



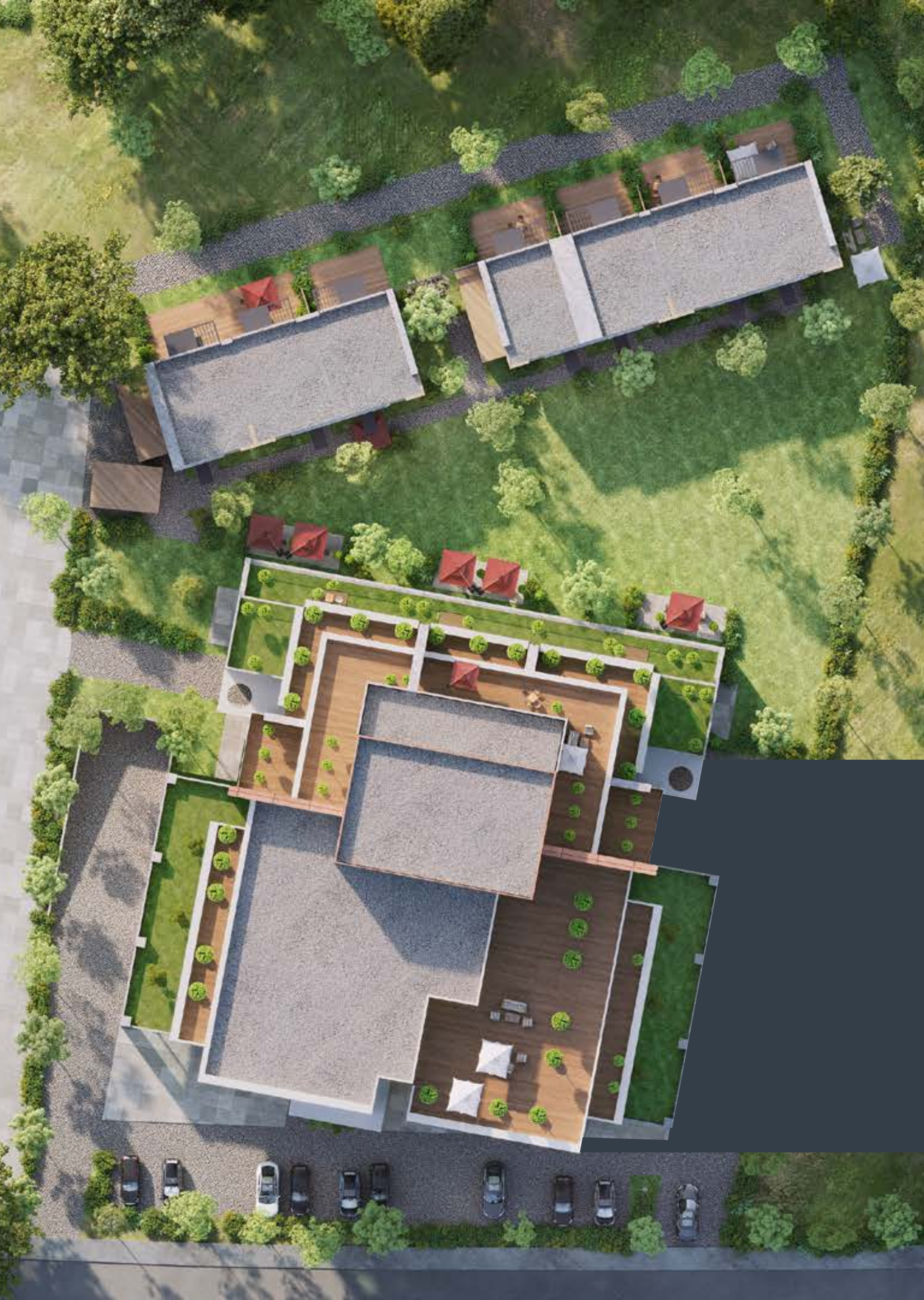
SEBACENTRAL

THE PULSE *of* THE CITY

Pivotaly located with access to all major transportation, Seba Central is not just a place to live – but also a place to work. It is a place to discover a world within.

Life at Seba Central is designed to fulfill your every need. Boasting spectacular views of the Kagithane River, Seba Central comes to life in a revitalized part of town.





## PROJECT CONCEPT

Feel the pulse of the city with Seba Central. A luxury riverfront destination with a refined design inside and out, Seba Central features a convenient way of life that is beautifully juxtaposed with the buzzing energy of the city and the ultimate connectivity of its exquisite location.

Combining 54 (1br, 2br, 3br) condos, 41 office spaces, 5 commercial spaces, and 7 villas under a single roof, Seba Central brings its full-time residents the endless benefits of living in a mixed-use building.



## PROJECT LOCATION

A neighborhood on the rise, Kagithane is an up and coming district that has attracted incessant property demand, easily topping the list as one of Istanbul's most gentrified districts.

With modernized hospitals, educational institutions, shopping malls, and multiple other facilities that are proof of the changing landscape of the neighborhood, Kagithane is sure to see an influx of affluent residents and businesses in the years to come.

Address: Cendere Ave. No:21 Kağıthane - İstanbul

Istanbul Airport **30km**  
Maslak Acıbadem Hospital **8km**  
Istinye Park Mall **3.5km**  
15th of July Martyrs Bridge **7km**  
Fatih Sultan Mehmet Bridge **6km**





## PROJECT DESIGN

With spacious interiors, top notch services, and a prime downtown location overlooking the Kagithane River, Seba Central enables you to live and work without venturing outdoors, transforming a simple elevator ride into your morning commute.

An all-inclusive residential experience topped with luxury amenities make Seba Central one of Istanbul's rising apartment buildings...









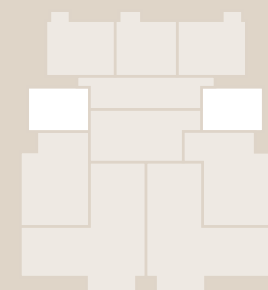


## CONDO 1 BEDROOM TYPE-A

18 units  
Floors: 1-2-3-4-5-6-7-8-9

Living R + Kitchen	30.85m <sup>2</sup>
Bedroom	13.76m <sup>2</sup>
Hallway	4.30m <sup>2</sup>
Bathroom	4.50m <sup>2</sup>
Balcony	3.48m <sup>2</sup>

<b>Total Net Area</b>	<b>56.89m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>64.93m<sup>2</sup></b>
<b>Grand Total</b>	<b>78.82m<sup>2</sup></b>

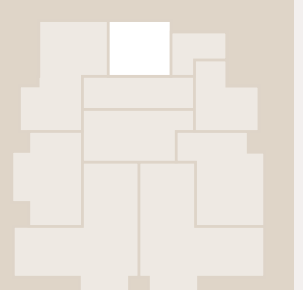


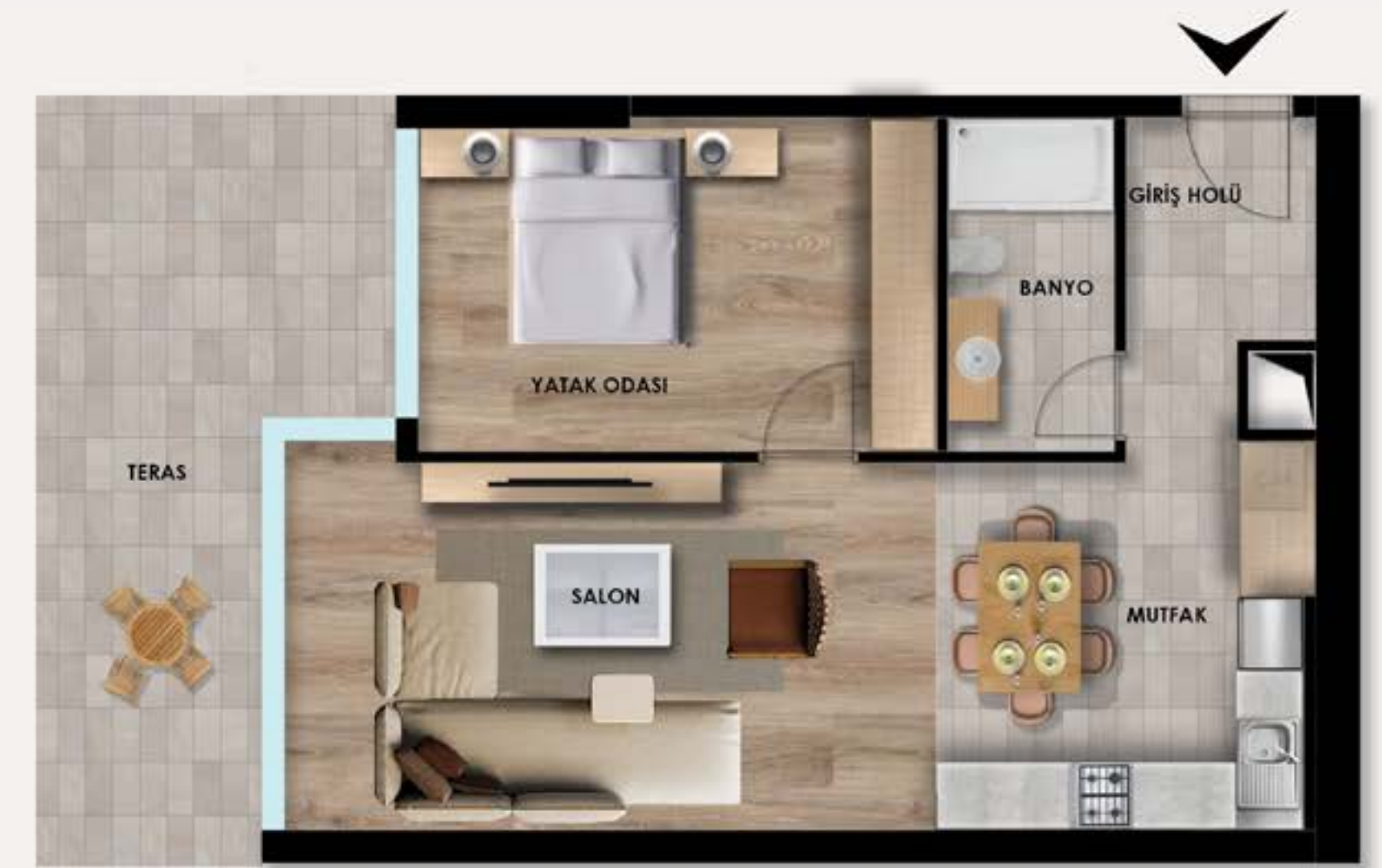
## TYPE-B 1 BEDROOM CONDO

1 unit  
Floors: 10

Living Room	22.76m <sup>2</sup>
Kitchen	10.32m <sup>2</sup>
Bedroom	12.70m <sup>2</sup>
Hallway	8.54m <sup>2</sup>
Bathroom	4.16m <sup>2</sup>
Terrace	19.40m <sup>2</sup>

<b>Total Net Area</b>	<b>77.88m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>84.39m<sup>2</sup></b>
<b>Grand Total</b>	<b>102.44m<sup>2</sup></b>





## CONDO 1 BEDROOM TYPE-C

1 unit  
Floors: 10

Living R + Kitchen	24.35m <sup>2</sup>
Bedroom	12.03m <sup>2</sup>
Hallway	4.23m <sup>2</sup>
Bathroom	4.00m <sup>2</sup>
Terrace	30.08m <sup>2</sup>

<b>Total Net Area</b>	<b>74.69m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>84.25m<sup>2</sup></b>
<b>Grand Total</b>	<b>102.27m<sup>2</sup></b>

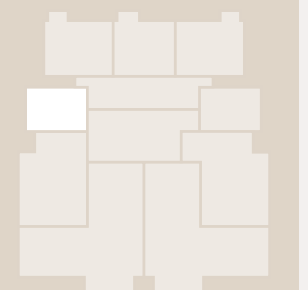


## TYPE-D 1 BEDROOM CONDO

1 unit  
Floors: Ground Floor

Living R + Kitchen	30.85m <sup>2</sup>
Bedroom	13.76m <sup>2</sup>
Hallway	4.30m <sup>2</sup>
Bathroom	4.50m <sup>2</sup>
Balcony	16.68m <sup>2</sup>

<b>Total Net Area</b>	<b>70.09m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>78.13m<sup>2</sup></b>
<b>Grand Total</b>	<b>94.84m<sup>2</sup></b>





## CONDO 2 BEDROOM TYPE-A

8 units  
Floors: 2-3-4-5-6-7-8-9

Living Room	22.04m <sup>2</sup>
Kitchen	6.22m <sup>2</sup>
Master Bedroom	19.32m <sup>2</sup>
Master Bathroom	3.92m <sup>2</sup>
Bedroom	11.26m <sup>2</sup>
Entrance	4.52m <sup>2</sup>
Hallway	3.60m <sup>2</sup>
Bathroom	4.67m <sup>2</sup>
Balcony	4.50m <sup>2</sup>

<b>Total Net Area</b>	<b>80.05m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>88.89m<sup>2</sup></b>
<b>Grand Total</b>	<b>107.90m<sup>2</sup></b>

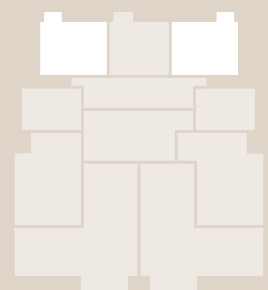


## TYPE-B 2 BEDROOM CONDO

13 units  
Floors: 3-4-5-6-7-8-9

Living Room	24.48m <sup>2</sup>
Kitchen	9.45m <sup>2</sup>
Master Bedroom	15.30m <sup>2</sup>
Master Bathroom	4.95m <sup>2</sup>
Bedroom	11.26m <sup>2</sup>
Entrance	5.31m <sup>2</sup>
Hallway	5.41m <sup>2</sup>
Bathroom	4.42m <sup>2</sup>
Balcony	4.50m <sup>2</sup>

<b>Total Net Area</b>	<b>85.08m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>96.76m<sup>2</sup></b>
<b>Grand Total</b>	<b>117.45m<sup>2</sup></b>





CONDO 2 BEDROOM TYPE-C

2 units  
Floors: 2

Living Room	24.48m <sup>2</sup>
Kitchen	9.45m <sup>2</sup>
Master Bedroom	15.30m <sup>2</sup>
Master Bathroom	4.95m <sup>2</sup>
Bedroom	11.26m <sup>2</sup>
Entrance	5.31m <sup>2</sup>
Hallway	5.41m <sup>2</sup>
Bathroom	4.42m <sup>2</sup>
Terrace	32.94m <sup>2</sup>

<b>Total Net Area</b>	<b>113.52m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>128.66m<sup>2</sup></b>
<b>Grand Total</b>	<b>156.17m<sup>2</sup></b>

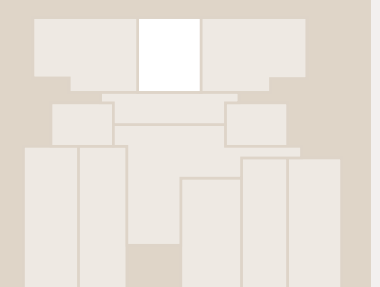


TYPE-D 2 BEDROOM CONDO

1 unit  
Floors: 1

Living Room	22.04m <sup>2</sup>
Kitchen	6.22m <sup>2</sup>
Master Bedroom	19.32m <sup>2</sup>
Master Bathroom	3.92m <sup>2</sup>
Bedroom	11.26m <sup>2</sup>
Entrance	4.52m <sup>2</sup>
Hallway	3.60m <sup>2</sup>
Bathroom	4.67m <sup>2</sup>
Terrace	27.16m <sup>2</sup>

<b>Total Net Area</b>	<b>102.71m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>111.55m<sup>2</sup></b>
<b>Grand Total</b>	<b>135.40m<sup>2</sup></b>





## CONDO 2 BEDROOM TYPE-E

1 unit  
Floors: Ground Floor

Living Room	23.56m <sup>2</sup>
Kitchen	6.47m <sup>2</sup>
Master Bedroom	20.72m <sup>2</sup>
Master Bathroom	3.92m <sup>2</sup>
Bedroom	12.28m <sup>2</sup>
Entrance	4.65m <sup>2</sup>
Hallway	3.87m <sup>2</sup>
Bathroom	4.72m <sup>2</sup>
Terrace	24.00m <sup>2</sup>

<b>Total Net Area</b>	<b>104.19m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>113.24m<sup>2</sup></b>
<b>Grand Total</b>	<b>137.46m<sup>2</sup></b>

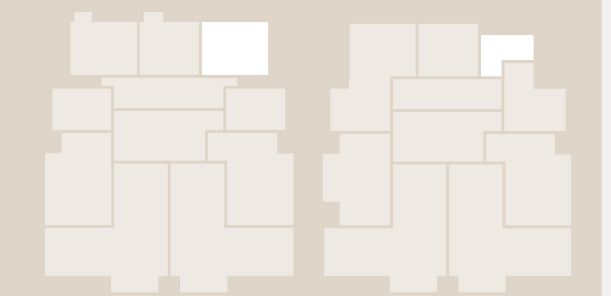


## TYPE-F DUPLEX 2 BEDROOM CONDO

1 unit  
Floors: 9-10

Living Room	30.10m <sup>2</sup>
Kitchen	6.87m <sup>2</sup>
Master Bedroom	16.46m <sup>2</sup>
Bedroom	8.60m <sup>2</sup>
Entrance	10.68m <sup>2</sup>
Hallway + Stairs	8.83m <sup>2</sup>
Bathroom	3.96m <sup>2</sup>
WC	2.34m <sup>2</sup>
Terrace	34.33m <sup>2</sup>

<b>Total Net Area</b>	<b>122.17m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>137.20m<sup>2</sup></b>
<b>Grand Total</b>	<b>166.54m<sup>2</sup></b>





CONDO 2 BEDROOM TYPE-G

1 unit  
Floors: 10

Living Room	32.89m <sup>2</sup>
Kitchen	7.62m <sup>2</sup>
Master Bedroom	17.57m <sup>2</sup>
Master Bathroom	2.66m <sup>2</sup>
Bedroom	9.76m <sup>2</sup>
Entrance	5.88m <sup>2</sup>
Hallway	3.24m <sup>2</sup>
Bathroom	4.73m <sup>2</sup>
Terrace	70.45m <sup>2</sup>

<b>Total Net Area</b>	<b>154.80m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>167.64m<sup>2</sup></b>
<b>Grand Total</b>	<b>203.49m<sup>2</sup></b>



TYPE-A 3 BEDROOM CONDO

2 units  
Floors: Ground Floor

Living Room	47.47m <sup>2</sup>
Kitchen	14.45m <sup>2</sup>
Master Bedroom	16.67m <sup>2</sup>
Master Bathroom	5.26m <sup>2</sup>
Bedroom	16.41m <sup>2</sup>
Bedroom	9.82m <sup>2</sup>
Entrance	6.90m <sup>2</sup>
Hallway	10.82m <sup>2</sup>
Bathroom	5.00m <sup>2</sup>
Terrace	24.00m <sup>2</sup>
Terrace	10.00m <sup>2</sup>

<b>Total Net Area</b>	<b>166.80m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>183.62m<sup>2</sup></b>
<b>Grand Total</b>	<b>222.89m<sup>2</sup></b>





## CONDO 3 BEDROOM TYPE-B

2 units  
Floors: 1

Living Room	32.33m <sup>2</sup>
Kitchen	12.16m <sup>2</sup>
Master Bedroom	16.15m <sup>2</sup>
Master Bathroom	3.57m <sup>2</sup>
Bedroom	13.76m <sup>2</sup>
Bedroom	12.60m <sup>2</sup>
Entrance	5.31m <sup>2</sup>
Hallway	12.85m <sup>2</sup>
Bathroom	3.90m <sup>2</sup>
Terrace	45.22m <sup>2</sup>

<b>Total Net Area</b>	<b>157.85m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>173.88m<sup>2</sup></b>
<b>Grand Total</b>	<b>211.06m<sup>2</sup></b>



## TYPE-C 3 BEDROOM VILLA

7 units  
Floors: Ground Floor and 1

Living Room	31.98m <sup>2</sup>
Kitchen	11.97m <sup>2</sup>
Master Bedroom	15.73m <sup>2</sup>
Master Bathroom	3.29m <sup>2</sup>
Bedroom	11.97m <sup>2</sup>
Bedroom	11.27m <sup>2</sup>
Entrance	14.25m <sup>2</sup>
Hallway	18.43m <sup>2</sup>
Bathroom	3.29m <sup>2</sup>
WC	1.80m <sup>2</sup>
Balcony	2.00m <sup>2</sup>
Terrace	30.00m <sup>2</sup>

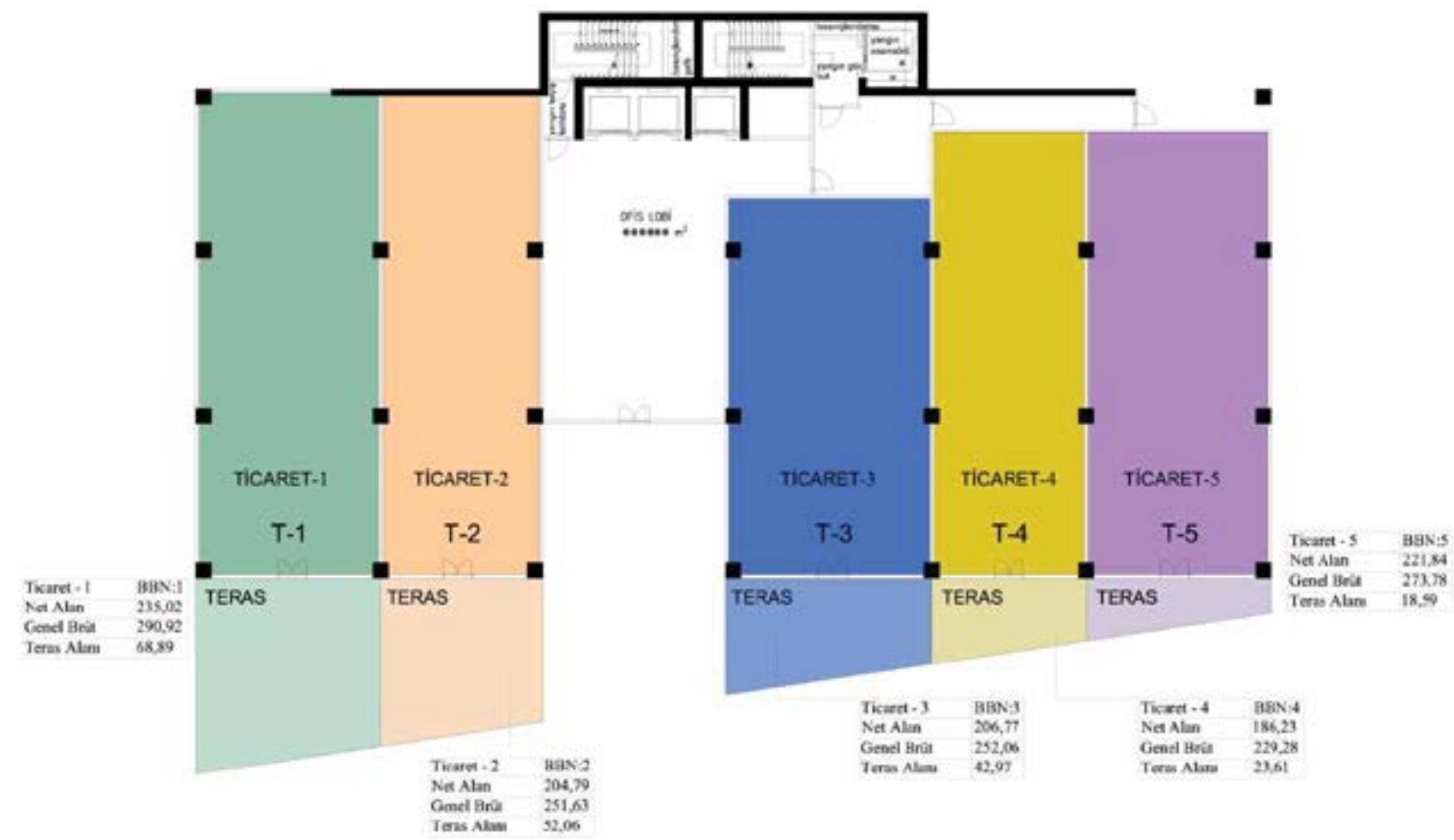
<b>Total Net Area</b>	<b>155.98m<sup>2</sup></b>
<b>Total Gross Area</b>	<b>172.40m<sup>2</sup></b>
<b>Grand Total</b>	<b>173.93m<sup>2</sup></b>





COMMERCIAL AND OFFICE  
FLOOR **PLANS**





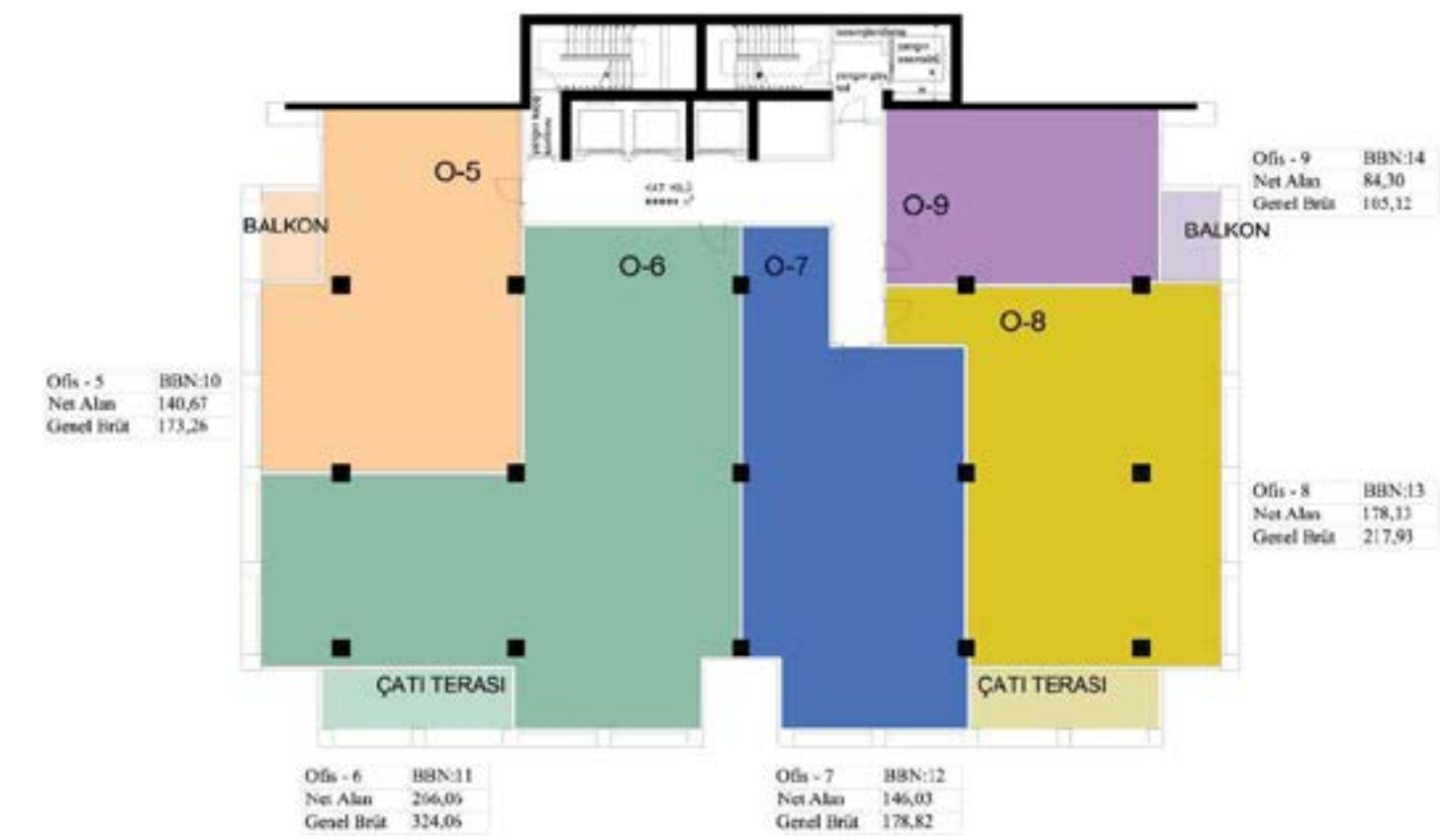
## COMMERCIAL GROUND FLOOR PLAN

1065.90m<sup>2</sup>



## COMMERCIAL MEZZANINE FLOOR PLAN

378.06m<sup>2</sup>

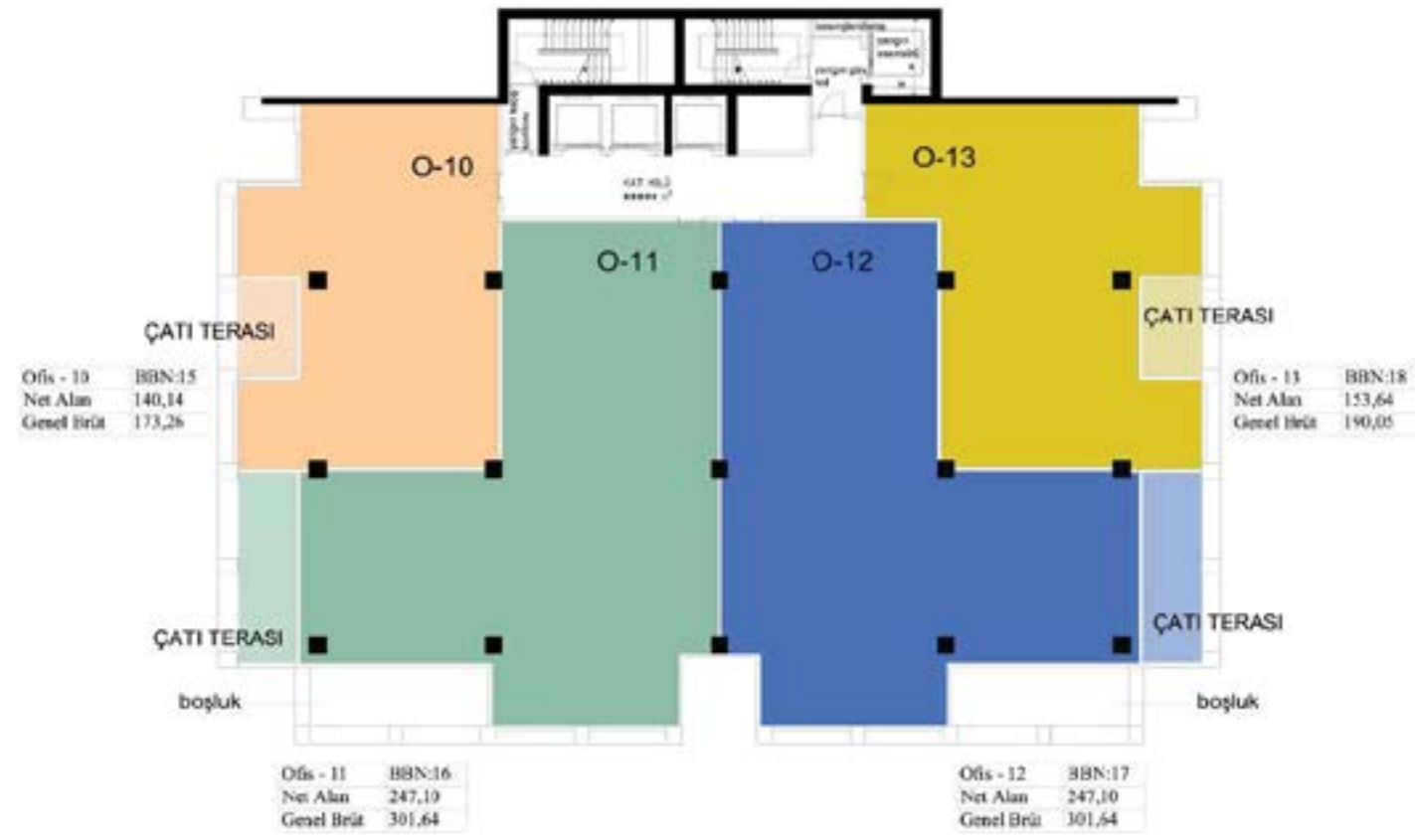


OFFICE  
FIRST (1) FLOOR PLAN

1225.09m<sup>2</sup>

OFFICE  
SECOND (2) FLOOR PLAN

989.92m<sup>2</sup>

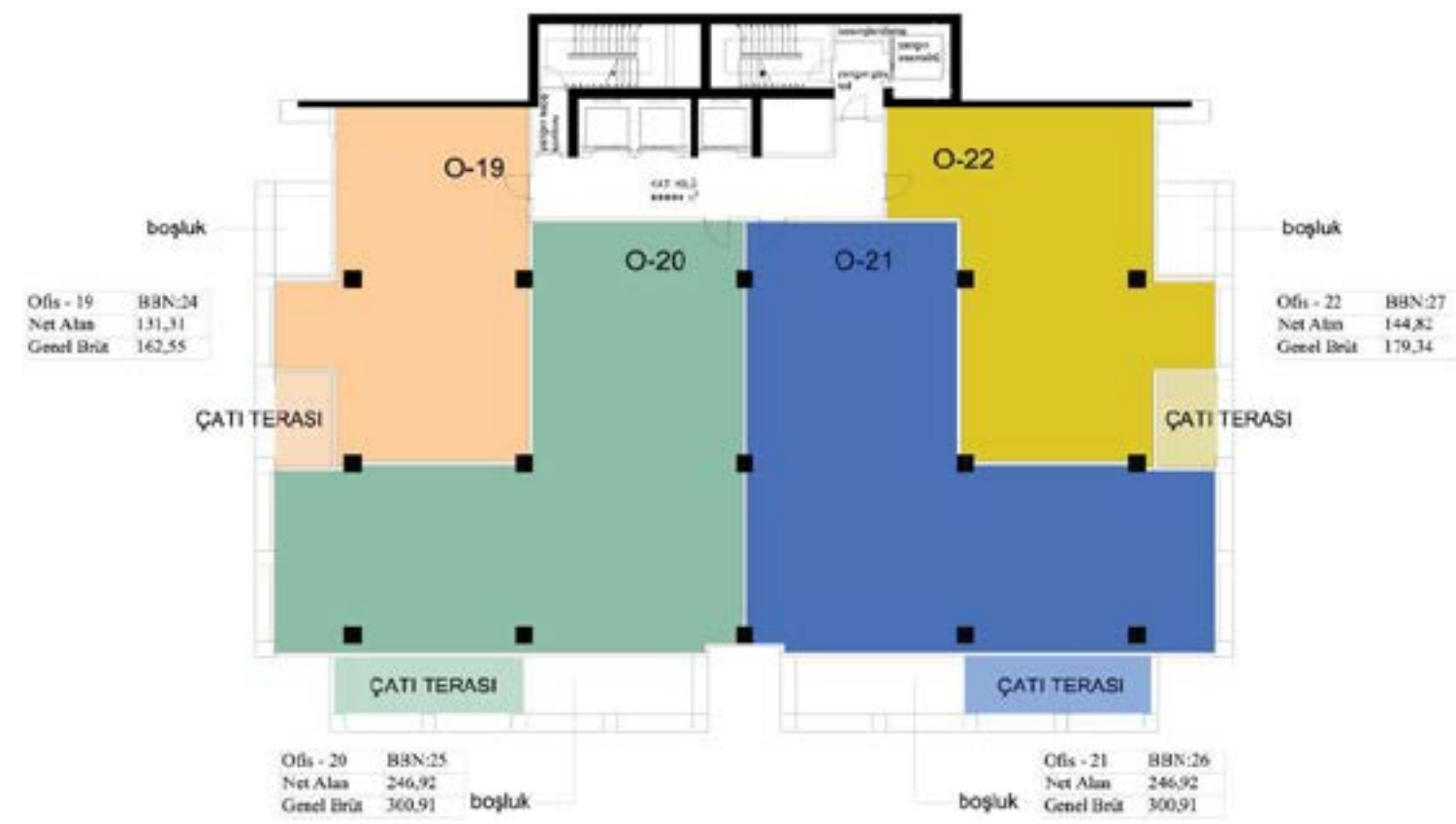


## OFFICE THIRD (3) FLOOR PLAN

951.69m<sup>2</sup>

## OFFICE FOURTH (4) FLOOR PLAN

989.92m<sup>2</sup>

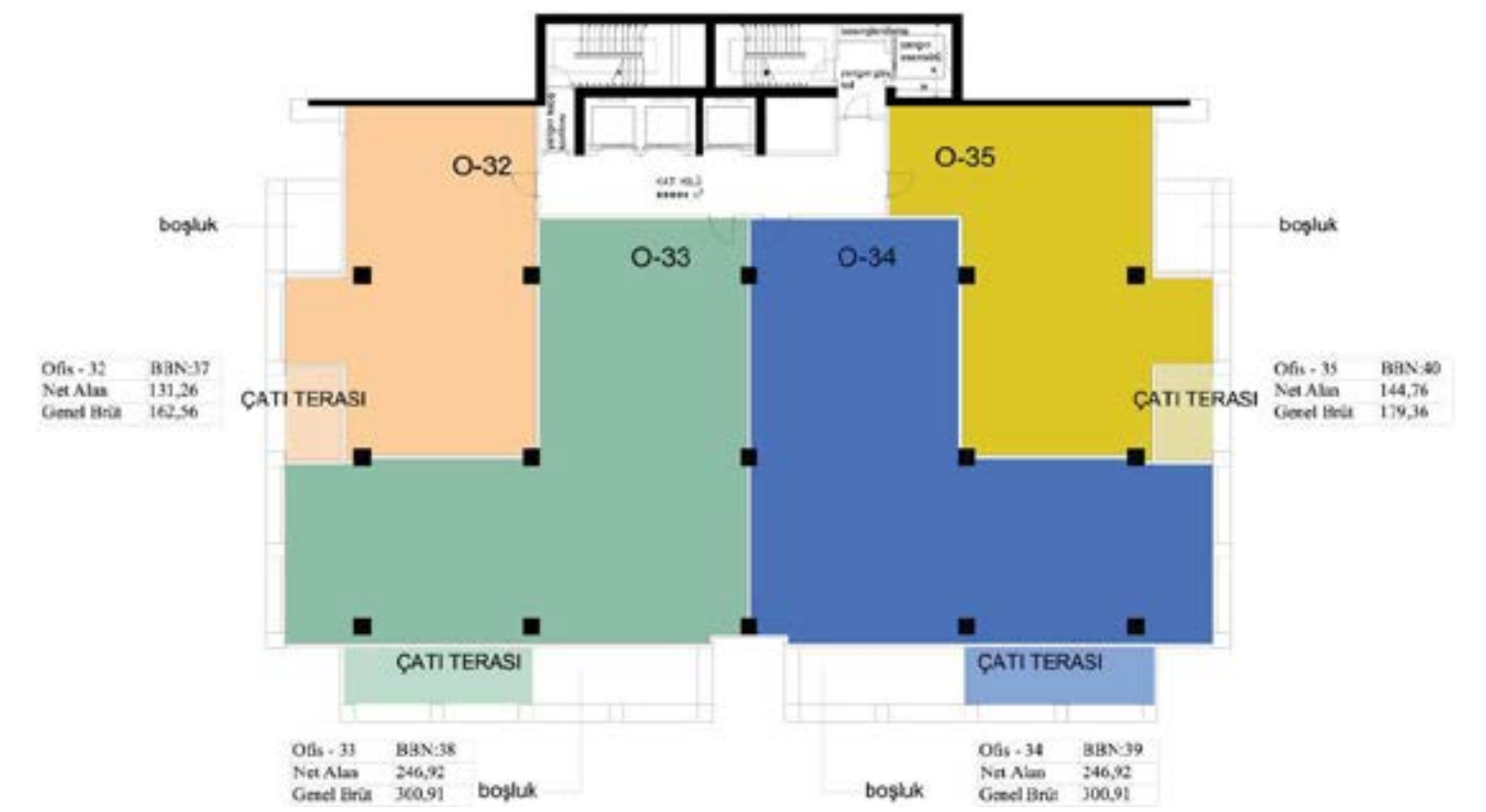
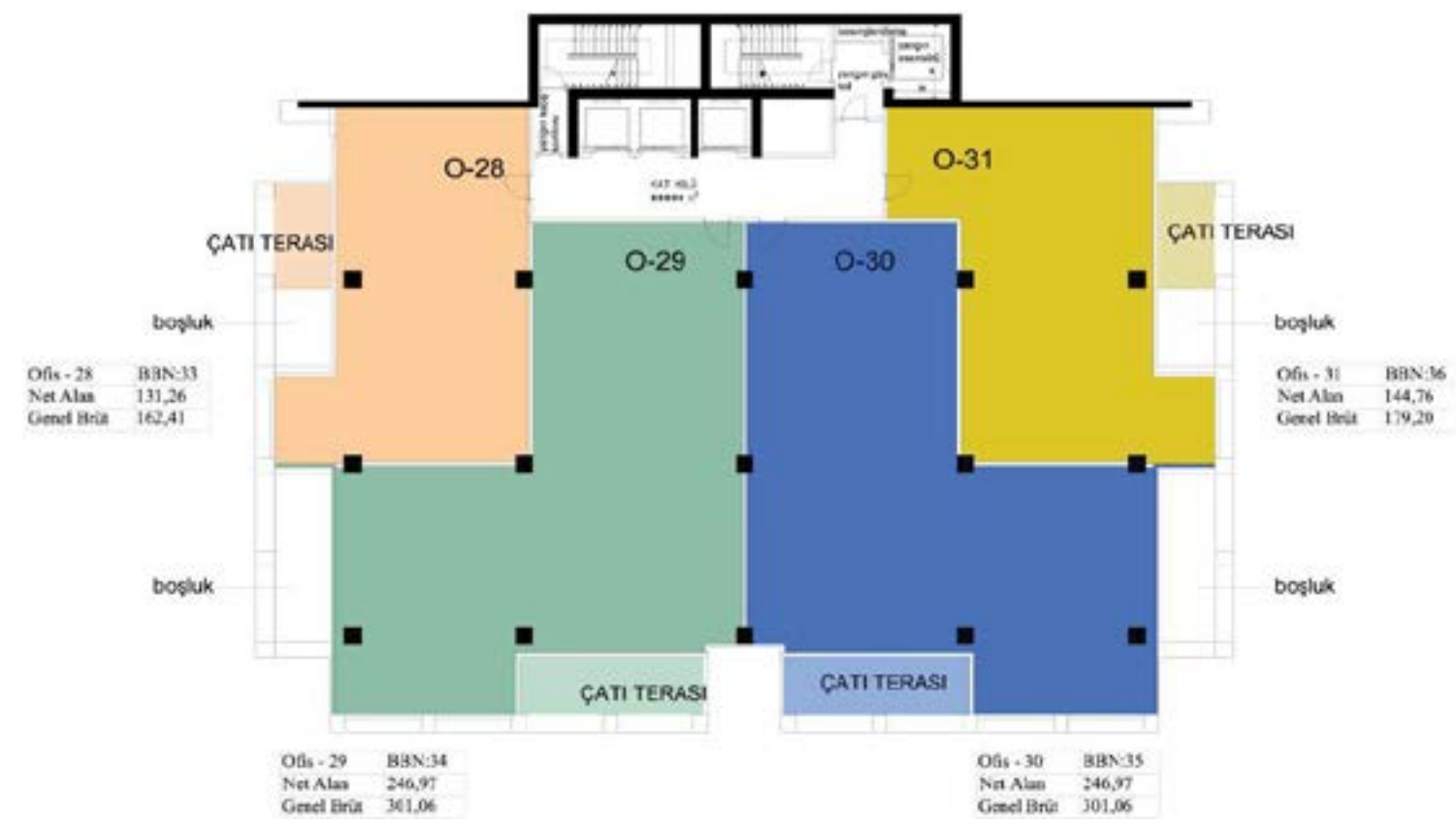


## OFFICE FIFTH (5) FLOOR PLAN

932.19m<sup>2</sup>

## OFFICE SIXTH (6) FLOOR PLAN

932.44m<sup>2</sup>

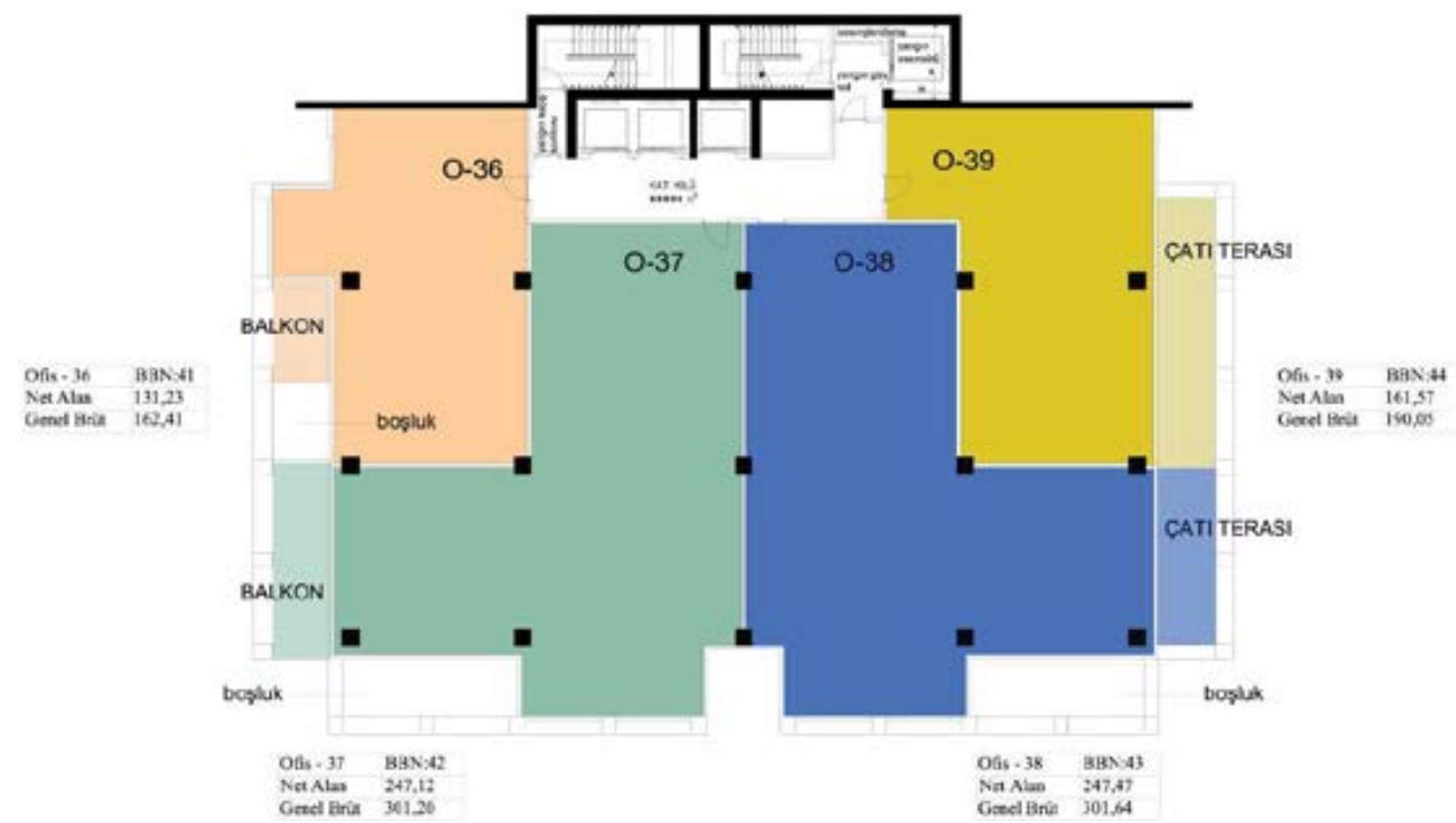


## OFFICE SEVENTH (7) FLOOR PLAN

## OFFICE EIGHTH (8) FLOOR PLAN

932.21m<sup>2</sup>

932.21m<sup>2</sup>



## OFFICE NINTH (9) FLOOR PLAN

942.07m<sup>2</sup>



## OFFICE TENTH (10) FLOOR PLAN

944.28m<sup>2</sup>