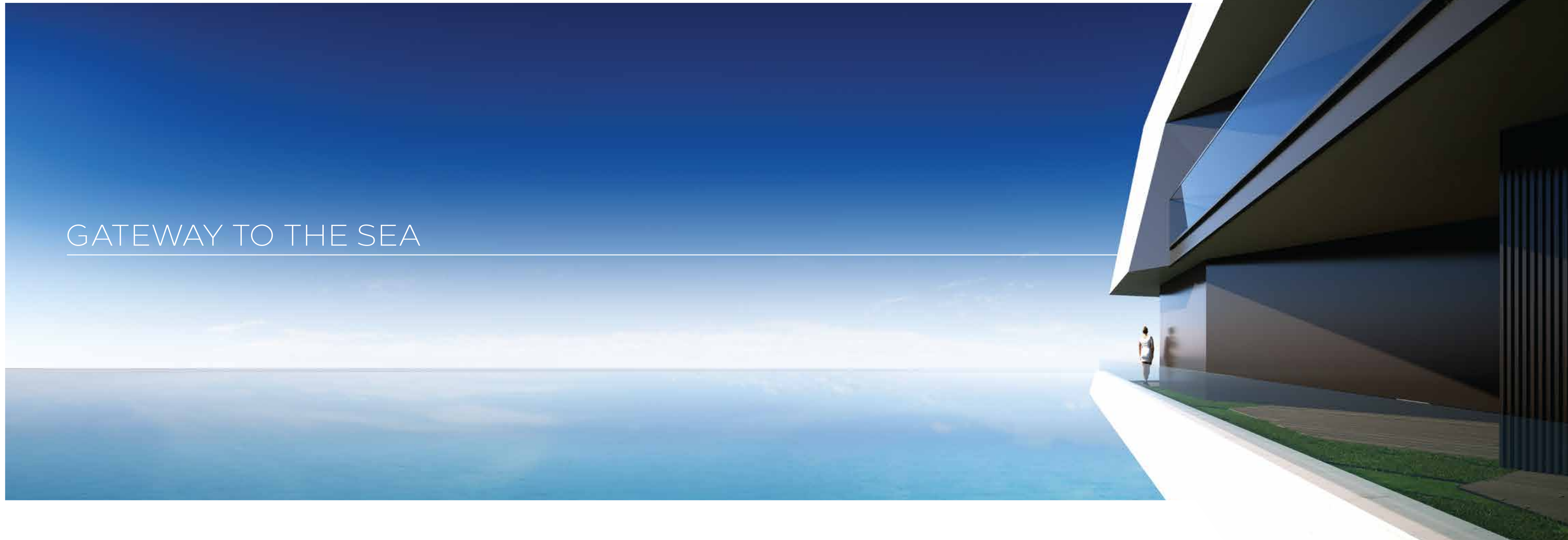


GATEWAY TO THE SEA





AN UNPARALLELED PROJECT IN THE MOST TREASURED BAY OF ÇEŞME



Luxury Beach Apartments Cesme

You've always been in search of new seas. On new coasts.
Still, you belong here. Your heart, your country, your heaven on earth.

Çeşme is the world's most beautiful peninsula. And Folkart Blu Çeşme is the bluest point
of the peninsula.



Luxury Beach Apartments

DISTANCES

PAŞALİMANI BAY	300 m
ILICA BEACH	3 km
SHERATON HOTEL	4 km
SISUS HOSPITAL	5 km
ALAÇATI MARKET	5 km
ALTIN YUNUS MARINA	7 km
ATATÜRK TRAINING AND RESEARCH HOSPITAL	8 km
PORT AÇATI MARINA	9 km
AYA YORGİ BAY	10 km
ÇEŞME MARINA	10 km

AT FOLKART BLU ÇEŞME, IT FEELS AS THOUGH YOU LIVE ON THE SEA

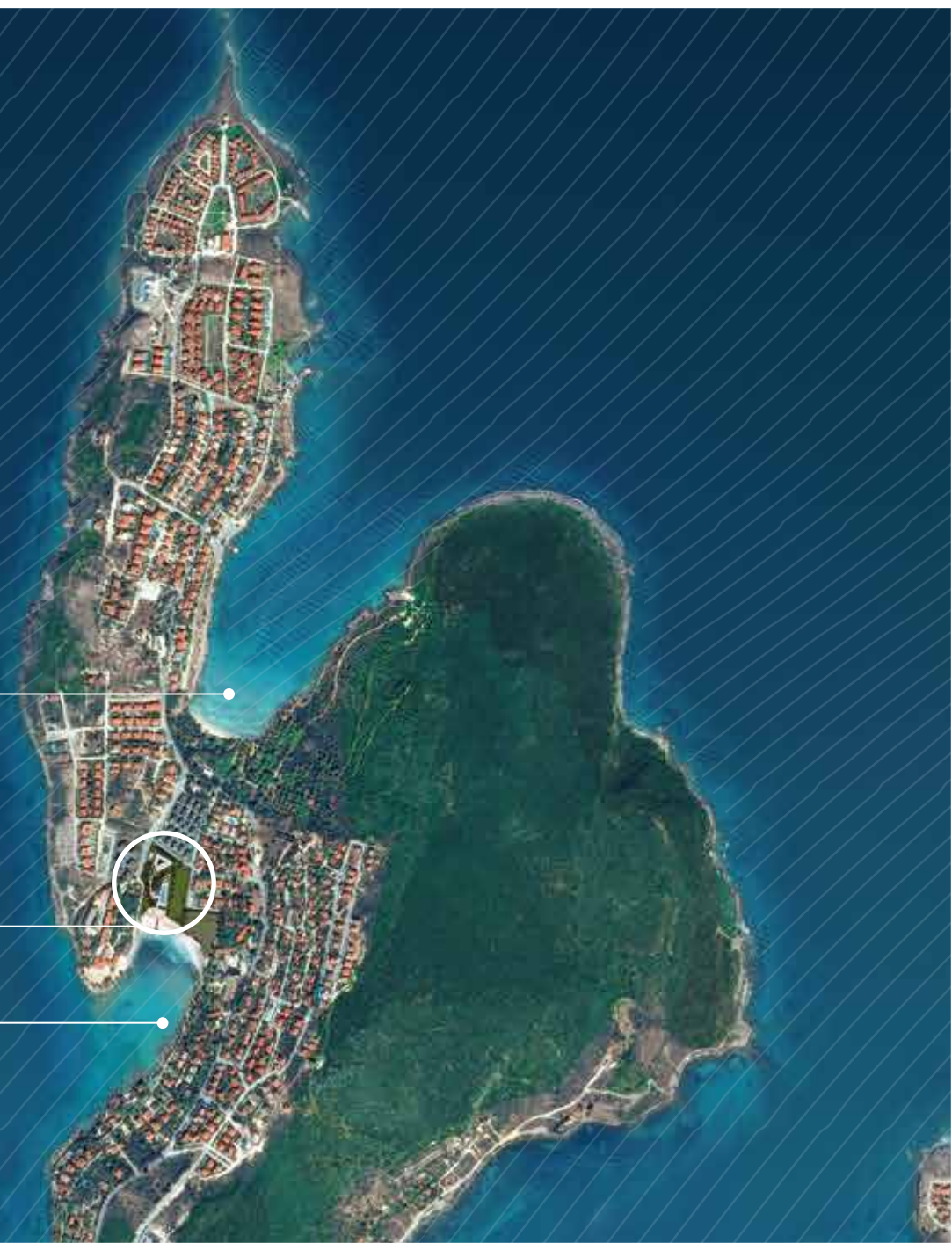
Boasting Turkey's most gorgeous sea, nature and shades of blue in Çeşme, Folkart Blu Çeşme redesigns the concept of new generation luxury at a location where you can easily reach all the bays of the peninsula. The seafront project on Çeşme's heavenly Büyük Liman Bay is only a few minutes' walk from Paşalimanı Bay.



PAŞALIMANI BAY

FOLKART BLU ÇEŞME

BÜYÜK LIMAN BAY



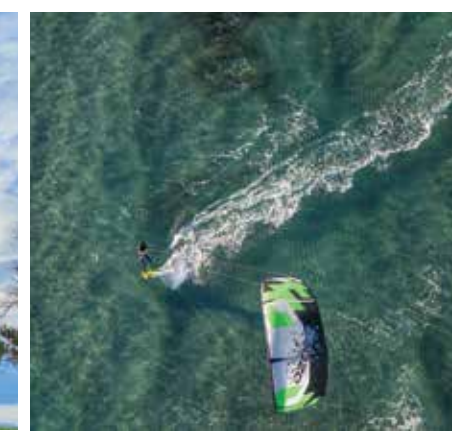
Soon it will only take four hours to sail to this eternal blue from Istanbul, once the Izmir-Istanbul freeway opens.

ÇEŞME



ÇEŞME IS NOW A WORLD BRAND

Çeşme is a seemingly tiny but vast world. It possesses the world's most stunning beaches. It's a source of happiness with its cuisine, breeze and environment that is vibrant 12 months of the year. It is unforgettable with its stone homes, windsurfing, clear blue beaches, fusion restaurants, historical windmills, and bougainvilleas. Today Çeşme is as exclusive and acclaimed as Cannes, Tropez and Majorca.





RESIDENTS OPEN UP TO
TERRACES, AND TERRACES TO
THE SEA.

Wake up to a splendid view, and host your friends at tables
set on spacious terraces.

A BEACHFRONT
WORLD EXCLUSIVE TO
YOU ON PAŞALİMANI,
ÇEŞME'S MOST GLORIOUS BAY...
SEA, SAND, SUN, SUNSET,
CRESCENT MOON, FULL MOON...
ALL ON YOUR PRIVATE PIER.





WE KEPT GREEN AS ONE WITH
BLUE, AND BLUE WITH GREEN.





HEALING POWERS OF THERMAL WATERS

Folkart Blu Çeşme's hot water pool opens the doors to health with its healing thermal waters, the most important underground treasure of Çeşme.

Folkart Blu Çeşme is equipped with life-enriching details. Outdoor and indoor swimming pools for winter and summer; a SPA center to relax and purify; a fitness center, essential for a dynamic life; and resting lounges are only a few of the amenities.





ITS NIGHTS, DAYS, SUNSETS...

ALL DISTINCTIVELY BEAUTIFUL!

Eternal blue colors is not the only feature Folkart Blu Çeşme offers. Breathtaking views arise from the modern architectural profiles that reveal a new perception of luxury, the 5D design approach, and the suites that receive daylight gradually throughout the day. All there is left for you to do is to enjoy the sights on your terrace or pier, or on lush green gardens.



REFLECTION OF LUXURY

Folkart Blu Çeşme offers privileges you won't want to let go from the moment you check in. Concierge service, new-generation security systems, and parking are among the myriad of details offered to guests.



A WORLD GRADUALLY DESCENDING TO THE SEA,
WORLD-CLASS ARCHITECTURAL DESIGN.





*AS IF ANCHORED AT SEA,
INTEGRATED WITH THE SEA*

When we designed Folkart Blu Çeşme, we envisaged our guests waking up onboard a boat anchored at Paşalimanı every morning. Therefore, all sailboat-inspired terraces at Folkart Blu Çeşme overlook the eternal sea from deep banks of greenery. So that you feel alive at life's every moment.





BRIGHTNESS AS FAR AS THE EYE CAN SEE FLAWLESS ELEGANCE.

Every detail of Folkart Blu Çeşme suites' kitchens is modern, elegant and functional. Cooking and hosting guests will turn into an entirely different experience with Çeşme's most dazzling bay lying in front of you.



TRANQUILITY IN YOUR SUITE

Napping with a light breeze blowing through your half-open window on long afternoons. Breathing in the infinite seas or welcoming a new day with energy.. Folkart Blu Çeşme's bedrooms have been designed to incorporate essential, sophisticated elegance with your life here.



TAKE A DEEP BREATH AND LEAVE THE DAY'S EXHAUSTION BEHIND

Designed to provide services 12 months of the year, Folkart Blu Çeşme will get rid of all the stress of the city and work with its indoor pool and SPA area. Long, enjoyable hours at the indoor pool and SPA welcome you and your friends.



LAYOUT PLAN



- 1 BUILDING ENTRANCE
- 2 INDOOR PARKING LOT ENTRANCE
- 3 CAFE
- 4 CHILDREN'S POOL
- 5 POOL
- 6 THERMAL POOL
- 7 BEACH
- 8 PIER



www.TurkeyPropertyGuru.com

SOCIAL LIFE

Social Living Area;

- Outdoor-indoor pools
- Children's pool
- Outdoor thermal pool
- Outdoor-indoor cafeteria *
- Two-story indoor parking lot
- Fitness, pilates and yoga centers
- Spa ve sauna
- Changing rooms for men/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
- One-car parking for 1+1 suites
- Two-car parking for 2+1, 3+1, and 4+1 suites
- Generator (for all areas and suites)
- Two elevators
- Indoor parking lot OGS entrance/exit
- Deck-covered terraces
- Private back garden in ground floor suites
- Automated irrigation system on all terraces and common area gardens

FOLKARTBLU
Ç B Ş M E

Housekeeping

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

Security

- Security camera recording and archiving in all common areas and at 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

FOLKARTBLU
Ç B Ş M E

Reception and Concierge Services

- Room service (10:00-22:00)
- General reservation services (restaurant, concerts, flights, etc.)
- 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

*These services will be provided at an additional cost.





SOCIAL LIVING AREA



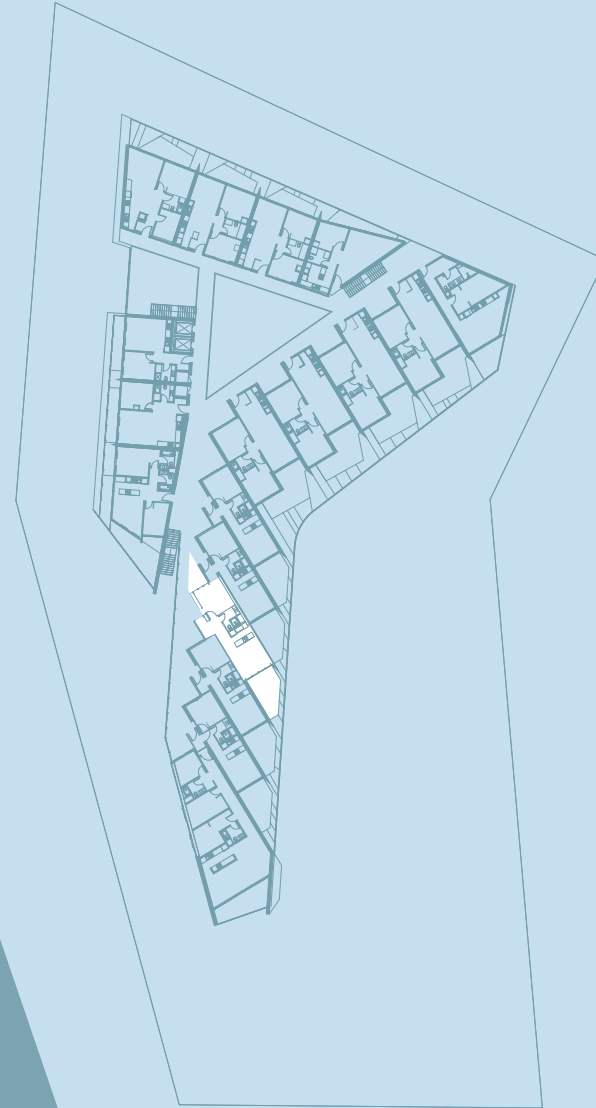
- | | | | |
|---------------------------|-------------------------|-------------------------|-------------------------------|
| 1 LOBBY-GAME AREA | 7 SAUNA FOR MEN | 12 MEN'S RESTROOM | 17 ADMINISTRATIVE DEPARTMENTS |
| 2 FITNESS&PILATES AREA | 8 SHOWERS FOR MEN | 13 WOMEN'S RESTROOM | 18 WAREHOUSE |
| 3 INDOOR POOL | 9 DRESSING ROOM FOR MEN | 14 STAFF ROOM FOR WOMEN | 19 ENERGY CENTER |
| 4 SAUNA FOR WOMAN | 10 CAFE | 15 STAFF ROOM FOR MEN | 20 FIRE SAFETY HALL |
| 5 SHOWERS FOR WOMEN | 11 KITCHEN | 16 KITCHEN | 21 PARKING LOT |
| 6 DRESSING ROOM FOR WOMEN | | | |

1+1

SUITE FLOOR PLAN

NET AREA	58,92 m ²
GROSS AREA	85,24 m ²
OVERALL GROSS AREA	103,67 m ²

1 Living Area	20,66 m ²
2 Bedroom	13,26 m ²
3 Bathroom	5,04 m ²
4 Hallway	7,02 m ²
5 Terrace	12,94 m ²
6 Front Garden	9,83 m ²
7 Back Garden	6,55 m ²



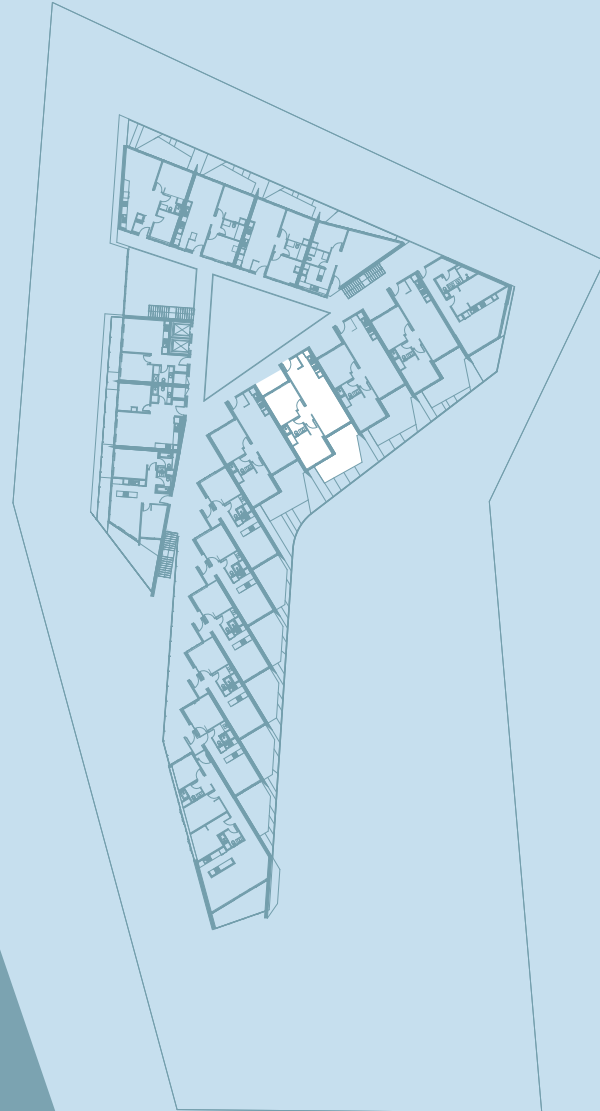
FOLKART YAPI SANAYİ VE TİCARET A.Ş. reserves the right to make any changes it deems technically necessary.
Floor gardens, terraces and apartments have been decorated for visual purposes.

2+1

SUITE FLOOR PLAN

NET AREA	95,78 m ²
GROSS ARE	133,56 m ²
OVERALL GROSS AREA	162,44 m ²

1 Living Area	33,66 m ²
2 Bedroom	15,50 m ²
3 Bedroom	14,75 m ²
4 Bathroom	4,10 m ²
5 Foyer	2,80 m ²
6 Hallway	2,87 m ²
7 Teras	22,10 m ²
8 Front Garden	19,04 m ²
9 Back Garden	6,20 m ²



FOLKART YAPI SANAYİ VE TİCARET A.Ş. reserves the right to make any changes it deems technically necessary.
Floor gardens, terraces and apartments have been decorated for visual purposes.

3+1

SUIT FLOOR PLAN

NET AREA	100,39 m ²
GROSS AREA	131,08 m ²
OVERALL GROSS AREA	159,42 m ²

1 Living Area	29,29 m ²
2 Bedroom 1	16,27 m ²
3 Bedroom 2	14,56 m ²
4 Bedroom 3	7,97 m ²
5 Bathroom 1	4,69 m ²
6 Bathroom 2	4,10 m ²
7 Foyer	5,92 m ²
8 Hallway	2,89 m ²
9 Terrace	14,70 m ²
10 Front Garden	9,24 m ²
11 Back Garden	7,31 m ²



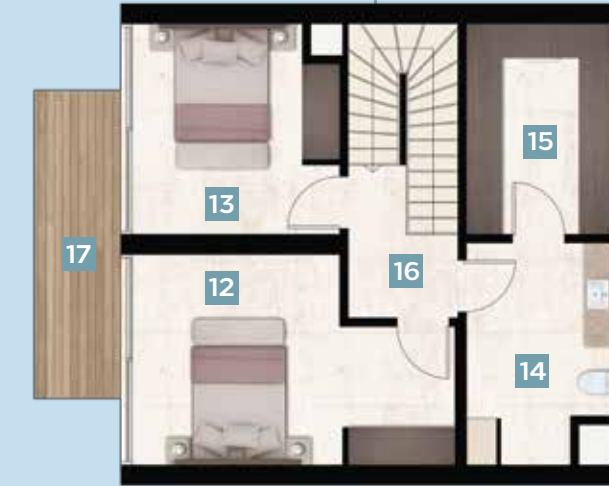
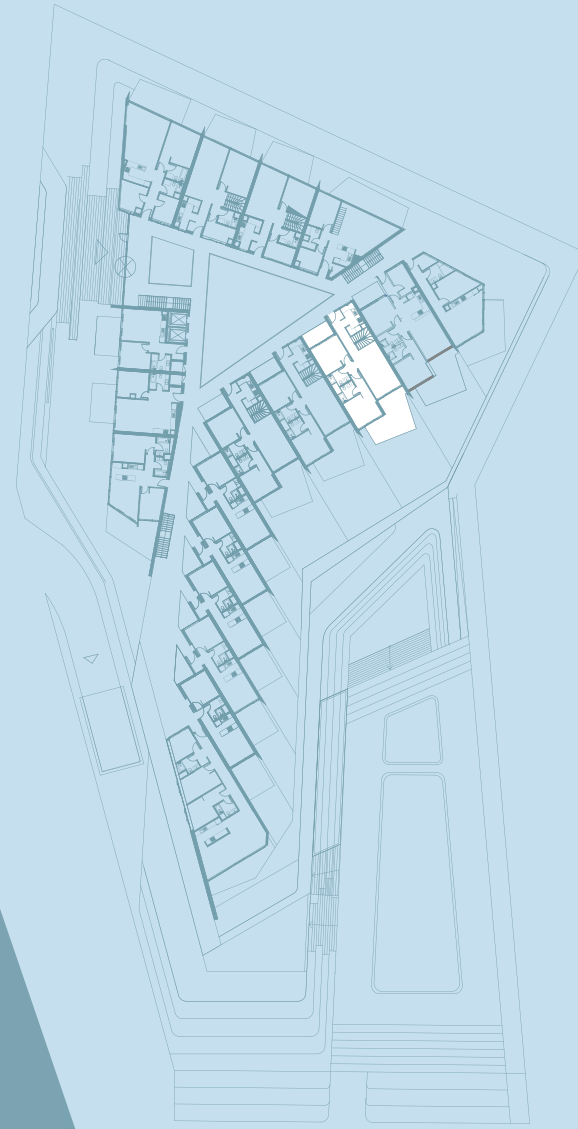
FOLKART YAPI SANAYİ VE TİCARET A.Ş. reserves the right to make any changes it deems technically necessary.
Floor gardens, terraces and apartments have been decorated for visual purposes.

4+1

SUIT FLOOR PLAN

NET AREA	172,61 m ²
GROSS AREA	256,76 m ²
OVERALL GROSS AREA	312,27 m ²

1 Living Area	23,72 m ²
2 Kitchen	6,43 m ²
3 Bedroom 1	16,77 m ²
4 Bedroom 2	14,53 m ²
5 Bathroom 1	4,75 m ²
6 Bathroom 2	4,10 m ²
7 Foyer	13,00 m ²
8 Hallway 1	2,36 m ²
9 Terrace 1	25,40 m ²
10 Front Garden	43,39 m ²
11 Back Garden	7,11 m ²
12 Bedroom 3	17,88 m ²
13 Bedroom 4	12,68 m ²
14 Bathroom 3	9,30 m ²
15 Laundry	9,31 m ²
16 Hallway	4,36 m ²
17 Terrace 2	8,02 m ²



FOLKART YAPI SANAYİ VE TİCARET A.Ş. reserves the right to make any changes it deems technically necessary.
Floor gardens, terraces and apartments have been decorated for visual purposes.



DİLEKÇİ Architects (DDA)

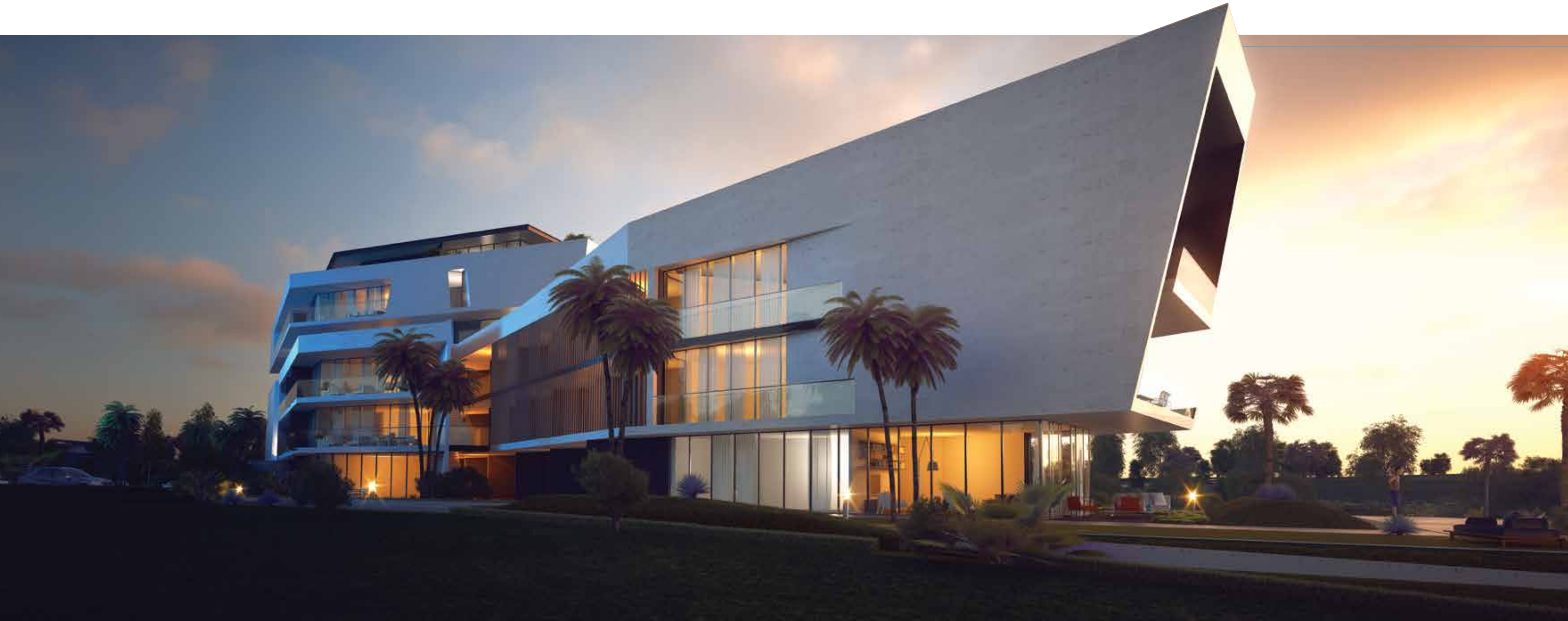
An Istanbul-based multi-disciplinary architectural firm established by architect Durmuş Dilekci. Some of DDA's national and international award-winning projects include Buyaka Shopping Mall and Office Complex, Hilton Doubletree Avcılar Hotel, and Mies Van Der Rohe 2015 nominee Mi'costa Hotel and residential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

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



FOLKART BLU ÇEŞME PROJECT

Architecture is the endeavor of developing the technique of adding something to the world. It involves creating venues for highly complex human functions, rather than simply fulfilling a shelter instinct. Architecture also ponders the principle that shapes a thought by analyzing it based on the reasons, and it seeks an answer to these with a distinction it has acquired.

It examines the possibilities and potentials as well as limiting factors. Çeşme peninsula is one of Turkey's most outstanding places with its wonders and in this area as an architect brings with it a different responsibility. You need to always have in your focus a design approach that reflects today's modern spirit and that is able to represent the area in harmony with the calm and humble scale of the surroundings.

The Folkart Blu Çeşme Project has been designed within the context of the Çeşme peninsula, on one of the foremost areas right on the coast. Regional inputs such as the sun, wind, view and greenery were critical in shaping the program. The design approach aimed to cool the structure by making use of the strong northern winds in the back of the building, while facing south toward the Paşalimanı area. Despite the challenging geometry of the land, it aspired to find the right angles to get the right views. Throughout the project, open terraces were used to create shadows especially in the direction of the sun and to give each user a green terrace. These terraces also bestowed an air of garden floors to each floor.

The use of indoor and outdoor spaces and their transition became critical criteria for the entire project. Terrace areas were created as an extension of the units' living spaces. Courtyards were designed to be calm and shadowy, adding a different perspective to access corridors of all units. Meanwhile, the social facility that connects to the courtyard and pool floor contains all the necessities. Simple and natural materials add to the strength of the architectural design. The project is lowered to a height of three stories as it approaches the sea, with the aim of establishing a silhouette of unpretentious connection with the sea.

Folkart Blu Çeşme is bound to raise the bar for architectural perspectives in the area, with its potential and architectural approach.

ONCE YOU SEE IT,
YOU'LL NEVER WANT TO BE ANYWHERE ELSE IN THE WORLD...





www.TurkeyPropertyGuru.com
info@projectproperty.net