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Prime Location

The Booming District Of Halkalı, Küçükçekmece

The district is renowned and in high demand due to its close proximity to:

- Küçükçekmece Lake
- Marmara sea
- Bahçeşehir
- Başakşehir

Close To Nature

The project provides a healthy lifestyle as it is only minutes away from Küçükçekmece lake and Florya Atatürk Forest.

Easily Accessible

The project is well located, only a minute away from TEM Highway and close to E5 Highway. Public transportation options include:

- Marmaray
- Metro stations
- Bus lines





Reputable Educational Institutions

- Altınbaş University
- American International Kids' Academy
- Tema Bahçeşehir College
- Istanbul Aydın University
- İhsan International School
- TED Atakent College

World-Class Healthcare

Küçükçekmece offers high-quality medical facilities including:

- Acıbadem Atakent Hospital
- Güneşli Erdem Hospital
- Istanbul Tema Hospital
- Kanuni Sultan Suleyman State Hospital

Shopping And Entertainment

A rich district with various shopping centers, restaurants, sport facilities, and parks. Some of which include:

- Mall of Istanbul
- 212 Outlet Mall
- Arena Park Mall
- MASKO
- Deposite Outlet Center



The Tema 2 Experience

Tema Istanbul 2 perfectly balances modern high-quality living with nature.

Tema Istanbul 2 is spread across an area of 550,000 sqm, 65% of this area is made up of facilities, green areas and well-planned landscaping.

There are 137 blocks with 4-5 floors each and a total number of 1117 units. The units vary between 1+1 and 4+1 types and the sizes start from 79 sqm and go up to 246 sqm.

- Low rise buildings with wide open spaces
- Beautifully laid out water rich green landscapes
- No vehicular traffic above ground
- Exclusive gated community
- Outstanding amenities
- Tema World on doorstep
- Trusted developers renowned for delivering quality projects



Distance To Top Points Of Interest

- Istanbul airport 11,6 Km
- Başakşehir 10 Km
- Fatih 20 Km
- Hagia Sophia 24,6 Km
- Sultanahmet 25 Km
- Taksim 31 Km
- West marina 24,1 Km
- Olympic stadium 6.2 Km
- Galatasaray watersports club 7.8 Km
- Greece 869 Km



Floor Plans



1+1



2+1



3+1



4+1

Tema 2 Amenities

- 2 outdoor Olympic swimming pools
- Basketball courts
- Football fields
- Tennis courts
- Running track
- Fitness & wellness center
- Spa & Turkish bath
- Kids playing area
- Shops
- Mosque

Tema World

Tema World is being built over an area of 338,000 sqm right next to Tema Istanbul 2. The entertainment complex brings together activities, shopping, dining and sport options for kids and adults. There is an amusement park, playgrounds, restaurants, cafes, shops and an aqua park.



EARTHQUAKE RESISTANCE

Ground:

In all of the inhabited buildings, the elements associated with the foundation are placed on the clayey limestone and claystone unit of the Eocene Carbonates, which are the bedrock with sufficient bearing capacity and suitable for the loads determined in the static project, and the raft foundation is manufactured with a conventional molded **reinforced concrete** frame and curtain skeleton system.

The load-bearing elements of all blocks are continuous from the foundation to preserve the integrity of the building.

The blocks have been designed in accordance with the current laws and regulations, and manufacturing has been carried out in a way that will more than meet the earthquake conditions of the zoning regulation.

Concrete properties used: C30/37 ready mixed concrete (in foundation, column, beam and slab)

Used iron properties: B420 C quality ribbed rebar ($\phi 20$ foundation-column-beam, $\phi 16$ column-beam, $\phi 14$ shear-beam, $\phi 12$ slab-stirrup, $\phi 10$ stirrup)

Foundation system: Raft Foundation ($\phi 20$ and $\phi 16$ B420 C quality ribbed rebar, C30/37 ready mixed concrete)

Carrier system: Conventional Formwork Reinforced Concrete Framed and Curtained Skeleton System

Under foundation: Soil Improvement System as Necessary in the Project





About The Developers

Mesa

Over 100,000 homes have been built and delivered by Mesa since 1969. Mesa has established a reliable name in the market. The company is involved in every level of the production process, from the initial design phase to after-sales services.



Artaş

Artaş Group was founded in 1977, the company has 45 years of knowledge and expertise in the construction sector. They are known for high-quality finishing, on-time delivery and customer satisfaction.

Kantur-Akdaş

Renowned for developing projects of the highest standards, as they care for the well-being of the residents and cover social, environmental, and health-related necessities.

Previous Projects Of Developers:

- Tema Istanbul 1
- Vadistanbul
- Avrupa Konutları Atakent 1-2-3-4
- Avrupa Konutları Başakşehir
- Avrupa Konutları Yamanevler
- Mesa Orman
- Mesa Çubuklu
- Mesa Koz
- Mesa Yeşilyaka

and many more...






Price List


Apartment Type	Gross Size Range (m2)	Price Range (\$)
1+1	78,68 – 120,72	503.000 – 756.000
2+1	126,92 – 179,83	686.000 – 1.106.000
3+1	162,32 – 221,81	823.000 – 1.621.000
4+1	229,93 – 246,36	1.181.000 – 1.743.000



Suitable for Turkish Citizenship
By Investment Program



Title deed ready



Delivery date: July 2023



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