

42 MASLAK TOWERS



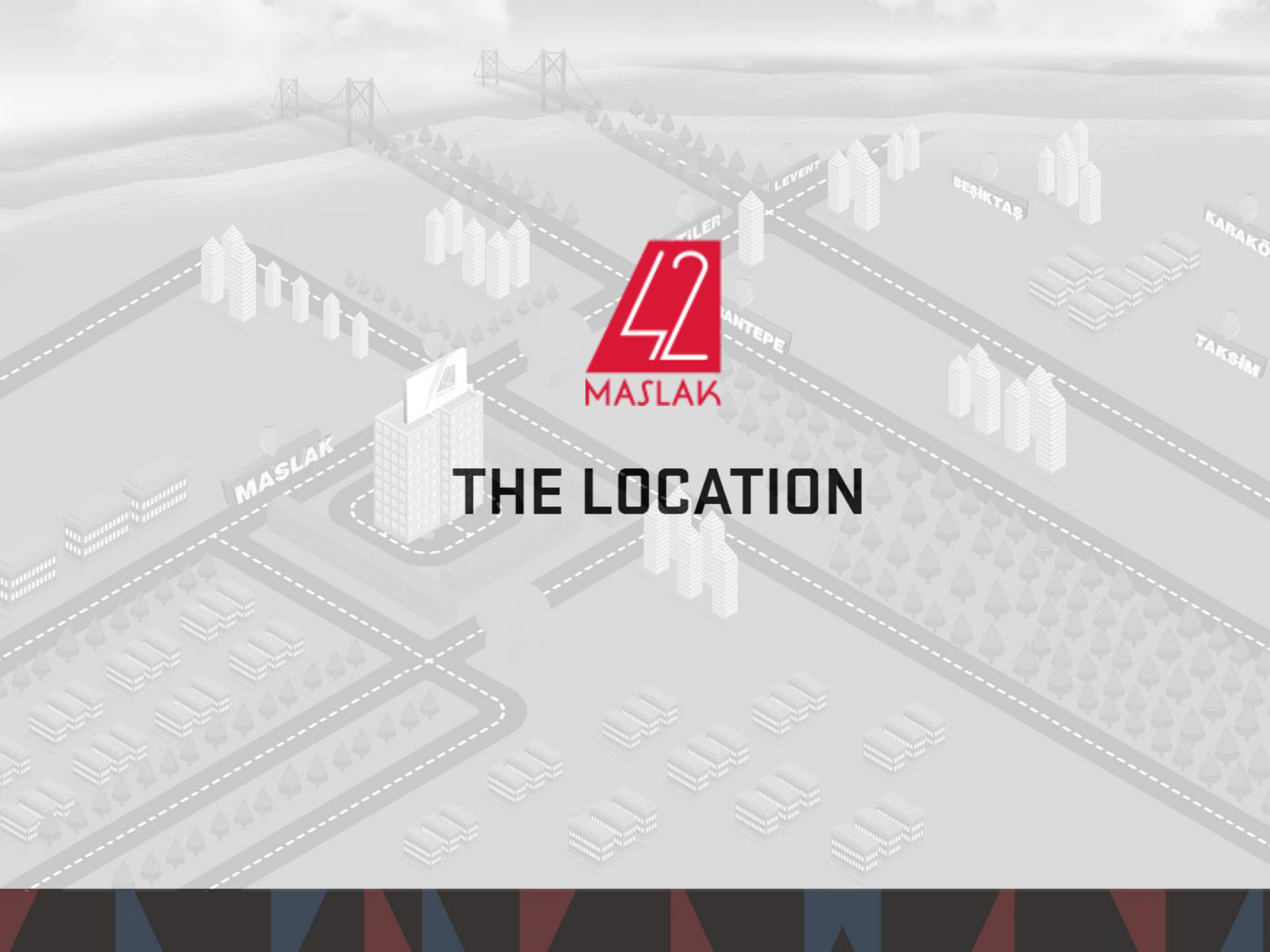
ISTANBUL
TURKEY







THE LOCATION



▪ 42 Maslak Location;

- 42 Maslak Project is in the Sarıyer Borough in **Maslak district** of Istanbul.
- Maslak, is close to the **Bosphorus strait** and **Istinye** district.
- This area is on the "**MIA**" **axis (CBD)** known as the most valuable and developed region in Istanbul.
- The project is built closely to the public transport points and the main arteries of MIA.
- The project is in the middle of **two separate metro stops** in Istanbul and it takes just 5 minutes by walk to both the stops.



42 MASLAK @ GOOGLE MAPS



ENKA SCHOOLS

ISTANBUL STOCK EXCHANGE

ISTINYEPARK SHOPPING MALL

İSKİT SCHOOLS

ISTANBUL TECHNICAL UNIVERSITY

TOWER B

TOWER A

POWER CENTER

MALL

OFFICE B

OFFICE 1

OFFICE 1

OFFICE STREET

OFFICE 2



THE PROJECT





42 Maslak General Introduction;

39,000 m² development land area

270,000 m² total construction area

165,178 m² total leasable/sellable commercial, residential and retail space

42 Maslak project is structured on a 250 meter long block and two 41 floor towers (referred as **Tower A & Tower B**).

The project has within, 4 different interconnected concepts.

Residential Apartments including 16 exclusive penthouses, Flat Offices (shell&core offices), Home Offices (turn key decorated offices) & Retail Shopping Mall.



Construction began in October 2010 and was fully completed by 2015.

The project is active since the end of year 2015, and the residents there is 70% occupancy on Tower A and commercial areas.

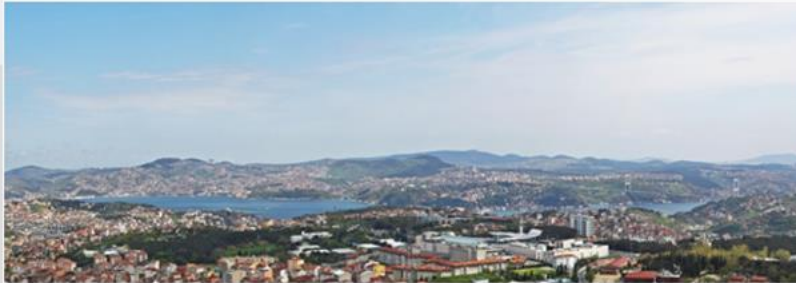
The retail shopping mall with more than 150 stores and restaurants is open since January 2018. The Shopping mall is 71 % leased as of today and is fully operational.

All building occupancy permits have been issued.

The Towers face **3 different views of the Bosphorus**, the Belgrade Forest and the city view of Levent high rise area.

For the promotional movie;

<http://42maslak.com/Video/tanitim.html>



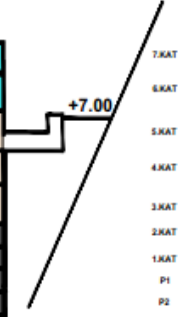
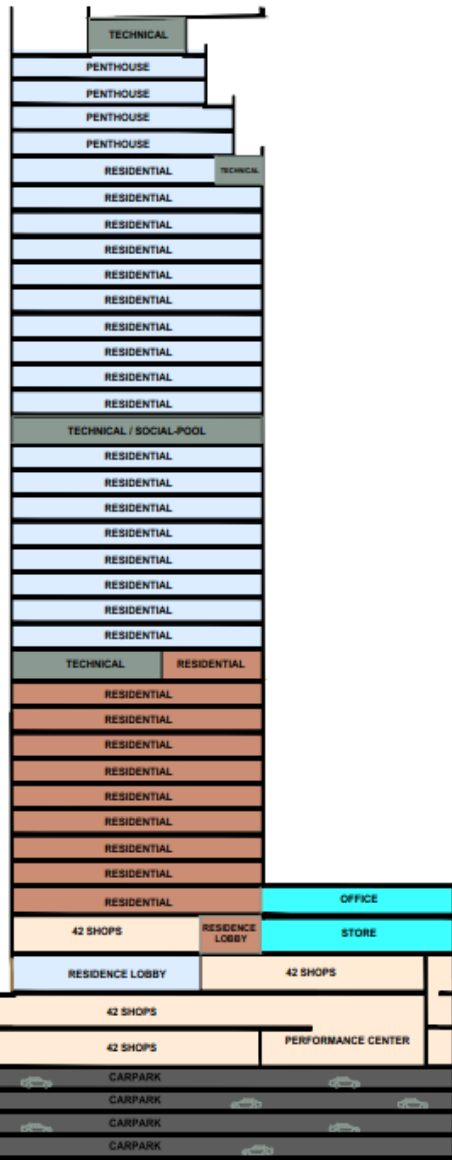
TOWER A

TOWER B

BELEDİYE	UYGULAMA
34.KAT	40.KAT
33.KAT	39.KAT
32.KAT	38.KAT
31.KAT	37.KAT
30.KAT	36.KAT
29.KAT	35.KAT
28.KAT	34.KAT
27.KAT	33.KAT
26.KAT	32.KAT
25.KAT	31.KAT
24.KAT	30.KAT
23.KAT	29.KAT
22.KAT	28.KAT
21.KAT	27.KAT
20.KAT	26.KAT
19.KAT	25.KAT
18.KAT	24.KAT
17.KAT	23.KAT
16.KAT	22.KAT
15.KAT	21.KAT
14.KAT	20.KAT
13.KAT	19.KAT
12.KAT	18.KAT
11.KAT	17.KAT
10.KAT	16.KAT
9.KAT	15.KAT
8.KAT	14.KAT
7.KAT	13.KAT
6.KAT	12.KAT
5.KAT	11.KAT
4.KAT	10.KAT
3.KAT	9.KAT
2.KAT	8.KAT
ZEMİN KAT	5.KAT
1. BOORUM	4.KAT
2. BOORUM	3.KAT
3. BOORUM	2.KAT
4. BOORUM	1.KAT
5. BOORUM	ZEMİN KAT
6. BOORUM	PARK 1
7. BOORUM	PARK 2

BELEDİYE	UYGULAMA
35.KAT	41.KAT
34.KAT	40.KAT
33.KAT	39.KAT
32.KAT	38.KAT
31.KAT	37.KAT
30.KAT	36.KAT
29.KAT	35.KAT
28.KAT	34.KAT
27.KAT	33.KAT
26.KAT	32.KAT
25.KAT	31.KAT
24.KAT	30.KAT
23.KAT	29.KAT
22.KAT	28.KAT
21.KAT	27.KAT
20.KAT	26.KAT
19.KAT	25.KAT
18.KAT	24.KAT
17.KAT	23.KAT
16.KAT	22.KAT
15.KAT	21.KAT
14.KAT	20.KAT
13.KAT	19.KAT
12.KAT	18.KAT
11.KAT	17.KAT
10.KAT	16.KAT
9.KAT	15.KAT
8.KAT	14.KAT
7.KAT	13.KAT
6.KAT	12.KAT
5.KAT	11.KAT
4.KAT	10.KAT
3.KAT	9.KAT
2.KAT	8.KAT
1.KAT	7.KAT
ZEMİN KAT	5.KAT
2. BOORUM	4.KAT
3. BOORUM	3.KAT
4. BOORUM	2.KAT
5. BOORUM	1.KAT
	PARK 1
	PARK 2

BELEDİYE	UYGULAMA
3.KAT	8.KAT
2.KAT	7.KAT
1.KAT	6.KAT
ZEMİN KAT	5.KAT
1. BOORUM	4.KAT
2. BOORUM	3.KAT
3. BOORUM	2.KAT
4. BOORUM	1.KAT
5. BOORUM	ZEMİN KAT
6. BOORUM	PARK 1
7. BOORUM	PARK 2





TOWER A AREAS SQM

- Residential 29,747 sqm (224 residences ranging from 69m² to 269m²),
- Tower Penthouses 4,493 sqm (9 Penthouses ranging from 325m² to 855m²),
- Home Offices 11,179 sqm (91 Home Offices ranging from 76m² to 188m²),
- Flat Offices 45,273 sqm shell and core commercial office space,

TOWER B AREAS SQM

- Residential 16,018 sqm (101 residences ranging from 69m² to 269m²),
- Tower Penthouses 4,491 sqm (7 Penthouses ranging from 325m² to 745m²),
- Home Offices 13,008 sqm (104 Home Offices ranging from 76m² to 188m²),
- Flat Offices 17.500 sqm shell and core commercial space,
- 42 Shopping Mall 23,469 sqm ifestyle retail shopping mall.

TOTAL TOWER A + TOWER B AREAS SQM

- Residential 45,765 sqm (322 residences ranging from 69m² to 269m²),
- Tower Penthouses 8,984 sqm (16 Penthouses ranging from 325m² to 745m²),
- Home Office 24,187 sqm (195 Home Offices ranging from 76m² to 188m²),
- Flat Offices 62,773 sqm shell and core commercial space,
- 42 Shopping Mall 23,469 sqm shopping and lifestyle retail mall.









- 42 Maslak is designed by one of the world's leading architectural firms, the UK-based **Chapman Taylor**, which operates in 14 countries.
- The interiors of the residences and commercial spaces have been designed by **Metex Architects, Sinan Kafadar..** Metex is a respected architecture group completing the Four Seasons Hotels, Mandarin Oriental, Kempinski and the most prestigious real estates projects all around the globe.
- Landscape architect is Turkey's leading landscape design group “**D's architecture**” **Deniz Aslan**.
- The Retail Shopping Mall interior is designed by **ABD Abdullah Burnaz**. A well known designer architect of boutique malls and restaurants in Turkey.



42 Maslak has earned these National Real Estate prizes;

- The Most Successful Real Estate Investment Award
- The Best Construction under the Category of Mixed Structure
- The Second Best Smart Building of 2012
- The Third Best Project under Brand Named Residence Category

ART @ 42 MASLAK



42 Maslak has an art theme called "ARTFUL LIVING"

Bay Construction with its Artful Living concept based on the notion of art as the essential component of a society, believes that its best legacy as a positive transformation is a society equipped with art.

The Artful Living concept created and supported by Bay Construction engraved to the soul of 42 Maslak, offers a life combined with art. It supports art not only as exhibitions and shows, but as a part of life existing in every point of the urban life.

ARTEFUL LIVING

www.artfulliving.com.tr

Turkey's leading art portal
www.artfulliving.com.tr
since 2012

Artful Living as one of the most efficient art platforms of Turkey, supports art and artists globally. Thus, it grows into being the conjunction of art that is recognized both internationally and domestically.

42 Maslak has full time art curators on site. There are continuous art events throughout the project and the they evolve on human, place and experience. For further information please visit <http://42maslak.com/artful-living/artful-living-concept/>

Artfull Living Concept theme is a marketing success, the campaign has earned many acclaimed prizes.

Golden Drum International - New York Grand Prix First Prize - 24. Crystal Apple First Prize - 9. Red Ads First Prize - Mediacat NY awards First Prize



The background features a series of overlapping, semi-transparent triangles in various shades of gray, creating a layered, architectural effect. At the bottom of the page, there is a decorative border consisting of a repeating pattern of triangles in dark blue, dark red, and black.

THE ENVIRONMENT

GELECEKTE DEĞERLİ OLMAK, DÜNYAYA DEĞER VERMEKLE BAŞLAR. THE FUTURE IS GREEN

ÇEVREYE DUYDUĞUMUZ SAYGININ KARŞILIĞINI "LEED PLATINUM" İLE ALDIK. LEED KRİTERLERİNİ EN YÜKSEK SEVİYEDE KARŞILATILARAK "LEED PLATINUM"UN İLK TİCARİ OFİS PROJESİ OLMA BAŞARIYINI GÖSTERDİK.

► 42MASLAK.COM ► [0212] 276 00 42



2013 YIL SONU İTİBARIYLA
DÜNYADA 20.000 ADET
LEED SERTİFİKALI PROJEDEN,
SADECE 123 TANESİ LEED
PLATINUM SERTİFİKA
SAHİBİDİR.

BAY

İNŞAAT

#FF0000

RESIDENCE + OFFICE + HOTEL + SHOPS + ART

Bay İnşaat - 42 Maslak, Katip Çelebi Bulvarı, Beşiktaş, İstanbul



KIRKIKI MASLAK

LEED PLATINUM CERTIFICATION;

Caring for the environment...

42 Maslak's "Flat Offices", currently fully operational, is the country's first commercial office project that has received **LEED Platinum certification** for the Core & Shell Category.

Only 123 projects have earned this certification worldwide.

42 Maslak's "Tower A", fully operational, has received **LEED Gold Certification**. Only few residence projects have earned this level of degree certification in Turkey





We are responsible for nature.

We are afforesting a land 5 times of the total square meters of the houses

For a greener Turkey...

Signing into environment-friendly and energy saving projects, Bay Construction breaks a new ground in Turkey. Within the framework of the "My Forest" project carried out by Tema Foundation, Bay Construction afforests a land 5 times the total square meters of all the houses it has built. Bay Construction contributed in the planting of 8.900 saplings in Tekirdağ Karacagür and 22.800 saplings in Izmir Beydağ. Bay Construction also contributed in afforesting a total of 230.000 sqm till today. For a greener Turkey, Bay Construction aims to call a 500.000 sqm land "My Forest" by the end of 2016.



TEKİRDAĞ KARACAGÜR



İZMİR BEYDAĞ



THE SERVICE & MANAGEMENT

42 Life Concierge

24/7

5 Star Life Service



IMAGINE

AND WE MAKE IT COME TRUE.

JUST IMAGINE
BECAUSE NOTHING IS IMPOSSIBLE WITH 42 LIFE CONCIERGE!
IMAGINE LIVING IN A 7-STAR HOTEL FOR 365 DAYS

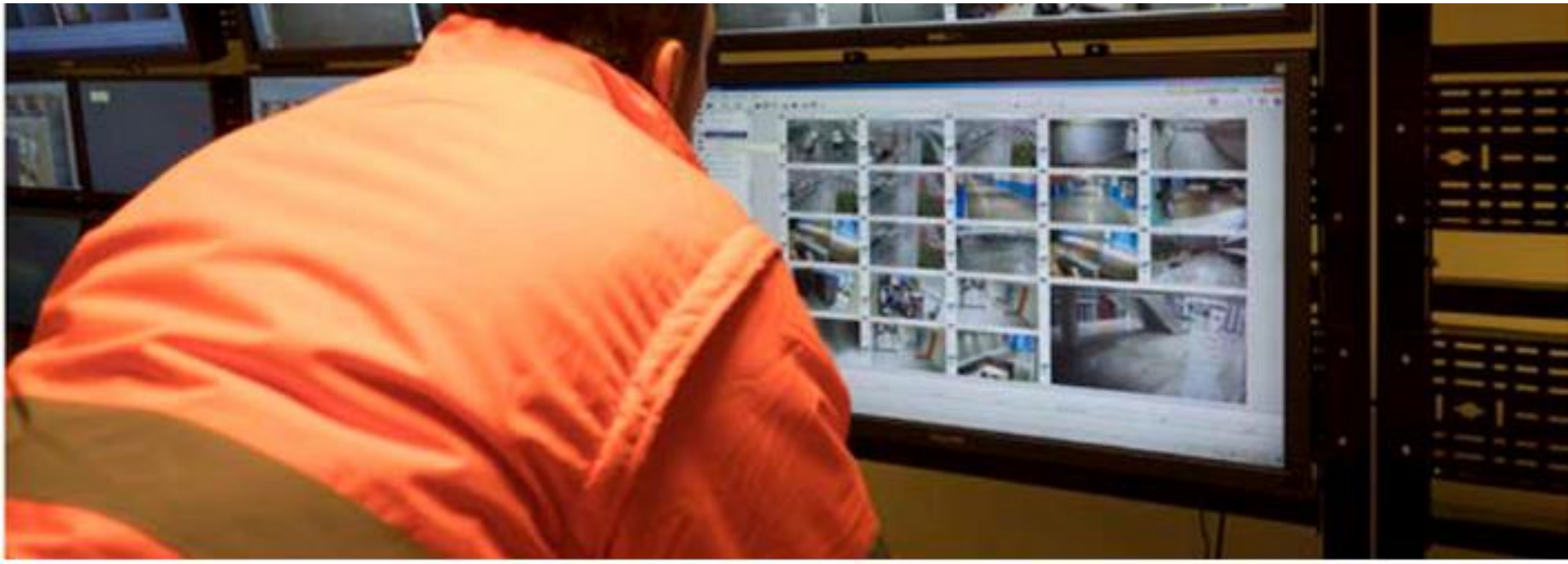
If you are a 42 living in or working at the 42 Maslak,
"Everything" you imagine can come true. Because, 42 Life Concierge makes everything you
wish, imagine and dream come true or brings them to your doorstep and to your fingertips
with the;

42 LIFE CONCIERGE APP

Would you like to play a match with legendary names of basketball
Which wine do you fancy to drink with your pizza tomorrow night in Rome
What country's orange juice would you like to drink this morning
Wouldn't you like to talk to the famous name of Pop music before s/he gets on the stage
Would you like to drive a Ferrari or Lamborghini on Saturday evening
Would you like to work out with the legendary name of football
Would you like to have a photo on the red carpet on the Oscar night
How about having dinner with Oscar winning stars
What about taking the king of boxing to the ring
What about having a fancy drink...



24/7 Assistance and Security





THE SHOPPING MALL

The Shopping Mall



42 SHOPPING MALL

MASLAK IS BECOMING A CENTER OF GASTRONOMY, ENTERTAINMENT, ART AND SHOPPING

42 Shopping Mall is an investment of 80 million US dollars.
7.500.000 guests are expected to visit per year

42 Shopping Mall will reflect the 41-year long strong and eligible real estate development experience of Bay Construction.

42 Maslak, having a unique architectural style, is raising the standard of living with 23,469 GLA 42 Shopping Mall.

42 Shopping Mall is a unique area with gastronomy, entertainment, shopping and art.



Art!SPACE
GALLERIES



macro▲center



IL CAPO
pizza & grill



MÖSYÖ
İSTANBUL



EST. 2011
TACO DEPARTMENT
İSTANBUL

İSTANBUL
BİLİŞİM

"nezih"



COLD STONE
CREAMERY



NEVA
ECZANESİ

GSSTORE



RAWSTERS
source & supply co.



NICHE & Co.
Artistic Perfumery

dardenia
fishQbread | fishQushi



watsons

KATIA & BONY

la Pianta
CAFE





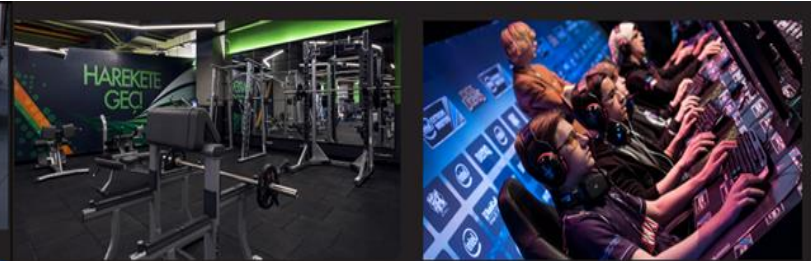


High quality, exquisite, industrial feel and chic design concept by Abdullah Burnaz, the interior architect completes the Mall architecture.

42 Shopping Mall opened in January 2018 with more than 50 gourmet restaurants; Night clubs, International cuisine restaurants, coffee shops, cooking school and a 1,800 seating capacity Turkish Gastronomy Museum Food Hall.

Other stores include; Modul İstanbul with 85 Turkish authentic design brands, Nezih bookstore, outdoor cinema, fitness clubs, Imagineer Kids-entertainment facilities for children, hobby and accessory stores, Classic Automobile Club, parfumeries, designer stores, drug stores, cigar shop, art galleries and 600 seating Performing Arts Center (dedicated esports arena).







GASTRONOMY

42 Shopping Mall will make a difference not only with the brand names in it, but also with its different social street management philosophy, which will also create a vintage street/neighborhood concept in Maslak.

42 Shopping Mall will have different kinds of restaurants serving Turkish, Far East, European and World cuisine. This is a great for not only for Maslak, but also for the whole city of Istanbul!

UNIQUE TURKISH GASTRONOMY MUSEUM FOOD HALL...

International and local visitors can explore rich Turkish cuisine at the Turkish Gastronomy Museum within the 42 Shopping Mall. Local tastes coming from 81 cities in Turkey are all represented in a 6600m2 food hall.







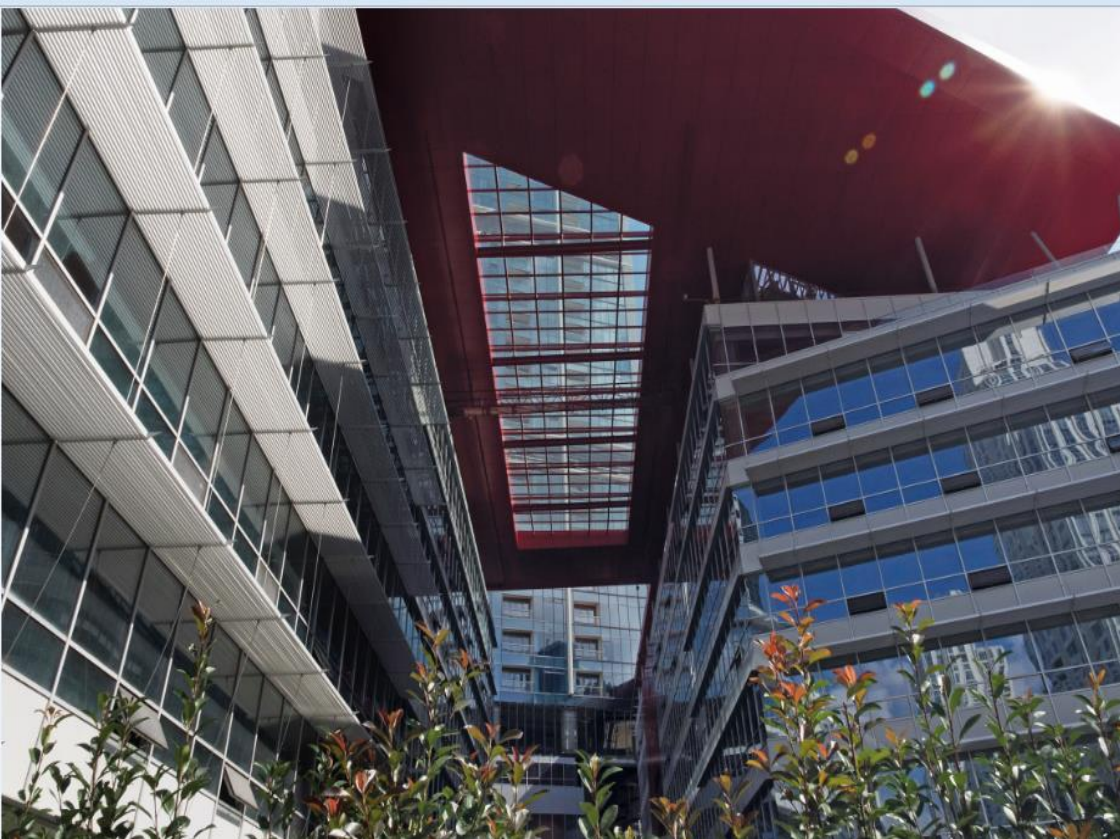
**TÜRK
LEZZET
MÜZESİ**

**TURKISH
GASTRONOMY
MUSEUM**





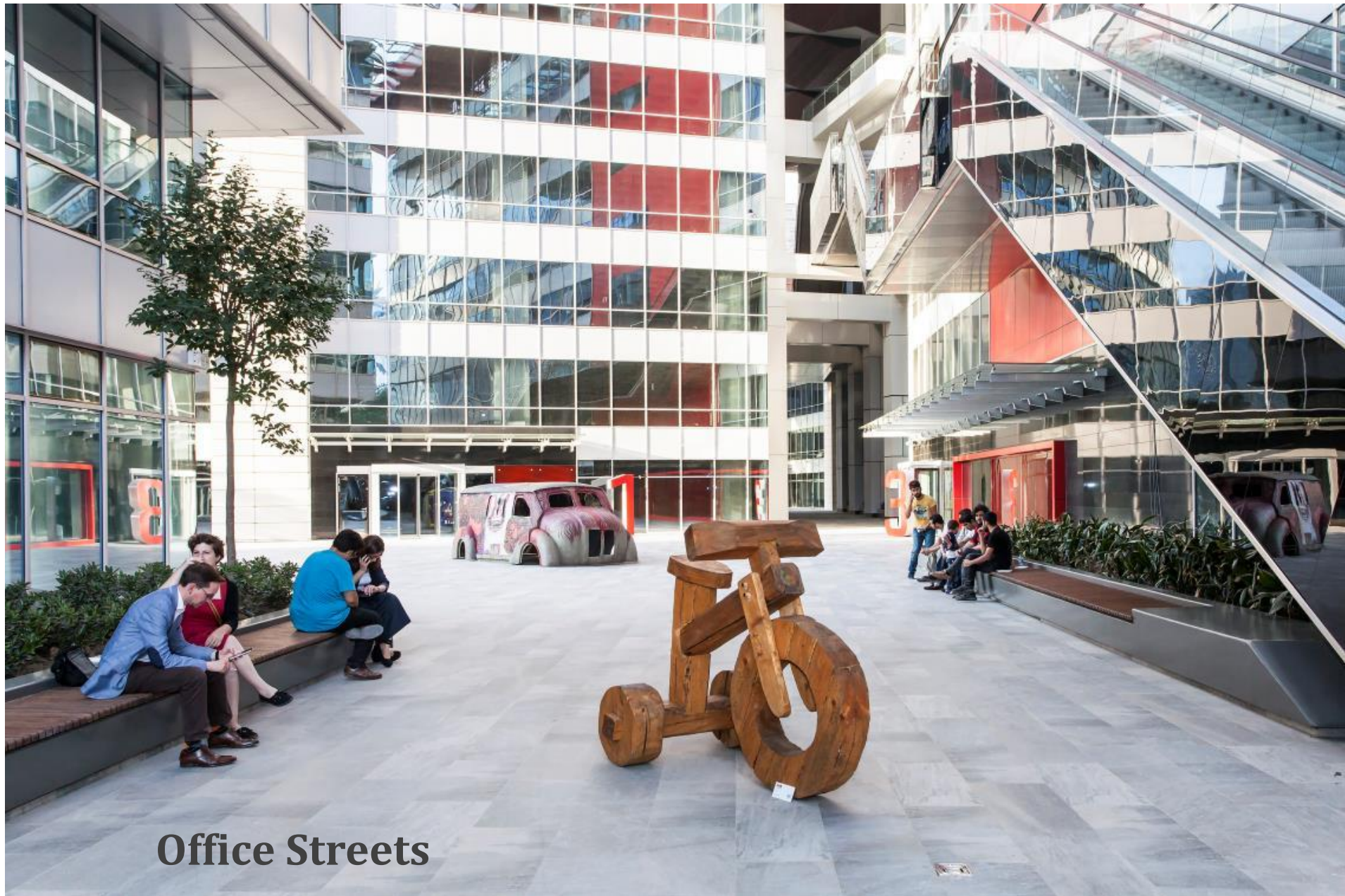
THE GALLERY



Office entrance reception







Office Streets



42 Maslak Multi-Office Reception



42 Maslak Multi-Office Reception



42 Maslak Residence Reception



42 Maslak corridors



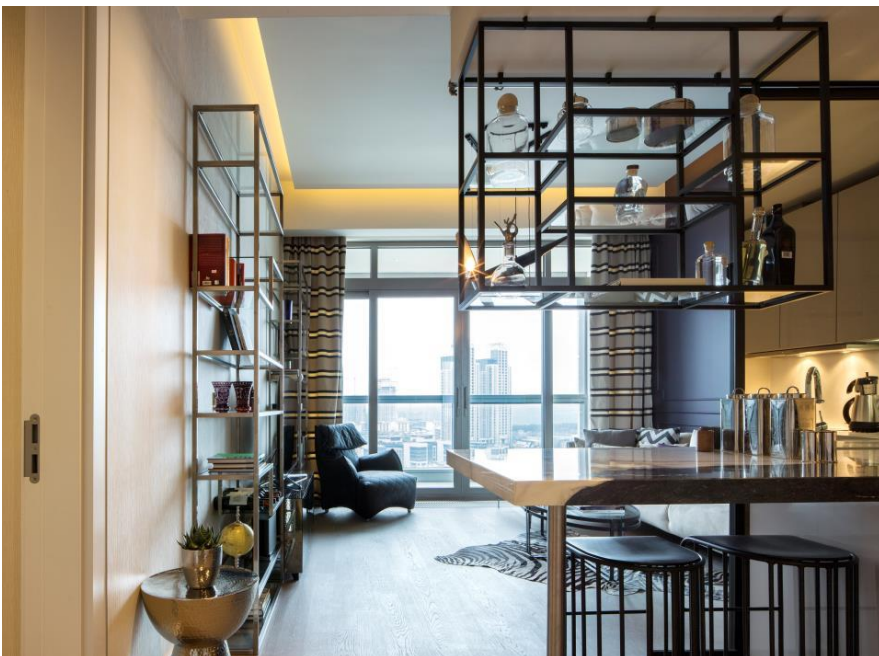
42 Maslak Office Interiors



42 Maslak Residence Interiors



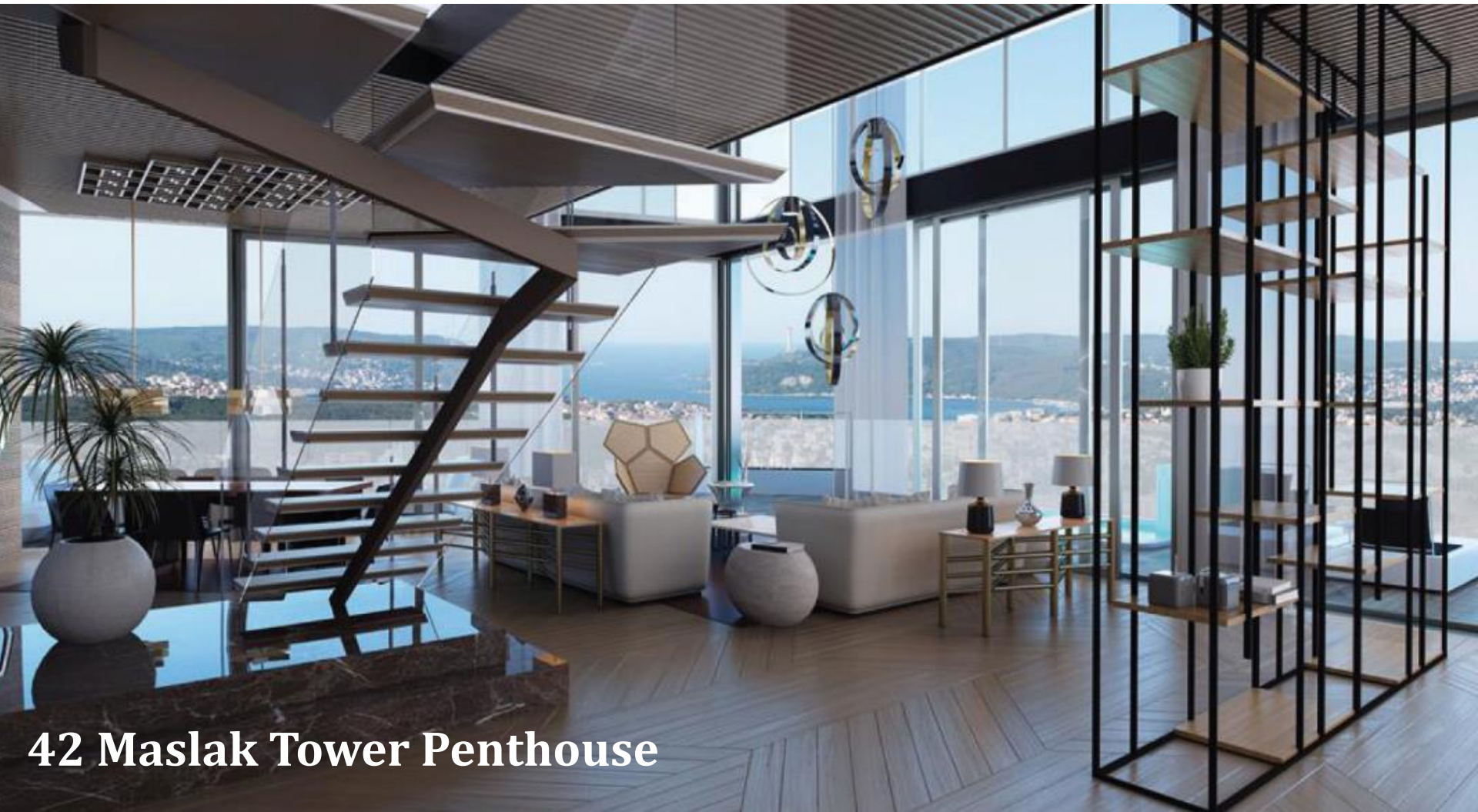
42 Maslak Residence kitchen and bathroom



42 Maslak Residence Interiors

42 Maslak Tower Penthouse





42 Maslak Tower Penthouse



42 Maslak Tower Penthouse



SOCIAL FACILITIES of THE RESIDENCES



42 Maslak 25th Floor - 42 Fit - Pool & SPA

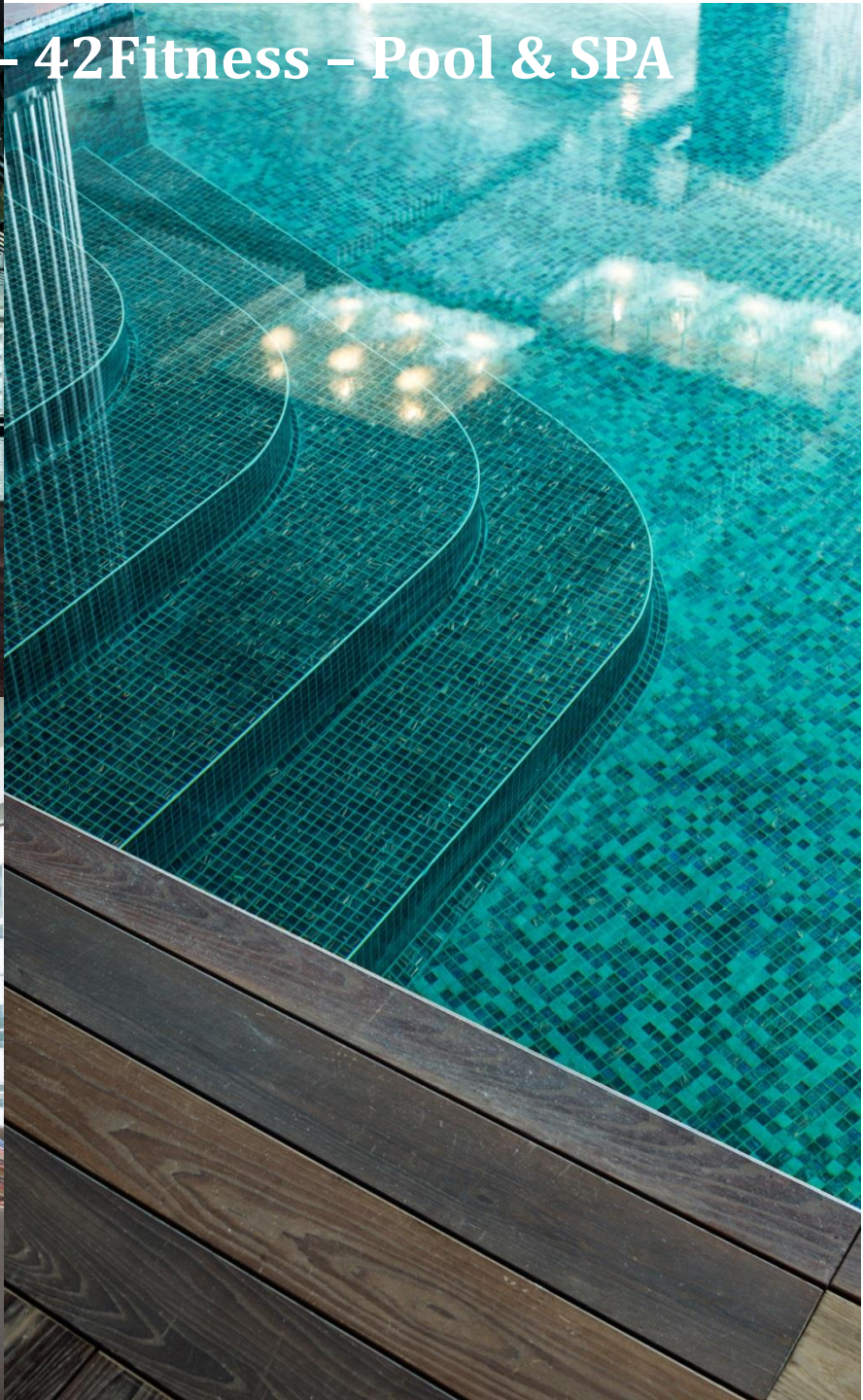


42 Maslak 25th Floor – 42 Fitness – Pool & SPA

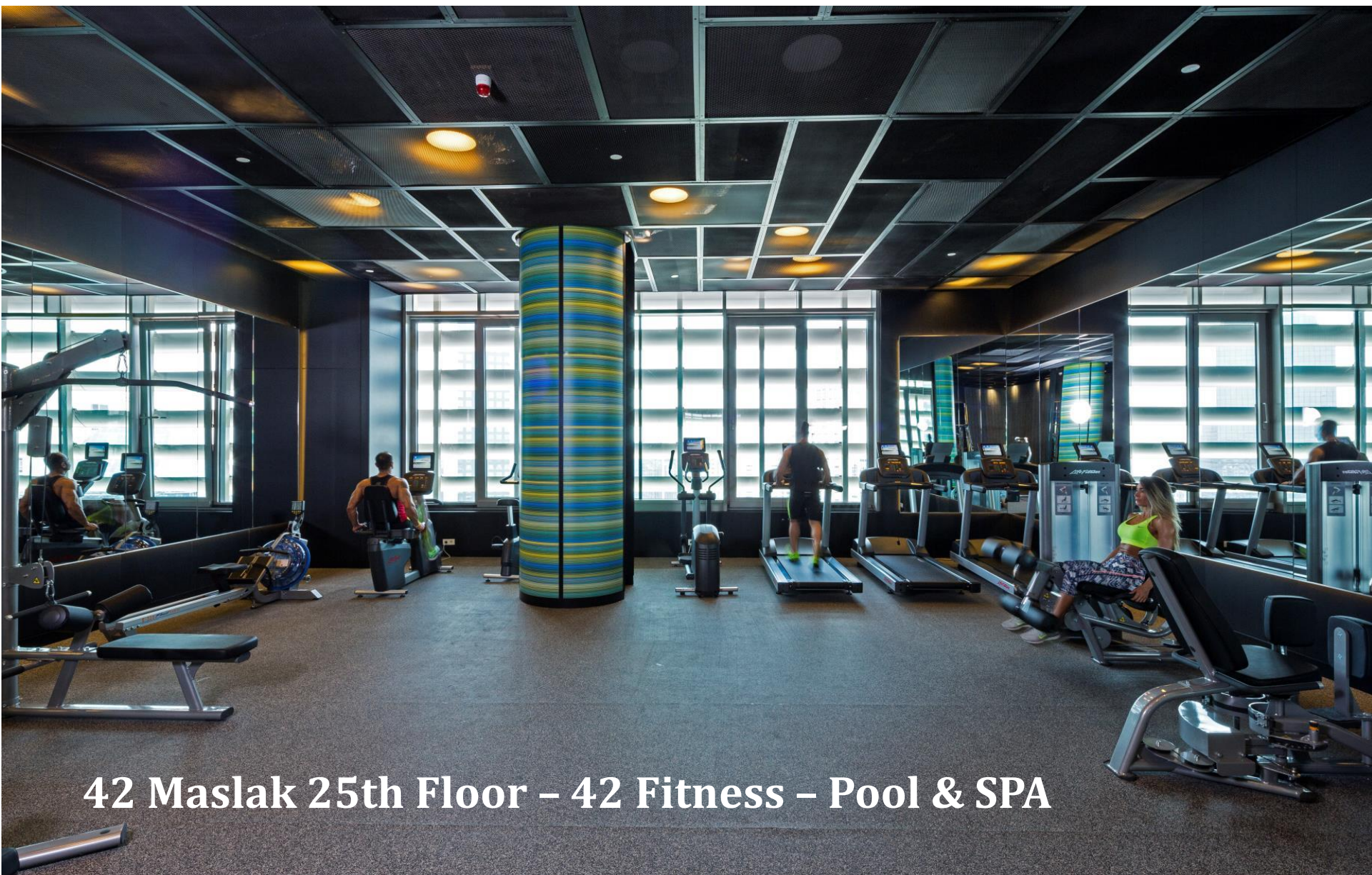


42 Maslak 25th Floor – 42 Fitness – Pool & SPA

42 Maslak 25th Floor – 42Fitness – Pool & SPA



42 Maslak Lounge



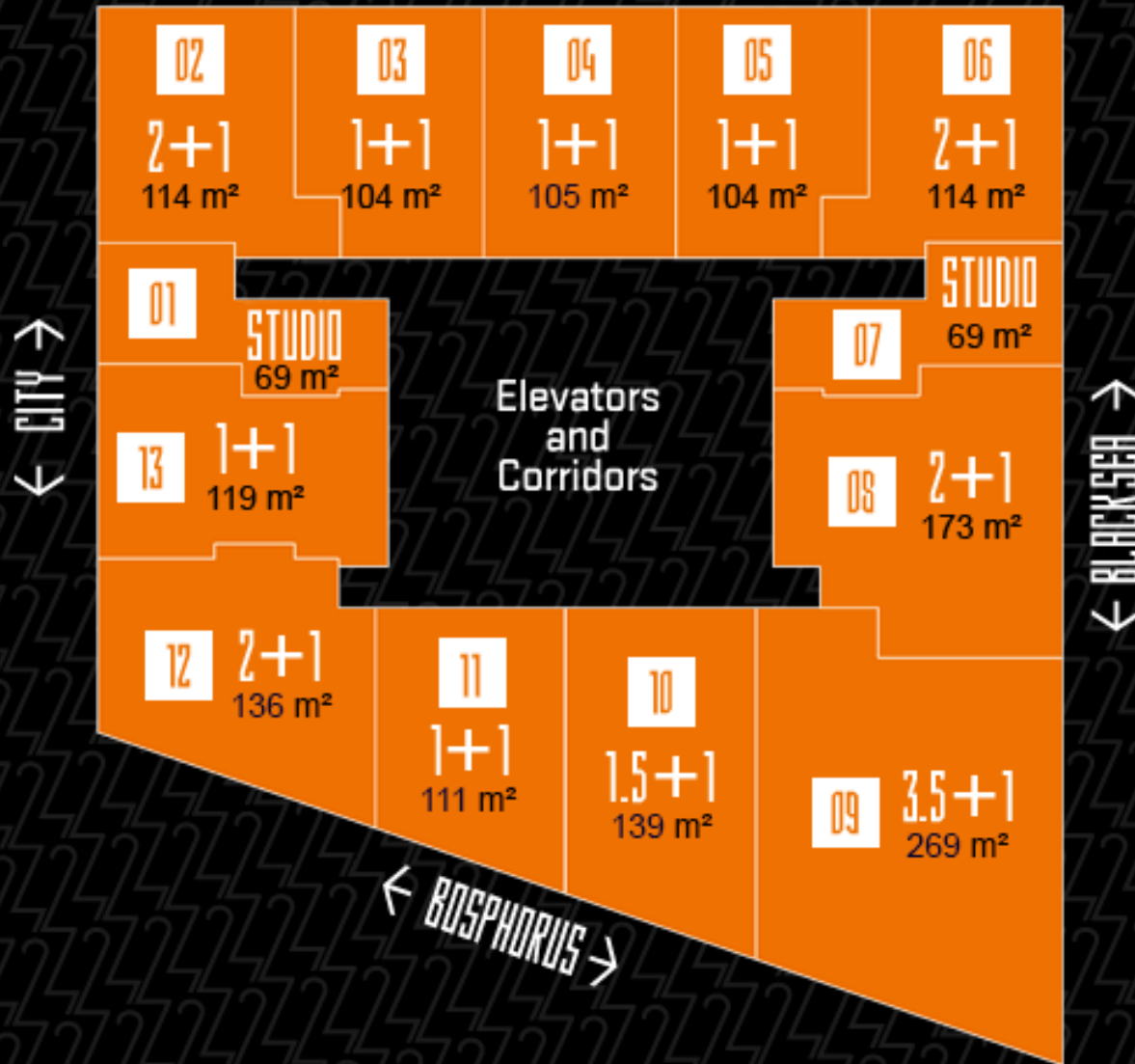
42 Maslak 25th Floor – 42 Fitness – Pool & SPA

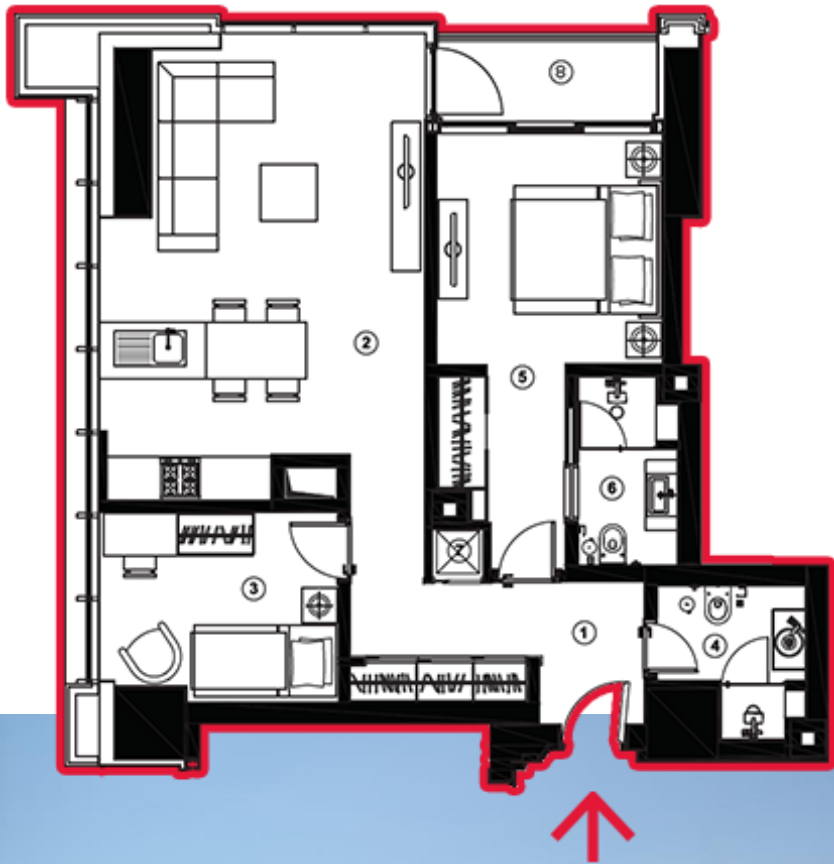


THE PLANS

TYPICAL FLOOR PLAN FROM FLOORS 17-33

← FOREST →



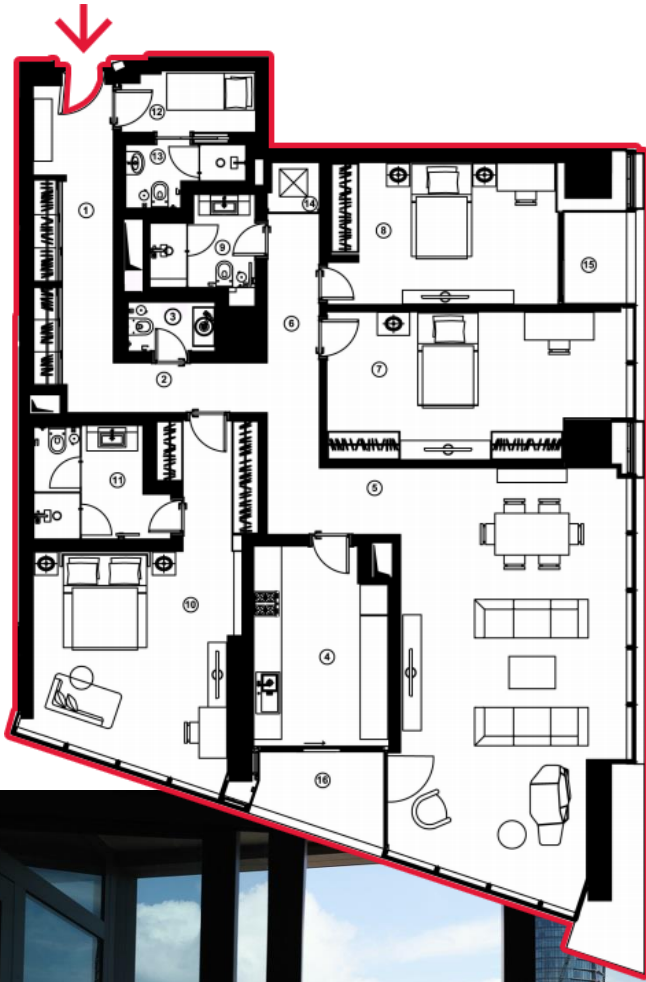


114 m² 2 bedroom

REF Residence 2

- Entrance Hall 10.9 m²
- Kitchen & Living Room 32.1 m²
- Bedroom 10.3 m²
- Bathroom 4.5 m²
- Master Bedroom 17.2 m²
- Master Bathroom 4.7 m²
- Laundry 0.55 m²
- Balcony 4.4 m²
- Total Net 85 m²
- Total Gross 114 m²



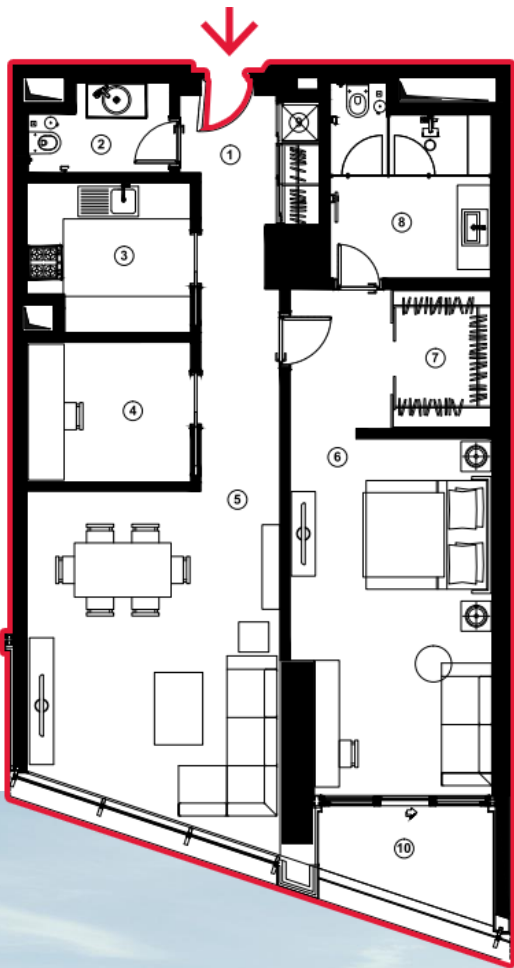


269 m² 4 bedroom

REF Residence 9

- Entrance Hall 13.1 m²
- Hall 5.4 m²
- Guest WC 2.7 m²
- Kitchen 14.8 m²
- Living Room 53.3 m²
- Hall 8.6 m²
- Bedroom 22.4 m²
- Bedroom 17.7 m²
- Bathroom 5.2 m² Master Bedroom 30.5 m²
- Master Bathroom 8.0 m²
- Servant Room 4.7 m²
- Servant Bathroom 3.7 m²
- Laundry 1.32 m²
- Balcony 3.1 m²
- Balcony 4.51 m²
- Total Net 199 m²
- Total Gross 269 m²





139 m² 2 bedroom

REF Residence 10

Entrance Hall 7.1 m²

Guest WC 3.7 m²

Kitchen 7.3 m²

Study Room 7.3 m²

Living Room 31.5 m²

Master Bedroom 25.2 m²

Master Dressing Room 5.9 m²

Master Bathroom 9.2 m²

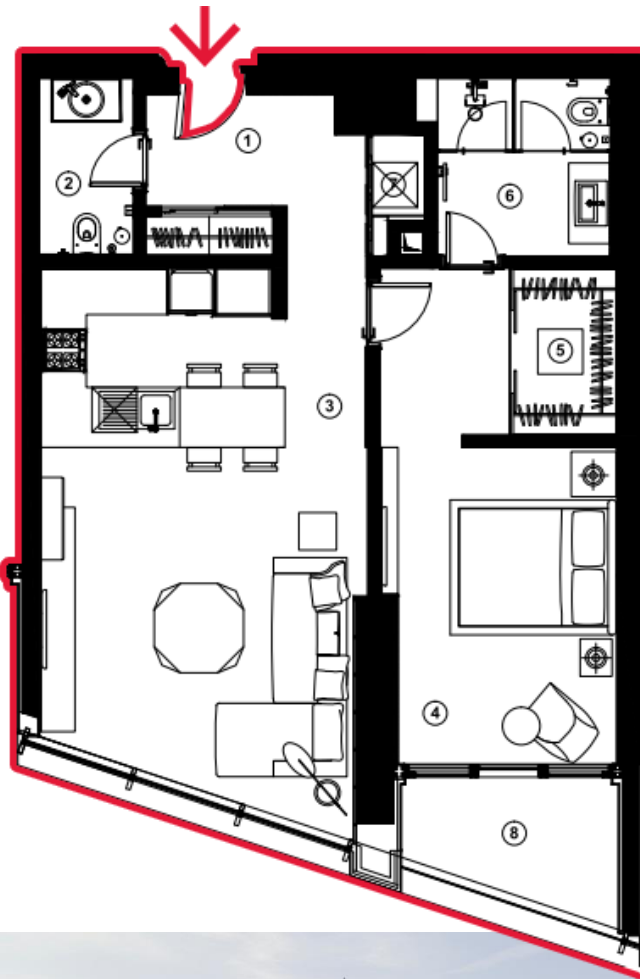
Laundry 0.53 m²

Balcony 5.1 m²

Total Net 103 m²

Total Gross 139 m²





111 m² 1 bedroom

REF Residence 11

Entrance Hall 7.8 m²

Guest WC 3.6 m²

Kitchen & Living Room 35.3 m²

Master Bedroom 18.5 m²

Master Dressing Room 5.0 m²

Master Bathroom 6.7 m²

Laundry 0.86 m²

Balcony 5.1 m²

Total Net 83 m²

Total Gross 111 m²



119 m² 1 Bedroom

REF Residence 13

Entrance Hall 11.0 m²

Guest WC 2.9 m²

Kitchen & Living Room 31.0 m²

Master Bedroom 29.1 m²

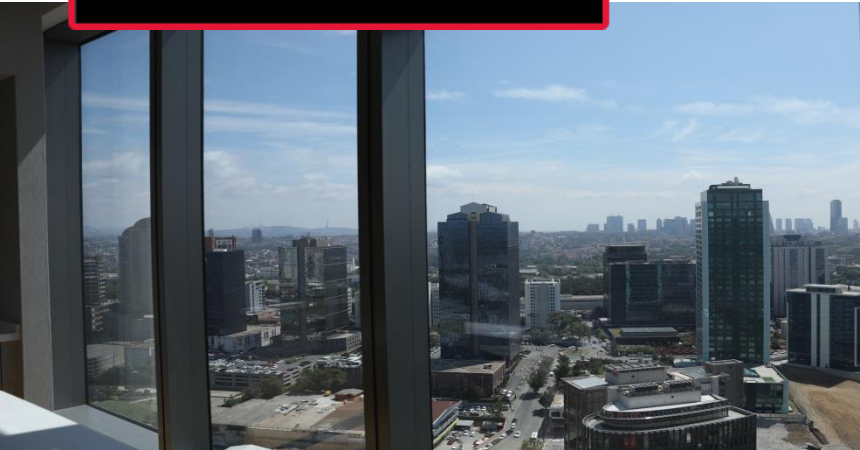
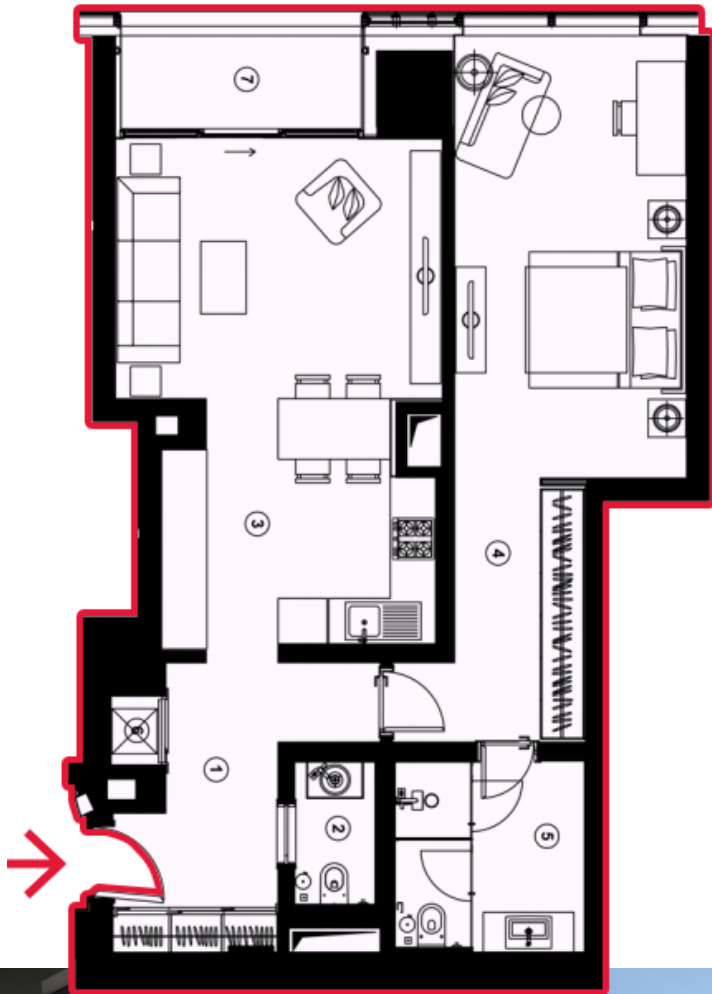
Master Bathroom 7.8 m²

Laundry 0.65 m²

Balcony 4.7 m²

Total Net 87 m²

Total Gross 119 m²



BAY CONSTRUCTION

www.bayinsaat.net



CONSTRUCTION

41 YEARS

Bay Construction;

42 Maslak is being constructed by BAY CONSTRUCTION, having a potential to contribute to the brand value of Istanbul thanks to a commercial experience of 41 years, a strong equity capital, a creative vision and a high quality approach. Please find the prestigious history of BAY CONSTRUCTION and shareholders data on www.bayinsaat.net

Bay Construction was founded in 1997 under the leadership of Nesim Özmandıracı, an entrepreneur with over 60 years of business experience, in conjunction with Taner Tombulođlu and Şafak Levi, along with Erol Özmandıracı and Elazar Yakar.

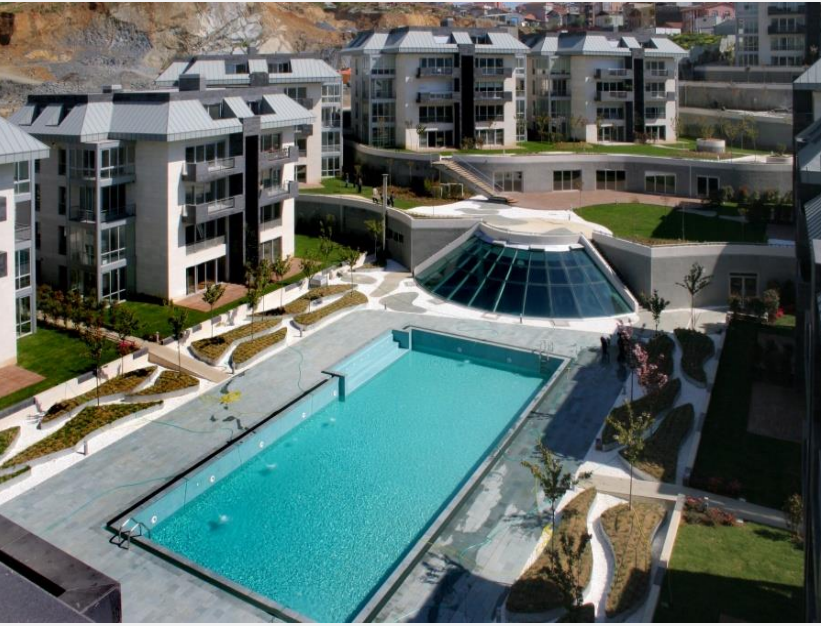
Since its founding, Bay Construction has been keenly aware of its responsibilities, both to the arts and to the environment, and, through a variety of projects, has made important contributions.

The completed projects of Bay Construction are;

- **Hilpark Istinye, Istinye**
- **Hilpark Suites, Istinye**
- **Bay Istinye Mansions, Istinye**
- **Beyza Mansions, Tarabya**
- **42 Maslak, Maslak**

Hillpark İstinye

Located in the İstinye district of Istanbul, Hillpark İstinye has been designed by the architect Adnan Kazmaođlu. The construction of the project has started in 2004 and completed in 2007. The project consists of 90 apartments in 15 blocks built on a 23,000 sqm. parcel of land. The project features 280 sqm. four-bedroom and 240 sqm. four-bedroom penthouse duplexes as well as three-bedroom 140 sqm. units. The total built areas is 35,000 sqm.

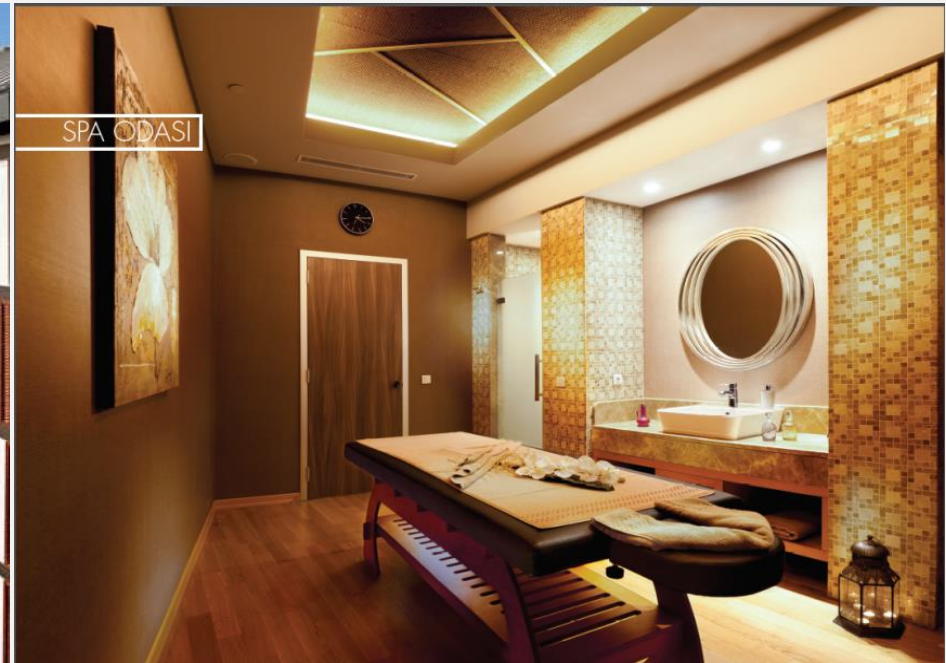


Hillpark Suites İstinye

Located in İstinye district of Istanbul, next to Hilpark İstinye, Hilpark Suites İstinye has been designed by the architectural group TAGO. The construction has started in 2007 and the project has been completed in 2009.

The project consists of 91 exclusively designed apartments in 2 blocks built on a 9,000 sqm. parcel of land.

Consisting of five storey blocks, there are 33 different apartment models with dimensions from 72 to 412 sqm, which range from one-bedroom to five bedroom units. The project has a total built area of 34,000 sqm.



Bay İstinye Mansions

Bay İstinye Mansions consist of 38 freestanding units composed of both villas and duplex apartments built on a 22,000 sqm. site on the basis of a design by the architect Adnan Kazmaođlu.



Beyza Mansions Tarabya

The Beyza Mansions Tarabya project, undertaken in collaboration with the architect Mehmet Uyanođlu, located in the Tarabya district of Istanbul sits on a 9,000 sqm. parcel of land and consists of 10 villas, each 700 sqm. with Bosphorus views. The total built area is 7,000 sqm. As part of the project, a 3,000 sqm. portion of the property was landscaped and planted with trees. The construction of the project has started in the year 2001 and completed in 2003.

