

# Tema İSTANBUL 2

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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
- Bahçeşehir
- Marmara Sea
- 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
- İstanbul Aydın University
- İhsan International School
- TED Atakent College

## World-Class Healthcare

Küçükçekmece offers high-quality medical facilities including:

- Acıbadem Atakent Hospital
- Güneşli Erdem Hospital
- İstanbul Tema Hospital
- Kanûnî Sultan Süleyman State Hospital

## Shopping And Entertainment

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

- Mall of İstanbul
- 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 theme park on doorstep
- Trusted developers renowned for delivering quality projects

## Tema 2 Amenities

- 2 large outdoor 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 264,000 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.

## Distance To Top Points Of Interest

- Istanbul Airport 35 Km / 30 min
- Beşiktaş 10 Km / 19 min
- Fatih 20 Km / 25 min
- Hagia Sophia 25 Km / 30 min
- Sultanahmet 25 Km / 30 min
- Taksim 31 Km / 35 min
- West Marina 24 Km / 40 min
- Olympic Stadium 6 Km / 10 min
- Galatasaray Watersports Club 8 Km / 14 min
- Greece, Alexandroupoli 290 Km / 3.5 hr





# 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 İstanbul 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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2

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