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"The moment you arrive in Istanbul is the best moment of your life."





A different city...

Here's Istanbul!
Magnificent and spectacular Istanbul!
We thank the Creator a million times for this beauty.
Who could dare to describe its beauty?
It's a moment when words fall short and the narrator becomes speechless.
Istanbul packs many worlds into a single moment.
"Dersaadet," the city of happiness...
"Islambol," the city of Islam...

In Mehmed the Conqueror's words: "Either I conquer Istanbul or Istanbul conquers me."





A different story...

"Keep quiet in order to hear," said Shams. Istanbul has a lot to say to those who listen, and know enough to listen. This is why the poet listens to Istanbul with eyes closed.

A whole different story remains hidden in Istanbul in the call to prayer as it rises to the heavens from the four minerates of the Süleymaniye Mosque. It's in the crow of a seagull, the horn of a ship plowing through the fog, and in the frantic footsteps in the Grand Bazaar and Galata...

It captures the listener and the narrator...







A different time...

At some point, fatigue falls onto the shoulders of this city. When the streets become weary of the crowds, the seagulls tire of the never-ending sky, and homes with oriel windows of the marks ingrained on their bodies over the years, isn't it time to walk away? But walk away to where?

Necip Fazıl who said what many have felt: "Istanbul, my precious one... My country, oh my country." How could people just go and leave the country where their roots are?

That's when it's time to look for a different Istanbul. A different Istanbul must start with a clean slate. It's a place that inherits the best of Istanbul but comes to life with brand new energy and enthusiasm...







A whole different Istanbul... 3. Istanbul

This is a road that embraces the past as a legacy and sets out with confidence to the future...

You are at a place where a brand new Istanbul is born, where a fresh breath springs to life, and a whole new life begins to burgeon.

Welcome to the 3. Istanbul.









Because Istanbul deserves the best.

Istanbul must always be as spoiled and cherished as a delicate lover...

A new, grand project worthy of Istanbul's magnificence is arriving to complement the 3rd Bridge, the 3rd Airport, and other such projects.

The largest project in Başakşehir: The 3. Istanbul. It rises to add value and grace to Istanbul.





An Istanbul fairy tale...

Once upon a time... There was a different Istanbul, within and beyond Istanbul...

3. Istanbul promises to be a brand new Istanbul fairy tale, one to be told for generations. Its parks blend blue and green in harmony, its lively squares fill your soul with joy, its long-awaited neighborhood culture greets you in a friendly voice.



All roads will lead to 3. Istanbul!

Wherever I go, I harbor a love for Istanbul... Wherever I go, it's the closest to my heart...

3. Istanbul is very close to the city's main hubs, businesses, and residential neighborhoods. It's also right between the Atatürk Airport and the 3rd Airport. *3. Istanbul promises to be a sensation with investors,* with easy access to public transportation, the metro, tram, and buses.

3. Istanbul invites you to a live at the center of the city and of life.



Metro Kent	2 min.
TEM Highway	5 min.
E-5	12 min.
The 3 rd Airport	12 min.
FSM Bridge	30 min.
July 15 Martyrs Bridge	30 min.
Atatürk Airport	12 min.
The 3 rd Bridge	20 min.









Europe's largest botanical park will be your backyard.

What's immersed in the flowers' scent is the pleasure of the Tulip Era...

You'll forget that you live in a city. 3. Istanbul will be right next to the Botanical Park and its generous display of nature's most beautiful colors.

The Botanical Garden, set to be Europe's largest, will be built on 368,000 square meters. And it will be right in your back yard so you can indulge in pleasant walks among nature's wonders...









The greatest valley of Başakşehir

Blue sky... Blue sea... And the bluest of all is Istanbul's intense depth that draws you in...

3. Istanbul Valley is one of the largest and most modern social facilities in Istanbul. It boasts a creek, ponds, mosques, an amphitheater, cafes, restaurants, and outdoor and indoor parking lots.

Your children will love living at the 3. Istanbul just as much as you do.





Istanbul's healthiest project!

"Nothing in the world is better than good health…" Suleiman the Magnificent

Right next to the 3. Istanbul, Health City, with its 12 hospitals and a total capacity of 2,682 beds, will be Europe's largest medical center. It's just one of the amenities that will make the 3. Istanbul a center of attraction...





City Square challenges you to bring it on.

Eminönü, Sultanahmet, Beyazıt... Wherever you look, Istanbul is filled with parks. The thing that is revealed the most in the city squares is the beauty that defies the whole world...

City Square, at twice the size of Taksim Square, will be your next meeting point.

It will be home to a palace of justice, government offices, meeting centers, a wedding hall, outdoor and indoor sports areas, walking paths, cafes and restaurants, and a 5,000-capacity mosque. Surrounded with greenery, it is sure to become the most popular spot in Başakşehir.













Live the good life at 3. Istanbul!

It's a fairy tale life in Istanbul...Oh, how hard it is to explain Istanbul to those who don't live here...

At 3. Istanbul, every moment of the day is sure to be filled with fun for the whole family. Three social facilities accommodate separate sections for men and women. While you indulge in art programs like calligraphy in the hobby workshop, your children will enjoy doing as they like in the PlayStation rooms. The swimming pools and saunas allow you to rejuvenate and unwind at the end of the day.

3. Istanbul will feature a 1.4 km walking track, the first and only of its kind in Başakşehir. It surrounds the Square's stores, restaurants, cafes, and reflecting pools, inviting you for fun family walks.











Privileges that await you at 3. Istanbul:

Walking track

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- Basketball courts
- Tennis courts
- Mini soccer field
- Children's play areas
- Lounge
- PlayStation room
- Pool table and table tennis room
- Hobby workshop
- Swimming pool
- SPA











Başakşehir's largest green field The fresh breeze of the cypress trees rising above the groves makes living at 3. Istanbul!

Exceptionally cool! It's a little taste of Istanbul: the purple of the Judas tree, the red of tulips. Ah, Istanbul! The remarkable beauty and color of all four seasons!

You'll experience the glory of all four seasons at 3. Istanbul, with one of the biggest green areas in all of Başakşehir.

Walk with your family among lush green trees and exquisite camellias. Witness the sun's reflection on the ponds and find peace under the shadow of trees on winding paths.



Phases





LIVING ALTERNATIVES AT 3. ISTANBUL

Whether in a Phase 1 or 2 apartment or at the Feriye Residence, you will definitely find a suitable living option for you and your family at 3. Istanbul.







Wouldn't it be great to be in Moda, Göksu, or Riva right now? Ah, Istanbul! Is a single lifetime long enough to experience the whole of you?









Eight blocks of homes in three different configurations await you at Phase 1 of 3. Istanbul.

Phase 1 is a circle of blocks featuring green areas, social areas, and sports fields. The blocks circle the common areas, creating a feeling of privacy.

Phase 1 also features separate social facilities for men and women.









MODA Blocks

The 2+1 and 3+1 Moda Block apartments are perfect for newlyweds with no children and small families. There are five Moda Blocks in Phase 1.









GÖKSU Blocks

The 4+1 Göksu Block apartments are ideal for large families. There will be two Göksu Blocks in Phase 1.









RÍVA Block

Riva Block's 3+1 apartments will provide the spacious living area that families need. There will be one Riva Block in Phase 1.





Life flows in Sarayburnu, and settles down in Kilyos. Emirgan, a breath of fresh air every moment. Istanbul is the city that has something for everyone.









The modern architecture of Phase 2 of 3. Istanbul will leave visitors spellbound.

Phase 2 will consist of ten blocks featuring three different styles of homes. Here you'll find everything you want and then some.

Phase 2 will feature outdoor sports areas, reflecting pools, and separate social facilities for men and women.









SARAYBURNU Blocks

The 2+1 and 3+1 Sarayburnu Block apartments where Life flows fast. There will be four Sarayburnu Blocks, perfect for newlyweds.









KÍLYOS Blocks

The 3+1 and 4+1 Kilyos Block apartments are designed for families with children. There will be four Kilyos Blocks at Phase 1.











EMÍRGAN Blocks

The Emirgan Block 5+1 apartments are specially designed for three-generation families all living together. There will be two Emirgan Blocks in Phase 2.















Life at **FERIYE RESIDENCE**

Feriye Residence will be a choice for those who wish to live at the top. With options up to 4+1, its residency services include dry cleaning, reception area, and stores.

There will be 79 apartments that can be used as home office at Feriye Residence.















The meeting point of 3. Istanbul residents

3. Istanbul Çarşı offers outdoor shopping, cafes, and restaurants, and boasts modern architecture and distinguished design. It's the perfect meeting spot for residents of 3. Istanbul.









Commerce is a different story in the new Istanbul...

In the new Istanbul, trade and business life will be vibrant and city life will be robust at 3. Istanbul.

With 110 street-level stores overlooking the main street, it will become everyone's meeting spot.
3. Istanbul Çarşı awaits those who want to succeed in business at the 30 Feriye Residence stores in 3. Istanbul business life.

Partners and Projects



ASAF Joint Venture was established in Istanbul by Al-Zamil, Seha Yapı, Adese, and Fuzul Yapı. These prominent figures envisioned investment in strong real estate projects.

ASAF reserves the right to make changes in the plans and details in this catalog without prior notice. The details and equipment in this catalog are optional unless stated in the technical specifications, contract appendix, and zone list. The architectural projects in this catalog are merely a design for the forthcoming structure. The construction drawing of the house you will purchase is an administrative-approved project in the attachment of the building permit obtained for this structure. Responsibility of ASAF is limited to building the house in accordance with your written instructions and the technical specifications attached to the contract. This catalog has been prepared for the presentation of the Third Istanbul.

Al-Zamil Real Estate

Saudi Arabia-based Al-Zamil Real Estate was founded in 1997. It has various private capital and real estate investments in places such as Dubai, Bosnia-Herzegovina, Turkey, Jordan, Holland, the United Kingdom, China, Germany, Australia, Umman, and Bahrain. Al-Zamil Real Estate is involved in a variety of investments, particularly in Turkey. The Third Istanbul is the first ASAF joint project with Seha Yapı and Fuzul Grup.



Seha Yapı

Seha Yapı is the construction industry brand of İttifak Holding. Operating in 120 countries, İttifak Holding's five main industries include retail, construction, food, machinery, and animal husbandry. Founded in 1978, Seha Yapı has grown to become Konya's biggest housebuilder with more than 6,500 houses built in the last five years, along with shopping malls and infrastructure projects like bridges and roads.



Fuzul Grup

Fuzul Group was established in 1992. Fuzul Otomotiv, its first operation, has managed to become a leader in a very short time among companies that offer car ownership deals. Fuzul Group's companies include Akva Sigorta Aracılık Hizmetleri, Fuzul Yapı, Nevita Gayrimenkul, Afiyet Medikal, and FuzulEv.

Fuzul Yapı has accounted for significant construction industry investments since 2000, especially in the creation of livable areas. Among its successful projects are Bizimevler, Kent Neriva, Kent Ariva, Olimpa AVM, Kent Evila, Olimpia Park Plus, Vadi Yaka in Başakşehir, Meva Evleri in Kağıthane, and Serra Park Konutları in Kartal, providing housing for thousands of families and businesses.

Adese

İttifak Holding's Adese has been one of Turkey's most significant retail brands since 1991.







ASAF JOINT VENTURE

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