

NEXT
LEVEL
İSTANBUL



**WHAT'S
NEXT?**

A modern building with a lush green facade and a balcony overlooking a city at night. The building features large glass windows and a balcony with outdoor furniture. The city below is illuminated with lights, and a bridge is visible in the distance. The sky is a deep blue with some clouds.

A NEXT LEVEL LIFE!

You have reached the point you desire in your life. Now you're wondering what's next, what more there could be because, just like everyone else, you always want to reach the better and the next level.

People always dream of the next step in every area of life. They want to move to the next level in their work, personal life, status, quality of life, or the places they live; they want to be more successful, respected, experienced, happier, and better equipped, and they always desire to achieve more.

This unlimited journey opens up new horizons in front of us with every goal we achieve, motivating us to reveal the true potential we have...



ISTANBUL THE CITY OF THE PAST AND THE FUTURE

Istanbul, which has hosted different cultures and societies for thousands of years, continues to be the centre of attraction of the world by preserving its rich cosmopolitan character that brings civilisations together. Istanbul, the largest metropolis in Europe with a population exceeding 16 million, is undergoing a new transformation process today. While exploring the crucial moments of its past, it is preparing for a fascinating future with the high quality of life dreamed of by Istanbul citizens.

While imagining Istanbul on the verge of change with our own vision, we started from a holistic approach that restores nature to the city and brings nature, people and the city together. We have designed a Next Level life that respects the values of the past and is an example of the lifestyle of the future.

NEXT LEVEL ISTANBUL

It is a lush Next Level that will take you to the next level in your life, rising in one of the most central, beautiful and valuable places of Istanbul...

At the focus of dynamic life, with its unusual architecture that opens to the open air with its spacious gardens and terraces and contains where you can meet nature it brings a serene life that comes alive with every shade of green...

At the same time, it is also a calm, natural and peaceful experience at the centre of the urban flow, which is both dynamic and mobile...

A new city life where you can experience privileges and naturalness in your own way...

A fascinating experience that integrates with nature and the city.

Next Level Istanbul.



A NEW CITY LIFE MEETING WITH GREEN



Next Level Istanbul is an innovative experience that embraces green and the future, focuses on human life in harmony with nature, minding climate change, and offers nature's positive and healing effects to the residents and employees.

It is both surrounded by the amenities of the city and sheltered. In Levent, where life flows rapidly, it is a unique space that makes you breathe with its eye-catching architecture that meets the green.

A prestige symbol that redefines luxury with the Next Level line. It is a life trend offering residents a unique, brand-new style with pleasant and compact social areas.



It is one of the most extraordinary projects of the region, providing functionality and comfort with its detail-oriented design, nourishing safe living and working spaces with well-developed and high-capacity infrastructure services that will facilitate the life of users.





Next Level Istanbul is a charming surprise and an unusual idea in the city, with its architecture capturing the concept of a "villa with a garden" together with horizontal and vertical terracing on all project floors.

A remarkable, impressive, engaging, and inviting perception from every point of view.

A human-oriented housing complex life that meets the green in the centre of Istanbul and invites the residents therein.

A modern ecological life.

Next Level Istanbul, is one of the pioneering projects for Istanbul, which has opened a new way by showing that multi-storey life can also be comfortable for people in an environment-friendly manner.

Gardens and terraces designed as an extension of the house... Places that make you feel like you're outside while you are inside... Detached residences facing the view of the city through specific plants and greenery... Intense green areas towards the skirt of the building at street level, adding naturalness to the city while carrying up a life intertwined with green to high floors.

Buildings rising up in a the terraced structure provides city and Bosphorus view with its gradual design that provides a modern city skyline...

The feeling of a villa, even on the top floors where life flows from inside to outside, spacious terraces are integrating the outside with the inside, and balcony or garden options in 161 houses of the project with 44 offices and social leisure areas enriches your lifestyle.



YOU ARE AT THE RIGHT PLACE FOR YOUR FUTURE



The most crucial starting point when designing the Next Level Istanbul project was to create a symbolic structure that could add value to its value and leave a mark on the future by reflecting the Next Level line in a way befitting Istanbul, one of the most beautiful metropolises in the world.

Of course, the location was significant for a project focused on Istanbul. After waiting until we are sure that the right place has been found for the project, a particular and valuable area in Levent, one of the long-established and prestigious districts and the most lively part of Istanbul, at the entrance of Etiler, was selected to meet the expectations of Istanbul citizens and to enrich the city life.

Next Level Istanbul is located on Büyükdere Street, one of the most important arteries of Istanbul, between the central business district stretching to Maslak and the elite residential district, in a distinctive location that investors prefer as a prestigious choice. It makes you live both the energy of Büyükdere Street on one side and the calmness of Aydın Street on the other.

The units come to life as two residential towers and an office structure on the land between the central business district and the residential area; the project creates an interface by taking advantage of its urban location, providing a balanced integrity with harmony to its surroundings.

Next Level Istanbul, surrounded by many business centres, residences, universities, restaurants, shops, shopping centres, entertainment centres, and art centres, provides convenient access to the city's favourite meeting points. The events at Zorlu PSM, exclusive cafes and restaurants with different concepts are close to you... AKM, the prestigious centre of culture and art, is just a few stops away by the metro...



FROM THE ARCHITECT...

The project argues that central living projects do not have to be at the expense of human comfort and that urban needs can be addressed on a human scale and together with nature. It aims at commercial and economic sustainability with its office function, although mainly residential.

In addition to the general planning, material selection and physical transitivity proposed in spatial terms, the project also carries the idea of taking care of the neighbourhood, city and nature into the design with its common areas that will encourage social interaction and, therefore, a sense of belonging that is gradually being lost in urban life.

Taking into account the increasing longing for natural life and the interest in green-themed projects every day, integrating green became the starting point for this mixed project, which will be one of the precursors of the emphasis on nature in the city, especially designed in the centre of the historical metropolis İstanbul; during the design process, we searched and developed contemporary approaches and solutions that will meet the criteria of harmony and durability within the framework of the principle of sustainability.

Although there are very few examples in the world, when we examine similar completed projects, we can undoubtedly see the positive effects of urban greening, its contribution to the immediate environment and the city, and for those who live therein.

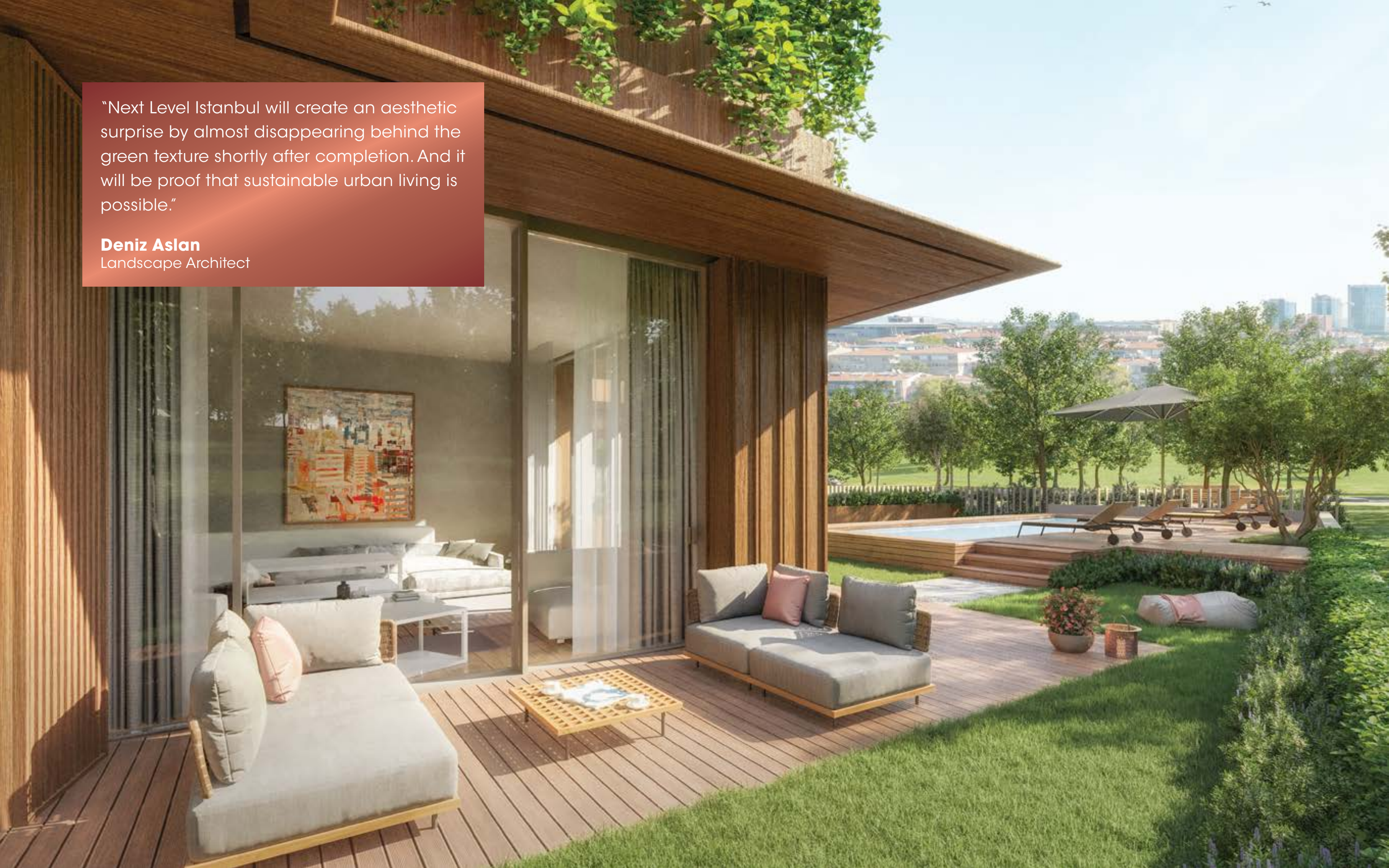
MURAT TABANLIOĞLU

Architect



"Next Level Istanbul will create an aesthetic surprise by almost disappearing behind the green texture shortly after completion. And it will be proof that sustainable urban living is possible."

Deniz Aslan
Landscape Architect



A NEXT LEVEL LIFE EMBRACING NATURE

Offering living spaces that establish a relationship between nature and human, Next Level Istanbul is sustainable with its green-inhabiting architecture, which leads to the construction of a future.

In this project, where a brand new nature cycle is being created, the residents will wake up to the sounds of birds during the day. The giant vegetation that develops with nature changes colour and produces shade according to the seasons, hosts natural life, and ensures that the surrounding nature will be revived and protected. A micro-environment will be formed in the city over time. Thus, it will become an icon that positively contributes to human happiness.

The project's ecosystem was planned to be self-sufficient at the highest level, considering all weather conditions depending on climate, geographical location and altitude. For this purpose, a composition was designed consisting of plant species that are both "localised" by adapting well to the environment and can exist in future scenarios.



The green areas of 5,000 m² in the project will stabilise the heat in summer and winter, provide a significant amount of carbon dioxide conversion and filter dust particles. Furthermore, in the heart of the busy and fast metropolis, these areas will protect its residents from noise pollution and reduce the pollution and noise levels of the city. Two residential towers covered with 200 trees/shrubs and more than 1,000 different thickets and plants will rise in a central location and add fresh breath to Istanbul.

Next Level Istanbul will create an aesthetic image by almost disappearing under the intense greenery shortly after the completion of the construction. The "living" proof of a self-sufficient, sustainable urban life will also symbolise a green future.




SUSTAINABLE DESIGN THAT MAKES NATURE FLOURISH IN THE CITY

Next Level Istanbul, a pioneer in constructing a genuinely vital future, was inspired by nature for this purpose. The vegetation, both inside and outside the project, differs according to the cycle of nature. Defoliation in autumn, trees falling asleep in winter, shrubs sprouting in spring, colours that fade and revive again and again, the movement of leaves with the wind, bird sounds, the smell of flowers... These seasonal changes will constantly change the atmosphere inside and the visual effect the building has on the city.



The vegetation, which can adapt according to the changing characteristics of time and space, reminds us that we stay in the flow of life by appealing to our senses of touch, sight and smell, making us feel that we are in nature and adding spirit to the spaces.

Next Level Istanbul makes a special effort to efficiently use "water", the most critical future issue, as an extension of the sustainable life concept. The "sustainable green" is obtained thanks to a complicated irrigation system that directs the water used by the residents of the building to the balconies and produces oxygen while at the same time providing significant savings by helping to regulate the heat indoors. Additionally, every drop of rainwater collected from the roof and hard soils will be stored and used again and again for garden irrigation. The entire water management system is optimised by processing the information generated by the air and humidity stations on each structure's surface. Using high-performance materials for energy saving will also contribute to a sustainable life.

An aerial perspective of a modern, multi-story residential building. The building's design is characterized by a series of staggered, terraced balconies and terraces, each densely planted with a variety of trees and shrubs. The balconies are enclosed with dark wood railings. The building's facade is also clad in dark wood panels. The overall effect is a lush, green vertical garden. In the bottom right corner, there is a small, rectangular swimming pool with a dark roof. The surrounding area is a mix of greenery and paved walkways.

"The balcony of each residence, a suitable garden after the landlord's heart."

NEXT LEVEL DETAILS



Next Level Istanbul is a project that reveals its difference in every detail, from the modern architecture that focuses on nature to the service quality and privileges of the Next Level brand.

The project, which expands your living space by providing a natural harmony and transition between indoor and outdoor spaces and allows for different solutions and experiences, is a unique example of a spacious, contemporary architectural approach that exhibits an original stance with innovative values such as an unusual sense of space and a ceiling height of up to 4.5 meters. It is a unique example of a refreshing, contemporary architectural approach.



Outdoor spaces specific for each floor provide alternative uses according to different needs and preferences. As “a garden after your heart”, the balcony, terrace or garden of your house, which will become an indispensable element of your life, opens and closes whenever you want thanks to transparent dividers, which provide an extension of the interior spaces and opens up new areas for you.



Natural light that beautifies the areas where you live

The project, which is planned to be compatible with the wind and solar movements, compatible with the land and its surroundings, was designed gradually, like the steps of a ladder, to provide an optimal amount of natural light and terraced green areas. This ensures that natural light flows into different apartments throughout the day, and their residents benefit from more sunlight than in traditional high-rise buildings.

This gradual design, which allows you to make optimal use of the landscape and daylight, also protects the privacy of the residences.

Subtle architectural touches

With delicate architectural touches and technical details, Next Level Istanbul ensures that business, social and private life is in a harmonious balance without interfering.



Each block has its own private entrance and lobby. The entrance to the offices is made through from Büyükdere Street, where business life flows, and the residence blocks will be entered from Aydın Street, where life continues calmly.

Thanks to the profiles selected according to acoustic measurements, glass types, and thicknesses, the outside noise will be blocked. Hence, a calm and quiet life awaits you in one of the city's most central locations.



Materials compatible with nature

Spaciousness, smooth transitions between spaces, and harmony with nature are emphasised in the project's material selection.

Along with floor applications in natural tones suitable for the function and quality of the space, the coatings give warmth and naturalness to outdoor spaces. Furthermore, each housing type offers a unique style that supports using natural materials.



YOUR POINT OF VIEW IS
NEXT LEVEL





Your terrace where you will witness the beauty of Istanbul, shining under the stars...
 Your garden where you will soak up nature by getting away from the flow of the city...
 Your house reflecting the glow of the town inside...
 Here, your perspective on life and Istanbul will change.

In the tree-lined pool of your house while swimming or watching the stars in your peaceful garden, you can easily forget that you are in Istanbul, one of the few metropolises in the world and one of the city's most lively areas.



You can experience the privilege of having an exclusive perspective that draws forth the fascinating beauty of Istanbul that shines in front of you and allows you to watch the changing city lights from your home every hour.



LOFT HOUSES



OFFICES



LANDSCAPE HOUSES



TERRACE HOUSES

VILLA HOUSES



VILLA
HOUSES



VILLA HOUSES



Villa Houses are the best type of residence to emphasise the project's feature of incarnating the low-rise life that people love and prefer with a different architectural understanding.

Villa Houses, with their spacious gardens opening to the tranquillity of Aydın Street, give the feeling of a villa with a garden on every floor. Especially ideal for families with children who have traditional life routines, newlywed couples who want to grow their dreams or those who want to live in the city in the concept of a villa with a garden.

Another eye-catching feature of Villa Houses is the relationship of the living room-kitchen areas with the outside... With the concept of combining closed spaces with the outside, you experience harmonious integrity instead of a sharp boundary between your home and the outside; moreover, it provides you with privacy and protects the integrity of your home...

Villa Houses, ranging from 275 m² to 545 m², have many extra features and equipment, including a servant room.



Additionally, Villa Houses, with their own terrace and garden, some of which have a pool, offer their residents a sheltered and private life and a designated atrium.

Villa Houses promises a new city life where your children can play safely and enjoyably in the garden, where you can experience tranquillity in the greenery, and where there is also indoor and outdoor use.



TERRACE HOUSES



TERRACE HOUSES



Terrace Houses appeal to those who care about being in the city's centre but are also looking for a quiet life. Those who know how special and enjoyable it is to live in a terraced house in Istanbul will love Terrace Houses very much!

When you step inside the Terrace Houses, you witness the same architectural understanding in all housing types within the project, allowing nature to pass from the outside to the inside to all living areas. The large and spacious terraces of the residences, with their colourful landscape complementing the terraces, give you the feeling that you are in a horizontal building on the ground floor, no matter which floor you are on.



Terrace Houses, which bring a new interpretation to city life with a modern sense of luxury, offer options between 232 m² and 382 m² with their garden terraces.



LANDSCAPE
HOUSES



LANDSCAPE HOUSES



Houses with a view of the Bosphorus from large balconies the size of terraces sets up the view of the city and nature as the focus of living areas. An excellent choice for those who enjoy spaciousness outside and inside of the house and like to watch the flow of life.

At Landscape Houses, as soon as you enter, your point of view turns directly to the corner of the living room, leading to the view outside. You will notice that the landscape inside and outside is integrated without dividing your scenery.

Landscape Houses are offered with high-end quality equipment in sizes from 270 m² to 347 m².

These houses open to a pleasant scenery entirely belonging to you, offering a private living space for you and your loved ones.



LOFT HOUSES



LOFT HOUSES



Business professionals, couples, and those who like city life but also want to be close to nature and prefer to live more compact and dynamic lives can find the lifestyle they seek in Loft Houses.

Loft Houses, consisting of sizes between 85 m² and 218 m², attract attention with their extensive balconies, flower pot areas on each balcony, and compact, open area setup.



OFFICES



NEXT LEVEL CAREER



Next Level Istanbul also brings a new breath to the busy business world of Levent, one of the largest and most prestigious office districts in Istanbul, with its modern and spacious areas that open to the outside with pop-up windows, a terrace, a balcony and a garden, reflecting the recently changing understanding of the office, suitable for a hybrid work style.

The offices, which are horizontally positioned on the side of Büyükdere Street and consist of 3-storey independent buildings, appeal to those who love the metropolitan lifestyle and those who want to be in the middle of social life with their architecture that establishes a relationship with the outside world. Professionals with a modern style who care about change and are looking for a simple luxury are taking their business life to the next level with convenient and prestigious offices with flexible and dynamic workspaces that can be designed according to needs when requested, with spacious terraces that provide outdoor as well as indoor use.

Next Level Istanbul offices are an excellent choice for those who want a boutique and detached office where they can live their style while looking for plaza comfort, service quality and security. As in the entire project, the offices also have advanced infrastructure, technological equipment, parking areas designated to their blocks, and elevator and stair areas. Furthermore, office owners and employees can benefit from high-standard services such as security, cleaning, concierge, and valet services on demand.



“Natural,
long-lasting,
original
materials that
differ in every
type of
housing.”

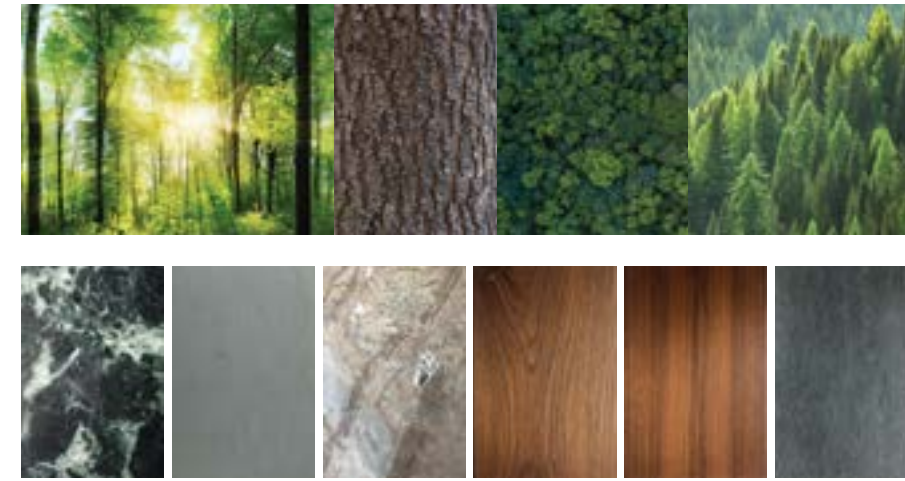
WE HAVE REFLECTED
NATURE TO **YOUR STYLE**



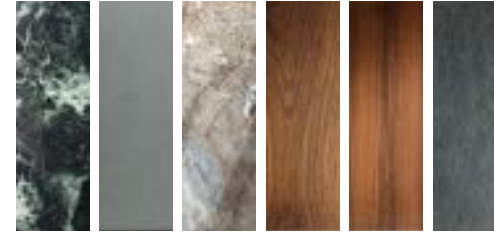
STYLES



YOUR STYLE IS
THE FOREST



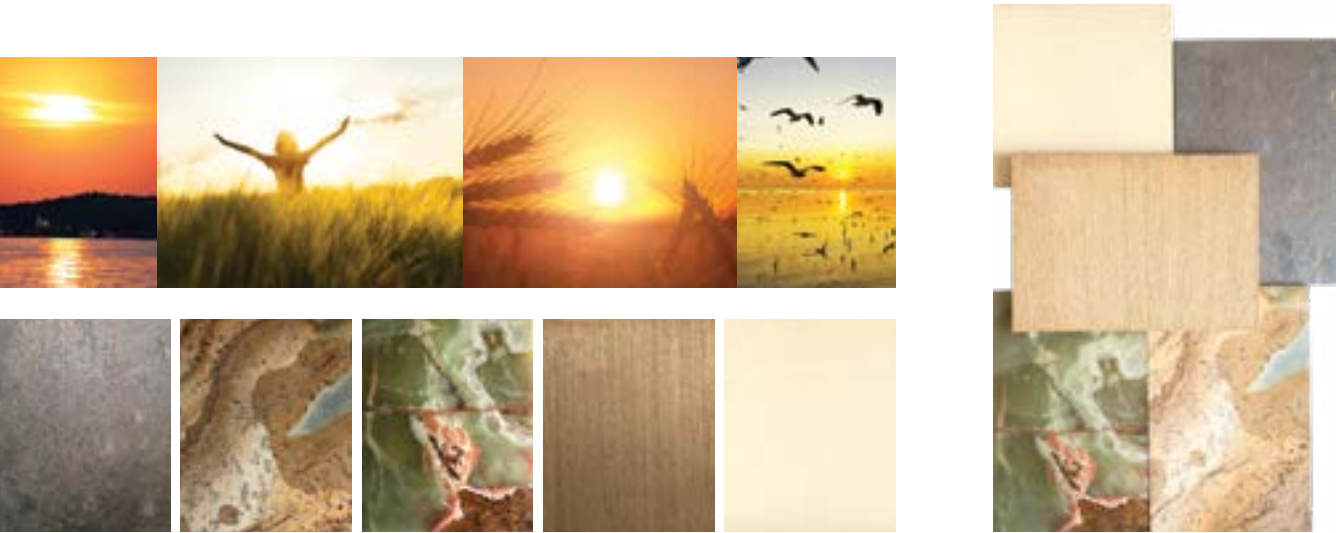
YOUR STYLE IS **THE FOREST**



The architectural concept of Next Level Istanbul, which invites nature inside, is also reflected in the interior architecture. Villa Houses, which have spacious gardens that create almost a forest feeling, the interior architecture was designed in line with the forest concept to carry this intense green into the interior.



YOUR STYLE IS
THE SUN



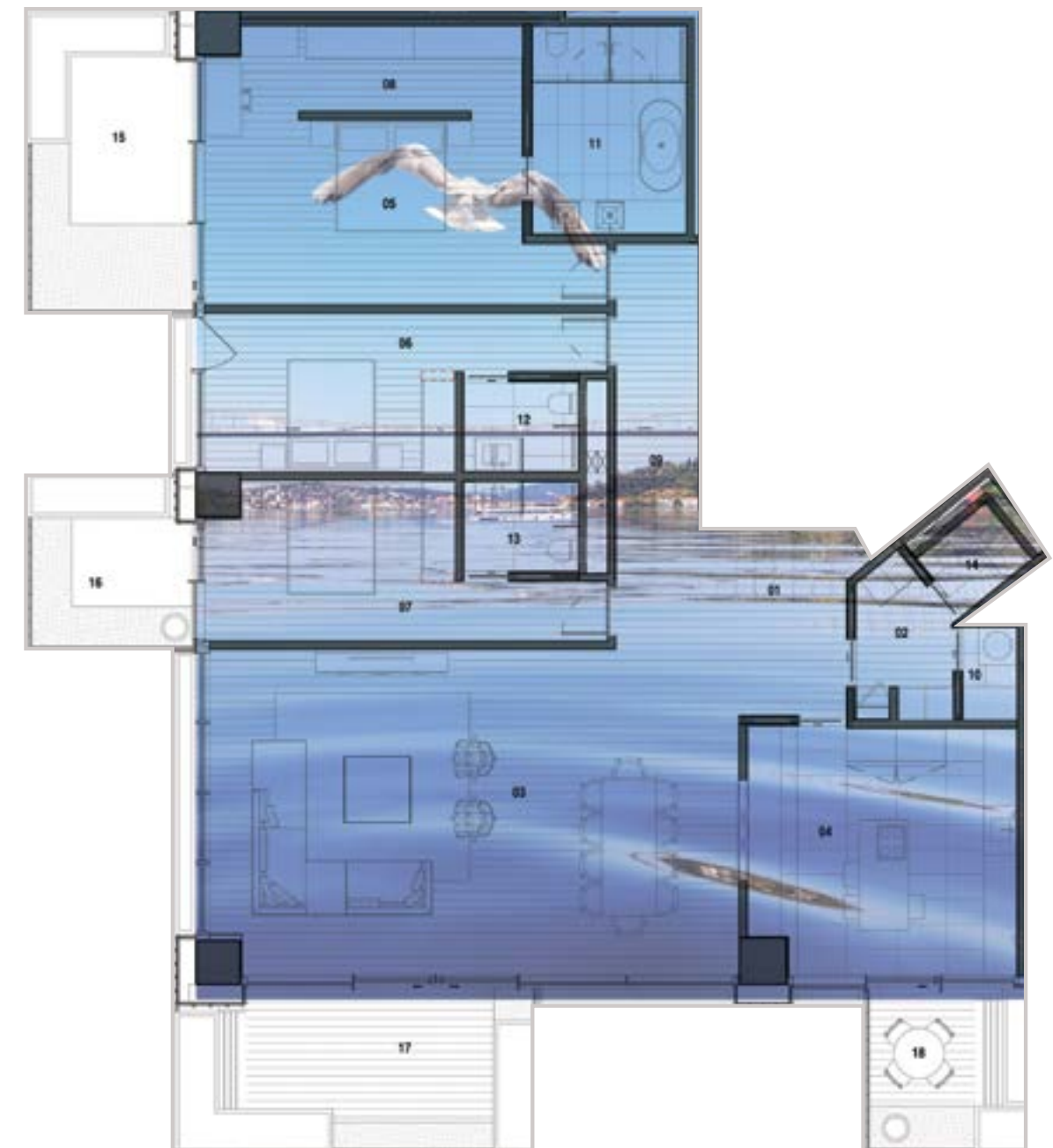
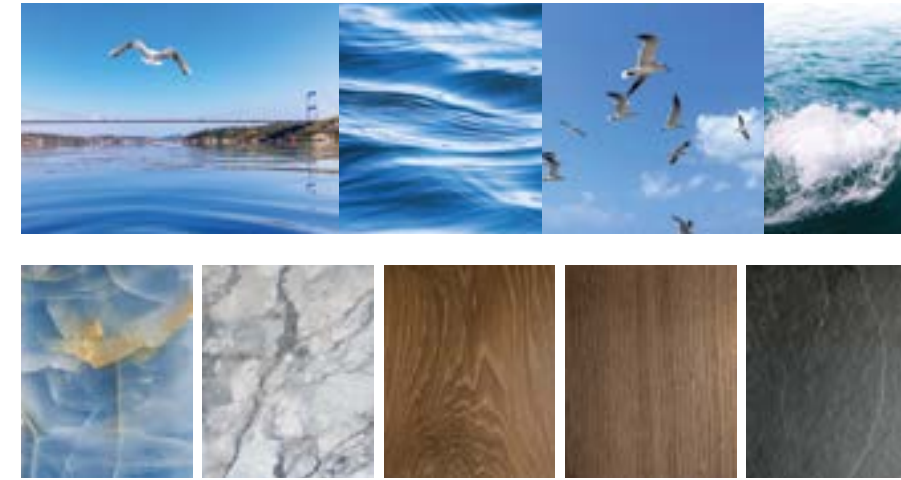
YOUR STYLE IS **THE SUN**



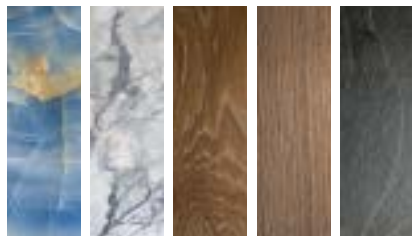
Terrace Houses, which form an inward retreat movement with their expansive terraces, evoke the sun from the elements in nature due to their positioning in the project. Therefore, the interior styles of the houses were designed with warm colours, textures and materials.



YOUR STYLE IS
BOSPHORUS



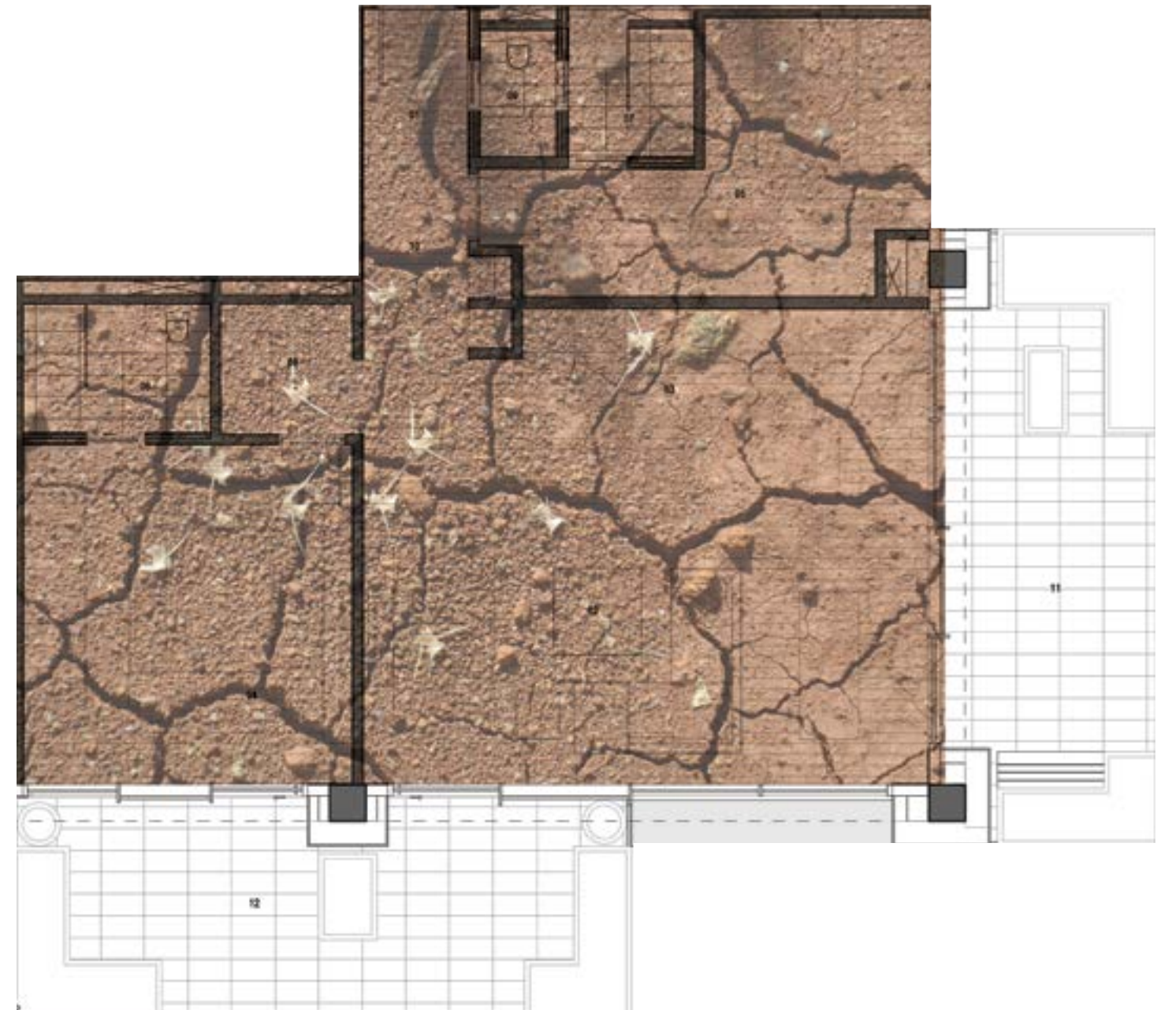
YOUR STYLE IS
BOSPHORUS



The interior architecture of Landscape Houses, the residential building closest to the sky, emphasises the view of the Bosphorus of Istanbul, which opens to nature and the city, creating an “Istanbul both inside and outside” style.



YOUR
STYLE IS
THE SOIL



YOUR STYLE IS **THE SOIL**



The reflection of the interior architecture concept based on the essential elements found in nature to Loft Houses was the style of "soil". Every detail was designed with inspiration from the land where greenery and fertility were born.





NEXT LEVEL QUALITY OF LIFE AND COMFORT



HUMAN-ORIENTED DETAILS



Many details in the project, such as technical support, security, technological infrastructure, well-planned areas, and digital applications, indicate human-oriented design.

The reception dedicated to each block is always ready to welcome you in the best way. A special attendant and a valet are at your service to meet your daily needs at any time. Everything is accessible with daily service, cleaning and technical services. Your comfort is high with the smart home system, a modern site life requirement.

1 electric vehicle charging station planned for each apartment, shelter areas, camera and card access systems, private security services, private storage for each apartment, strong internet connection, whole capacity generator, and equipment such as particular archive/storage areas for offices... All to make your life easier!

Parking areas where you will not have parking problems even in the city's busiest and most intense place, Levent. In the parking lot with a capacity of 630 vehicles, a minimum of 2 parking spaces for 1+1 and 2+1 apartments and a minimum of 3 parking spaces for 3+1 and 3.5+1 apartments will be allocated for offices according to their size.

AN ACTIVE LIFE
INTEGRATED
WITH NATURE



Compact and functional sports fields and social spaces designed for the needs of habitants... Outdoor and indoor edutainment areas for children... Comfortable and well-equipped co-working areas that residents and office workers can benefit from complimentary. Opportunities that will add comfort to your life, increase your energy and feed your soul are waiting for you!



SPECIAL FACILITIES FOR YOU

Children's Playground - "Entertaining education" areas, Cafe Area, Semi-Outdoor Pool, GYM, Vitamin Bar, SPA (Sauna, Massage Room, Steam Room, Toilet and Shock Shower Areas), Multi-Purpose Yoga-Pilates Studio and Squash.

LAYOUT PLAN



NEXT LEVEL ISTANBUL

PROJECT TEAM



The visuals in this catalogue are for promotional purposes.
Pasifik GYO reserves the right to make any changes with the approval of Emlak Konut GYO.

Project Name
NEXT LEVEL ISTANBUL

Employer
EMLAK KONUT GYO A.Ş.

Contractor
PASIFIK GYO

Architectural Design
TABANLIOĞLU ARCHITECTURE

Landscape Design
DS ARCHITECTURE

Interior Architecture Design (Residences)
TABANLIOĞLU ARCHITECTURE

Static Design
BALKAR ENGINEERING

Mechanical Design
GMD MOSKAY ENGINEERING

Electrical Design
HB TEKNİK

Earthquake-Static Consultant
Prof. Dr. RAMAZAN LIVAOĞLU
(ULUDAĞ UNIVERSITY)

Facade Consultant
BAYMIM FACADE CONSULTANCY

Elevator Consultant
BY LIFT

Lighting Consultant
ZKLD LIGHTING DESIGN

Acoustic Consultant
MEZZO STUDIO

Traffic and Parking Consultant
HARTEK MAP TECHNOLOGY CONSTRUCTION

Fire Consultant
ETİK ENGINEERING

Infrastructural Design
SİGAL ENGINEERING



“Design is about giving meaning to spaces... Changing the fabric of the city... Bringing new angles... It is to transform all areas where there are people into living spaces... We believe that design is a deep passion for life, and spaces are life itself!”

HELLO TO ISTANBUL FROM THE PASIFIK!

As Pasifik, which gave life to Ankara's firsts and the award-winning Next Level brand with its passion for designing life, we now are preparing to add our own vision to this beautiful city with a magnificent project that will come into life in Levent, the centre of work and life, one of the most valuable locations of Istanbul, the most beautiful of world metropolises and the most valuable brand of our country, with Emlak Konut assurance and Pasifik vision, to carry this passion and line to the next "level"...



TO BECOME A GREEN URBAN BRAND

Due to changes in climate and living conditions, we constantly search for new approaches and solutions to provide adaptation and resilience criteria, especially concerning metropolises. We know that urban greening contributes to creating a "green urban brand" from the effects of the few projects completed so far worldwide. Next Level Istanbul, a project with high social value and prestige, will contribute to the change in the perception of the urban brand and increase demand, in other words, to a holistic recovery and healthy development when evaluated from an ecological perspective. In line with this awareness, we continue to develop and invest in housing with a new understanding of a green and sustainable city. For this reason, we are determined to be one of the pioneers of "green building" projects that will increase in value even more in the future.





EMLAK KONUT

In 1953, a mentality that would lead to the urbanisation efforts of a country and improve the people's quality of life was born. That year, Emlak Konut, the deep-rooted brand of the construction industry, started its journey of success. The corporate vision was to build environmentally conscious modern cities that add comfort to human life. With this purpose, Emlak Konut became the architect of many innovative practices in the industry.

Emlak Konut delivered many projects, leaving a good example and traces for planned urbanisation in our country. It built the most innovative neighborhoods of its era with projects so large that even their surroundings were named after them. This stable growth brought up a significant milestone as well. In 2002, Emlak Konut turned into a real estate investment company. This transformation was the catalyst for the giant projects, barnburners, and becoming an even bigger company.

After establishing the real estate investment company, Emlak Konut initiated 285 new projects that would broadly affect the world, embody environmentally conscious technologies and add value to cities. The number of units built and tendered since 2003 has reached 193.788

Emlak Konut was offered to the public twice, a breakthrough that would crown its rapid growth and take its goals to broader horizons. The initial offering in 2010 was among the 5 most extensive public offerings in the history of the Republic. The secondary public offering in 2013 was Europe's most extensive public offering in real estate in the last 5 years. Growing with public offerings, Emlak Konut has further strengthened its place among Turkey's most substantial companies with its paid-in capital of 3.8 billion lira and total assets of 60.8 billion lira as of September 30, 2023.

Since its foundation, Emlak Konut has been taking firm steps towards the future with its increasing momentum, human-oriented corporate culture, and latest state. It is getting closer and closer to its goal of becoming Turkey's pride as a global player.



PASIFIK GYO...

(Pasifik Real Estate Investment Trust)

Design, one of the ways of expressing oneself, is an indispensable element for us. However, our understanding of design is more than drawings on paper. For us, design is a way of production and an aesthetic of life reflected in every aspect of life...

We adopt an understanding that changes the city, differentiates your life and adds new perspectives to the concept of urbanism. Our aim is not only to build beautiful and robust buildings... We also want to build the future.

By developing aesthetic and comfortable spaces, we shape the city and the future with a philosophy that is thought out in detail for a standard of living beyond expectations, processed with unlimited imagination, fed by reason and technology, but respectful to nature, green and people.

We are proud of what we have done so far and excited about what we will do.

Pasifik GYO
"Designs Life"

ISTANBUL
WITH DIFFERENCE OF
NEXT LEVEL

NEXT
LEVEL
ISTANBUL



nextlevelistanbul.com.tr