



orman
istanbul

*Experience Istanbul
in a Safe Location*

NOW IT'S TIME TO LIVE İSTANBUL SAFELY



Istanbul... A fascinating, dazzling, gorgeous city that you will fall in love with very easily and you won't want to leave.

There are many advantages of investing in real estate as well as living in Istanbul, which has been home to urban life for nearly 3000 years and has been the capital of 3 Empires.

Istanbul, which never loses its value and is the heart of Turkey, leads the way in housing investment potential.

It is very important that the structures in Istanbul are built in accordance with the latest earthquake regulations, on solid ground, by correctly projecting, using quality materials and inspected by professionals who are experts in their fields.







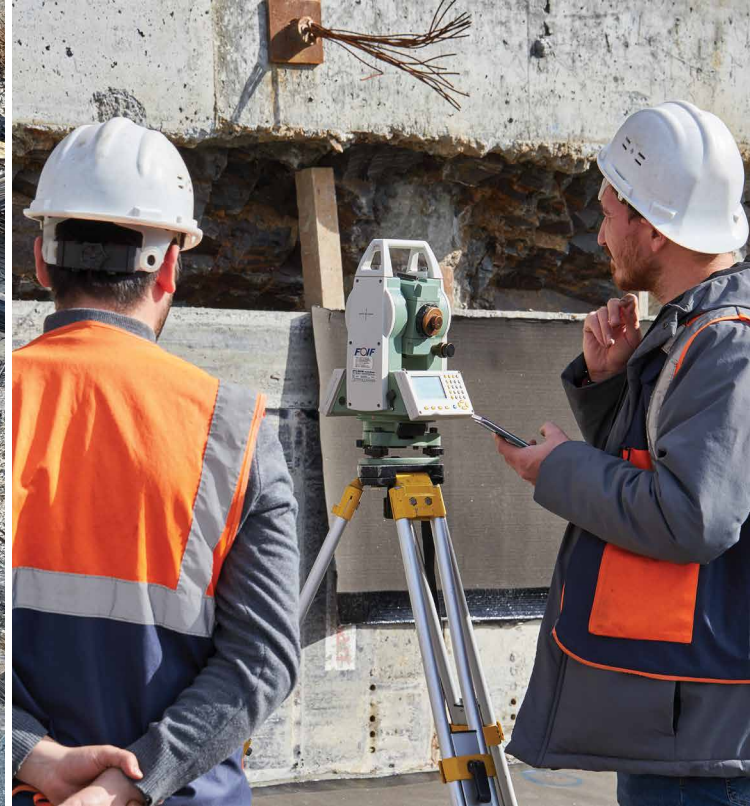
For those who want to experience İstanbul, a prestigious, modern, contemporary and solid project is rising on the European Side, in a magnificent location, all apartments have forest views, right in the middle of historical places and attractions, in a special environment for you.

Located in Kağıthane, the new attraction center of İstanbul, Orman İstanbul Project offers you the opportunity to experience İstanbul to the fullest with its apartments with views of the Belgrad Forest and its completely special location on the TEM Highway.

75% of the Orman İstanbul Project, which will be built in 3 stages on an area of approximately 20,000 m², consists of green areas and full-fledged social facilities to meet daily needs.

Each flat designed at high quality standards in the Orman İstanbul Project, which hosts various apartment types from 2+1 to 4+1, promises a pleasant life to its residents.

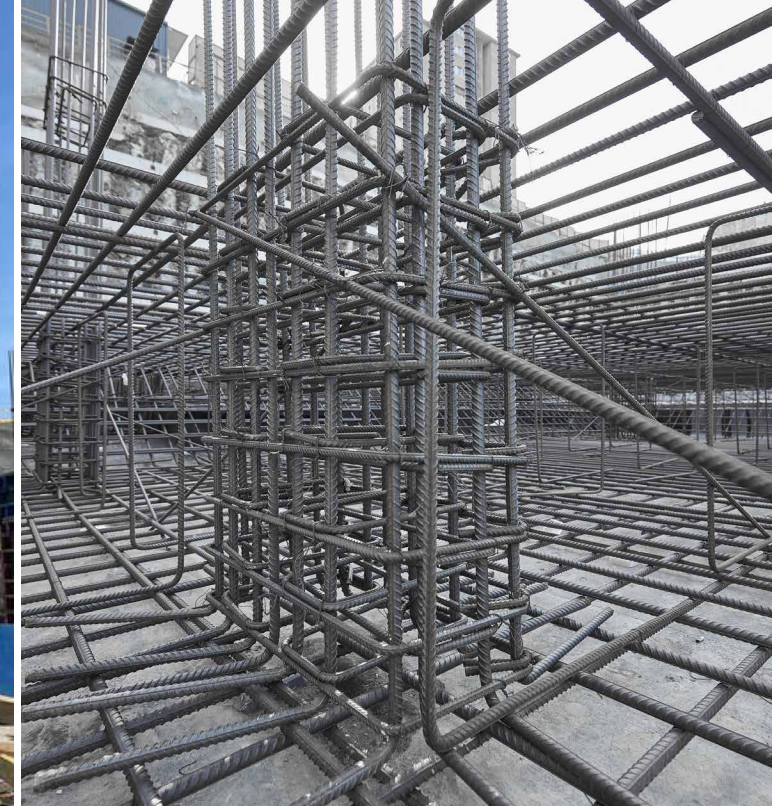
#ExperiencelstanbulSafely



Experience Istanbul on Solid Foundations

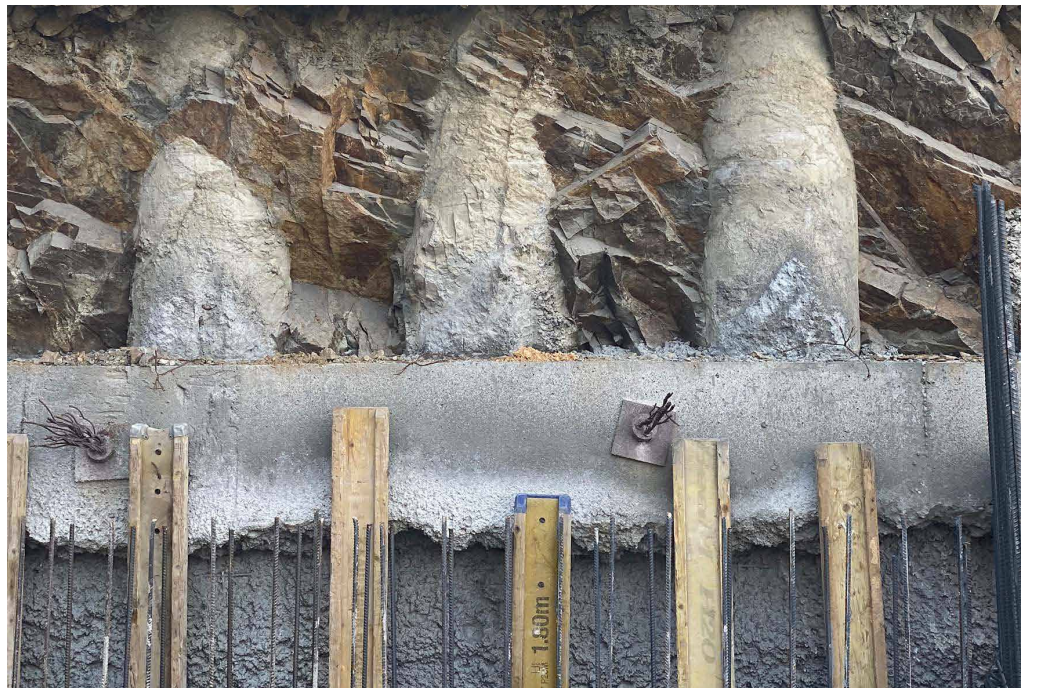
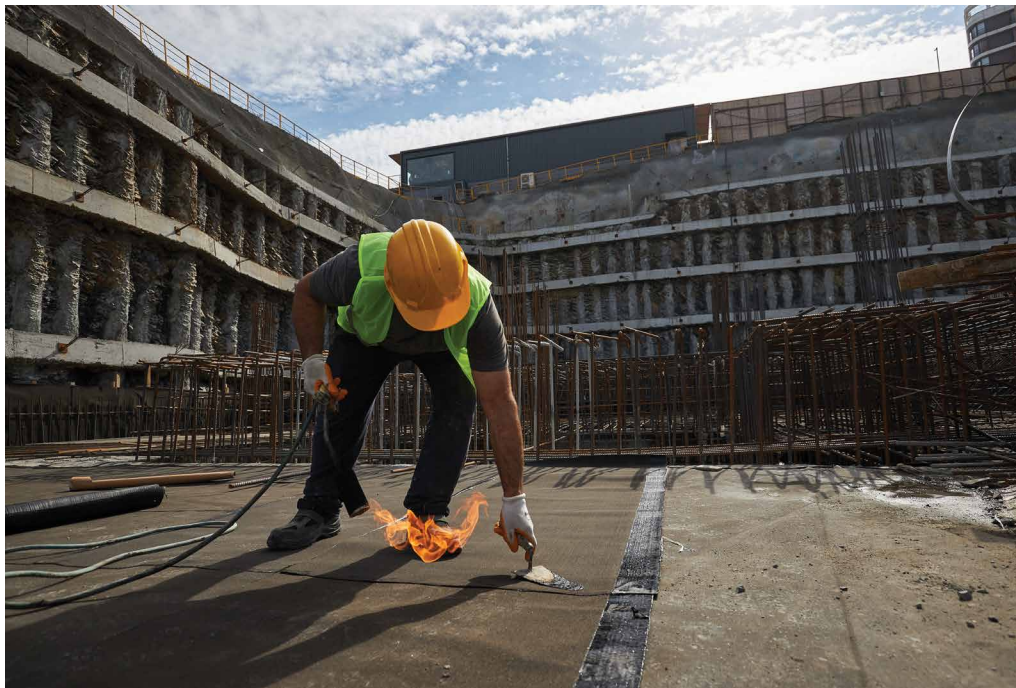
Orman Istanbul Project was calculated and designed in accordance with the latest earthquake regulation published in 2018.

The construction of our project is carried out under the control of our company's architects and engineers. All manufacturing processes are carried out under the control of a building inspection firm, according to current laws, specifications and approved projects.



High Quality of Material and Workmanship

C35 class concrete and B420c class rebars are used in our project. Concrete and iron used in construction are tested during the construction period in construction laboratories approved by the Ministry of Environment and Urbanization by both independent building inspection companies and our company in line with the relevant regulations, and it is recorded that it provides the values specified in the projects scientifically.

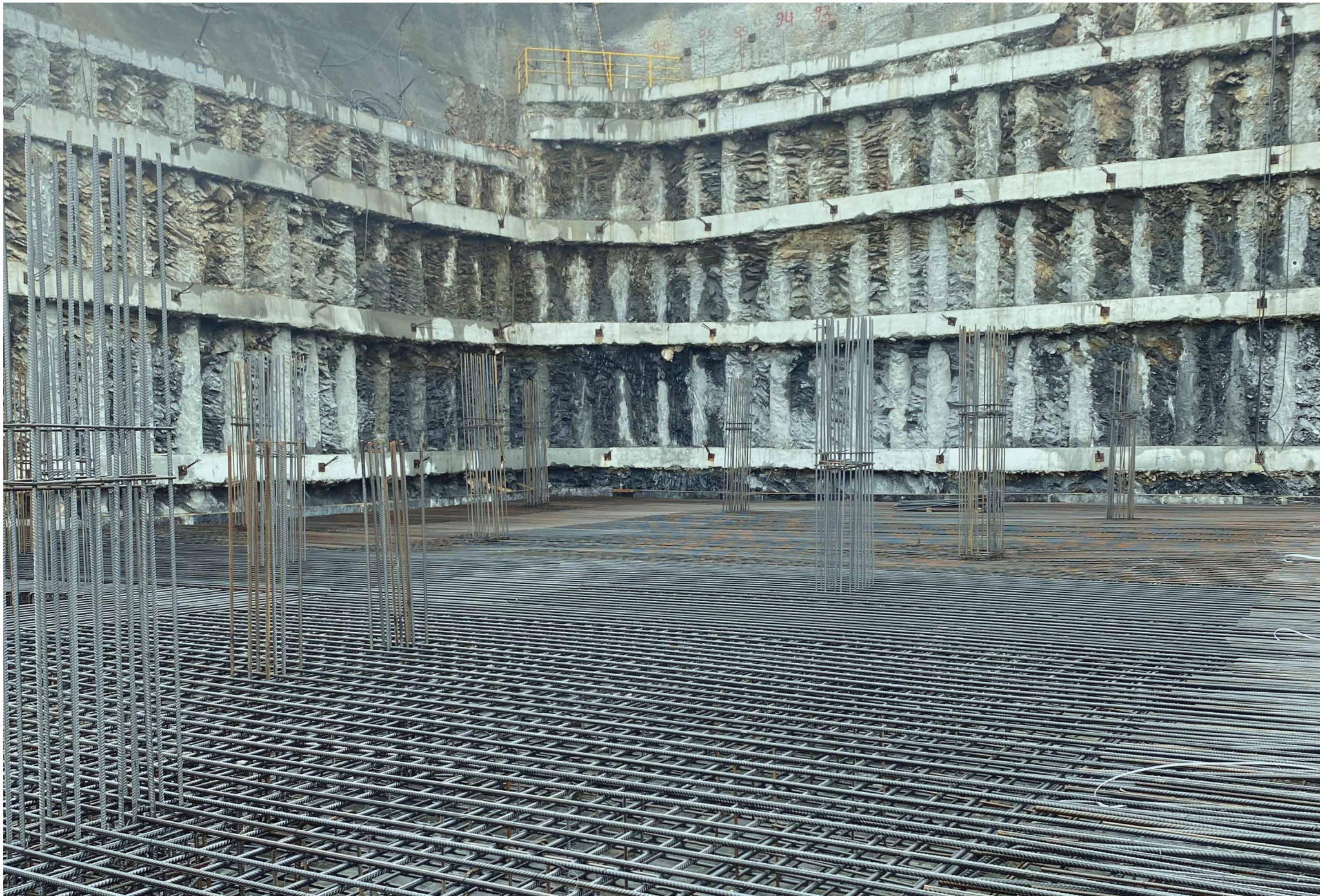




Experience Istanbul on Solid Ground

Land Investigation and Geotechnical Report on the land on which the project is located at the beginning of the building design was carried out by ES Zemin Sondaj Mühendislik, one of the Soil and Foundation Engineering (Geotechnical) companies. The foundations of the buildings in Orman Istanbul are constructed on rock formation soil with siltstone-sandstone succession, belonging to Z2 soil class, with a bearing capacity of 4500kPa. On the basis of the rock soil structure, settlement and swelling will not occur under the foundation and liquefaction will not occur.

According to the results of Soil Investigation and the latest earthquake specifications, our static projects are designed by İlyas DURAN, Earthquake and Civil Engineer. YAPI STATİK PROJE MÜHENDİSLİK company owned by İlyas DURAN, an Earthquake and Civil Engineer. The foundations of the structures that make up Orman Istanbul were constructed on the rock formation with the car parks created in the basement floors and made as a RAFT FOUNDATION that transmits the load transfer in a healthier way.



Solid Foundation, Quality Materials and Safe Life.



Project Information

- Project was figured out and designed in accordance with the latest earthquake regulations published in 2018.
- Land Investigation and Geotechnical Report on the land on which the project is located at the beginning of the building design was carried out by **ES Zemin Sondaj Mühendislik**.
- The foundations of the buildings in Orman Istanbul are constructed with a bearing capacity of 4500kPa.
- On the basis of the rock soil structure, settlement and swelling will not occur under the foundation and liquefaction will not occur.
- The foundations of the structures that make up Orman Istanbul were made as a RAFT FOUNDATION that transmits the load transfer in a healthier way.
- Oyak Beton branded C35 class concrete and İçdaş branded B420c class construction irons are used in our project.
- The construction of our project is carried out under the control of our company's architects and engineers.
- All manufacturing processes are carried out under the control of the building inspection company according to current laws, specifications and approved projects.

Ground Properties

The project area holds the following ground properties;

- On The Thracian Formation,
- Siltstone - Sandstone Rocks,
- No Unexpected Subsidence,
- Zb Ground Class That Does Not Increase Earthquake Acceleration,
- 450 Kn/m² (45 Tonnes/m²) Bearing Capacity.

Advantages Of The Project

- **Oyak Beton** - Concrete class c35 (Equivalent cube compressive strength 450 kg/cm²)
- Excavation up to the solid rock floor due to basement floors.
- No subsidence on the ground.
- No soft storey accumulation on the ground floor due to workplace and high floor.
- The fact that the buildings are not in the high-rise building class.
- No cantilever expansion above the ground floor in the building.





Experience İstanbul in an Accessible Way

Experience İstanbul with peace and pleasure in the center of popular shopping malls, gastronomy locations, business centers, universities, museums, entertainment points, natural and historical beauties.

LOCATION

Fatih Sultan Mehmed Bridge	10 Min
Maslak	10 Min
Nişantaşı	17 Min
İstanbul Airport	20 Min
Nef Stadium	5 Min
Belgrad Forest	10 Min
Atatürk City Forest	7 Min
Göktürk Nature Park	6 Min
Emirgan Park	20 Min
Etiler Park	12 Min
Bebek Park	17 Min
Vadi İstanbul AVM	5 Min
İstinye Park AVM	15 Min
Zorlu Center	17 Min
Topkapı Palace	20 Min
Galata Tower	15 Min
Ayasofya Mosque	25 Min
Grand Bazaar	20 Min
Dolmabahçe Palace	10 Min
Liv Hospital	7 Min
Acıbadem	15 Min
İstanbul Technical University	15 Min
Koç University	25 Min
İstanbul Bilgi University	10 Min
Atlas University	4 Min



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PLATINUM

Politeness is the highest form of intelligence

PLATINUM





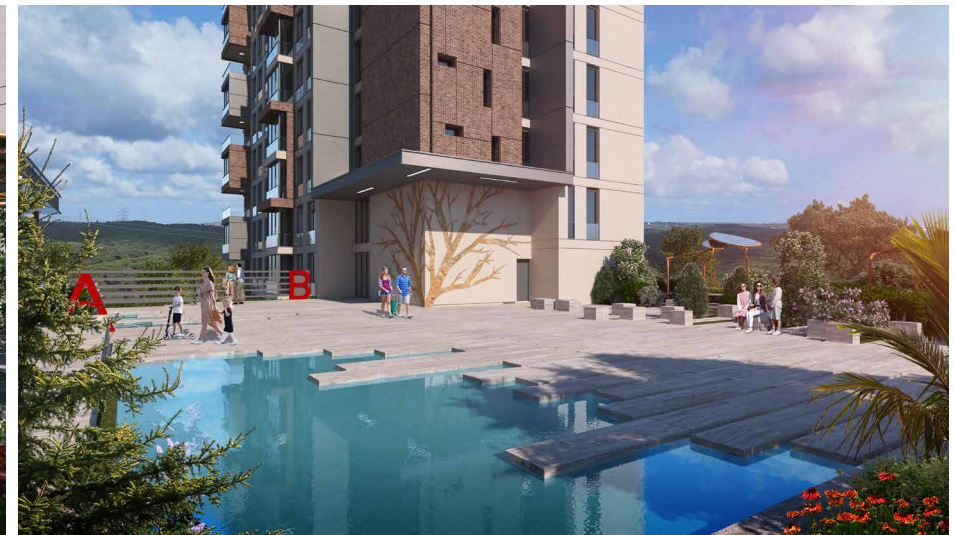
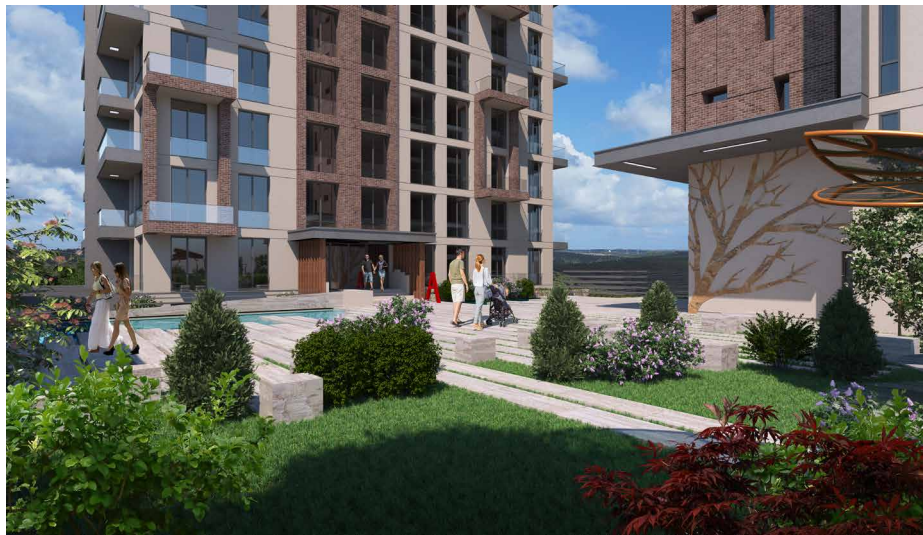
*A Life Interwined
With Nature Begins
In The Center
Of Istanbul*



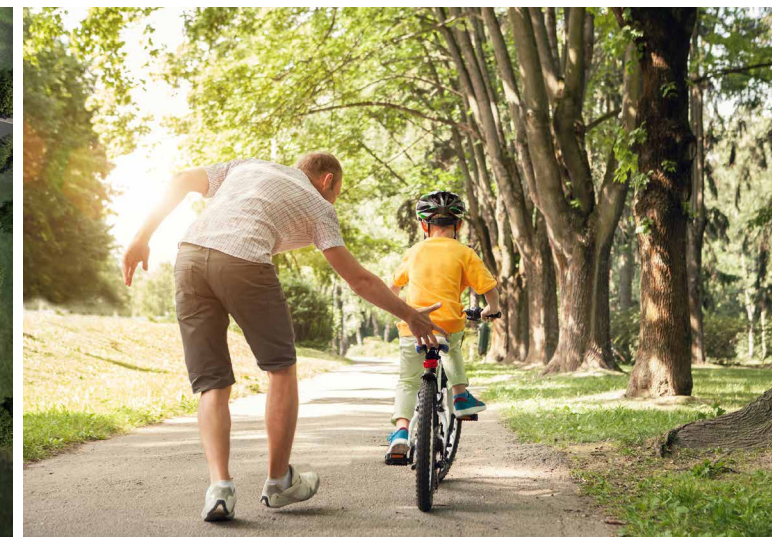




*You are
Invited to
Experience
Istanbul
Freely in the
Open Air*



*Large Landscape Areas
Aromatic Herb Gardens
Camellia Fields
Wooded Walking Trails
Ornamental Pools
Children's Playgrounds
Sports Fields*





A Unique Living Space

Experience Istanbul with a carefully designed architecture and a unique environment where you can renew your energy.

Orman Istanbul Project invites you to experience Istanbul freely in the open air with its large landscape areas, aromatic plant gardens and camellia areas, afforested walking tracks, ornamental pools, children's playgrounds and sports fields.



PLATFORM

Dekorasyonlu A+ Ofisler, 5m2 Vadi Park, Sorantepe



Experience Istanbul *with the View of* Belgrad Forest

*Start your day at Orman Istanbul
with a view of the Belgrad Forest.
Enjoy the beautiful weather on
the large balcony of your home.*



A Block

B Block

6

1

1

6

1

4

5

2

3

5

4

4

6

1

6

A Completely Exclusive Environment and Privileged Life

A breathtaking forest view from every point, large terraces that bring outdoor pleasure, interior design offering advanced comfort, social opportunities, shopping and taste locations within a few steps of your home...

The project consists of 110 flats in 2+1, 3+1 and 4+1 types in 2 blocks.

LAYOUT PLAN

1. Indoor Parking Lot
2. Children's Playground
3. Sports Field
4. Camellia Field
5. Ornamental Pool
6. Custom Design Herb Gardens





Experience Istanbul with Modern Architecture

*Live happily and peacefully in Orman
Istanbul's carefully designed, secure and
modern apartments with a solid
infrastructure.*





orman
istanbul

IMPERIUM | RELIANCE

*Time to
Change
Your
Perspective
on Life*





*Orman Istanbul
brings a new
dimension to
your perspective
with its valuable
location and
settlement
planning.*



Experience Istanbul in Spacious Apartments

Experience Istanbul with pleasure in the spacious and modern architectural apartments of Orman Istanbul.



*A PROJECT
COMBINING CITY LIFE
WITH FOREST VIEW*





*Now is the Time to
Experience Comfort*



Life is now more enjoyable in your home, where functionality and comfort are offered together.



*Time to Experience Istanbul
in Your Kitchen*



Cooking and
hosting guests in
your **bright** and
spacious kitchen
will now be much
more enjoyable.



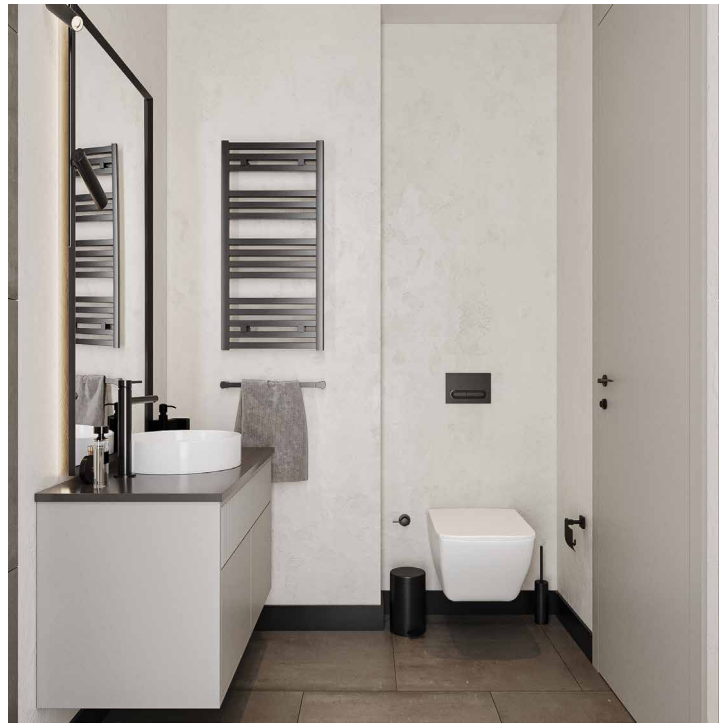


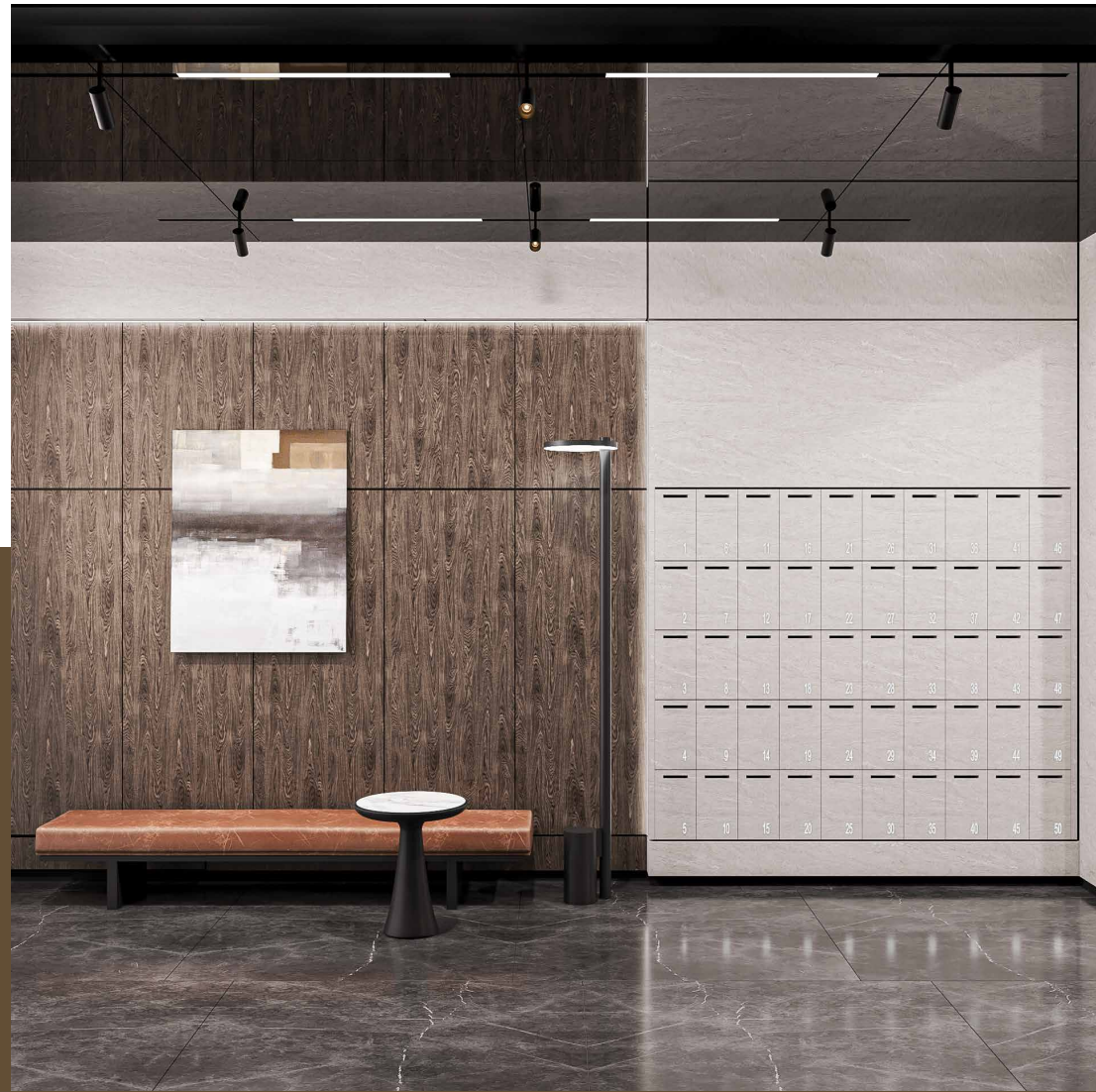


It's Time to Turn Your Dreams into Reality

*Perfection and the best material choices that surround
every corner of your home... Because life is worth it.*









*Live Every Moment to the Fullest
in Orman Istanbul*



*Indoor
Parking Lot*



*7/24
Security
Service*



*Reception
Service*



*Children's
Playground*

You will open the doors of a privileged world where you can save time for yourself in the indoor swimming pool, jacuzzi, steam room, sauna and gym, which will be located in the social facilities of Orman İstanbul.



Jacuzzi



*Swimming
Pool*



Gym



*Sauna and
Steam Bath*

#Experiencelstanbul



Özhan AKÇALI
Senior Architect

In 1969, Özhan Akçalı entered the construction sector as a founding partner of MESA Mesken Sanayii A.Ş., which introduced Turkey with planned and qualified housing projects. After transferring his shares in MESA, he established Imperium Gayrimenkul ve İnşaat A.Ş. in 2016 and transferred his knowledge and experience to the newly established company together with the architects and engineers he worked with for many years.



S. Sarper ÜNLÜ
Architect / Projects and Applications Consultant

In 1976, Architect Sarper Ünlü graduated from Ankara State Architecture - Engineering Academy and spent continuous 22 years of his professional life at MESA Mesken Sanayi A.Ş.. He worked as project manager in Bahçeşehir project of this company, which received "Architecture Habitat Award" with its domestic and international projects, housing and social facilities.

After this project, Architect Sarper Ünlü, who also worked as a project manager in İstinye Park, worked as the project manager of the Galatasaray Türk Telekom Arena Sports Complex in Seyrantepe, which was opened in 2011.

He was the project and implementation coordinator of the 35.000-seat Krasnodar Stadium in Krasnodar, Russia.

He adds vision to Imperium Gayrimenkul ve İnşaat Anonim Şirketi as a consultant for projects and applications.



Gülay DÜLGER
Architectural Project Consultant

In 1987, she graduated from METU Faculty of Architecture, Department of Architecture. Having started her career at MNG Targem Group in 1987, Dülger joined the Design Group of MESA Mesken Sanayii A.Ş. in 1989 and took active roles in the design, detailing and implementation phases of many projects for nearly 30 years.

In 1995, she continued to work as an architect in the Project Group of Wilcox-Kinzler and Partners in the USA for a year and returned to MESA in 1996. In the design group, first as Group Chief and then as Assistant Manager, she assumed leading roles in the design and implementation coordination phases of many projects realised by MESA in Turkey and abroad.

Among the projects that Dülger served in MESA Design Group include Koru, Konutkent, Çamyolu Housing Complexes, TOKİ Prestige Houses, Park Mozaik Houses in Ankara, Ataköy, Kemerburgaz Yamaç, Yankı Houses, Kartal, Çamlıca, Yeşilyaka in İstanbul, as well as commercial projects such as Güvercinlik in Bodrum, Pinemark Holiday Villages in Taşucu, Mersin and ESPARK Shopping Mall in Eskişehir. She has also worked on the Group's overseas projects in Iraq and Libya.



İbrahim DOĞAN

**Imperium Construction Board Member /
Civil Engineer**

İbrahim DOĞAN, born in 1972, he graduated from Dokuz Eylül University, Faculty of Engineering and Architecture, Department of Civil Engineering in 1996. He worked in infrastructure and superstructure projects of Kutlutaş Dillingham JV, Burç ENKA JV, EPDK and Mesa Mesken Sanayii A.Ş., respectively.

During his tenure at Mesa Mesken Sanayii A.Ş., he took part in many prestigious projects such as Bahçeşehir Project, Yoncaevler Housing Project, Toki Prestige Houses Project, İŞ GYO Çınarlıbahçe Houses and Kentpark Shopping Mall Project.

In 2018, he joined Imperium Gayrimenkul ve İnşaat A.Ş. as project coordinator.



Hamza TOZAR

**Reliance Construction Board Member /
Civil Engineer**

In 2016, he graduated from Istanbul University Civil Engineering Department.

He has been serving as a member of the board of directors of Reliance Construction for the last 35 years as the 3rd generation representative of a family operating in the construction sector in Istanbul.



Özer AKAY

Project Manager / Civil Engineer M. Sc

Özer AKAY was born in Silifke, Mersin in 1980. He graduated from Isparta Engineering and Architecture Faculty, Civil Engineering Department in 2004.

He completed his Master's degree in Engineering Management at Marmara University. After receiving training on Occupational Health and Safety at Okan University, she was entitled to receive a Class A Occupational Safety Specialist certificate from the Ministry of Labor and Social Security. He took part in infrastructure and superstructure projects of Kayalar İnşaat, Koçoğlu İnşaat, Koray Yapı, Mesa Mesken Sanayii A.Ş. and KİPTAŞ companies.

During his time at Mesa Mesken Sanayii A.Ş., he took part in many prestigious projects such as Mesa Kartall Project, Mesa Beach Project, Mesa Marmara Project, Mesa Sahil 223 and Mesa Sahil 224 Projects. After the completion of the Kartal coastal projects, he worked as the Project Manager first in the Mesa Koz Project and then in the Olmazor Business Center Project, which was completed in Tashkent, the capital of Uzbekistan, consisting of 2500 residences, commercial units and training complexes.

Returning abroad, he worked as the Construction Site Manager at KİPTAŞ, a subsidiary of Istanbul Metropolitan Municipality, in 2020, and during this time he took part in many projects such as Kiptaş Fikirtepe Project, Kiptaş İzmit Çınar Evler, Kiptaş Meydan Evler, Kiptaş Aydınlık Evler, We Halic, Bayrampaşa Urban Transformation projects. He is the Orman Istanbul Project Manager of Imperium Reliance Partnership Company.



Imperium Gayrimenkul ve İnşaat A.Ş. & Reliance İnşaat reserves the right to make technically necessary changes in the implementation of the project. The architectural design of the project and the decoration of the flat have been arranged for visual purposes.

#Experiencelstanbul



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www.ormanistanbul.com



Imperium Gayrimenkul ve İnşaat A.Ş. & Reliance İnşaat Joint Venture.