



MERCAN TUZLA
VEŞEN
Yaluları

Welcome to
THE MANSION APARTMENTS OF İSTANBUL FEATURING BEACH



MERCAN TUZLA
VESEN
Yalilari

VESEN

VESEN was founded with the objective of becoming one of the leading actors in the real estate sector assuming the motto of "YOU-CENTERED BUILDINGS" in the fields of business development, project design and construction works of luxury housing and luxury tourism projects.

Developing prestigious projects on a sound basis and establishing valuable partnerships to build a powerful future is always our priority.

With VESEN, we are aiming to offer a life culture that always has people and comfort on its focus seeking after a dream of a sustainable future that offers benefit to the environment, people and our cities and with our experience from different sectors in a world where everything is in a rapid change.

We founded our VESEN brand by following the ideals of NATURE AND YOU, SEA AND YOU, PEACE AND YOU, LIFE AND YOU with our competence in sectors that complement each other as a service culture, our human resources, our long-established corporate history, our solid financial structure, as well as our experience in the fields of architecture, engineering and design.

Believing that those who have strong dreams will be the pioneers in determining the future, we brought together the splendid nature and the unique sea view in a project designed with elaboration and detail to develop MERCAN TUZLA VESEN YALILARI.

THE MANSION OF UNIQUENESS
AND YOU

ONLY 158 MANSION FLATS,
ALL WITH A SEA VIEW SETTLED ON AN AREA OF
40,795 SQUARE METERS



3.5+1, 4.5+1 AND 5.5+1 ROOM OPTIONS FOR THE APARTMENTS WITH THE **SMALLEST BEING 214 SQUARE METERS**, LOCATED IN BLOCKS AS GROUND + 3 FLOOR BY ADOPTING HORIZONTAL ARCHITECTURAL APPROACH

THE MANSION OF HAPPINESS
AND YOU



MERCAN TUZLA
VEŞEN
Yalıları

THE FIRST AND THE ONLY
SEAFRONT MANSION APARTMENTS
PROJECT IN İSTANBUL



THE MANSION OF PRIVILEGE
AND YOU



HIGH CEILING, SPACIOUS AND COMFORTABLE
INTERIORS, LARGE AND GREEN GARDENS
COMBINED WITH THE SEA, WHERE BLUE AND
GREEN ARE INTERTWINED



GREEN AREAS AND ENJOYABLE
RECREATIONAL FACILITIES TO HAVE
QUALITY TIME WITH YOUR FAMILY AND
YOUR NEIGHBORS



SOCIAL
LIFE IN
VESEN
MANSIONS

Outdoor Sports Facilities

Settled on a large area of **3.850 m²**, a **fitness section**, an uninterrupted **jogging track**, **squash wall**, **tennis court**, **basketball** and **football fields** where you can have fun and work-out with your loved ones outdoors...

Each of them offers a very different taste with their unique sea view...



TENNIS COURT



FITNESS AREA



FOOTBALL FIELD



BASKETBALL COURT

YOGA STUDIO



SPA CENTER



FITNESS CENTER



PILATES STUDIO



Wellness & Spa Center

A cafe area of **1,590 m²**, where you can try out different tastes enjoying the view of horizon, **spa, sauna and steam rooms**, state-of-the-art cardio training equipment and a fitness center with sea view...

Yoga and pilates studios where you can chill out and care about your health with various exercises...

An outdoor swimming pool where you can sunbathe in summer on the lush green lawns overlooking the sea and cool off in the clear waters, as well as a **indoor winter pool** and a **children's pool**...

CAFE

SOCIAL AREA

FITNESS CENTER

FITNESS CENTER

Survivor & Adventure Park

Your children will have fun safely, discover while having fun and learn by discovering in the **survivor and adventure park**, located among the trees, on a lush green field of **1.550 m²**...

The sand pit, painting wall, climbing wall and a lot of fun are here for you...

PAINTING WALL

CLIMBING WALL

SANDBOX

ADVENTURE PARK

Water Sports Club

If you are seeking for more in sports, Vesen Mansions **water sports club** offers you and your children **canoeing, boating, sailing, surfing, seabob, swimming, diving** and other water sports with the privilege of its seaside location...



TAKE CONTROL OF YOUR HOME WITH THE SMART HOME SYSTEM...

Lighting Automation

You can seize the day by taking control of your lighting system by a single press of a button.

Automated Curtain/Blind

You can remotely control drive mechanisms in windows.

Automated Air-Conditioning

You can set your air conditioners to the degree you desire even when you are away from home.

Automated Audio and Video

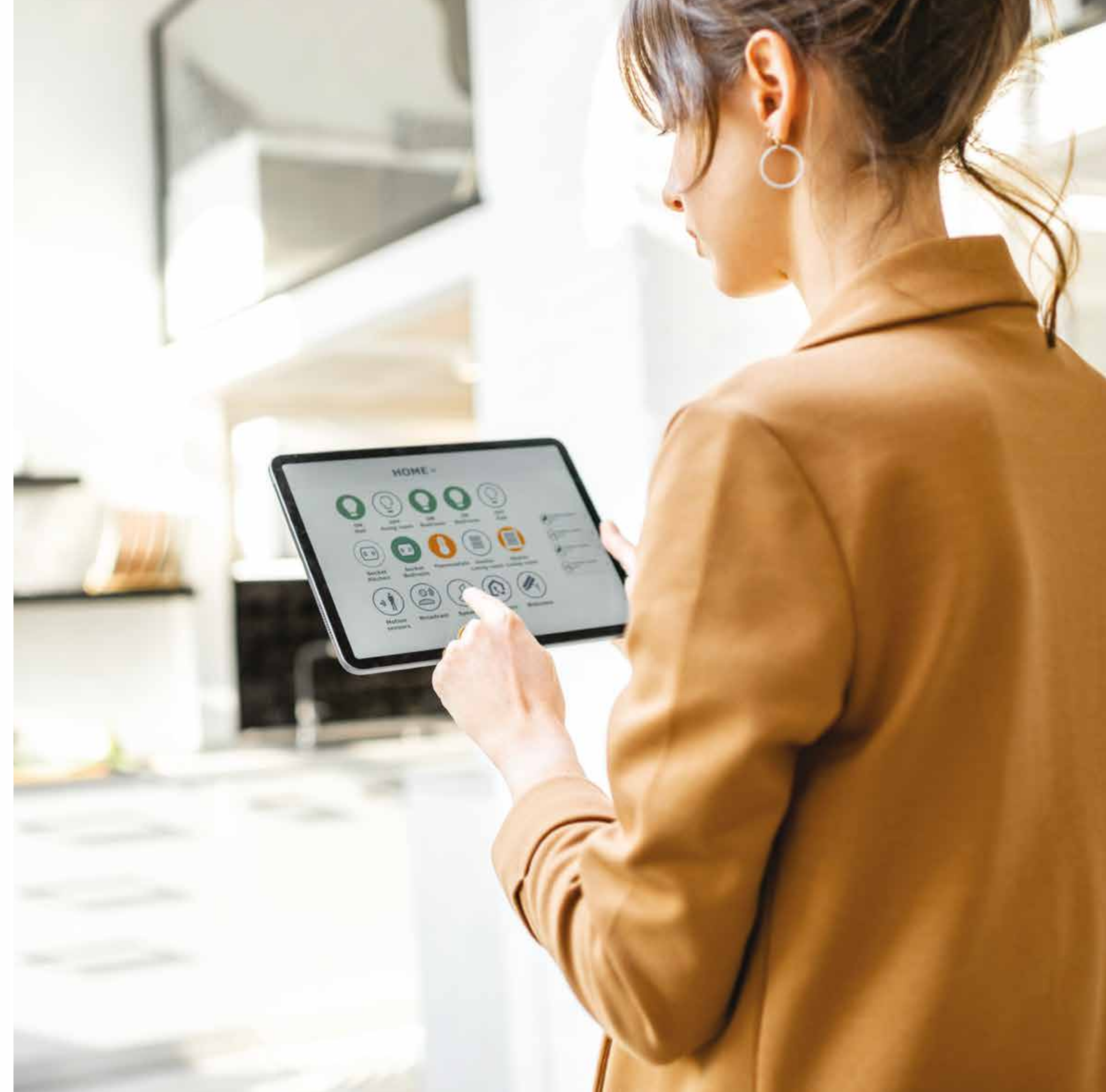
You can integrate your audio and video system into the smart home application.

Security System Solutions

You can ensure security of your home with the CCTV and alarm system integrated into the smart home application.

Video Intercom Control

You can make calls when at home or outside using the video intercom devices in your house.



LAYOUT PLAN

- | | |
|--|--|
| 1 Site Entrance / Exit | 15 Flower Garden |
| 2 Security / Lobby | 16 Scent Garden |
| 3 Commercial Block | 17 Forest Garden |
| 4 Resting Areas | 18 Cherry and Lavender Garden |
| 5 Cocoon Pergolas | 19 Bird Area |
| 6 Pebblestone Garden | 20 Climbing Wall |
| 7 Zen Garden | 21 Painting Wall |
| 8 Children Playground 1 | 22 Adventure Theme Children's Playground |
| 9 Recreational Facilities (sports fields, yoga-pilates hall, fitness center, sauna, indoor/outdoor swimming pool, mini movie theater, hobby and playgrounds) | 23 Pet Walking Area |
| 10 Formal Garden | 24 Jogging Track |
| 11 Observation Terrace | 25 Single Hoop Basketball Court |
| 12 Quiet Garden | 26 Outdoor Exercise Area |
| 13 Children Playground 2 | 27 Squash Wall |
| 14 Rosery | 28 Tennis Court |
| | 29 Football Pitch |
| | 30 Nursery Area |



THE MANSION OF FREEDOM
AND YOU



THE MOST UNIQUE LOCATION IN İSTANBUL FEATURING
A LUSH GREEN NATURE, CRYSTAL CLEAR BEACH,
VIEW OF ISLANDS, SPACIOUS RESIDENTIAL LOCATION WITH
SUFFICIENT DETACHMENT AND AN ENVIRONMENT WHERE
YOU CAN LIVE PEACEFULLY IN ALL SEASONS OF THE YEAR

- Sabiha Gökçen Airport 18 km
- ASM John Hopkins Hospital 10 km
- Viaport Marina AVM 4 km
- Marmaray 5 km
- Sabancı University 15 km

D100 Highway 5 dk

TEM Freeway 10 dk

MERCAN TUZLA
VEŞEN
Yalıları



MERCAN TUZLA
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Yalıları

Universities

- İstanbul Technical University Ship Construction Faculty
- Piri Reis University
- Sabancı University
- Okan University
- Gebze Technical University
- Medeniyet University Tuzla Campus
- Tuzla Naval Academy

Private Schools

- Private Terakki Schools
- Eğitim College
- Private Eğitim Basic High School
- Boston College
- Okan College
- Doğa College Tuzla Campus
- Private Bilfen Kurtköy Primary School & Secondary School
- Gardenya College
- Şehir College
- Özel Fen College Primary School & Secondary School
- Kendin Ol Educational Institutions
- Uğur Schools Tuzla Branch
- Tuzla Kavram College
- Özel Kale College
- Özel Bahçe Köy School
- Private Tuzla Anadolu Açık High School
- Nazmi Arıkan Science Basic High School
- Özel Koç İlkokulu
- Vehbi Koç Vakfı Özel Lisesi
- Koç Foundation Private High School

Hospitals

- Private Tuzla Hospital
- Private Gispir Hospital
- Okan University Hospital
- Tuzla State Hospital
- Medical Park Hospital
- Anadolu Health Center

Shopping Malls

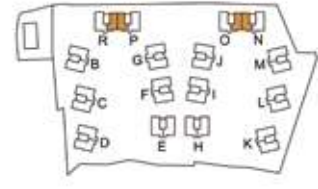
- Pendorya Shopping Mall
- Neomarin Shopping Mall
- Viaport Marina Shopping Mall
- İstMarina Shopping Mall
- World Atlantis AVM



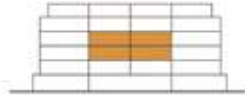


INTERIOR
ARCHITECTURE
AND
FLOOR PLANS

3,5+1 A



N-O-P-R- BLOCK



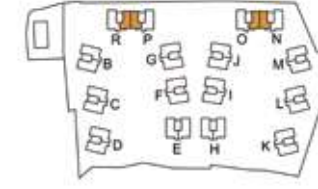
GROUND FLOOR - 1st FLOOR

| | | |
|----------------|------------------|-----------------------|
| 1 | ENTRANCE | 8.36 m ² |
| 2 | TV / STUDY ROOM | 13.01 m ² |
| 3 | KITCHEN | 14.67 m ² |
| 4 | DINING ROOM | 38.62 m ² |
| 5 | MASTER BEDROOM | 20.13 m ² |
| 6 | MASTER BATHROOM | 4.30 m ² |
| 7 | BEDROOM 1 | 12.53 m ² |
| 8 | GENERAL BATHROOM | 3.85 m ² |
| 9 | WORKSHOP | 2.02 m ² |
| 10 | DRESSER | 2.56 m ² |
| 11 | AISLE | 7.66 m ² |
| NET AREA | | 127,71 m ² |
| | | |
| 12 | BALCONY 1 | 14.24 m ² |
| 13 | BALCONY 2 | 7.96 m ² |
| TECHNICAL AREA | | 9.89 m ² |
| NET AREA | | 159,80 m ² |
| | | |
| SALES GROSS | | 214,17 m ² |

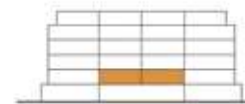
*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.



3,5+1 A / TERRACE



N-O-P-R- BLOCK



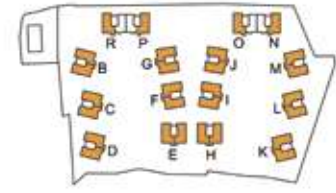
BASEMENT FLOOR - 1st FLOOR

| | | |
|--------------------------|------------------|-----------------------|
| 1 | ENTRANCE | 8.36 m ² |
| 2 | TV / STUDY ROOM | 13.01 m ² |
| 3 | KITCHEN | 14.67 m ² |
| 4 | DINING ROOM | 38.62 m ² |
| 5 | MASTER BEDROOM | 20.13 m ² |
| 6 | MASTER BATHROOM | 4.30 m ² |
| 7 | BEDROOM 1 | 12.53 m ² |
| 8 | GENERAL BATHROOM | 3.85 m ² |
| 9 | WORKSHOP | 2.02 m ² |
| 10 | DRESSER | 2.56 m ² |
| 11 | AISLE | 7.66 m ² |
| NET AREA | | 127,71 m ² |
| | | |
| TECHNICAL AREA | | 9.89 m ² |
| TOTAL NET AREA | | 137,60 m ² |
| | | |
| SALES GROSS | | 186,18 m ² |
| ALLOCATED PRE-USE AREA 1 | | 35,58 m ² |
| ALLOCATED PRE-USE AREA 2 | | 52,23 m ² |

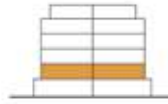
*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.



4,5+1 A



B-C-D-E-F-G-H-I-J-
K-L-M-N-O-P-R BLOCK



BASEMENT FLOOR - 1st FLOOR

| | | |
|-----------------|------------------|-----------------------------|
| 1 | ENTRANCE | 12,21 m ² |
| 2 | KITCHEN | 15,04 m ² |
| 3 | LIVING ROOM | 38,45 m ² |
| 4 | TV/STUDY ROOM | 13,15 m ² |
| 5 | BEDROOM 1 | 12,33 m ² |
| 6 | MASTER SUITE | 17,57 m ² |
| 7 | MASTER BATHROOM | 5,66 m ² |
| 8 | BEDROOM 2 | 9,93 m ² |
| 9 | BATHROOM | 2,53 m ² |
| 10 | MAID'S ROOM | 3,68 m ² |
| 11 | GENERAL BATHROOM | 3,90 m ² |
| 12 | WC | 2,58 m ² |
| 13 | HALL | 7,88 m ² |
| 14 | WASHING MACHINE | 0,56 m ² |
| NET AREA | | 145,47 m² |

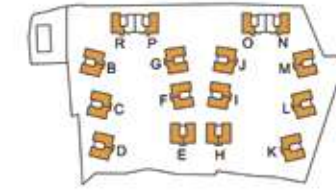
| | | |
|-----------------------|-------------------|-----------------------------|
| 15 | BALCONY 1 | 21,92 m ² |
| 16 | BALCONY 2 | 0,64 m ² |
| 17 | BALCONY 3 | 0,38 m ² |
| 18 | COVERED BALCONY 1 | 9,03 m ² |
| 19 | COVERED BALCONY 2 | 4,25 m ² |
| TECHNICAL AREA | | 9,89 m ² |
| TOTAL NET AREA | | 191,58 m² |

| | | |
|-------------------|--|-----------------------------|
| GROSS AREA | | 258,20 m² |
|-------------------|--|-----------------------------|

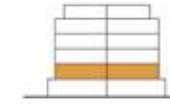
*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.



4,5+1 A / TERRACE



B-C-D-E-F-G-H-I-J-
K-L-M-N-O-P-R BLOCK



BASEMENT FLOOR - 1st FLOOR

| | | |
|-----------------|------------------|-----------------------------|
| 1 | ENTRANCE | 12,21 m ² |
| 2 | KITCHEN | 15,04 m ² |
| 3 | LIVING ROOM | 38,45 m ² |
| 4 | TV/STUDY ROOM | 13,15 m ² |
| 5 | BEDROOM 1 | 12,33 m ² |
| 6 | MASTER SUITE | 17,57 m ² |
| 7 | MASTER BATHROOM | 5,66 m ² |
| 8 | BEDROOM 2 | 9,93 m ² |
| 9 | BATHROOM | 2,53 m ² |
| 10 | MAID'S ROOM | 3,68 m ² |
| 11 | GENERAL BATHROOM | 3,90 m ² |
| 12 | WC | 2,58 m ² |
| 13 | HALL | 7,88 m ² |
| 14 | WASHING MACHINE | 0,56 m ² |
| NET AREA | | 145,47 m² |

| | | |
|-----------------------|-------------------|-----------------------------|
| 18 | COVERED BALCONY 1 | 9,03 m ² |
| 19 | COVERED BALCONY 2 | 4,25 m ² |
| TECHNICAL AREA | | 9,89 m ² |
| TOTAL NET AREA | | 168,64 m² |

| | | |
|--------------------------|--|-----------------------------|
| GROSS AREA | | 230,45 m² |
| ALLOCATED PRE-USE AREA 1 | | 58,38 m ² |
| ALLOCATED PRE-USE AREA 2 | | 110,06 m ² |

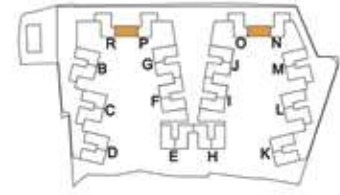
*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.



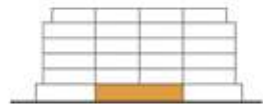
* ALLOCATED PRE-USE AREA 1 IS BETWEEN 57,07 m² - 58,38 m².
* ALLOCATED PRE-USE AREA 2 IS BETWEEN 75,74 m² - 122,50 m².



4,5+1 B / GARDEN



O-R- BLOCK



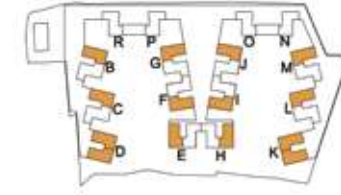
BASEMENT FLOOR - 2nd FLOOR

| | |
|--------------------------|-----------------------------|
| 1 ENTRANCE | 12,93 m ² |
| 2 WC | 2,48 m ² |
| 3 KITCHEN | 17,68 m ² |
| 4 LIVING ROOM | 36,11 m ² |
| 5 TV/STUDY ROOM | 13,52 m ² |
| 6 BEDROOM 1 | 13,89 m ² |
| 7 BATHROOM 1 | 3,48 m ² |
| 8 BEDROOM 2 | 12,53 m ² |
| 9 BATHROOM 2 | 4,04 m ² |
| 11 MASTER BATHROOM | 5,23 m ² |
| 12 MAID'S ROOM | 3,73 m ² |
| 13 MAID'S BATHROOM | 2,70 m ² |
| 14 GENERAL BATHROOM | 3,67 m ² |
| 15 WASHING MACHINE | 0,94 m ² |
| 16 HALL | 11,83 m ² |
| NET AREA | 144,76 m² |
| | |
| 10 COVERED BALCONY | 27,74 m ² |
| TECHNICAL AREA | 9,89 m ² |
| TOTAL NET AREA | 182,39 m² |
| | |
| GROSS AREA | 247,54 m² |
| ALLOCATED PRE-USE AREA 1 | 47,04 m ² |
| ALLOCATED PRE-USE AREA 2 | 83,51 m ² |

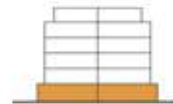
*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.



5,5+1 A / GARDEN



B-C-D-E-F-G-H-I-J-
K-L-M BLOCK



BASEMENT FLOOR - 2nd FLOOR

| | |
|--------------------------|-----------------------------|
| 1 ENTRANCE 1 | 3,93 m ² |
| 2 ENTRANCE 2 | 9,78 m ² |
| 3 CLOAKROOM | 4,09 m ² |
| 4 PANTRY | 3,20 m ² |
| 5 KITCHEN | 22,15 m ² |
| 6 LIVING ROOM | 48,72 m ² |
| 7 TV/STUDY ROOM | 19,19 m ² |
| 8 BEDROOM 1 | 15,53 m ² |
| 9 BEDROOM 2 | 14,88 m ² |
| 10 BATHROOM 1 | 4,02 m ² |
| 11 BEDROOM 3 | 13,40 m ² |
| 12 BATHROOM 2 | 3,47 m ² |
| 13 MASTER SUITE | 25,43 m ² |
| 14 MASTER BATHROOM | 4,92 m ² |
| 15 MAID'S ROOM | 3,81 m ² |
| 16 MAID'S BATHROOM | 2,54 m ² |
| 17 GENERAL BATHROOM | 4,23 m ² |
| 18 STORAGE | 1,81 m ² |
| 19 WC | 2,42 m ² |
| 20 HALL | 11,66 m ² |
| NET AREA | 219,18 m² |
| | |
| TECHNICAL AREA | 9,89 m ² |
| TOTAL NET AREA | 229,07 m² |
| | |
| GROSS AREA | 311,93 m² |
| ALLOCATED PRE-USE AREA 1 | 90,31 m ² |
| ALLOCATED PRE-USE AREA 2 | 166,26 m ² |

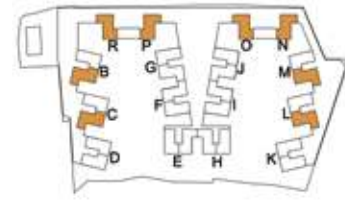
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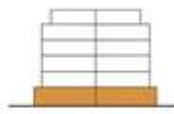
* ALLOCATED PRE-USE AREA 1 IS BETWEEN 84,13 m² - 117,49 m².
* ALLOCATED PRE-USE AREA 2 IS BETWEEN 85,66 m² - 270,45 m².



5,5+1 B / GARDEN



B-C-L-M-N-O-P-R
BLOCK



BASEMENT FLOOR - 2nd FLOOR

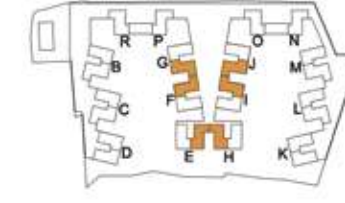
| | |
|--------------------------|-----------------------|
| 1 ENTRANCE 1 | 3,93 m ² |
| 2 ENTRANCE 2 | 8,23 m ² |
| 3 CLOAKROOM | 4,07 m ² |
| 4 PANTRY | 3,20 m ² |
| 5 KITCHEN | 22,15 m ² |
| 6 LIVING ROOM | 50,30 m ² |
| 7 TV/STUDY ROOM | 19,19 m ² |
| 8 BEDROOM 1 | 15,53 m ² |
| 9 BEDROOM 2 | 15,02 m ² |
| 10 BATHROOM 1 | 3,86 m ² |
| 11 BEDROOM 3 | 16,55 m ² |
| 12 BATHROOM 2 | 4,09 m ² |
| 13 MASTER SUITE | 51,81 m ² |
| 14 MASTER BATHROOM | 11,59 m ² |
| 15 MAID'S ROOM | 3,81 m ² |
| 16 MAID'S BATHROOM | 3,81 m ² |
| 17 GENERAL BATHROOM | 4,23 m ² |
| 18 STORAGE | 1,81 m ² |
| 19 WC | 2,42 m ² |
| 20 HALL | 13,65 m ² |
| NET AREA | 258,10 m ² |
| TECHNICAL AREA | 9,89 m ² |
| TOTAL NET AREA | 267,99 m ² |
| GROSS AREA | 362,27 m ² |
| ALLOCATED PRE-USE AREA 1 | 73,00 m ² |
| ALLOCATED PRE-USE AREA 2 | 141,99 m ² |

*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.

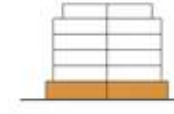


* ALLOCATED PRE-USE AREA 2 IS BETWEEN 103,72 m² - 141,99 m².

5,5+1 C / GARDEN



E-F-G-H-I-J
BLOCK



BASEMENT FLOOR - 2nd FLOOR

| | |
|--------------------------|-----------------------|
| 1 ENTRANCE 1 | 4,06 m ² |
| 2 ENTRANCE 2 | 9,67 m ² |
| 3 CLOAKROOM | 4,05 m ² |
| 4 PANTRY | 3,32 m ² |
| 5 KITCHEN | 22,08 m ² |
| 6 LIVING ROOM | 42,91 m ² |
| 7 TV/STUDY ROOM | 16,32 m ² |
| 8 BEDROOM 1 | 13,35 m ² |
| 9 BEDROOM 2 | 19,77 m ² |
| 10 BATHROOM | 3,48 m ² |
| 11 MASTER SUITE | 48,59 m ² |
| 12 MASTER BATHROOM | 8,62 m ² |
| 13 MAID'S ROOM | 10,27 m ² |
| 14 MAID'S BATHROOM | 3,66 m ² |
| 15 GENERAL BATHROOM | 4,86 m ² |
| 16 STORAGE | 2,86 m ² |
| 17 WC | 2,60 m ² |
| 18 HALL | 12,27 m ² |
| NET AREA | 232,74 m ² |
| TECHNICAL AREA | 9,89 m ² |
| TOTAL NET AREA | 242,63 m ² |
| GROSS AREA | 328,40 m ² |
| ALLOCATED PRE-USE AREA 1 | 70,03 m ² |
| ALLOCATED PRE-USE AREA 2 | 122,08 m ² |

*Total Net: It is the area calculated by adding open balconies, closed balconies, technical areas and roof terraces, if any, to the net areas within the apartment.



PERFECT HOUSING FLATS

Are Awaiting You



MERCAN TUZLA

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