

# MEGAPOL İZMİR



# MULTICULTURAL AND LIBERAL

*Like Izmir*

Megapol Izmir, which brings together all the colors of housing, business, culture, art, sports, entertainment, and shopping life, is rising in Izmir's new city center with Megapol Group's assurance.

Megapol Izmir; with its three towers, street houses, street stores, culture and art center, bazaar that will be the region's new attraction hub, and wellness center, it presents a fresh new life idea to Izmir.

A+ and premium dwelling flats and offices, all with balconies, art, sports, and taste Megapol Izmir, with its extensive social spaces, beautiful Izmir view, modern architecture, and unique position, allows you to experience all the colors of city life in your daily life. A+ and premium dwelling flats and offices, all with balconies, art, sports, and taste Megapol Izmir, with its extensive social spaces, spectacular Izmir view, modern architecture, and unique location where you can feel shopping and comfort in every square meter, allows you to have all the colors of city life in your everyday life.

**MEGAPOL**  
**İZMİR**



# UNIQUE LIKE IZMIR IN ITS LOCATION!



ALSANCAK

KARŞIYAKA

HALKAPINAR

GIDA  
ÇARŞISI

BAYRAKLI





## IN THE HEART OF İZMİR

Along with residences, offices, and shops, Megapol Izmir is located in the new city center of Izmir, one of the world's fastest developing cities, with a unique location that will become the center of trade and culture, not just a place to pass through, but a destination.

Megapol Izmir, rising next to the metro, izban, tram, high-speed train, and bus terminals in Halkapınar, is positioned in the heart of Izmir, at the crossroads of all transit networks.



# EASY TO GET TO, DIFFICULT TO GET AWAY FROM!

Megapol Izmir's rich land and rail system transit alternatives, which are within walking distance of the inner city metro, izban, tram, high-speed train and bus terminals, allow you to visit every part of Izmir quickly and without getting stopped in traffic.

-  METRO
-  İZBAN
-  TRAM
-  FAST TRAIN
-  Bus Terminal
-  Main Roads and Access Roads



TRANSPORTATION AND ACCESS



# POLYPHONIC PROJECT, NOT COMPLICATED!

1+1, 2+1, 3+1, and 4+1 dwelling apartments with balconies, A+ and premium offices, rich social areas with art, sports, entertainment, shopping, and comfort in every square meter, and its unique location Megapol Izmir, which is developing on a 27,187 m<sup>2</sup> plot of land in the district of Izmir, has a space for all your wishes to come true.

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Balconies are Available in All Towers
- 

Interiors With High Ceilings
- 

Maximum Earthquake Resistance
- 

High Speed Elevators
- 

Fire Extinguishing Systems
- 

Independent Air Conditioning And Air Conditioning Systems
- 

Indoor And Outdoor Parking
- 

24/7 Security



- TOWER ONE**  
Premium Residences,  
Premium Offices, VIP Lobby,  
Parking Lot
- TOWER TWO / OFFICE TOWER**  
A Plus Offices,  
Lobby,  
Parking Lot
- TOWER THREE / RESIDENCE TOWER**  
A Plus Residences,  
Lobby,  
Parking Lot
- STREET HOUSES**  
Apartments with balconies and  
terraces varying between 3 and 5 floors,  
where traditional urban culture is kept alive.
- HACI MUSTAFA BEY AVENUE**  
Restaurant, Cafe, Pharmacy, Bank,  
ATMs, Supermarket,  
Laboratory and Shops
- STORES**  
Located on the ring road link are  
the three-story stores,  
showrooms, and offices
- CULTURE AND ART CENTRE**  
Performance Centre, Cinemas,  
Exhibition Hall, Art Gallery,  
Foyer Area, Art Cafe
- WELLNESS CENTRE**  
Studios, Sauna, SPA, Turkish Bath,  
Yoga and Pilates Hall, Indoor and  
Outdoor Pool, Cafe and Snack Bar

VIEW PLAN



# RESIDENCES SUITABLE FOR ALL STYLES AND NEEDS WITH 3 TOWERS AND STREET HOUSES ARE IN MEGAPOL IZMIR!

Megapol Izmir welcomes you to Izmir's new city center and a life of high standards. In Megapol Izmir, there are residences fit for all preferences and expectations ranging from 1+1 to 4+1.



**A PLUS  
RESIDENCES**

**A PLUS  
OFFICES**

**PREMIUM  
OFFICES**

**PREMIUM  
RESIDENCES**



**YOU WILL FEEL THE  
UNIQUE PERSPECTIVE  
FAR BEYOND SIMPLY  
SEEING IZMIR FROM THE  
TOWER HOMES, ALL OF  
WHICH HAVE BALCONIES.**

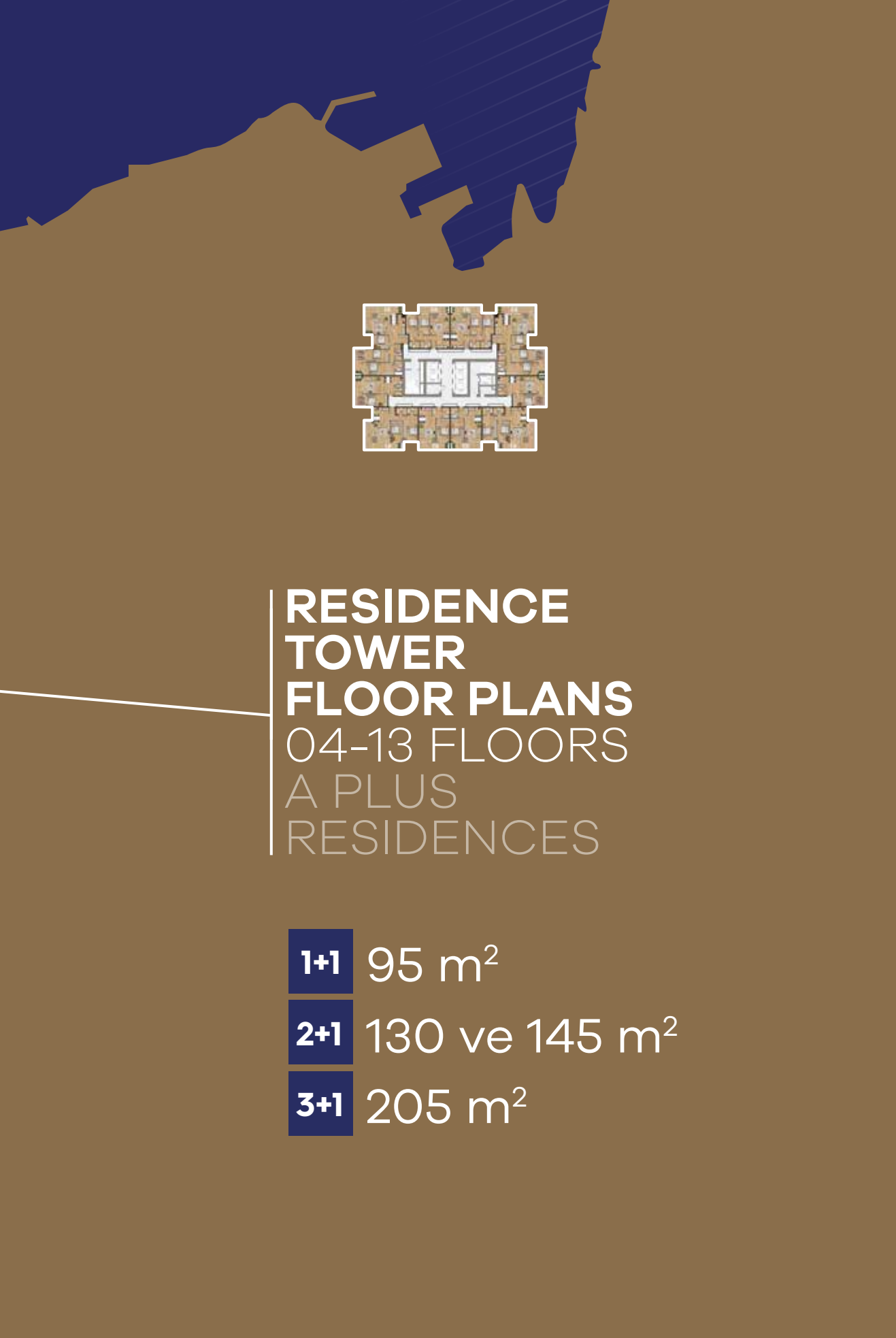
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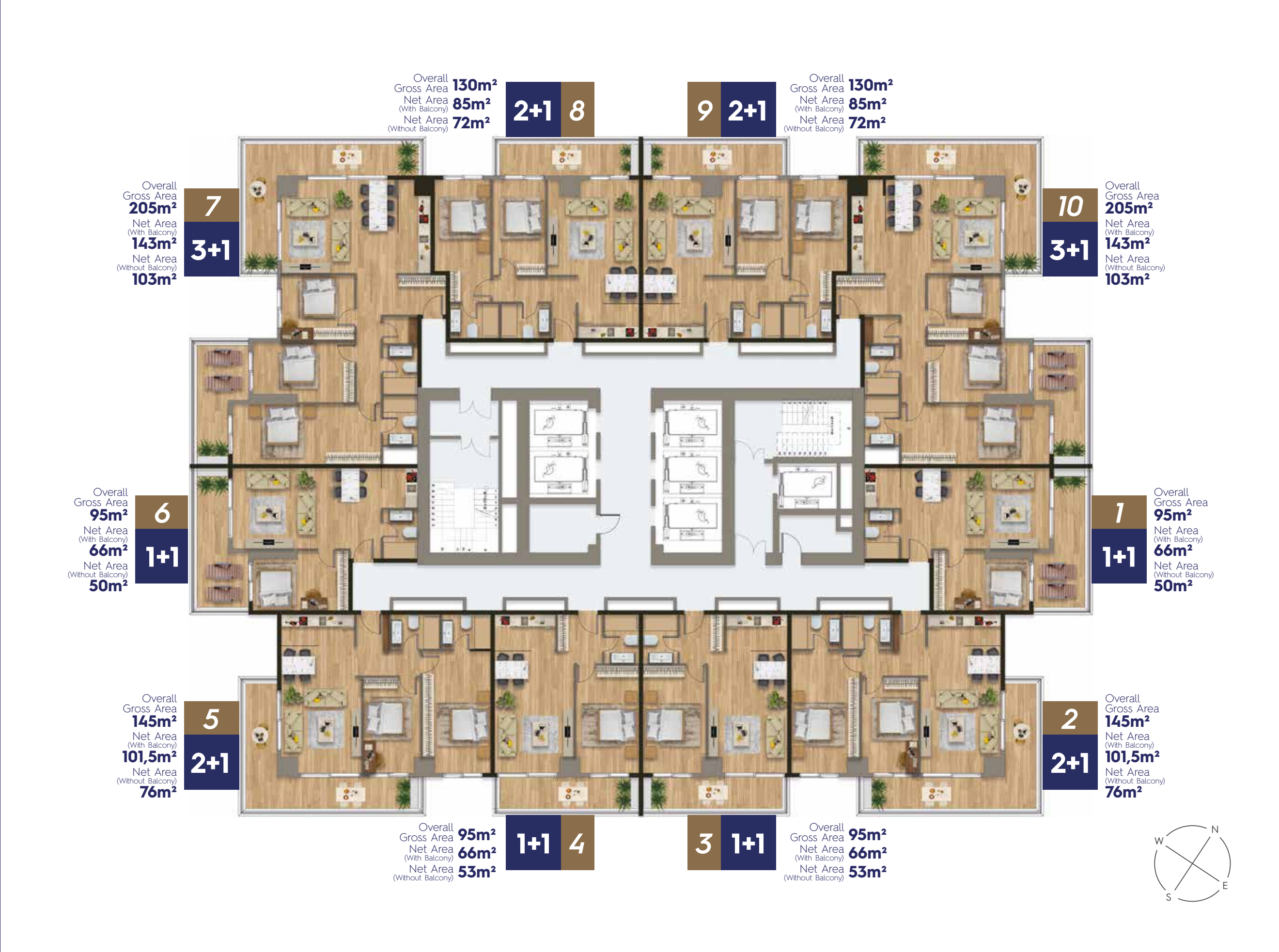
**TOWER RESIDENCES**



**TOWER THREE**  
**RESIDENCE**  
**TOWER**

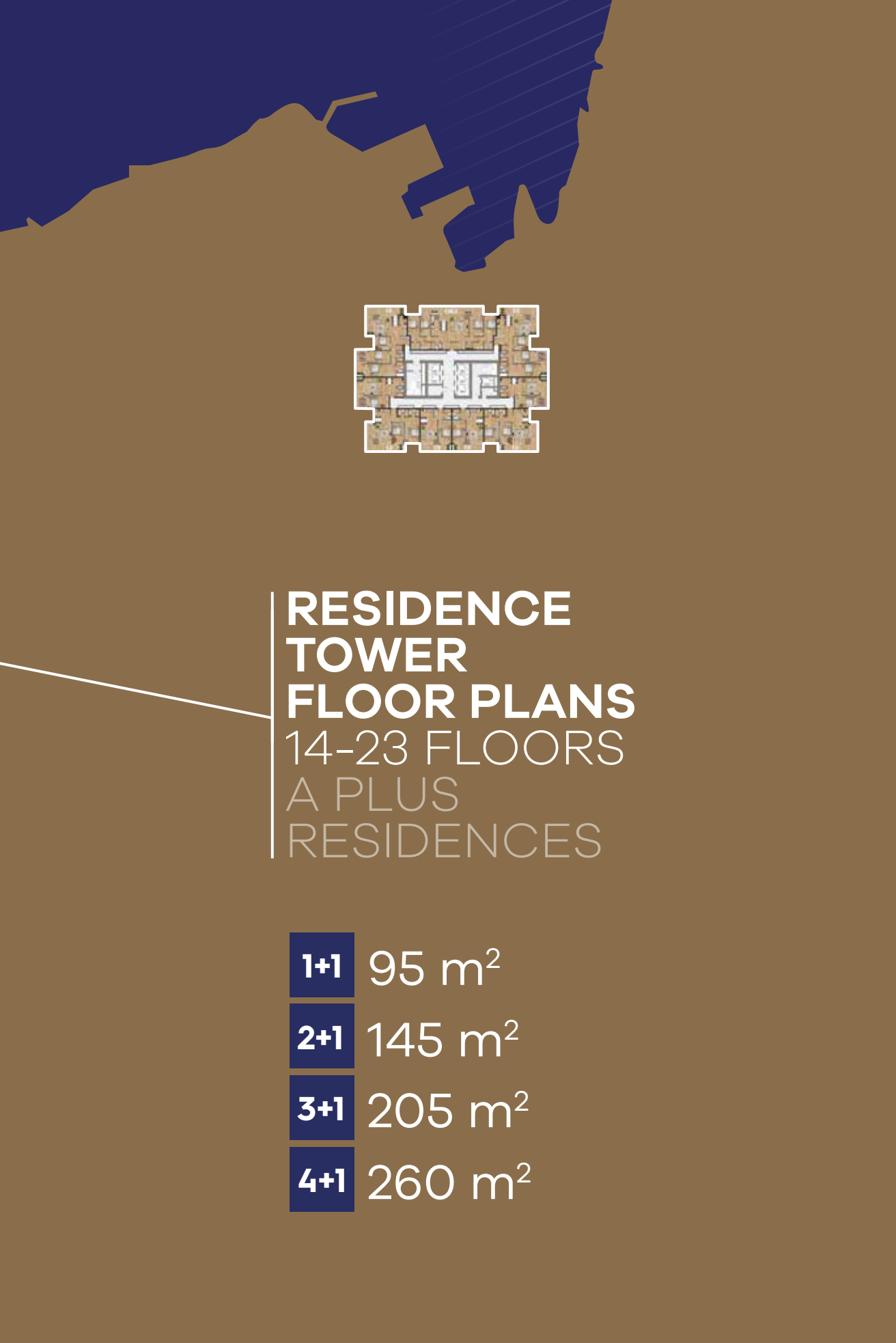


<b>1+1</b>	95 m <sup>2</sup>
<b>2+1</b>	130 ve 145 m <sup>2</sup>
<b>3+1</b>	205 m <sup>2</sup>

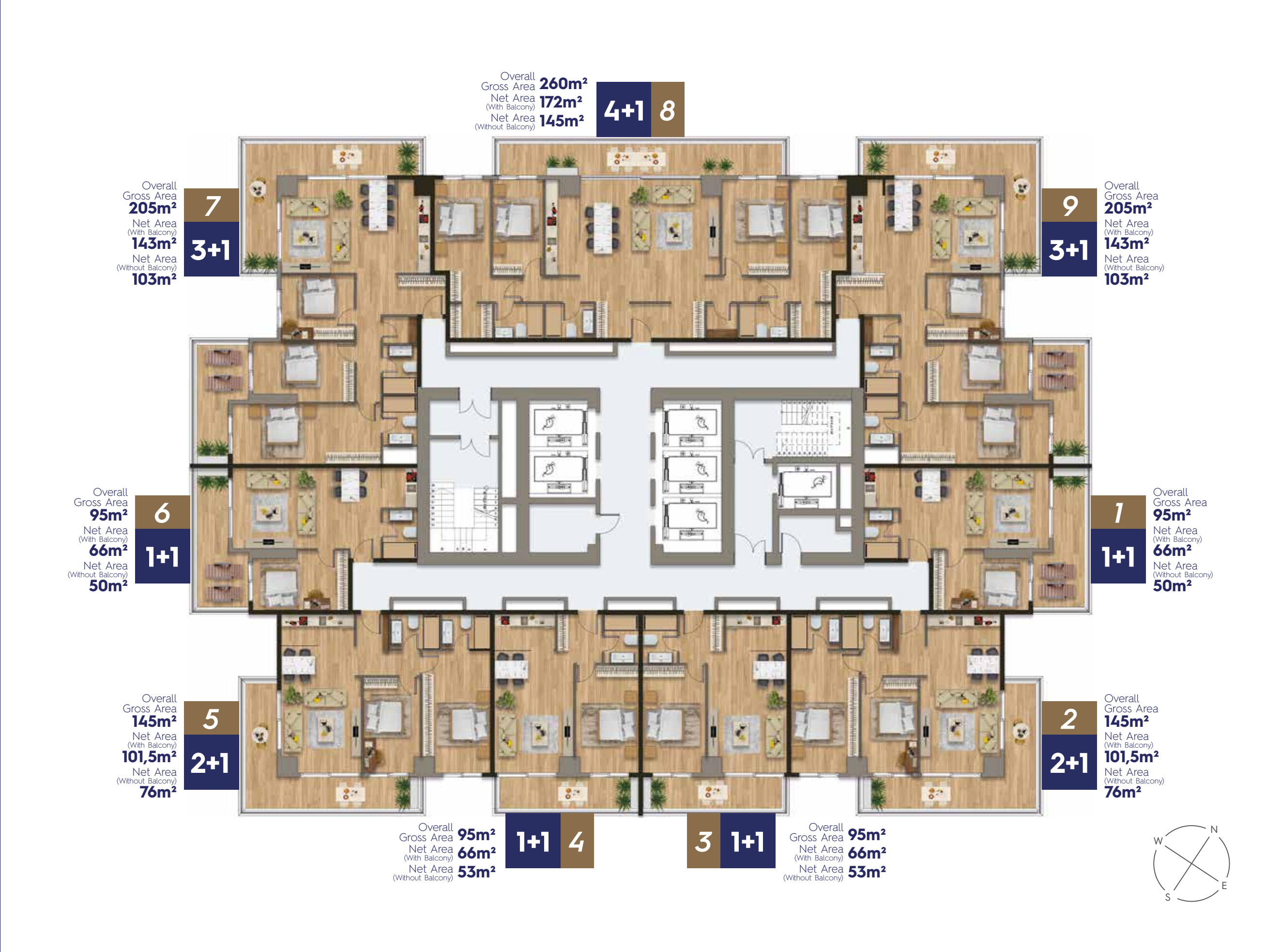
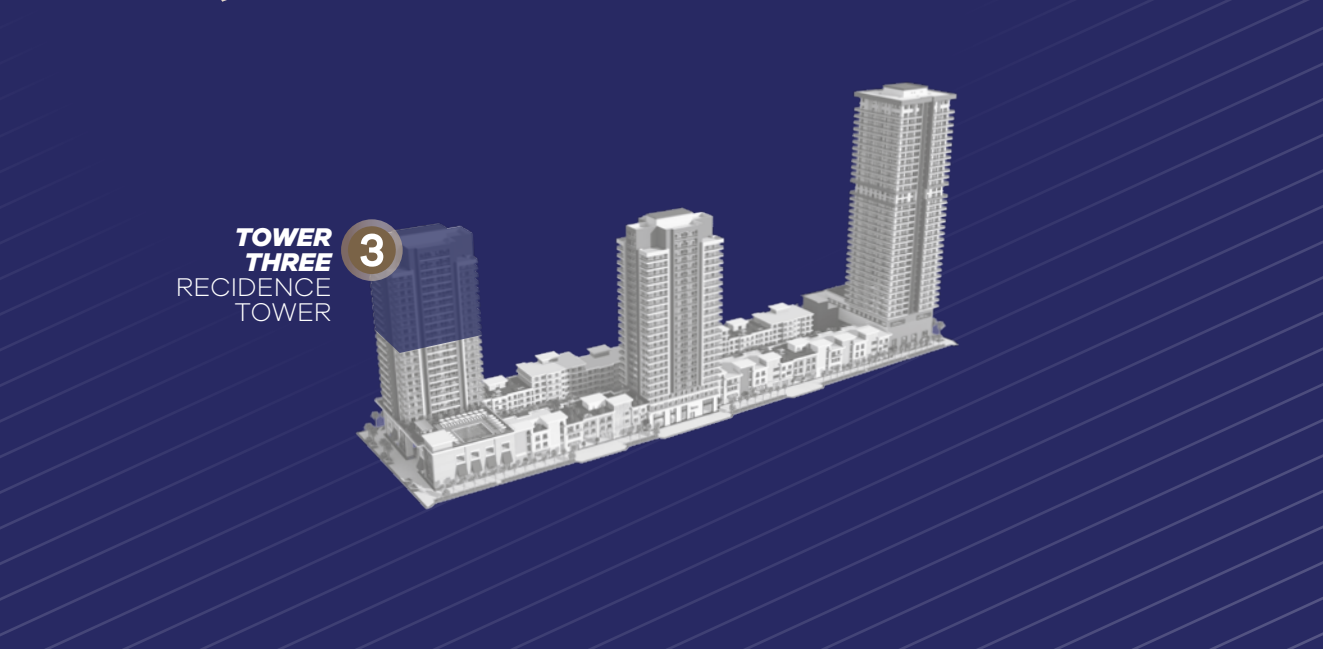




**TOWER THREE**  
**RESIDENCE**  
**TOWER**



1+1	95 m <sup>2</sup>
2+1	145 m <sup>2</sup>
3+1	205 m <sup>2</sup>
4+1	260 m <sup>2</sup>





# STREET HOUSES OFFERS 2+1 AND 3+1 RESIDENCES WITH GARDENS AND TERRACES THAT PRESERVE TRADITIONAL URBAN CULTURE!

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You can now live a heartwarming life in the heart of the city, surrounded by every shade of green and gorgeous landscaping.



**STREET HOUSES**



# STREET HOUSES



## STREET HOUSES FLOOR PLANS

01-05 FLOORS  
TERRACE RESIDENCES

**2+1** 130 m<sup>2</sup>

**3+1** 190 m<sup>2</sup>



Overall  
Gross Area  
**190m<sup>2</sup>**  
Net Area  
(With Balcony)  
**141m<sup>2</sup>**  
Net Area  
(Without Balcony)  
**115m<sup>2</sup>**

**3**

**3+1**



**2+1**

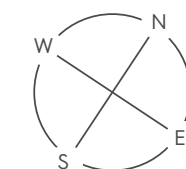
**2**

Overall  
Gross Area  
**130m<sup>2</sup>**  
Net Area  
(With Balcony)  
**104m<sup>2</sup>**  
Net Area  
(Without Balcony)  
**90m<sup>2</sup>**

**1**

**3+1**

Overall  
Gross Area  
**190m<sup>2</sup>**  
Net Area  
(With Balcony)  
**141m<sup>2</sup>**  
Net Area  
(Without Balcony)  
**115m<sup>2</sup>**





# COMFORT IN THE OUTDOORS!

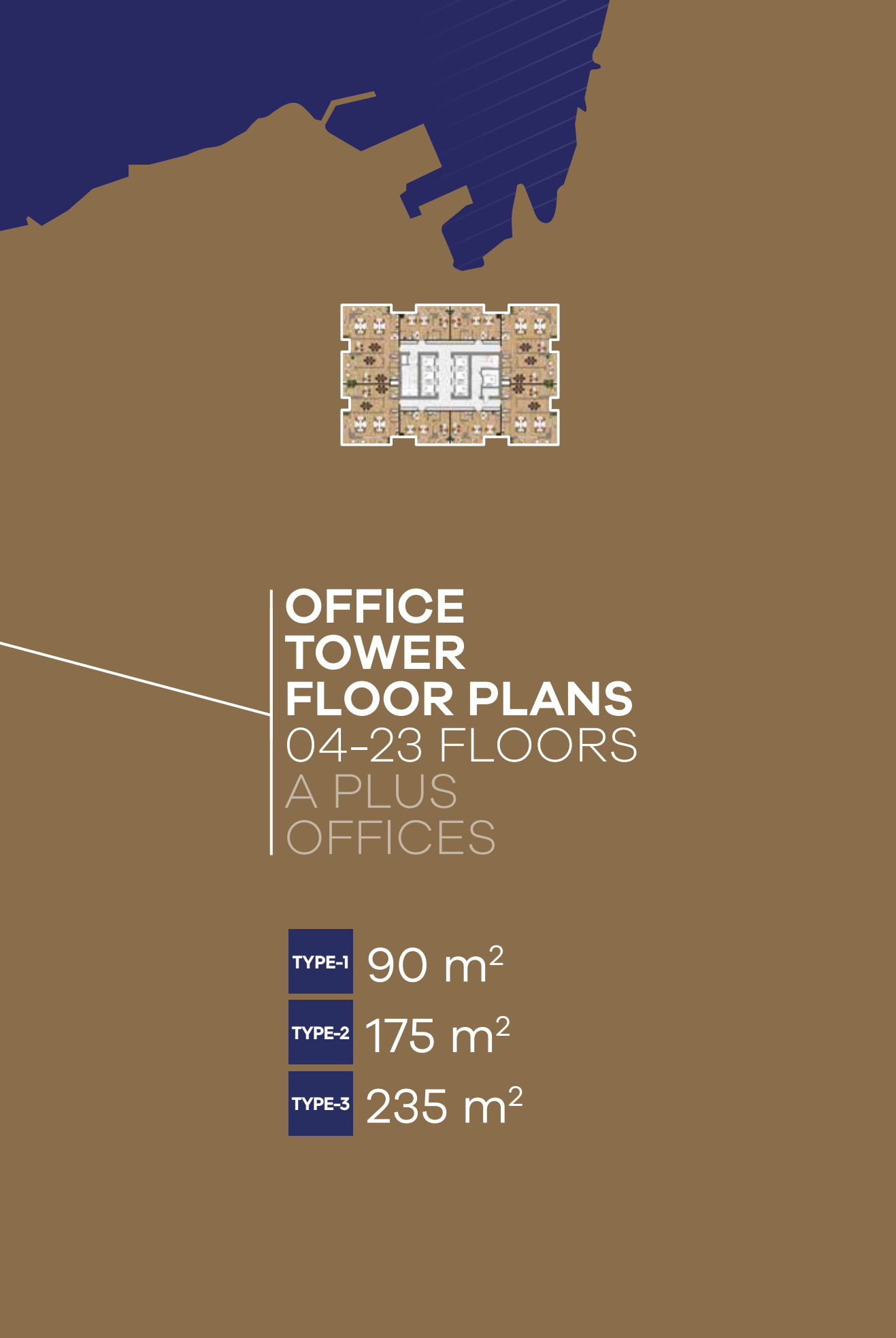
Megapol Izmir offers a business life open to the sky, with outstanding offices, all with balconies, that will allow you to break away from work tension and breathe.



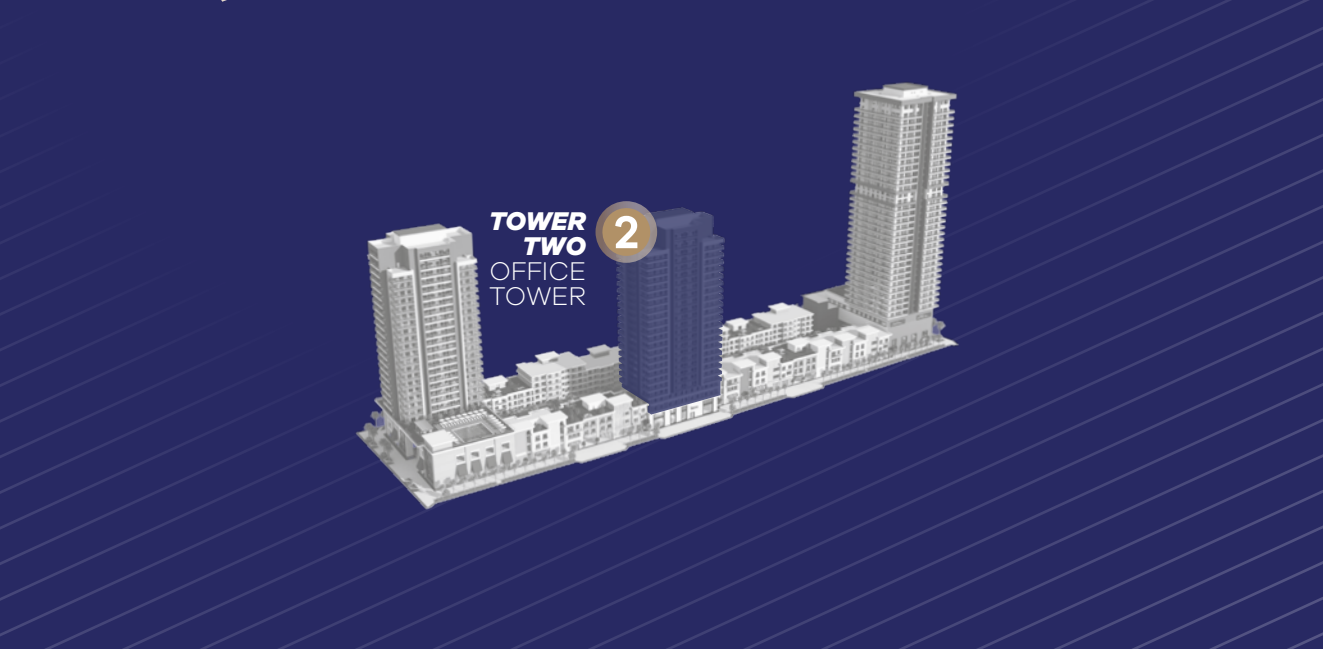
**A PLUS OFFICES**



**TOWER TWO**  
**OFFICE TOWER**



TYPE-1	90 m <sup>2</sup>
TYPE-2	175 m <sup>2</sup>
TYPE-3	235 m <sup>2</sup>





# TAKING THE ELEVATOR, NOT THE CAR, IS ENOUGH TO GO SHOPPING!

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With its multi-story shops facing Hacı **Mustafa Bey Avenue** on one side and the Food Bazaar on the other, as well as a 330-meter-long bazaar, Megapol İzmir has everything you need right beside you.





# IZMIR'S COOLEST AVENUE!



STREET STORES



**Haci Mustafa Bey Avenue;** with its restaurants, cafes, stores, movies, cultural and art events, will be Izmir's coolest avenue.



# ART AND FUN FOR EVERYONE!

At Megapol Culture and Art Centre; at all events throughout the year, ranging from theater to musicals, cinema to exhibitions. Your front seat has been prepared!



## **CENTRE OF THE SHOW**

A show hall with excellent acoustics for hosting events.



## **GALLERY OF ART**

The new meeting place for artists and art enthusiasts!



## **FOYER AREA IN CINEMA HALLS**

All guests will be greeted in the lobby and reception area. A trip to the movies is only a few steps away!



## **EXHIBITION HALLS**

Exhibition halls that seek to find and share art with the public.



## **CAFE ARTISTIC**

The art cafe on the ground floor will attract art enthusiasts!



## **FOYER AREA**

Foyer and reception area where all guests will be welcomed.



**CULTURE AND ART CENTRE**



# A DYNAMIC AND BALANCED LIFE!

WELLNESS CENTRE

Megapol Wellness Centre has everything you need to get back into the swing of things and stay in shape.



## SPA

Massage and SPA services are available.



## BATH IN TURKEY

Both men and women can enjoy a Turkish bath.



## SAUNA

Both men's and women's saunas are available.



## STUDIOS

Private sports studios where you can exercise in the company of personal trainers.



## HALL OF YOGA AND PILATES

Yoga and Pilates studios will revitalize you both physically and spiritually.



## SNACK BAR AND CAFE

Cafe and snack bar where you may unwind after a long day.



# PLEASURE FOR ALL FOUR SEASONS!

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In the summer, you may sunbathe and enjoy the blue coolness of your outdoor pool with a city view, and when the weather turns cold, you can pick up where you left off in your indoor pool.





## **GASTRONOMY**

- Restaurants
- Cafes



# HERE'S SOMEONE WHO CARES MORE ABOUT YOUR COMFORT THAN YOU DO.

Life will now be lot easier and more enjoyable thanks to Megapol Izmir's Concierge Package, which has been carefully designed for you and will make every moment seem special and comfortable.

## **SPORTS AND HEALTH**

- Fitness
- Yoga
- Pilates
- Sauna and SPA
- Turkish bath
- Massage Rooms



## **GENERAL BUILDING SERVICES**

- 24/7 Security
- Cleaning
- Technical services
- Open and Closed Parking Lot



## **PREMIUM SERVICES**

- Housekeeping
- Valet service
- Car washing
- Dry cleaner
- Hairdresser
- Lobby / Lounge



## **CULTURE AND ART**

- Theatre
- Musical
- Concert
- Stand-Up
- Dance Show



## **FUN**

- Street Concerts
- Visual Events
- Cinemas





# LIKE OTHER MEGAPOL PROJECTS, IT WILL BE ONE OF THE MOST SOLID BUILDINGS IN İZMİR.

Megapol İzmir, which was developed in accordance with the most recent seismic rules, made use of modern soil improvement techniques. 1613 bored piles and barrettes ranging in length from 44 to 65 meters were driven into the ground. The entire load is equally distributed on the floor due to the monolithic raft foundation reaching a thickness of 3 meters.







## MEGAPOL GROUP

MEGAPOL is a company that has managed to combine its knowledge and relationship network, which it has accumulated as a local Izmir company for 70 years, with global knowledge and relationship network, it has a command of local standards in terms of social, cultural, and economic aspects, and has the ability to do business with global standards and global partners.

MEGAPOL, with these characteristics, is a synthesis of the notions Global and Glocal in an investment business.



### Mavi Tower

1999 / Karşıyaka, IZMİR

Izmir's first high-rise residence with sea view, the contemporary blue face of Karşıyaka

### Heris Tower

2001 / Passport, IZMİR

Izmir's first high-rise modern business centre that brings together the elite business world.

### Sunucu and Martı Plazas

2009 / Bayraklı, IZMİR

The first high-rise contemporary business center of the new city center designated as the "Skyscrapers District"

### Kordon Tower

2011 / Alsancak, IZMİR

The silhouette of the city in Kordon high with an insatiable sea view that adds value standard of residence comfort.

### Megapol Tower

2012 / Bayraklı, IZMİR

A comfortable and unique building in the new city center, closest to the sea, built with smart building technology.

### Megapol Urla Houses

2014 / Urla, IZMİR

Urban in Urla, in Izmir Icmeler, which is a pioneer region interms of Megapol Urla, which was acquired by redesigning their homes have been therole model of the industry.

### Megapol Çarşı Tower

2018 / Halkapınar, IZMİR

The ideal address for those who want to work with a panoramic view of Izmir with its shop, office and premium office options in the new city centre of Izmir.



# MEGAPOL İZMİR



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



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

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