



Beach Residence  
Cesme

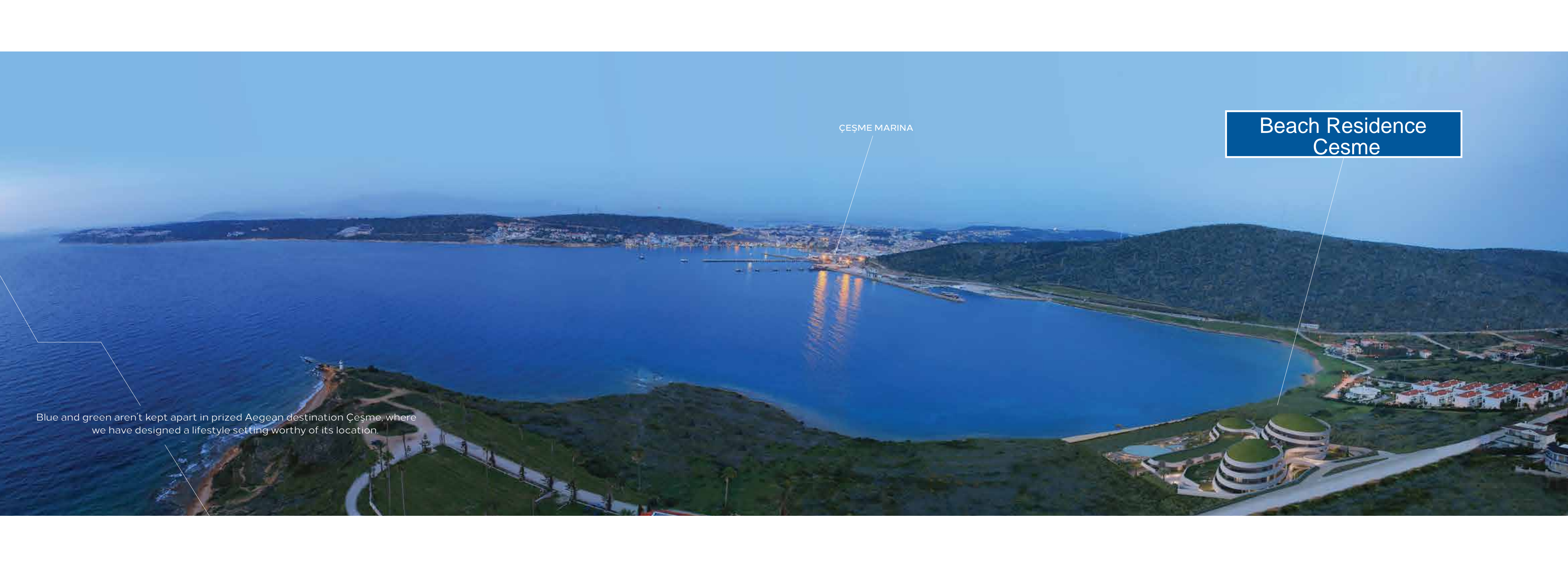
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GATEWAY TO THE SEA







ÇEŞME MARINA

Beach Residence  
Çeşme

Blue and green aren't kept apart in prized Aegean destination Çeşme, where we have designed a lifestyle setting worthy of its location.

## Beach Residence

### DISTANCES

ÇEŞME MARINA	2 km
AYA YORGI BAY	5 km
ATATÜRK EDUCATION AND TRAINING HOSPITAL	6 km
ALTIN YUNUS MARINA	7 km
SHERATON HOTEL	10 km
ILICA BEACH	11 km
ALAÇATI MARKET	12 km
PAŞA LIMANI BAY	15 km
PORT ALAÇATI MARINA	16 km

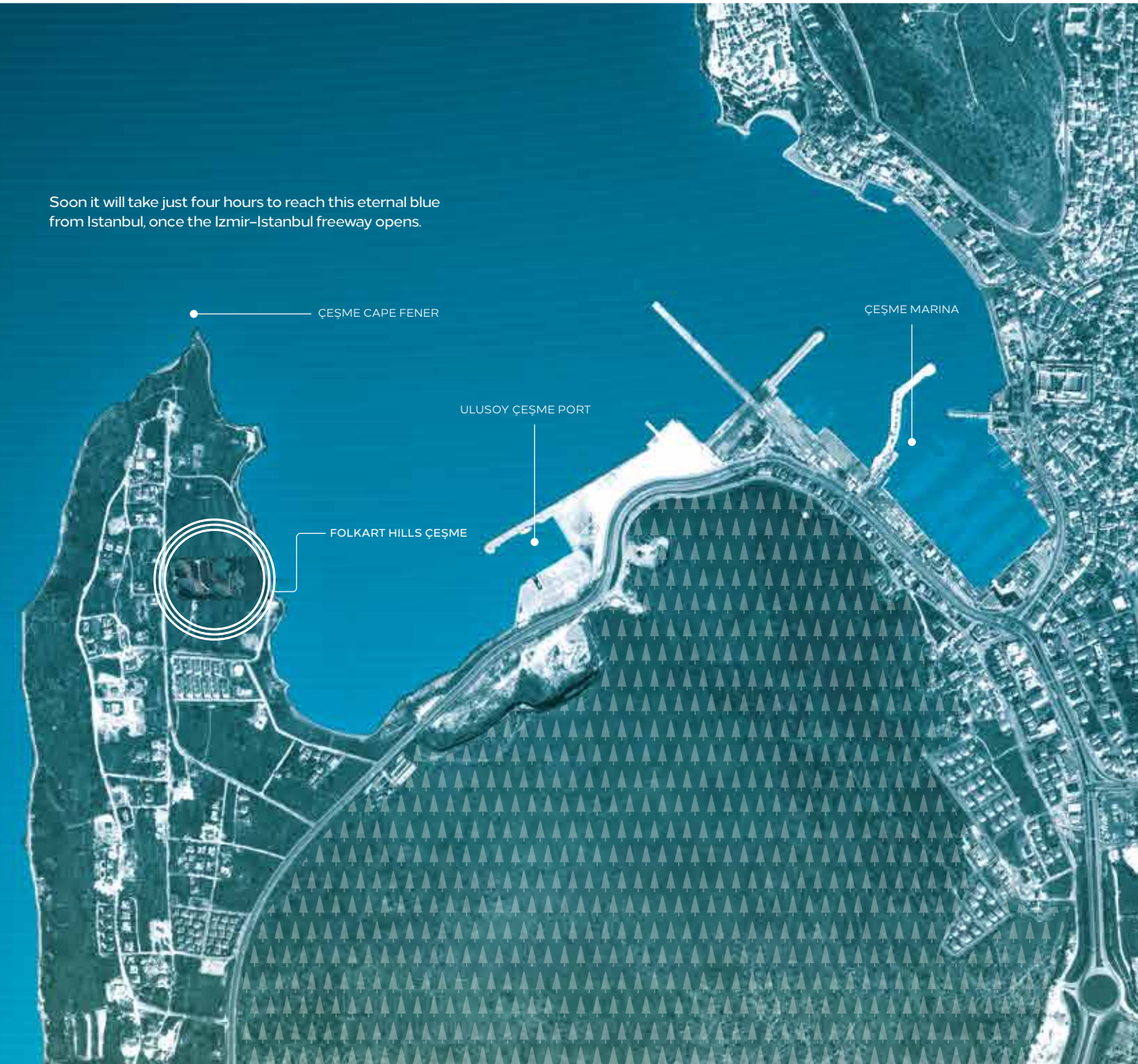


### AN EXTRAORDINARY PROJECT IN THE CENTER OF ÇEŞME

Çeşme is the most beautiful peninsula in the Aegean, and its value rises every day. Folkart Hills is located at Cape Fener in the center of Çeşme, just a walk from its marina, entertainment venues, cafes and restaurants. It brings a brand new beachfront look to Çeşme with one-of-a-kind architecture, offering you and your loved ones a privileged lifestyle.



Soon it will take just four hours to reach this eternal blue from Istanbul, once the Izmir-Istanbul freeway opens.





### THE PEARL OF THE AEGEAN

Sea, sand, sun, surf, festivals, distinctive flavors, hidden bays, thermal waters... Çeşme is like heaven on earth with its unique wonders. Your place is reserved at the most exclusive locale of this peninsula where life is always vibrant.



UNPARALLELED HARMONY  
OF BLUE AND GREEN





## BEACHFRONT LIVING

Nothing ever blocks your view at Folkart Hills, and all doors lead to the sea.







ENJOY THE DEEP BLUE WATERS OF  
ÇEŞME FROM YOUR PRIVATE PIER.





## RAISE YOUR EXPECTATIONS

This is an exclusive world, not only with its original architecture but also with a design that emanates luxury from every corner, suites conceived for every need, spacious balconies and terraces to host your guests, a concierge service, outdoor swimming pools, fitness and spa centers, and your pier just a stone's throw away.



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AS THE SUN MAKES ITS WAY TO THE MOON AND YOU ENJOY THE SEA,  
GREET THE NIGHT AND YOUR FRIENDS ON A BALCONY THAT CELEBRATES NATURE.





## ENJOY TERRACE LIVING

Welcome the blue on your suite's lush green terrace. Take advantage of the view of the Aegean's pearl, Çeşme, from this vantage point.





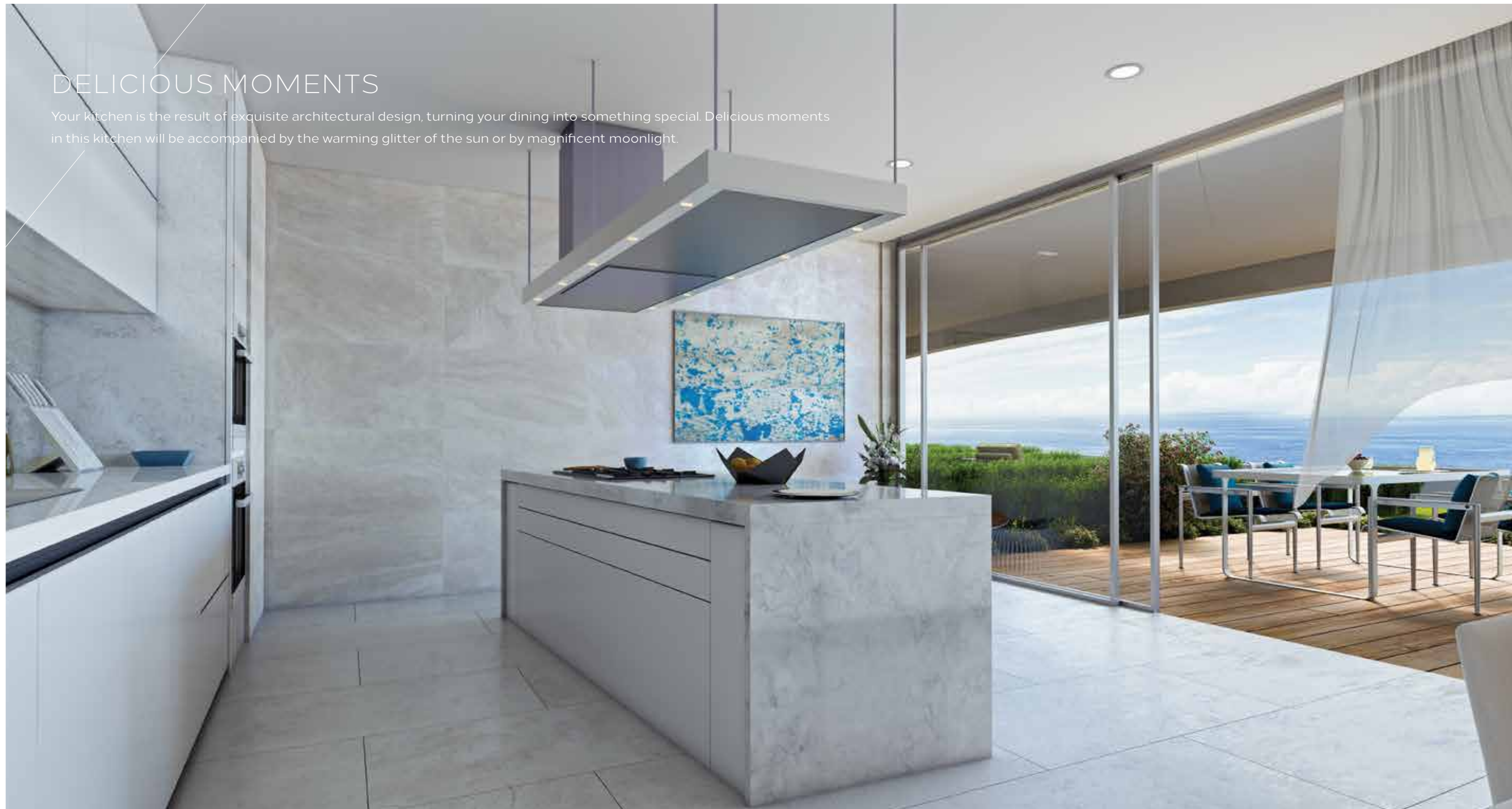


COMFORT GAINS  
A NEW MEANING

Comfort will gain new meaning in the living rooms of the Folkart Hills Suites. Unforgettable times await you in your living room, where sea views enchant you with their beauty any time of the day.

## DELICIOUS MOMENTS

Your kitchen is the result of exquisite architectural design, turning your dining into something special. Delicious moments in this kitchen will be accompanied by the warming glitter of the sun or by magnificent moonlight.



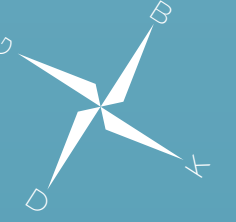
## MORE BEAUTIFUL THAN YOU DREAMED

You will adore the elegance and comfort of your bedroom, the place of tranquility in your suite, where you will enjoy the gentle Aegean breeze and welcome a never-ending blue.

# LAYOUT PLAN



- 1 BUILDING ENTRANCE
- 2 INDOOR PARKING LOT ENTRANCE
- 3 CAFE
- 4 SPA
- 5 POOL
- 6 THERMAL POOL
- 7 SUNBATHING AREA
- 8 BEACH
- 9 PIER



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## SOCIAL LIFE

### Social Living Area:

- Outdoor pool
- Children's pool
- Outdoor-indoor cafeteria \*
- Two-story indoor parking lot
- Fitness, Pilates and yoga centers
- Spa and sauna
- Changing rooms for men and women
- Lobby and resting area
- 24-hour security
- Camera security system

### Equipment

- Built-in white goods
- Heating and cooling with VRV system
- Automated water and electricity reading system
- Generator (for all areas and suites)
- Indoor parking lot OGS entrance/exit
- Deck-covered terraces
- A private back garden in ground floor suites
- Automated irrigation system on all terraces and in common area gardens

\*These services will be provided at an additional cost.

### Housekeeping

- Daily suite cleaning\*
- Dry cleaning service\*
- Laundry service\*
- Ironing service\*

### Security

- Security camera recording and archiving in all common areas and at the main gate entrance
- Fire alarm and automatic fire extinguishing system in common areas
- Fire cabinets on floors
- Security alarm system, fire and water detector, and videophone in suites

### General Services

- Professional building management
- General suite garden maintenance\*
- Technical and hygienic maintenance of common area pools
- Cleaning and maintenance of common areas
- Beach cleaning and maintenance services

### Reception and Concierge Services

- Room service (10:00–22:00)
- General reservation services (restaurants, concerts, flights, and so on)
- Wake-up call service
- Newspaper/bread service
- Referral for emergency health services (doctor, nurse or ambulance services)
- Car wash\*
- Car rental, airport service
- VIP transfer service\*

### Common Area Services

- Free Wi-Fi
- Game hall
- Pier
- Music broadcast
- American bar\*
- Showers and changing rooms

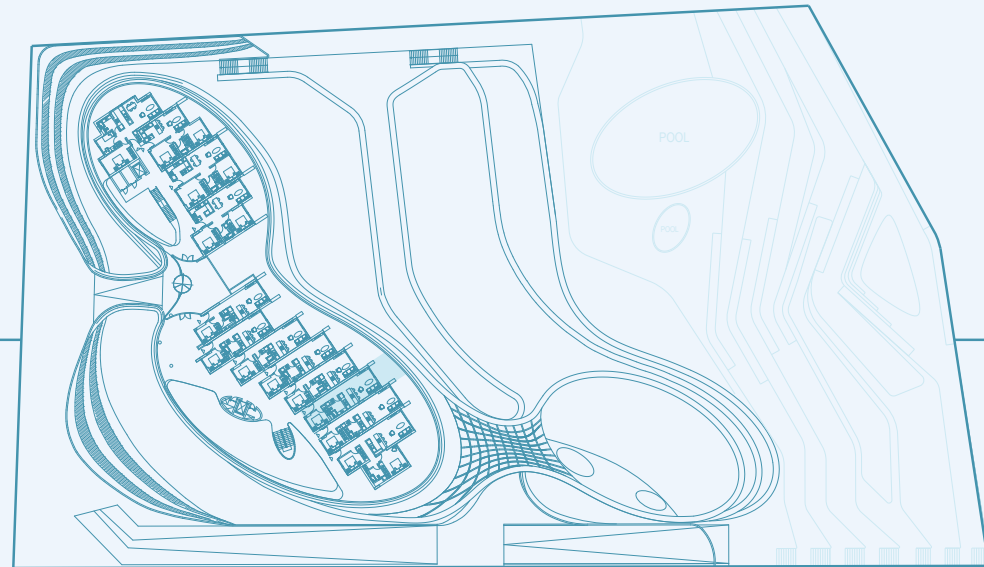


# 1+1

## FLOOR PLAN

NET AREA \_\_\_\_\_ 52 m<sup>2</sup>  
GROSS AREA \_\_\_\_\_ 84 m<sup>2</sup>  
OVERALL GROSS AREA \_\_\_\_\_ 104 m<sup>2</sup>

- 1 Living Area + Kitchen \_\_\_\_\_ 27 m<sup>2</sup>
- 2 Bedroom \_\_\_\_\_ 10 m<sup>2</sup>
- 3 Bathroom \_\_\_\_\_ 6 m<sup>2</sup>
- 4 Hallway \_\_\_\_\_ 9 m<sup>2</sup>
- 5 Terrace \_\_\_\_\_ 11 m<sup>2</sup>
- 6 Garden \_\_\_\_\_ 12 m<sup>2</sup>



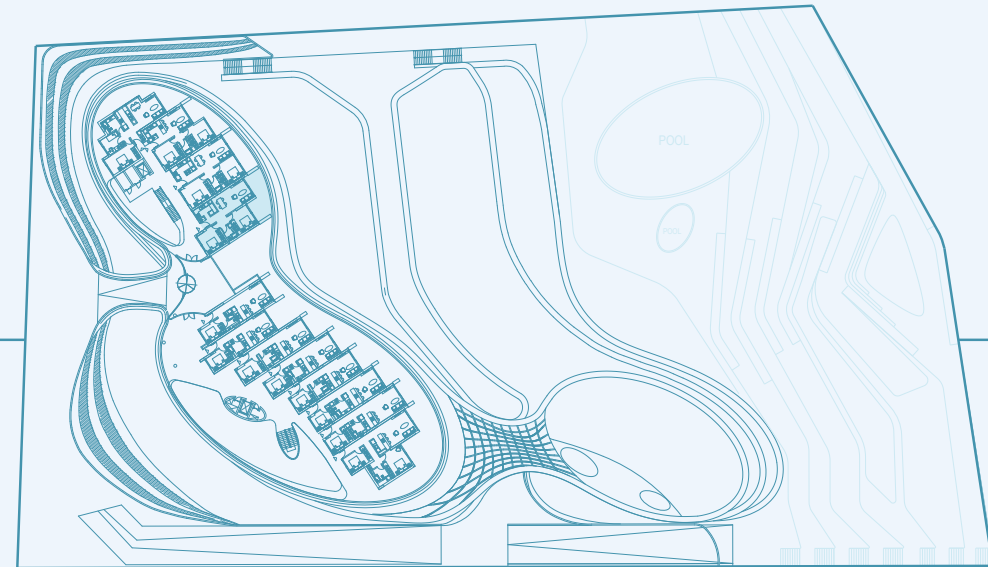
FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary.

# 2+1

## FLOOR PLAN

NET AREA \_\_\_\_\_ 70 m<sup>2</sup>  
GROSS AREA \_\_\_\_\_ 116 m<sup>2</sup>  
OVERALL GROSS AREA \_\_\_\_\_ 144 m<sup>2</sup>

- 1 Living Area \_\_\_\_\_ 24 m<sup>2</sup>
- 2 Kitchen \_\_\_\_\_ 7 m<sup>2</sup>
- 3 Bedroom 1 \_\_\_\_\_ 13 m<sup>2</sup>
- 4 Bedroom 2 \_\_\_\_\_ 14 m<sup>2</sup>
- 5 Bathroom \_\_\_\_\_ 5 m<sup>2</sup>
- 6 Hallway \_\_\_\_\_ 8 m<sup>2</sup>
- 7 Terrace \_\_\_\_\_ 19 m<sup>2</sup>
- 8 Garden \_\_\_\_\_ 13 m<sup>2</sup>

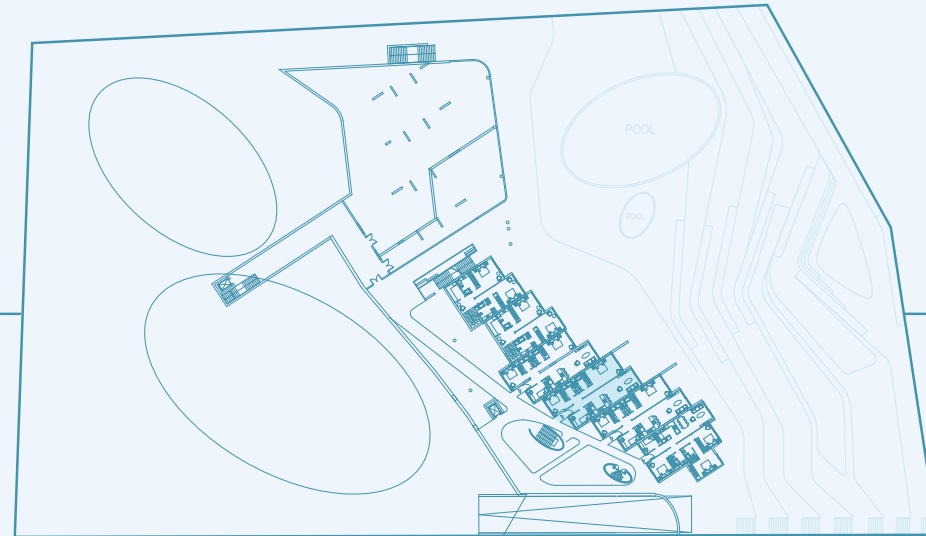


# 3+1

## FLOOR PLAN

NET AREA \_\_\_\_\_ 104 m<sup>2</sup>  
GROSS AREA \_\_\_\_\_ 207 m<sup>2</sup>  
OVERALL GROSS AREA \_\_\_\_\_ 246 m<sup>2</sup>

1 Living Area	28 m <sup>2</sup>
2 Kitchen	7 m <sup>2</sup>
3 Bedroom 1	14 m <sup>2</sup>
4 Bedroom 2	9 m <sup>2</sup>
5 Bedroom 3	28 m <sup>2</sup>
6 Bathroom 1	5 m <sup>2</sup>
7 Bathroom 2	4 m <sup>2</sup>
8 Hallway	9 m <sup>2</sup>
9 Terrace	31 m <sup>2</sup>
10 Garden	58 m <sup>2</sup>



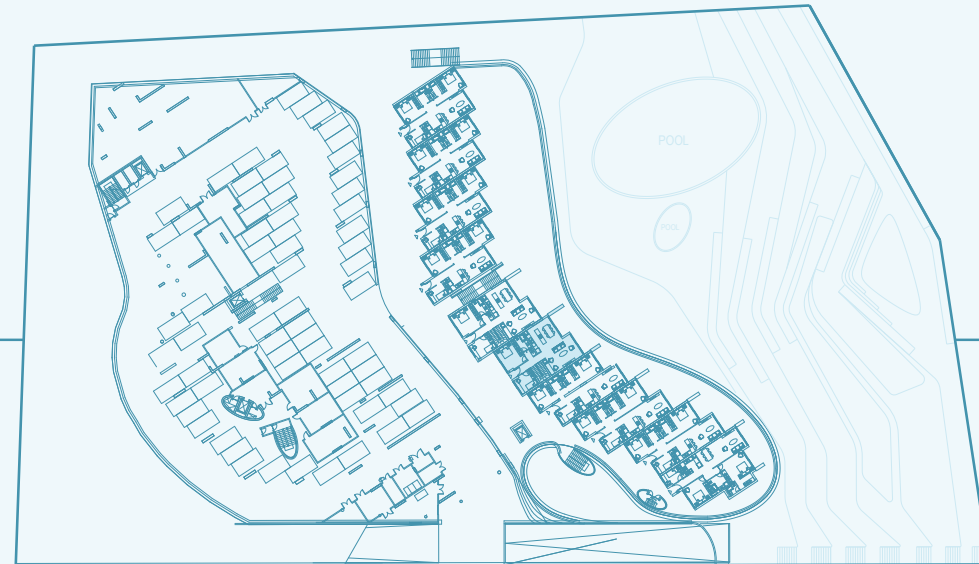


# 4+1

## FLOOR PLAN

NET AREA \_\_\_\_\_ 175 m<sup>2</sup>  
GROSS AREA \_\_\_\_\_ 393 m<sup>2</sup>  
OVERALL GROSS AREA \_\_\_\_\_ 460 m<sup>2</sup>

1 Living Area + Kitchen	47 m <sup>2</sup>
2 Bedroom 1	16 m <sup>2</sup>
3 Bedroom 2	10 m <sup>2</sup>
4 Bathroom 1	5 m <sup>2</sup>
5 Hallway	16 m <sup>2</sup>
6 Terrace	51 m <sup>2</sup>
7 Garden	136 m <sup>2</sup>
8 Bedroom 3	24 m <sup>2</sup>
9 Bedroom 4	28 m <sup>2</sup>
10 Bathroom 2	7 m <sup>2</sup>
11 Bathroom 3	7 m <sup>2</sup>
12 Laundry Room	7 m <sup>2</sup>
13 Hallway 2	8 m <sup>2</sup>





## DİLEKÇİ Architects (DDA)



An Istanbul-based multi-disciplinary architectural firm established by architect Durmuş Dilekci. Some of DDA's national and international award-winning projects include Buyaka Shopping Mall and Office Complex, Hilton Doubletree Avcılar Hotel, and Mies Van Der Rohe 2015 nominee Mi'costa Hotel and residential project

Durmuş Dilekci founded Uras Dilekci Mimarlık (UXD) firm as a founding partner in 2003. In 2014, he took over the company; since then, he continued operations under the name Dilekci Mimarlık (DDA). DDA aspires to forge ahead with its years of experience and know-how. Since 2003, Dilekci has been working as a visiting lecturer at Turkey's prominent universities, such as

Istanbul Technical University, Yıldız Technical University, Bahçeşehir University and Beykent University. He is currently teaching an Architectural Design class at Istanbul Technical University. Dilekci serves as a jury member in competitions at universities and professional platforms, as well as participates as speaker in academic conferences.

Durmuş Dilekci and his team strive to create a broad awareness with expansive know-how by introducing a different perspective on urban and architectural matters for diverse projects in private, public and investment industries.

# DİLEKÇİ



## Beach Residence Cesme

### FOLKART HILLS ÇEŞME PROJECT

I like to celebrate the shared language of form, material, and light. This language makes up the spirit of the project. Each project speaks to me with its subject, contours, and environment. We have created the unique language of the Folkart Hills project with these in mind.

Positioned across from Çeşme, this location needed a special approach to unearth its potential. We conceived the architecture on the basis of the area's silhouette. The way we would develop the project with respect to the high sloping terrain was crucial. We aspired to create a design that conformed to the curves of the slopes but blended in with the silhouette. We strove to break off the walls which the design could have created with a silhouette effect by incorporating three peaked geometries. These were set out on divided levels, thereby achieving a flowing silhouette and creating our own topography. We named the project after the language of this form.

We created surprise elements by changing the perspectives of all units in the project. Large and spacious courtyards and gardens were conceived within a main circulation area, and open garden areas were added to enrich your outdoor experience. Gardens that have uninterrupted sea views were included to strengthen the sense of distinction and of direct connection with the water.

Areas with large eaves form shadow zones that may be useful in sunny weather.

Additionally, restaurants, sports areas, and the social area's spa center are directly connected to the buildings.

I believe that the design we have developed will offer new benefits and meaning to the project environment.

# THIS LIFE IS EXCLUSIVELY YOURS. MAKE THE MOST OF IT.

At Folkart Hills, a life beyond the cares of time and space awaits you, with the highest standards and unprecedented advantages... You are welcomed to an exclusive life with spacious suites that blend luxury and elegance, rooms of peaceful and endless blue, living rooms perfect to host your guests, kitchens to enjoy cooking, and tastefully modern design elements.





[www.TurkeyPropertyGuru.com](http://www.TurkeyPropertyGuru.com)

[info@projectproperty.net](mailto:info@projectproperty.net)