

FOLKART
MONA

MAVİŞEHİR

LIFE IS WORTH IT!

Folkart's journey started in Izmir many years ago with the word “Life is worth it”.

The buildings, which have become the symbol of the city with their iconic architecture, are located in every location a vision that adds value, always high quality, to the cultural and artistic momentum of the city social projects that contribute...

In the past years, Folkart has been a leader among the pioneers in the real estate sector. A life that also benefits society became its brand. Folkart is aware of itself in every step and raises the bar in every project.

It was the name that carried it to the top.

Folkart is now in Mavisehir, the pearl of Izmir, one of the most special living areas of the city. He signs one: FOLKART MONA MAVISEHIR.

*How unique and special Da Vinci's masterpiece, Mona Lisa, is to the world...
Folkart Mona is the same for Izmir.*

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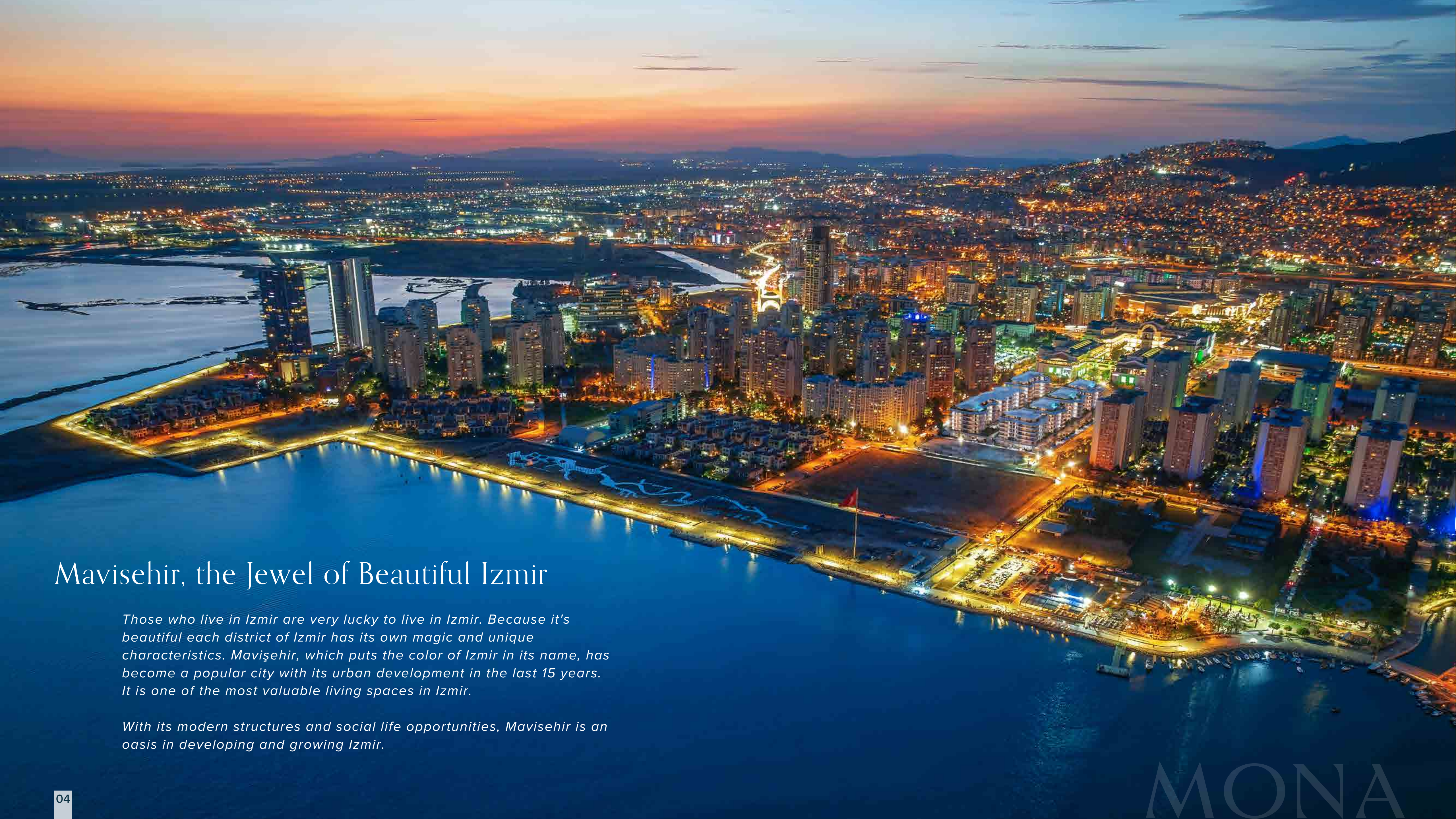
**FOLKART
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The Most Special Point of the City

MAVIBAHCE SHOPPING CENTER	200 m
HILLTOWN SHOPPING CENTER	600 m
BAHCESEHIR COLLEGE	600 m
SPORTS INTERNATIONAL	800 m
KENT HOSPITAL	4 km
BOSTANLI	6 km
KARSIYAKA	6.2 km

ATATURK ORGANIZED INDUSTRIAL ZONE	6.3 km
RING ROAD	7.1 km
IZMIR CITY HOSPITAL	15 km
YASAR UNIVERSITY	16 km
ADNAN MENDERES AIRPORT	40 km
FOCA	48 km



An aerial night photograph of Mavişehir, a modern residential and commercial district in Izmir, Turkey. The image shows a dense cluster of high-rise apartment buildings and commercial structures, illuminated by city lights. The district is situated along the coast, with a large body of water in the foreground and a bridge visible in the background. The sky is a mix of orange and blue, indicating twilight. The overall scene conveys a sense of urban development and modern living.

Mavişehir, the Jewel of Beautiful Izmir

Those who live in Izmir are very lucky to live in Izmir. Because it's beautiful each district of Izmir has its own magic and unique characteristics. Mavişehir, which puts the color of Izmir in its name, has become a popular city with its urban development in the last 15 years. It is one of the most valuable living spaces in Izmir.

With its modern structures and social life opportunities, Mavişehir is an oasis in developing and growing Izmir.

ETERNAL — ELEGANCE —

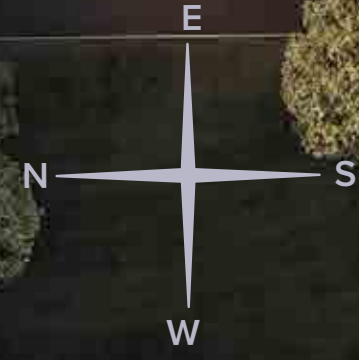
FOLKART MONA MAVİŞEHİR

*Living in Mavişehir is both a part of the
rhythm of the city but also to live
in calm and order.*

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The Most Special Location of Mavişehir

Folkart Mona Mavişehir, which offers privileged suite lives in 2+1, 3+1, 4+1 and 5+1 areas, starts to make a difference with its special location. Located in one of the most special spots of Mavişehir, Folkart Mona offers its residents the privilege of being close to the dynamic life of the city and living a peaceful life. In the project, which integrates with all the beauties of Mavişehir, every detail is designed for a life like a work of art.



- OUTDOOR POOL •
- LOBBY ENTRANCE •
- INDOOR CAR PARK ENTRANCE •

BLOCK
A

BLOCK
B

BLOCK
C

BLOCK
D

BLOCK
G

BLOCK
F

BLOCK
E

PUBLIC OUTDOOR PARKING AREA

SEA FRONT

Perfect in Every Detail

*Imagine a place... Just perfect. Imagine a life in that place...
telling your story, amazing in every detail. It is flashy, attractive and timeless.
Just like you. Like the trail you left in life...*

*Folkart Mona Mavişehir, pursuing excellence in life
designed for those who want. For those who are looking for the best for
themselves and their family. It was shaped by Folkart vision and accumulation.*





Classic Elegance,
Meets Modern Harmony.



Folkart Mona Mavişehir through the Architect's Eyes

Folkart Mona Mavişehir is a special suite project located at a point where the sea and green embrace, offering a living experience that does not look like the splendor and comfort of world metropolises. It promises its residents a unique lifestyle with its green courtyard, low-rise structure, rich social facilities and bazaar.

One of the most striking features of our project is its courtyard surrounded by greenery. This courtyard, filled with manicured gardens, shady areas and walking paths, offers residents an experience of living in touch with nature. It is possible to discover all the beauties of natural life here.

Folkart Mona Mavişehir Residences consists of low-rise and elegant buildings. Dazzling with its unique and aesthetic architecture, the residences meet the contemporary living standards at the highest level. The apartments, every detail of which has been carefully considered, aim to be the choice of those seeking comfort and prestige.

In our project, the highest quality and durable materials have been used in construction and meticulous workmanship has been targeted. High standards of construction and luxurious details offer residents a long-lasting and comfortable life.

Founder of Viva Architects Architect Gazi Durul Kuşdemir

Architect Gazi Durul Kudemir has contributed to the architectural scene in Turkey and Germany and has realized many important projects.

Dipl.Ing. (FH) Architekt Gazi Durul Kuşdemir was born in 1969. After spending his childhood in Izmir, his family moved to Germany. In 1994, he completed his architectural education as “Architect Engineer” Diplom-Ingenieur Architekt at the Faculty of Architecture of Georg-Simon-Ohm Technical University in Nuremberg, Germany.

He started his professional career at Loebermann+Partner Architekten BDA and after 4 years as a partner, he worked on large-scale architectural projects in different parts of Germany for many years.

One of the most important milestones in Kuşdemir's career was winning the first prize as the German office in two competitions to which they were invited in Turkey in 2007. He moved to Istanbul with his family in 2008 to complete the “Adana Grand Sheraton” and “Maçka Residences” projects. In 2012, he founded VIVA Architects.

Gazi Durul Kuşdemir is recognized not only in Turkey but also internationally for his achievements in the field of architecture. In his architectural projects, he has achieved a balance between aesthetics and functionality, giving importance to environmentally sensitive and sustainable designs. Due to his work, he has received many awards such as “German Design Award”, “Sign of the City”, “European Property Awards” in Germany, England and Turkey.



Social Facilities & Privileges

Outdoor Pool | **Outdoor Pool** | Fitness Center | **Library**
Suite Lounge | Indoor Parking | **Cafe** | Outdoor Seating Area
Meeting Room-Office | Children's Playroom | **Yoga & Pilates Room**
 Cinema Room | **Digital Game Room** | Sauna | **Infirmary Room**
 Bicycle Parking Lot | **24 Hour Security** | Lobby and Recreation Sections
Private Study Rooms | Private Electric Vehicle Charging Station
 Infrastructure For Each Suite

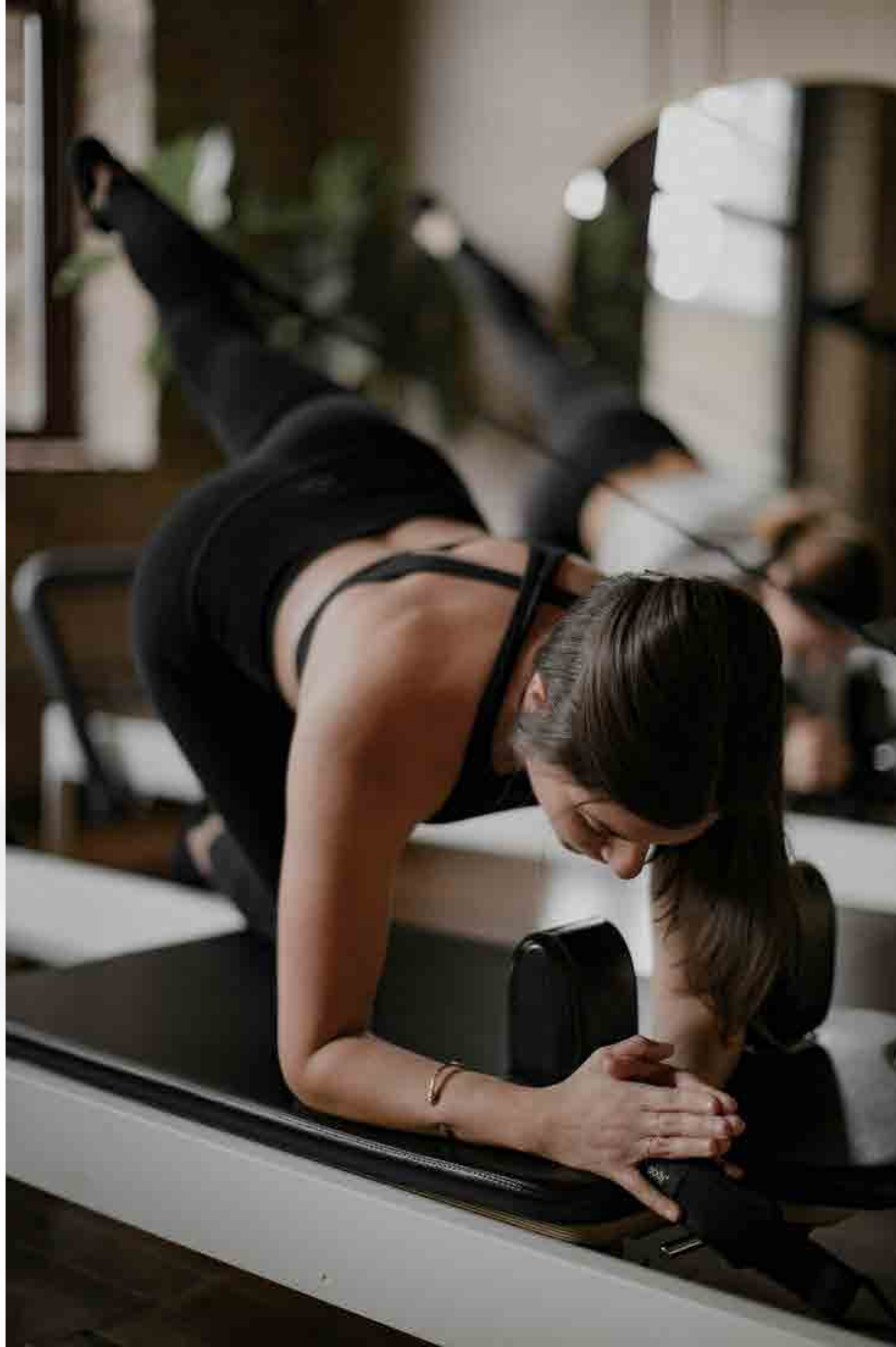




Indoor Pool

Unique luxury and a charming tranquility...

The indoor swimming pool, which is filled with natural light with its high glass windows opening to the outdoor swimming pool and where you can enjoy all seasons, offers a different relaxation experience with its outdoor sun terrace.



Yoga & Pilates Room

*An ideal place for you to rediscover yourself...
Enjoy completely liberating your mind and body in a
private studio that offers a peaceful and relaxing environment
for your yoga and pilates exercises.*

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Fitness & Wellness

*There is nothing more important than you in
Folkart Mona Mavişehir It will give vitality to your body
and wellness that will allow you to relax spiritually and
physically and mentally fit with the exercise area you
will discover the energy of staying.*



Cinema Room



Squash



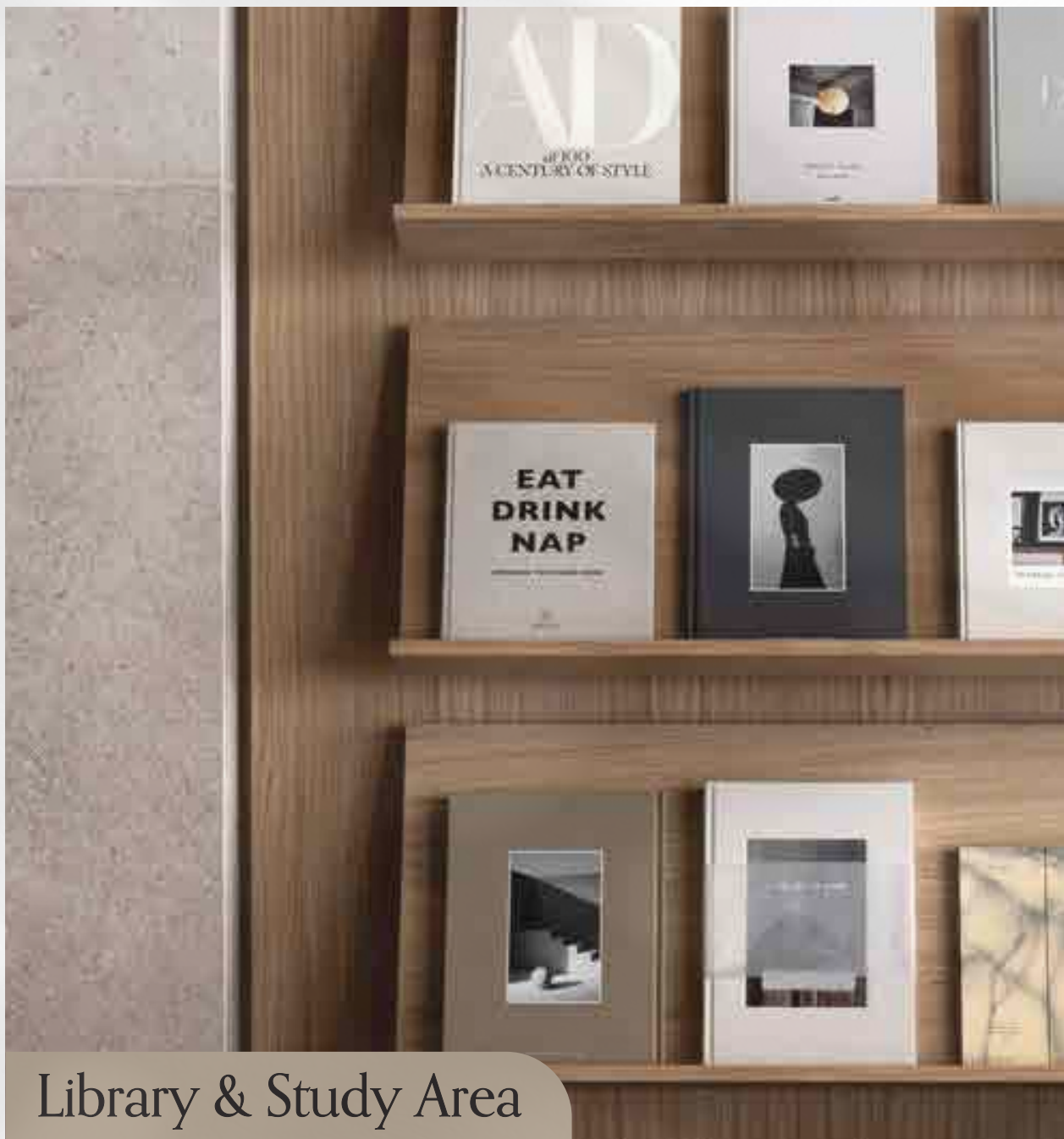
Invitation & Party Room



Basketball



The World of Digital Gaming



Library & Study Area

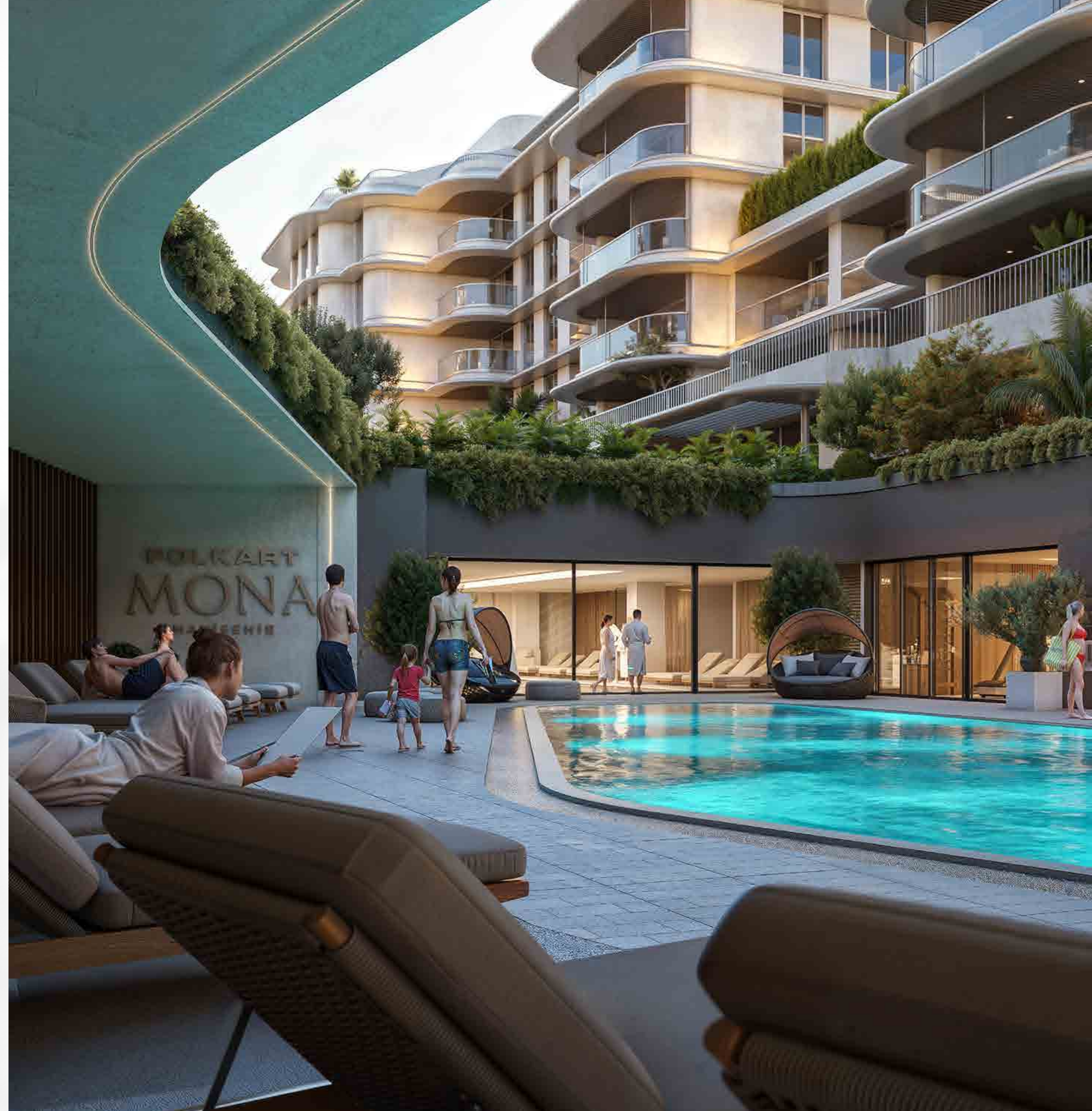


Children's Playroom

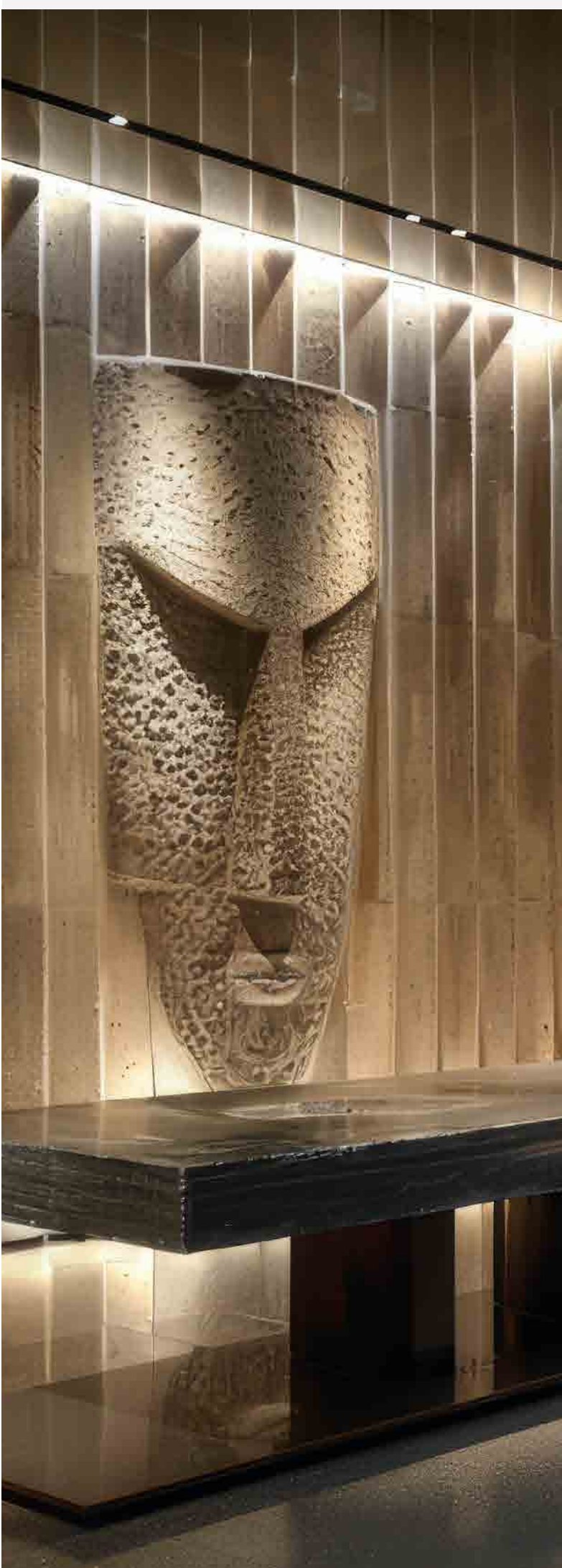




The Reflection of a
modern luxury
on Your Life

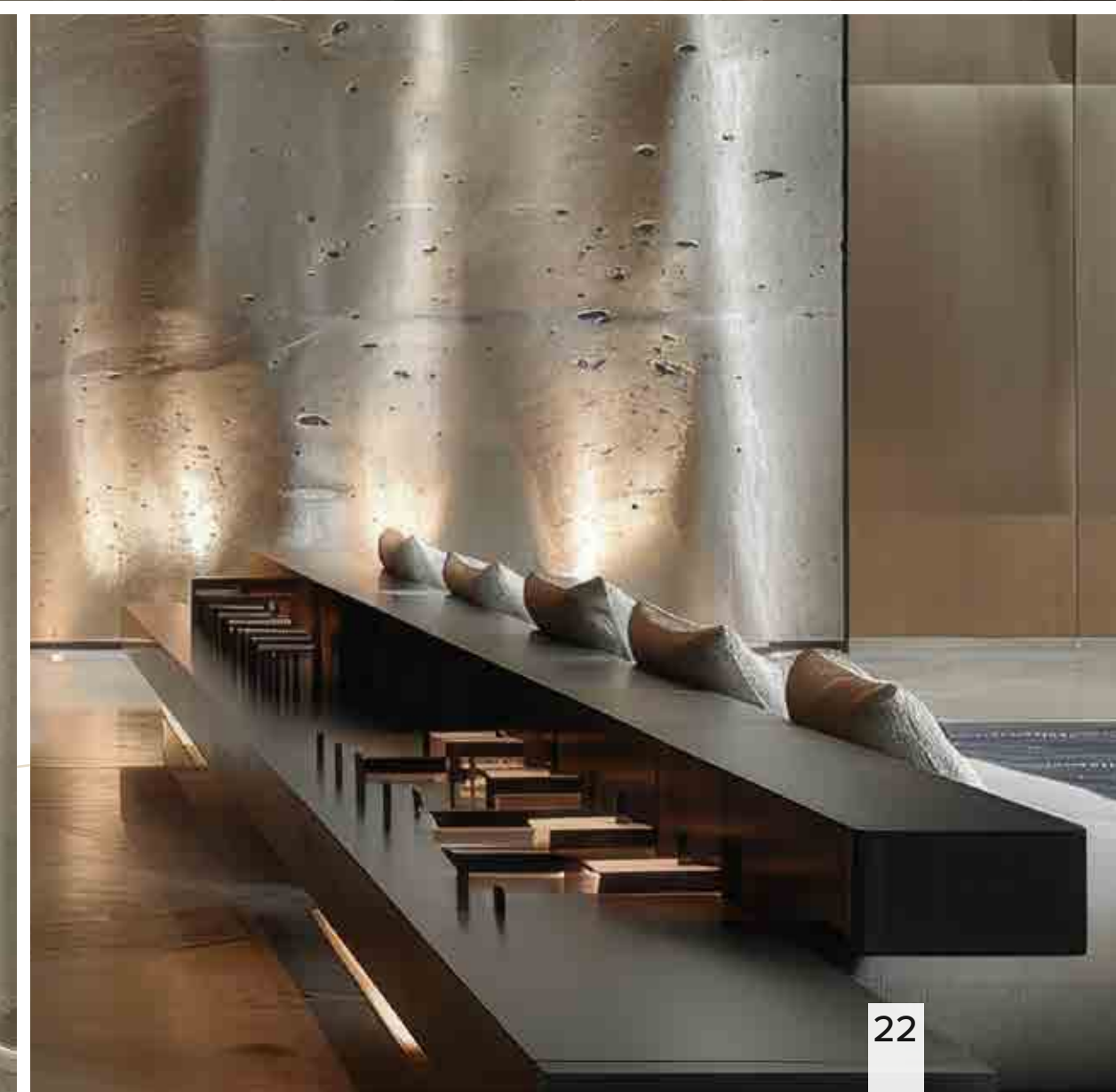






Suite Lounge

*To spend time alone or with your guests an ideal place...
The Suite Lounge, one of the social living areas of Folkart Mona,
has been designed for you to enjoy the special moments you will
spend with your family in the most enjoyable way with the events
you will host your friends and loved ones. Discover the privilege of
spending time in the comfort of your home in this exclusive area,
which is exclusive only to suite residents.*





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It is a Privilege to Live in Folkart Mona Mavişehir

FOLKART MONA À LA CARTE SERVICES

- HOUSEHOLD CLEANING SERVICE
- CHILD CARE SERVICES
- LAUNDRY AND DRY CLEANING
- PERSONAL TRAINER
- SUITE PRIVATE CHEF SERVICE
- INVITATIONS AND ORGANIZATION
- PET ANIMAL CARE
- CAR WASH
- TAILOR SERVICE
- TECHNICAL MAINTENANCE AND REPAIR
- LOSTRA SERVICE
- TRANSPORTATION SUPPORT SERVICE



24 HOURS AT YOUR SERVICE...

A unique lifestyle is at the service of your whole family with Folkart Mona À La Carte Services, where all details have been thoughtfully considered.



"Living in
Folkart Mona Mavişehir
a privilege"

*is not just a slogan.
Provided with services that are with you
24/7 a reality...*



For Different Needs Different “Suite Lives”

*Garden Suite, Terrace Suite, Suite, Duplex Roof Suite and Penthouse...
The living spaces in Folkart Mona Mavişehir have been designed in line
with the different needs of families seeking perfection.*

*Folkart Mona Mavişehir suites offer you a completely different world with
flexible floor plans with every detail thought out, living areas with maximum
daylight, storage space for each suite, interiors designed by Tanju Özelgin,
material selections in different categories, kitchen and bathroom designed
by Studio F. A. Porsche, which will be unique in Izmir and unique in the world.*

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New Living Space Definitions

Folkart Mona Mavişehir has a quality that makes everyday life perfect, unique social facilities and many services that are the first in Izmir. Another feature that turns Folkart Mona into a masterpiece is the definition of living spaces...

Suite

It consists of 2+1, 3+1 and 4+1 living options located on the mezzanine floors, offering a comfortable life on a single floor.

Garden Suite

They are living spaces located on the garden floor, opening the door to greenery and a vibrant life.

Terrace Suite

Located on the 1st floor of Folkart Mona, these living spaces offer large spaces open to the outside.

Duplex Roof Suite

Located on the top floor of the project, they are double storey and exclusive living spaces. These suites double the pleasure of living and multiply the feeling of privilege.

Penthouse

Folkart Mona is the pinnacle of excellence, a rare living space. Planned in limited numbers and designed for exclusive families. There are options with and without detached pools.





A Green World Just for You: Garden Suite



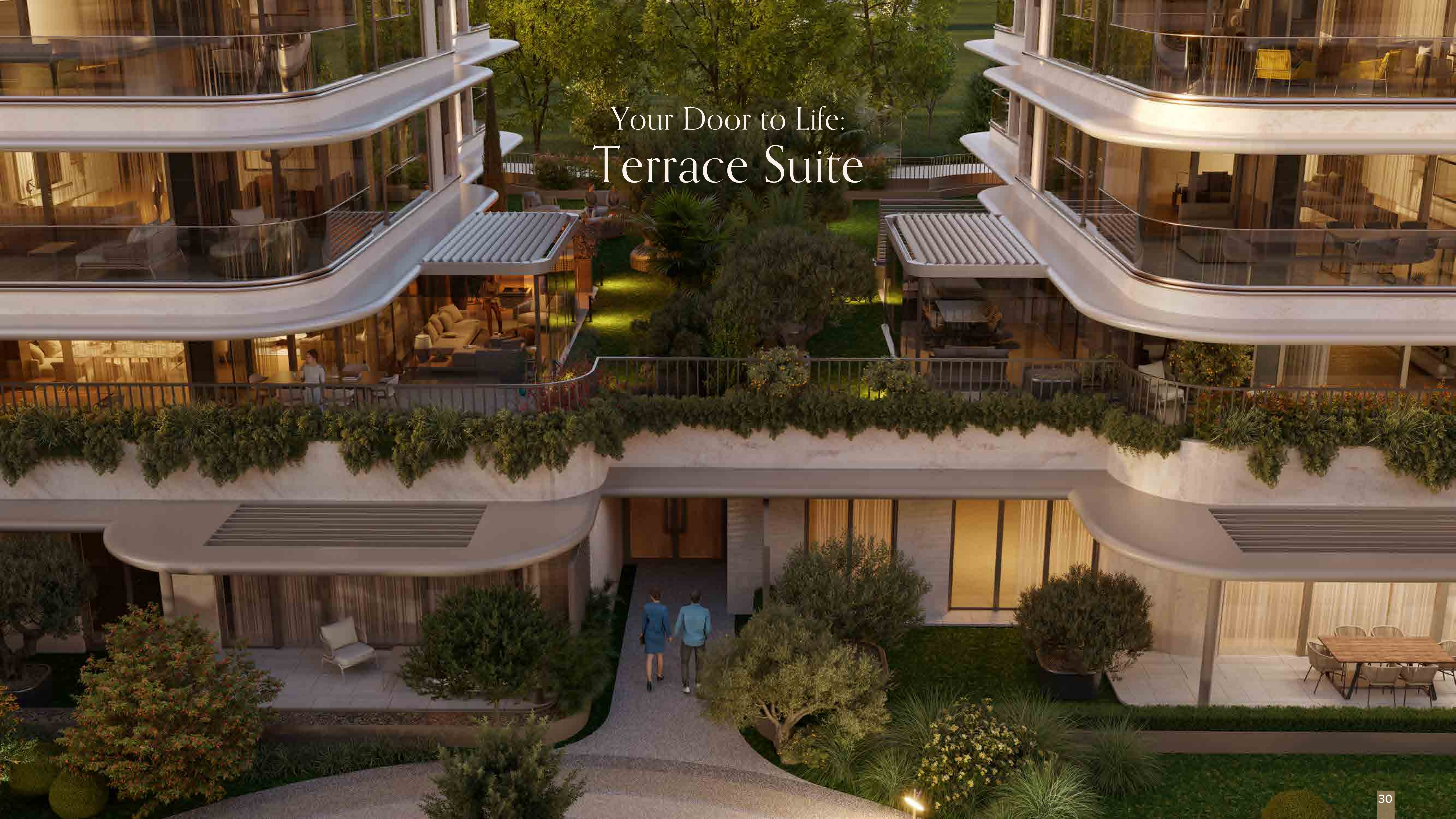
Garden Suite is designed for those who dream of a life in touch with nature. Created with nature-sensitive design and high quality understanding Garden Suites offer an oasis in the center of the city. A life surrounded by the beauty of nature with simple and elegant living spaces opening the doors of these suites, Izmir's unique view and climate promises a life in harmony.

Garden Suites, designed as single-storeys, provide you with a natural living space suitable for all your family's needs with 2+1, 3+1 and 5+1 options and large gardens.

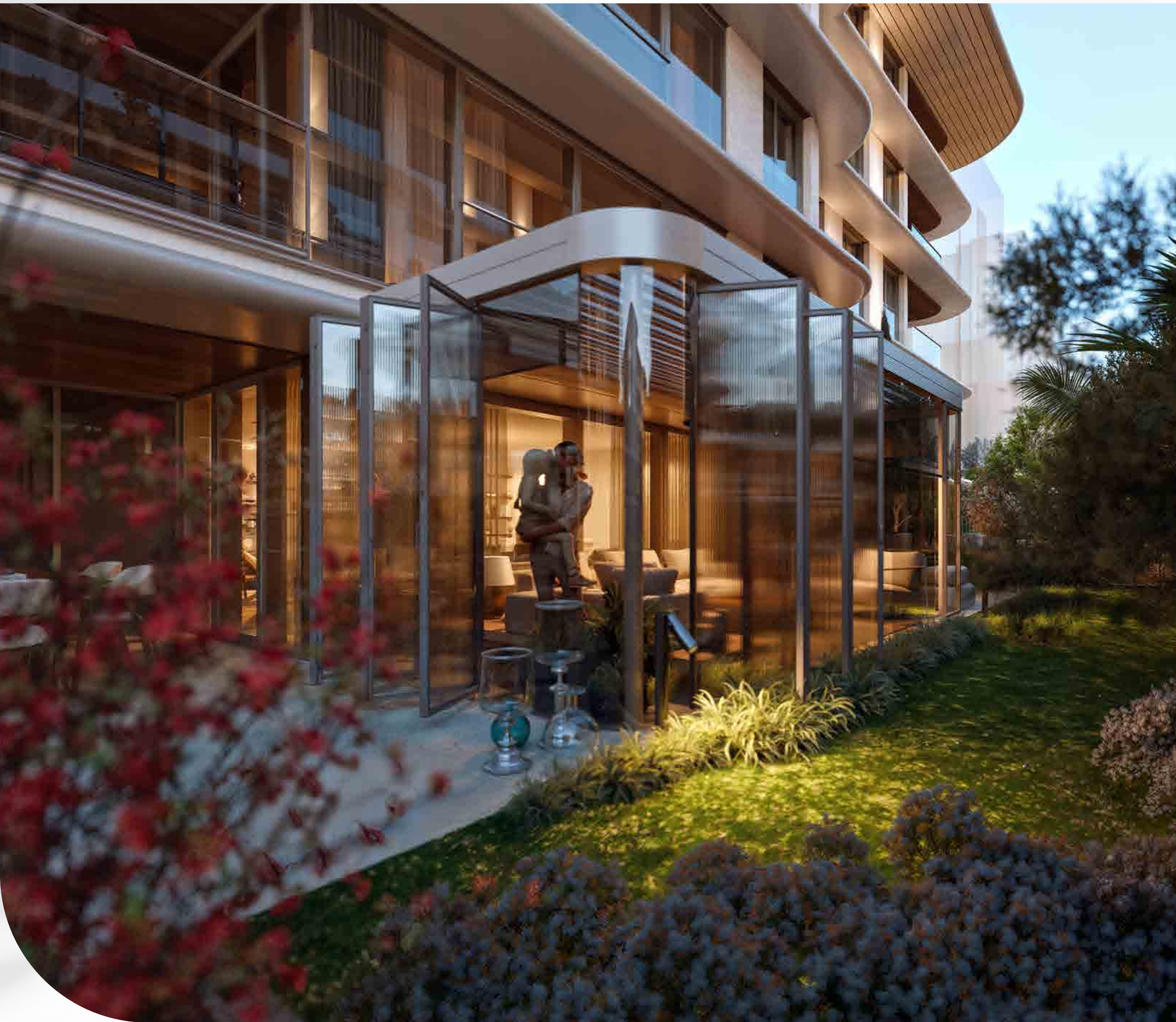


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An architectural rendering of a modern residential building with a central courtyard. The building features multiple levels with balconies and large glass windows. The courtyard is lush with greenery, including trees, shrubs, and a central lawn area. A couple is walking on a path in the courtyard. The text "Your Door to Life: Terrace Suite" is overlaid on the image.

Your Door to Life: Terrace Suite



Terrace Suite

Designed for those who want to combine the dynamic life of the city with spacious and large terraces. Folkart Mona's Terrace Suites add spaciousness to your life with their large outdoor areas. Offering 2+1, 3+1 and 4+1 options, single-storey suites combine the comfort of modern life with a natural view.



Shaped with Folkart Mona Mavişehir's unique understanding of quality Terrace Suites provide a seamless transition between indoors and outdoors, making city living unique. The pleasant moments spent on the spacious terraces are crowned with the unique view of Izmir, while offering the rhythm of the city and the calmness of nature under the same roof.

The Peak of Luxury: Penthouse

Penthouse is a living space equipped with unique and special designs, representing the ultimate in luxury living... Carefully designed in every detail, Penthouses combine aesthetics and comfort while offering all the amenities of modern living.



The pools in the penthouses, suitable for summer and winter use, add a unique luxury to your life. These private pools, which allow you to have a pleasant time in every season, offer you the comfort of a detached life.

Located at the summit of Folkart Mona Mavişehir, the Penthouses are designed for those who want to experience luxury, comfort and privilege at the highest level.





Adjust The Sun To Your Liking

With the special balcony curtain system that complements the unique lifestyle of Folkart Mona Mavişehir, you can enjoy the sun and the view in your suite as you wish.



Privacy and Elegance in One



The automated curtain system, special for Folkart Mona residents, ensures that you feel safe and comfortable by ensuring that you are completely isolated from the outside world. This elegant system, where no detail is visible when pulled back, connects your living spaces with an uninterrupted view.









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*Eye-catching Details,
A Quiet Luxury*



Tanju Özelgin Signature in Life Details

One of the signatures that transformed Folkart Mona Mavişehir into the most privileged work of Izmir history is the world-renowned designer Tanju Özelgin.

Born in 1962 in Istanbul, Tanju Özelgin graduated from Marmara University, Faculty of Fine Arts, Department of Industrial Design in 1984.

Since 2005, Özelgin has been working on industrial product design and interior architecture projects at TO (Tanju Özelgin Studio).

Özelgin has been contributing to educational processes as a faculty member and project consultant since 1988. He takes part in many competitions as a jury member, exhibition participant and workshop manager.





Living Space that
Reflects
Your Personality

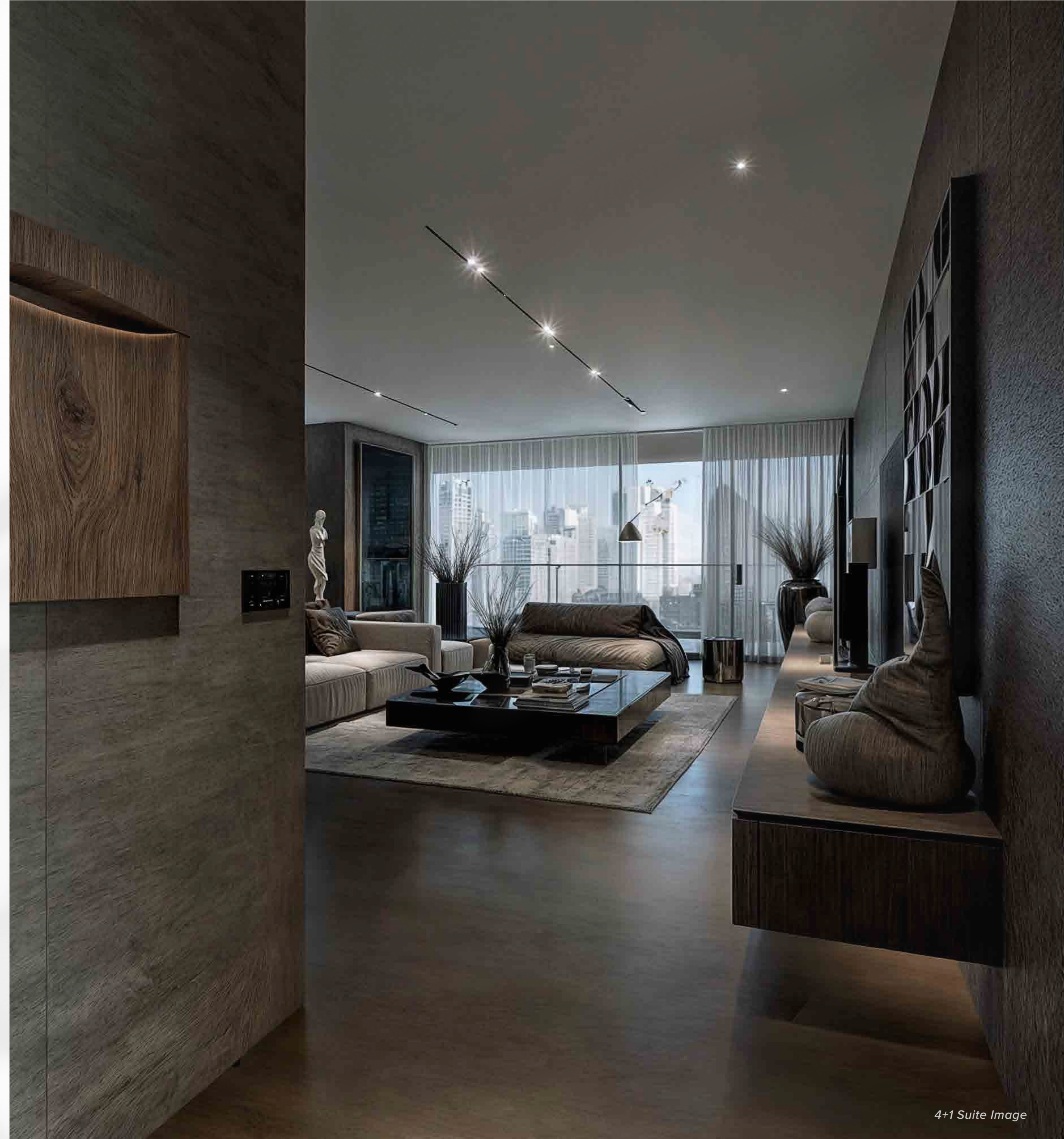




Quality Hidden in the Details

Folkart Mona's interiors are the best way to achieve perfection materials and superior quality. The exterior beauty of Folkart Mona is combined with the aesthetics and comfort of the interior spaces.

For us, living in Folkart Mona means reaching perfection.



luxury in
EVERY DETAIL

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Studio F. A. Porsche Signature at Folkart Mona Mavişehir

*Imagine a unique kitchen and a private bathroom that no one else has...
The design of these special spaces in Folkart Mona Mavişehir belongs to the
world-renowned Studio F. A. Porsche. Studio F. A. Porsche is an Austria-based
design studio founded by Ferdinand Alexander Porsche, designer of the
legendary Porsche 911...*

*Your kitchen takes your gastronomy to the next level with Studio F. A. Porsche's
aesthetic and innovative approach. At Folkart Mona Mavişehir, your taste of life
is multiplied with the touches of the world's best designers. Your bathroom is
designed by the same studio with a unique style just for you.*

Studio F. A. Porsche

*Studio F. A. Porsche is known as a platform for modernizing a deep-rooted
design heritage through new projects. Studio draws attention with its
innovative and aesthetic designs in many different fields. It is one of the
most qualified design centers in the world.*





Meeting Point of Gourmet Flavors & Elegance



Enjoy gourmet meals in stylish and functional kitchens at Folkart Mona Mavişehir. In these special areas, which are the flavor point of modern city life, every meal turns into a work of art. Enjoy cooking in comfortable and aesthetic kitchens.



Excellence in Every Moment of Life

In Folkart Mona, the perfect life is not at a certain time, but in every moment of the day and in every detail. Day or night... For those looking for impeccable comfort and unique details.

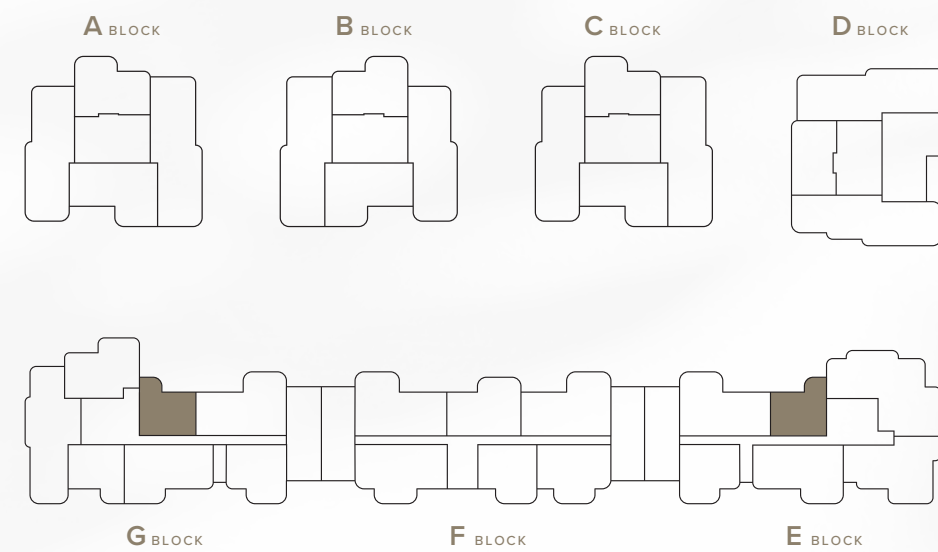


4+1 Suite Image

2 + 1 MONA SUITE FLOOR PLAN

NET AREA INCLUDING BALCONY : 82.6 m²
GROSS AREA : 95.7 m²
GROSS AREA FOR SALE : 133.95 m²

1	Entrance	:	3.8 m ²
2	Living Area + Kitchen	:	27.7 m ²
3	Master Room	:	16.5 m ²
4	En-suite Bathroom	:	3.8 m ²
5	Bathroom	:	3.5 m ²
6	Hall	:	4.1 m ²
7	Laundry Room	:	1.1 m ²
8	Terrace Room	:	12.5 m ²
9	Open Living Area	:	9.6 m ²

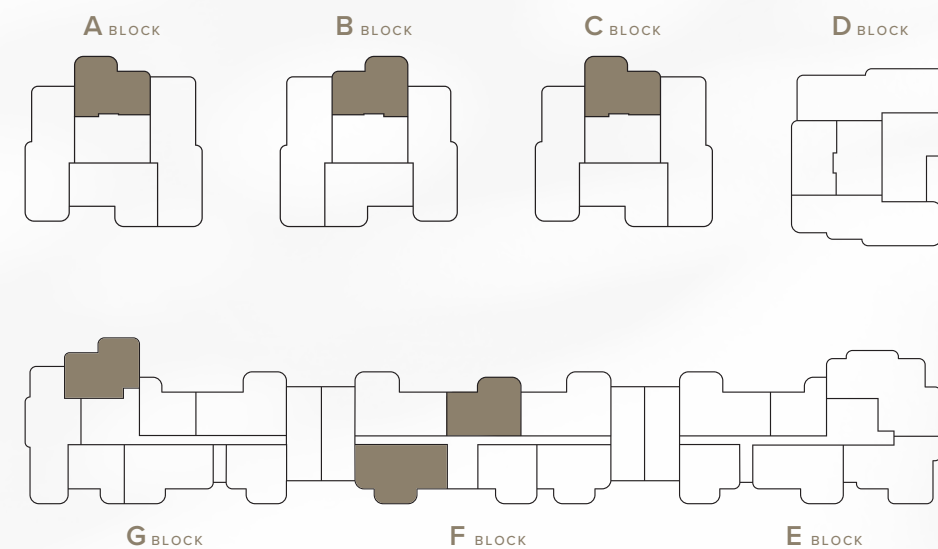


2 + 1 MONA SUITE FLOOR PLAN

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NET AREA INCLUDING BALCONY : 110.8 m²
GROSS AREA : 127.8 m²
GROSS AREA FOR SALE : 178.9 m²

1	Entrance	:	6.2	m ²
2	Living Space	:	30.2	m ²
3	Kitchen	:	13.6	m ²
4	Master Room	:	17.8	m ²
5	En-suite Bathroom	:	3.8	m ²
6	Bathroom	:	4.1	m ²
7	Laundry Room	:	1.6	m ²
8	Hall	:	3.9	m ²
9	Terrace Room	:	12.0	m ²
10	Open Living Area	:	17.6	m ²

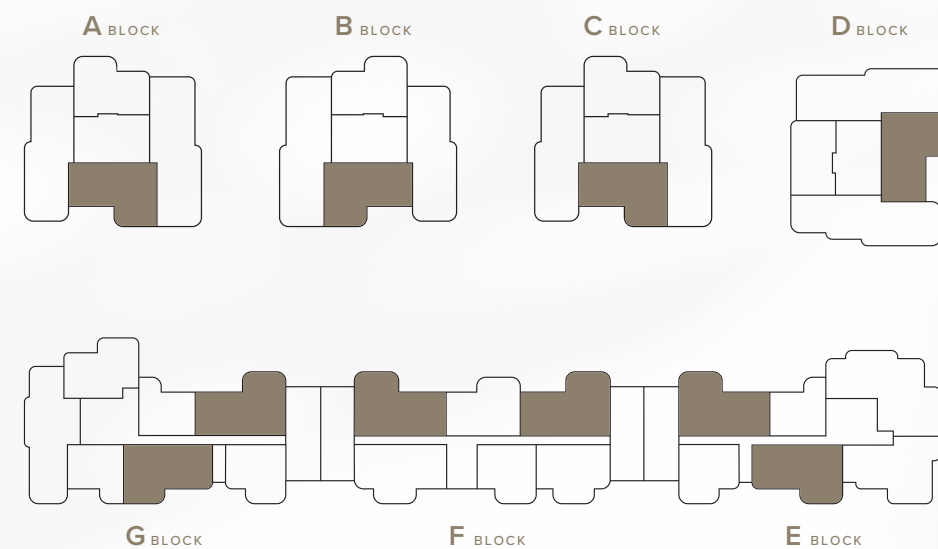


*There may be changes in the m² of the related suites between blocks.

3 + 1 MONA SUITE FLOOR PLAN

NET AREA INCLUDING BALCONY : 138.8 m²
GROSS AREA : 158.5 m²
GROSS AREA FOR SALE : 221.9 m²

1	Entrance	: 6.9 m ²
2	Living Space	: 34.6 m ²
3	Kitchen	: 16 m ²
4	Room	: 11.4 m ²
5	Master Room	: 20.4 m ²
6	En-suite Bathroom	: 4.2 m ²
7	Laundry Room	: 1.6 m ²
8	Bathroom	: 4.3 m ²
9	Hall	: 6.2 m ²
10	Balkony	: 2.5 m ²
11	Terrace Room	: 12.5 m ²
12	Open Living Area	: 18.4 m ²



3 + 1 MONA SUITE FLOOR PLAN

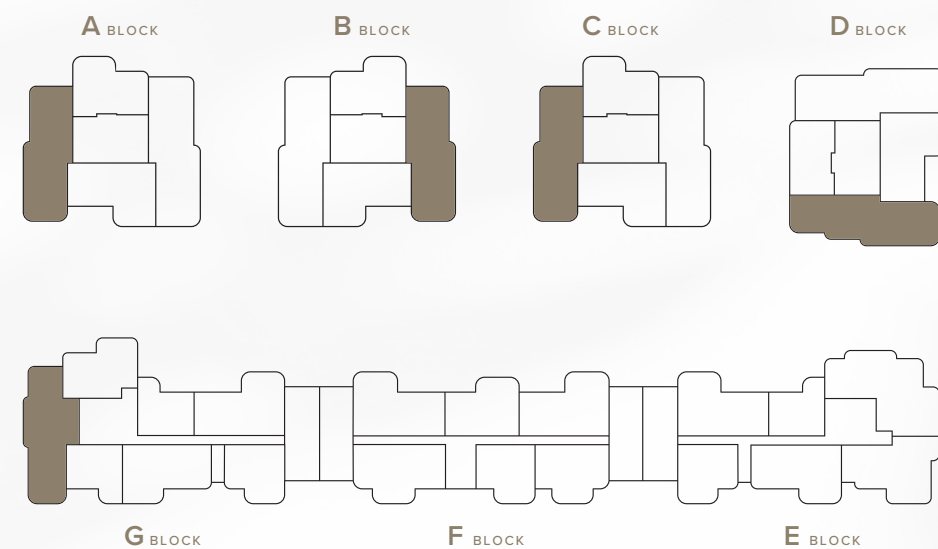
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NET AREA INCLUDING BALCONY : 176.4 m²

GROSS AREA : 198.3 m²

GROSS AREA FOR SALE : 277.6 m²

1	Entrance	:	8.3	m ²
2	Living Space	:	56.3	m ²
3	Kitchen	:	16.4	m ²
4	Room	:	13.2	m ²
5	Master Room	:	23.6	m ²
6	En-suite Bathroom	:	5.2	m ²
7	Laundry Room	:	2.6	m ²
8	Bathroom	:	4.3	m ²
9	Hall	:	7.0	m ²
10	Balkony	:	4.8	m ²
11	Terrace Room	:	14.1	m ²
12	Open Living Area	:	20.7	m ²



*There may be changes in the m² of the related suites between blocks.

4 + 1 MONA SUITE

FLOOR PLAN

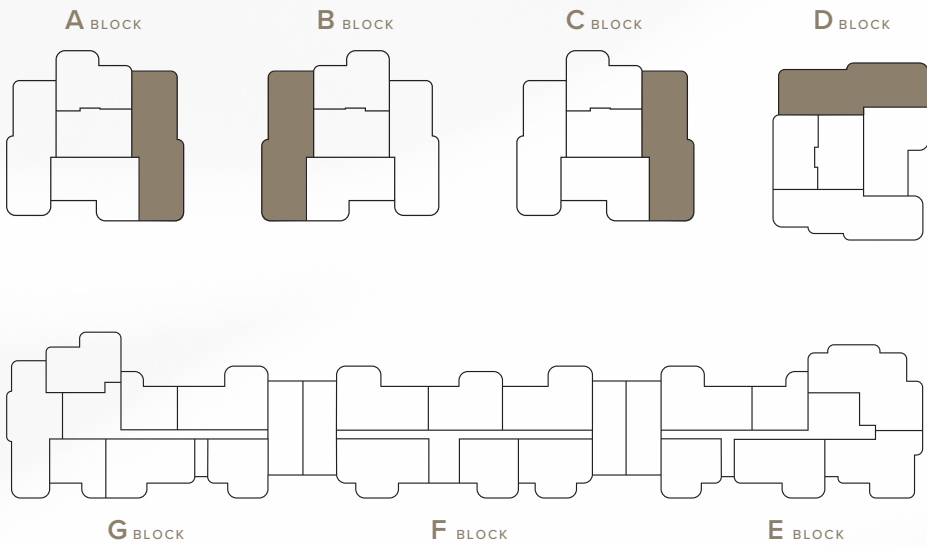
NET AREA INCLUDING BALCONY
: 204.5
m²

GROSS AREA
: 230.9
m²

GROSS AREA FOR SALE
: 323.2
m²



1 Entrance	:	8,5 m ²	6 Master Room	:	24.1 m ²	11 Hall	:	9.8 m ²
2 Living Area	:	59.0 m ²	7 En-suite Bathroom	:	5.2 m ²	12 Balcony	:	4.8 m ²
3 Kitchen	:	18.0 m ²	8 Laundry Room	:	2.1 m ²	13 Terrace Room	:	14.1 m ²
4 Room	:	14.2 m ²	9 Bathroom	:	4.3 m ²	14 Open Living Area	:	24.4 m ²
5 Room	:	13.3 m ²	10 Wc	:	2.7 m ²			



*There may be changes in the m² of the related suites between blocks.

5 + 1 PENTHOUSE
FLOOR PLAN

NET AREA INCLUDING BALCONY : 304.83 m²
GROSS AREA : 404.34 m²
GROSS AREA FOR SALE : 872.93 m²
POOL AREA : 21.00 m²



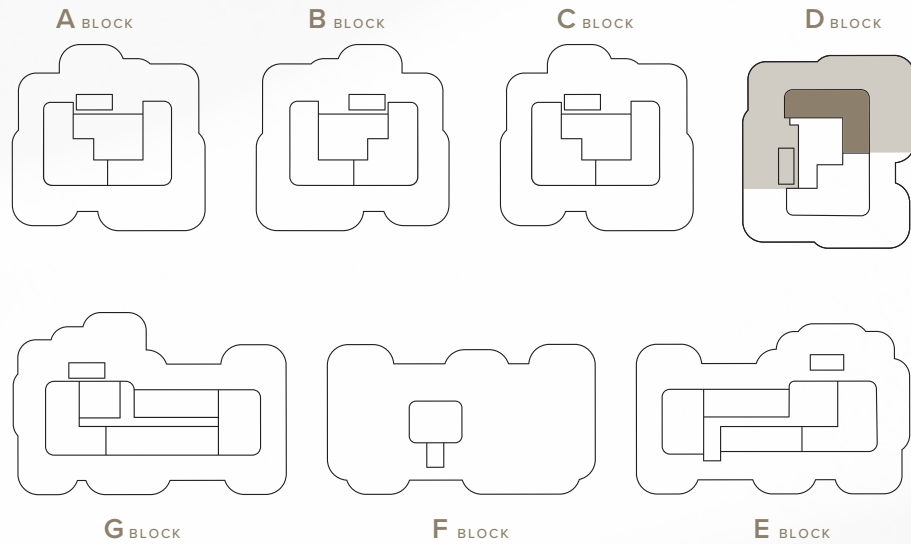
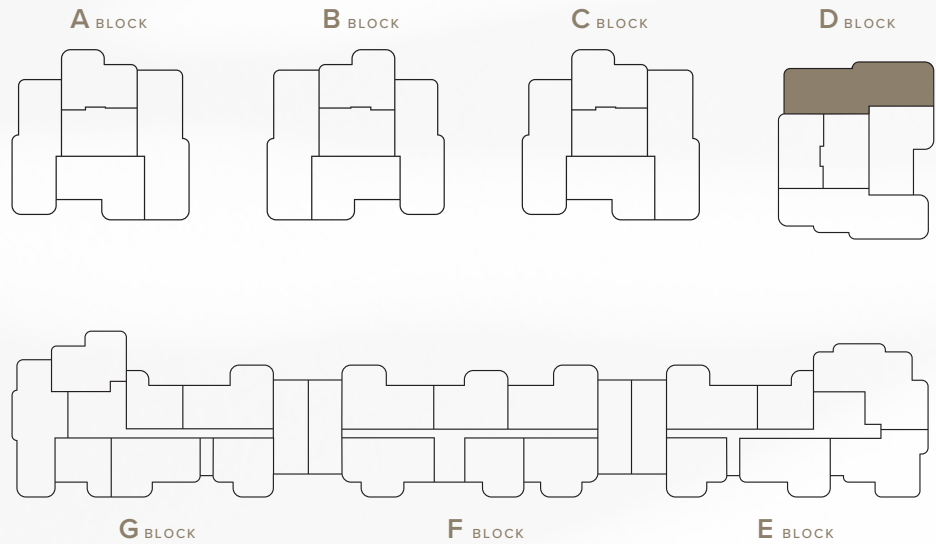
GROUND FLOOR



UPPER FLOOR

1 Entrance	: 4.77 m ²	8 Bathroom	: 3.64 m ²	15 Balcony	: 4.83 m ²
2 Master Room	: 47.27 m ²	9 Room	: 21.11 m ²	16 Entrance	: 5.85 m ²
3 En-suite Bathroom	: 6.80 m ²	10 Bathroom	: 3.24 m ²	17 Living Area + Terrace	: 60.47 m ²
4 Room	: 17.04 m ²	11 Bathroom	: 3.79 m ²	18 Kitchen	: 22.91 m ²
5 Bathroom	: 3.04 m ²	12 Workspace	: 4.49 m ²	19 Terrace Room	: 7.19 m ²
6 Terrace Room	: 16.09 m ²	13 Hallway	: 13.07 m ²	20 Bathroom	: 3.49 m ²
7 Room	: 19.44 m ²	14 Open Living Area	: 24.39 m ²	21 Cloakroom	: 2.75 m ²

22 Hallway	: 5.37 m ²
23 Terrace 1	: 116.66 m ²
24 Terrace 2	: 46.25 m ²
25 Pool Terrace	: 28.12 m ²
26 Terrace 3	: 66.14 m ²



*There may be changes in the m² of the related suites between blocks.

The Commercial Touch that Enriches Life

The commercial areas of Folkart Mona are designed to facilitate daily life and add dynamism to the region. Located at the most prestigious point of Mavişehir, these areas will revitalize social life with high-end stores, exclusive gastronomy brands and qualified service businesses.







Folkart's Sustainability Approach Meets the Elegance of FOLKART MONA MAVİŞEHİR!

While redefining urban life with its superior quality approach, Folkart has a sensitivity and sustainability approach that considers the ecology of the city. This holistic sustainability philosophy, ranging from waste management to energy efficiency, is also reflected in Folkart's masterpiece Folkart Mona Mavişehir.

Residents of Folkart Mona Mavişehir have a perfect life in every detail and share a consciousness that prioritizes nature sensitivity in harmony with the environment. While making Folkart Mona Mavişehir your home, we will not forget that the world is home to all of us.

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M O N A

FOLKART MONA MAVİŞEHİR

Sustainability Philosophy

- *Folkart prepares a Sustainability Report every year and shares it with the public.*
- *Approximately 22% of the energy used at Folkart construction sites is obtained from green energy using SPP (Solar Energy Panels).*
- *Measurements and arrangements are made to reduce carbon emissions in all projects.*
- *In Folkart Mona Mavişehir, carbon emissions are monitored and reduced with Carbon Footprint Measurement.*
- *Saving products/armatures are used to reduce water and electricity consumption.*
- *Folkart Mona Mavişehir has a system that collects rainwater, purifies it and uses it for landscape irrigation.*
- *With the green roof application, the heat island effect in the city has been reduced.*
- *Folkart Mona Mavişehir, like all our projects, is a disaster-resistant building.*
- *The life cycle of the building has been extended and the carbon footprint in the life cycle has been reduced.*
- *In the landscape of Folkart Mona Mavişehir, choices have been made to increase biodiversity.*
- *Avapuring has been utilized in the landscape to provide cooler indoor environments in summer.*
- *Parking lots that encourage the use of bicycles are planned and charging stations that facilitate the use of electric vehicles are included.*

*Folkart Mona Mavişehir:
A Unique Lifestyle*

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Images are representative and Folkart reserves the right to change, reorganize or cancel the project in whole or in part.

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