-44-50

1- Living Room	17.45 m <sup>2</sup>
2- Master Bedroom	11.00 m <sup>2</sup>
3- Kitchen	5.20 m <sup>2</sup>
4- Bathroom	4.05 m <sup>2</sup>
5- Entrance	2.35 m <sup>2</sup>
6- Hallway	2.50 m <sup>2</sup>
7- Balcony	2.60 m <sup>2</sup>

Net Area	45.15 m <sup>2</sup>
Gross Area	54.35 m <sup>2</sup>
Total Gross Area	68.82 m <sup>2</sup>





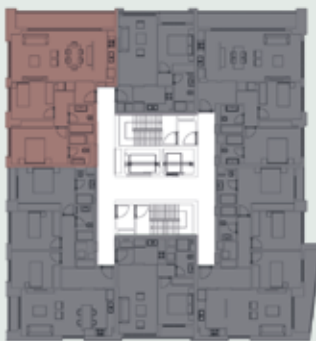
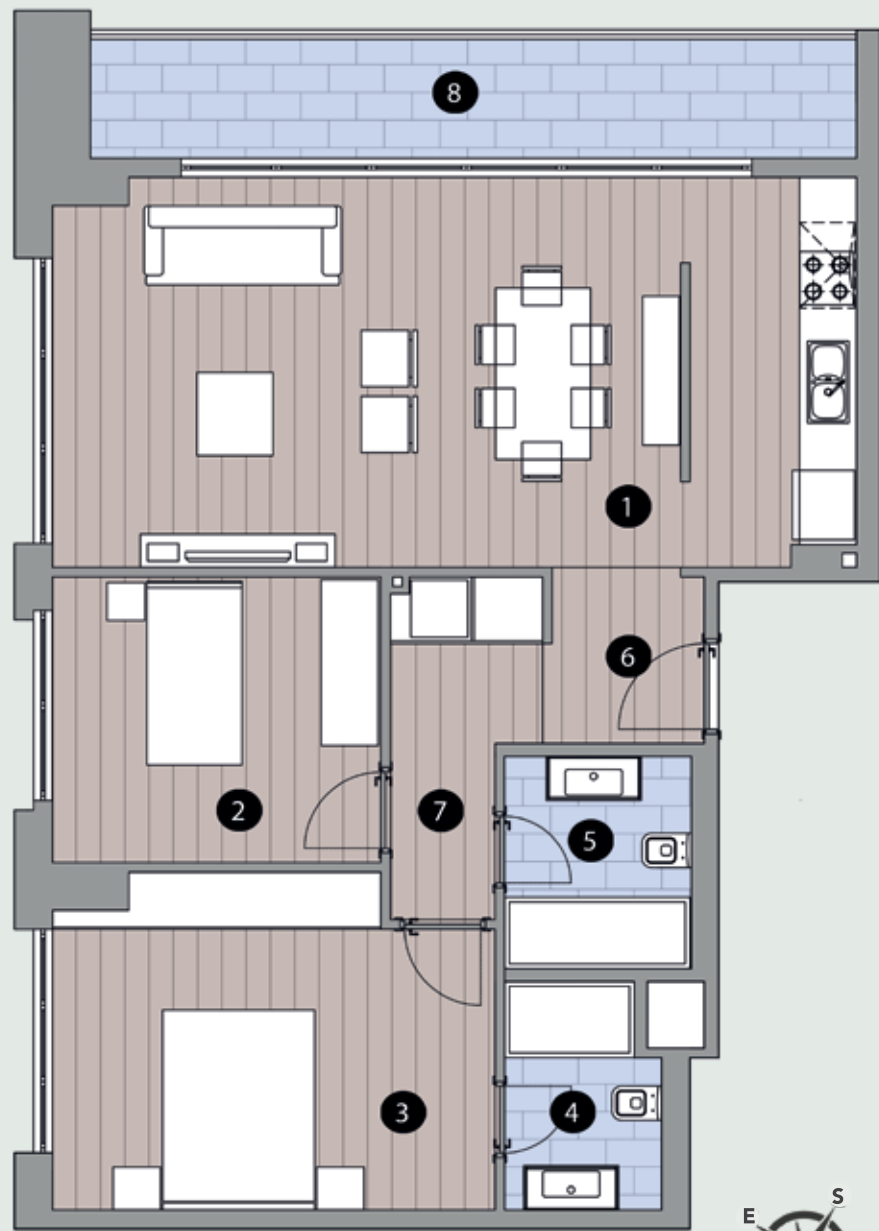
# 2+1 C2 Apartment

Blok B / 1-2-3-4-5-6-7. Floor

Apartmen Number:  
15-22-28-34-40-46-52

1- Living Room & Kitchen	34.00 m <sup>2</sup>
2- Bedroom	10.35 m <sup>2</sup>
3- Master Bedroom	15.45 m <sup>2</sup>
4- Master Bathroom	3.75 m <sup>2</sup>
5- Bathroom	4.40 m <sup>2</sup>
6- Entrance	3.00 m <sup>2</sup>
7- Hallway	4.80 m <sup>2</sup>
8- Balcony	10.90 m <sup>2</sup>

Net Area	86.65 m <sup>2</sup>
Gross Area	99.00 m <sup>2</sup>
Total Gross Area	125.35 m <sup>2</sup>



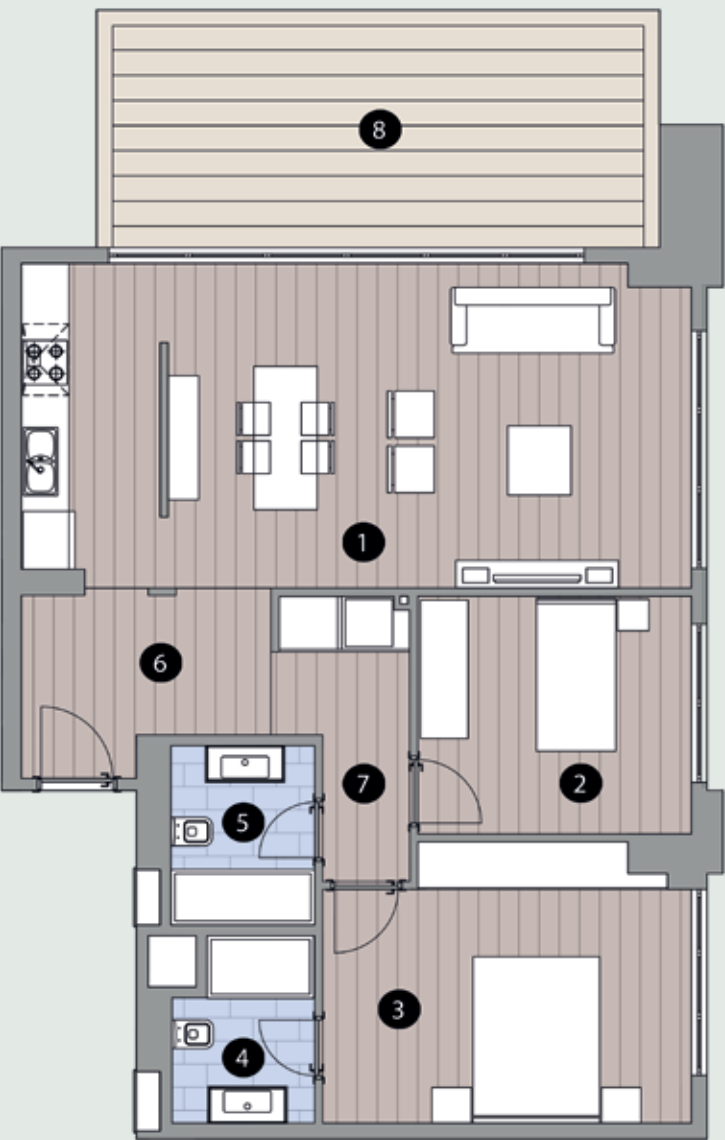
# 2+1 D1 Apartment

Blok B / Basement Floor

Apartmen Number: 3

1- Living Room & Kitchen	34.00 m <sup>2</sup>
2- Bedroom	10.35 m <sup>2</sup>
3- Master Bedroom	15.40 m <sup>2</sup>
4- Master Bathroom	3.90 m <sup>2</sup>
5- Bathroom	4.10 m <sup>2</sup>
6- Entrance	6.50 m <sup>2</sup>
7- Hallway	5.00 m <sup>2</sup>
8- Terrace	21.00 m <sup>2</sup>

Net Area	100.25 m <sup>2</sup>
Gross Area	112.30 m <sup>2</sup>
Total Gross Area	136.22 m <sup>2</sup>





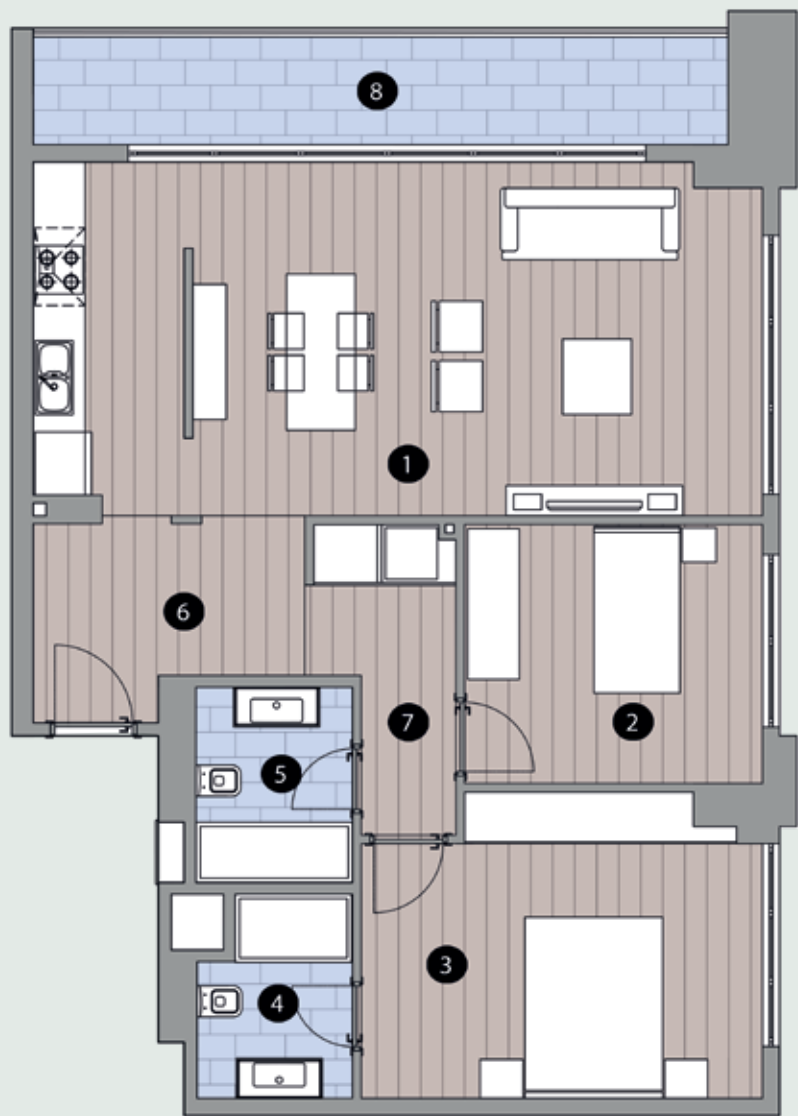
# 2+1 D2 Apartment

Blok B / 1-2-3-4-5-6-7. Floor

Apartmen Number:  
10-17-24-30-36-42-48

1- Living Room & Kitchen	34.00 m <sup>2</sup>
2- Bedroom	10.35 m <sup>2</sup>
3- Master Bedroom	15.40 m <sup>2</sup>
4- Master Bathroom	3.90 m <sup>2</sup>
5- Bathroom	4.10 m <sup>2</sup>
6- Entrance	6.50 m <sup>2</sup>
7- Hallway	5.00 m <sup>2</sup>
8- Balcony	10.85 m <sup>2</sup>

Net Area	90.10 m <sup>2</sup>
Gross Area	102.70 m <sup>2</sup>
Total Gross Area	130.04 m <sup>2</sup>



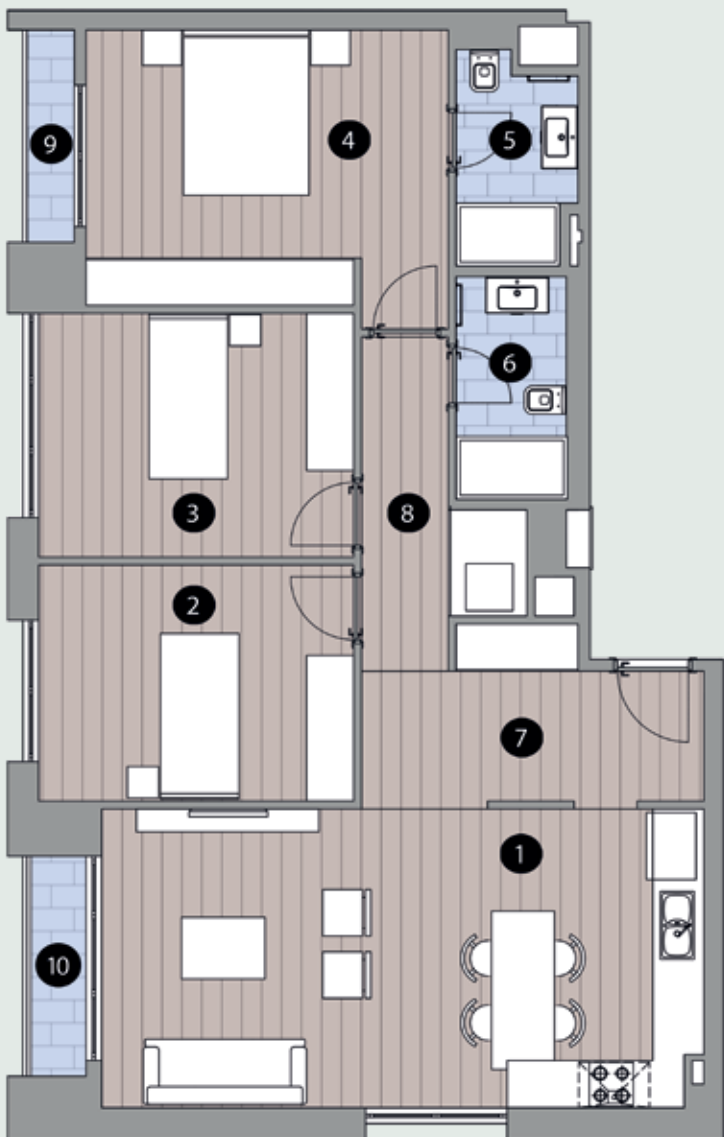
# 3+1 C Apartment

Blok B / 3-4-5-6-7. Floor

Apartmen Number: 27-33-39-45-51

1- Living Room & Kitchen	28.90 m <sup>2</sup>
2- Bedroom	12.00 m <sup>2</sup>
3- Bedroom	12.40 m <sup>2</sup>
4- Master Bedroom	16.40 m <sup>2</sup>
5- Master Bathroom	3.80 m <sup>2</sup>
6- Bathroom	4.00 m <sup>2</sup>
7- Entrance	8.35 m <sup>2</sup>
8- Hallway	6.00 m <sup>2</sup>
9- Balcony	1.75 m <sup>2</sup>
10- Balcony	2.20 m <sup>2</sup>

Net Area	95.80 m <sup>2</sup>
Gross Area	109.95 m <sup>2</sup>
Total Gross Area	139.22 m <sup>2</sup>





# 3+1 D2 Apartment

Blok B / 8-9. Floor  
Apartmen Number: 55-59

1- Living Room	34.40 m <sup>2</sup>
2- Bedroom	12.90 m <sup>2</sup>
3- Bedroom	11.05 m <sup>2</sup>
4- Master Badroom	14.70 m <sup>2</sup>
5- Master Bathroom	4.00 m <sup>2</sup>
6- Kitchen	7.80 m <sup>2</sup>
7- Bathroom	3.50 m <sup>2</sup>
8- Entrance	5.60 m <sup>2</sup>
9- Hallway	7.50 m <sup>2</sup>
10- Balcony	8.45 m <sup>2</sup>

Net Area	109.90 m <sup>2</sup>
Gross Area	128.40 m <sup>2</sup>
Total Gross Area	162.58 m <sup>2</sup>

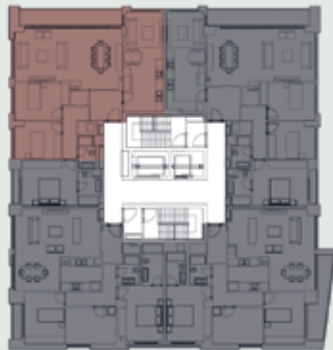


# 3+1 E1 Apartment

Blok B / 8-9. Floor  
Apartmen Number: 57-61

1- Living Room	37.20 m <sup>2</sup>
2- Badroom	11.95 m <sup>2</sup>
3- Badroom	10.60 m <sup>2</sup>
4- Master Badroom	15.50 m <sup>2</sup>
5- Master Bathroom	4.55 m <sup>2</sup>
6- Kitchen	24.25 m <sup>2</sup>
7- Bathroom	3.35 m <sup>2</sup>
8- Entrance	6.00 m <sup>2</sup>
9- Hallway	9.00 m <sup>2</sup>
10- Balcony	1.60 m <sup>2</sup>
11- Balcony	10.85 m <sup>2</sup>

Net Area	134.85 m <sup>2</sup>
Gross Area	152.75 m <sup>2</sup>
Total Gross Area	193.41 m <sup>2</sup>









# POLAT FULYA

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[polatfulya.com](http://polatfulya.com)

The 3D drawings and visualizations in this brochure are for promotional purposes. Polat Construction Industry and Trade Inc. reserves the right to make any changes deemed necessary from a technical standpoint.



*In the heart of Istanbul,  
a life tailored just for you.*



POLAT İNŞAAT

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FULYA

