



PARTNERS & PARTNERS



IZMIR'S FIRST MIXED-USE PROJECT TO KEEP UP WITH THE TIMES

Folkart's new project **Folkart Time** is rising in Izmir's coveted Bornova **New City Center Area**.

Folkart Time brings everything **you need in life in one location: home, business, school, shopping, sports**, and more, presenting an exclusive living space to spend more **time** with your loved ones.

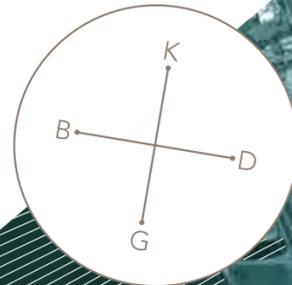
An aerial photograph of Izmir, Turkey, at sunset. The city is illuminated with warm orange and yellow lights, contrasting with the cool blue and purple tones of the twilight sky. In the foreground, a multi-lane highway with light trails from traffic runs through the city. Several modern high-rise buildings are visible, with two prominent towers in the center-right of the image. The background shows the city extending to the coast and the sea, with mountains visible in the distance. A white circle on the left side of the image contains the text 'TIME TO ENJOY LIFE IN THE CENTER'.

TIME TO ENJOY LIFE IN THE CENTER

Folkart Time offers **luxury and comfort together** in **Izmir's New City Center Area**, which is set to surge in value even more with the launch of the Istanbul-Izmir Highway.

Folkart Time is located smack in the middle of the city at the crossroads of Bayraklı, Konak and Bornova districts and at the most prestigious spot of the New City Center, slated to become the focal point of high-quality housing, modern offices, comfortable hotels, marinas that enrich marine-living, as well as entertainment and culture centers.

LOCATION



Experience Izmir in the very heart of the city at Folkart Time on Ankara Street only **a few minutes** from shopping malls, entertainment venues, universities, hospitals, main arteries and metro stations.



- Sanayi Metro **1 minute**
- Yaşar University..... **2 minutes**
- Beltway..... **2 minutes**
- Izmir Courthouse **3 minutes**
- Stadyum Metro..... **3 minutes**
- Folkart Towers..... **5 minutes**
- Ege University..... **5 minutes**
- Forum Bornova **5 minutes**
- Adnan Menderes Airport..... **25 minutes**
- İzmir - Çeşme..... **45 minutes**



LAYOUT PLAN



FOLKART TIME

Your workplace, a comfortable home, children's education, health and sports areas, shopping and entertainment centers... Everything that makes your life valuable is here at Folkart Time!

RESIDENCES

OFFICES

MARKET

PRIVATE HIGH SCHOOL

ACTIVITY-PACKED SOCIAL LIFE

An enjoyable and packed social life begins at Folkart Time! Here, fitness, SPA and wellness center, outdoor and indoor swimming pools, Turkey's acclaimed brands, world cuisine, and cafes are just a few steps away!

Your life,
your time!

INDOOR / OUTDOOR SWIMMING POOLS • LANDSCAPING AREAS • FITNESS CENTER & SPA • MARKET & SHOPPING AREAS
CAFE & RESTAURANTS • INDOOR PARKING LOT • OFFICES & RESIDENCES & PRIVATE HIGH SCHOOL



EVERYTHING YOU TREASURE IS IN ONE PLACE...

Folkart Time has been designed to make your
life easier, more practical, and meaningful.



MARKET



TIME FOR SHOPPING

World-renowned brands, diverse tastes, fun activities, and offers exclusive for you are just a few steps away at Folkart Time.





TIME FOR WORK

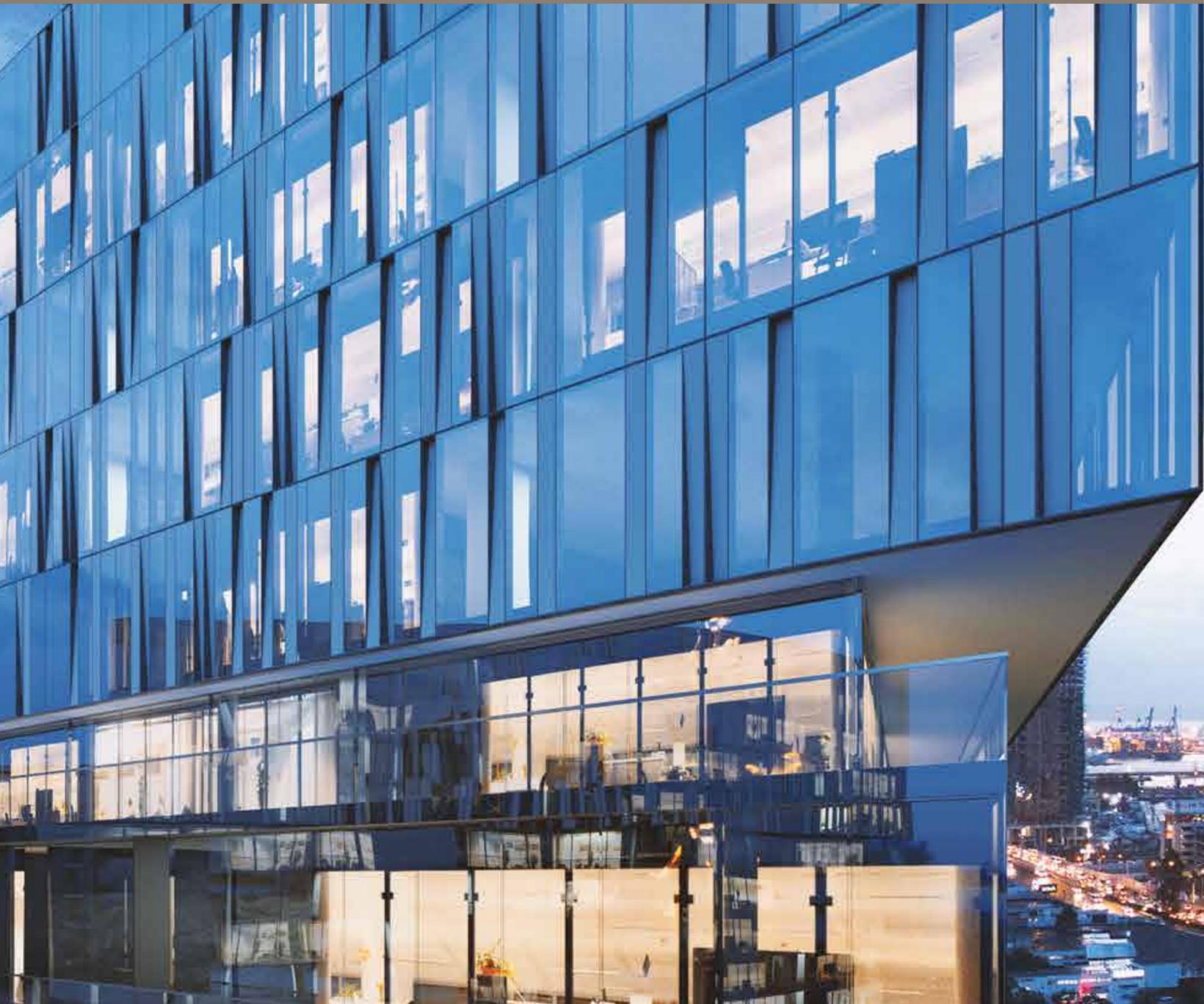
Folkart Time gives you more time for yourself and an efficient work life with an independent office complex integrated with the housing areas.

Come, make the most of your time as you please in this privileged project. You manage time, not the other way around.

A mixed-use project with a focus on time
at the very heart of Izmir!









OFFICE TYPE A

NET AREA.....**60.50 m²**
 GROSS AREA.....**66.50 m²**
 OVERALL GROSS AREA.....**89.00 m²**



1 Entrance + Lounge.....**18.90 m²**
2 Office 1.....**19.20 m²**
3 Office 2.....**15.70 m²**
4 Kitchen.....**4.50 m²**
5 Toilet.....**2.20 m²**

Office spaces range between 70 m² and 2,545 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor.
 FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.

OFFICE TYPE B

NET AREA.....**80.50 m²**
 GROSS AREA.....**89.50 m²**
 OVERALL GROSS AREA.....**120.80 m²**



1 Entrance + Lounge.....**23.60 m²**
2 Office 1.....**19.20 m²**
3 Office 2.....**15.70 m²**
4 Office 3.....**15.30 m²**
5 Kitchen.....**4.50 m²**
6 Toilet.....**2.20 m²**

Office spaces range between 70 m² and 2,545 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor.
 FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.

OFFICE TYPE C

NET AREA.....115.70 m²
 GROSS AREA.....128.30 m²
 OVERALL GROSS AREA.....173.20 m²



- 1 Entrance + Lounge.....33.00 m²
- 2 Office 1.....24.90 m²
- 3 Office 2.....18.60 m²
- 4 Office 3.....28.50 m²
- 5 Kitchen.....5.30 m²
- 6 Toilet Men.....2.80 m²
- 7 Toilet Women.....2.60 m²

Office spaces range between 70 m² and 2,545 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor. FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.



TIME FOR LIFE

Transforming Izmir's image, Folkart is introducing a new perception of life above standards in the Bornova New City Center Area.

Folkart Time homes will jazz up sunny Izmir days with a **modern architecture** and **off-beat details**.





TIME-SAVING ARCHITECTURAL PROJECT

Imagine not losing time commuting in traffic to get to work, but rather walking to work instead. Envision not worrying if the school service comes on time or that you don't have to go to the other side of the city for a pleasant dinner with the family.

Enjoy all the advantages of urban life at Folkart Time.





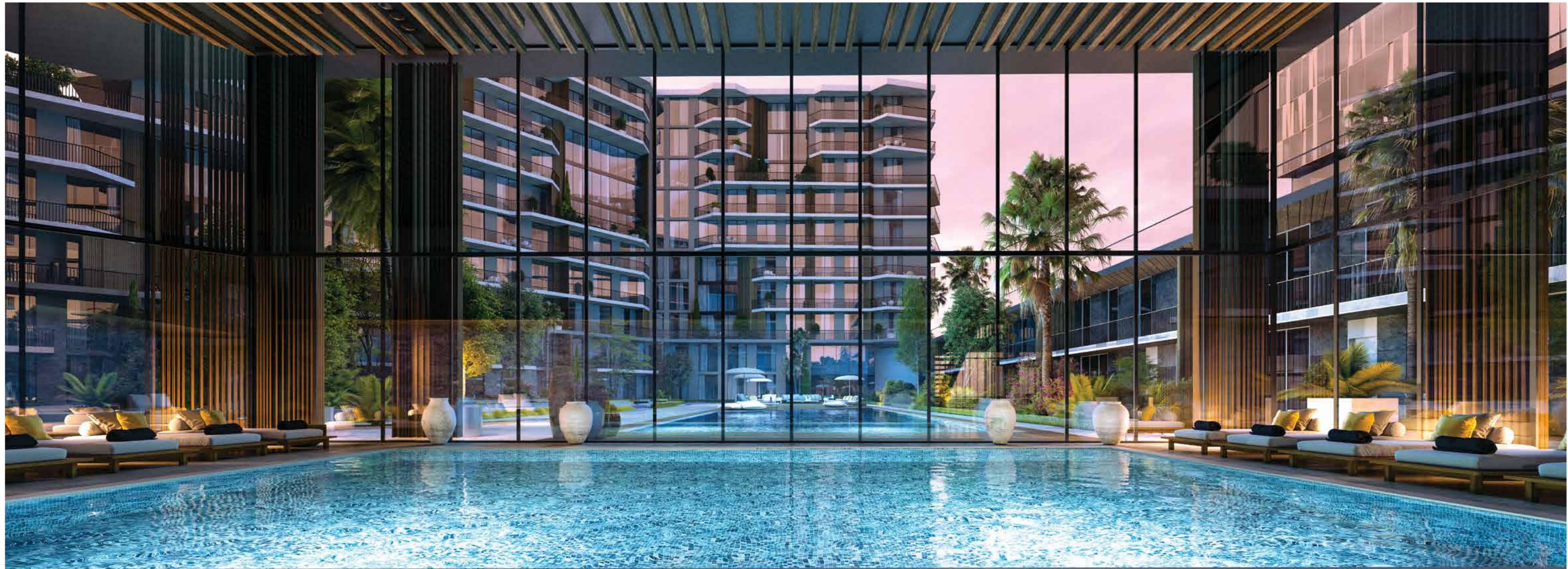
TIME FOR PLEASURE

Savor Izmir's nice weather on your spacious balcony or terrace with a view at Folkart Time.

TIME FOR THE POOL COME WINTER OR SUMMER

Relish swimming fun at Folkart Time come winter or summer with the privilege of indoor swimming pool.





TIME FOR COMFORT

Life is more delightful in your home with both functionality and comfort combined.





TIME FOR ZEST

It will be more fun than ever to cook and host guests in your **bright** and **spacious** kitchen.

STUDIO

NET AREA.....(Excl. Balcony)..... **25.81 m²**
 GROSS AREA.....**37.90 m²**
 OVERALL GROSS AREA.....**51.20 m²**



1 Living Room + Kitchen.....**21.97 m²**
2 Bathroom.....**3.84 m²**
3 Balcony.....**7.67 m²**



Studio apartments vary between 39 m² and 59 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor. FOLKART YAPI A.Ş., reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.

1+1

NET AREA.....(Excl. Balcony)..... **38.92 m²**
 GROSS AREA.....**55.40 m²**
 OVERALL GROSS AREA.....**74.80 m²**



1 Entrance Hall..... **3.02 m²**
2 Living Room + Kitchen.....**20.13 m²**
3 Bedroom.....**11.92 m²**
4 Bathroom..... **3.85 m²**
5 Balcony..... **9.29 m²**



2+1 apartments vary between 90 m² and 145 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor. FOLKART YAPI A.Ş., reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.

2+1 NET AREA (Excl. Balcony) **65.90 m²**
 GROSS AREA **94.50 m²**
 OVERALL GROSS AREA **127.60 m²**



- 1 Corridor + Entrance **6.17 m²**
- 2 Living Room + Kitchen **24.83 m²**
- 3 Bedroom **12.39 m²**
- 4 Master Bedroom **18.90 m²**
- 5 Bathroom **3.61 m²**
- 6 Balcony **18.92 m²**



2+1 apartments vary between 90 m² and 145 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor. FOLKART YAPI A.Ş., reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.

3+1 NET AREA (Excl. Balcony) **90.72 m²**
 GROSS AREA **142.10 m²**
 OVERALL GROSS AREA **191.80 m²**



- 1 Entrance Hall **8.35 m²**
- 2 Living Room **24.54 m²**
- 3 Kitchen **10.48 m²**
- 4 Corridor **5.91 m²**
- 5 Bedroom 1 **9.06 m²**
- 6 Bedroom 2 **9.05 m²**
- 7 Master Bedroom **15.66 m²**
- 8 Master Bathroom **3.31 m²**
- 9 Bathroom **4.36 m²**
- 10 Balcony **37.29 m²**



3+1 apartments vary between 190 m² and 210 m². Overall gross areas are calculated by including the other common indoor areas except the basement floor. FOLKART YAPI A.Ş., reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for visual purposes.

DUPLEX 3+1

NET AREA(Excl. Balcony).....**128.50 m²**
 GROSS AREA.....**203.80 m²**
 OVERALL GROSS AREA.....**266.30 m²**

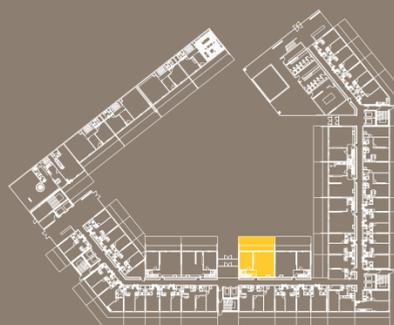


DUPLEX 4+1

NET AREA(Excl. Balcony).....**159.50 m²**
 GROSS AREA.....**255.30 m²**
 OVERALL GROSS AREA.....**333.40 m²**

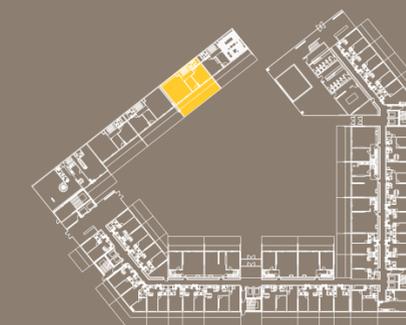


1 Entrance Hall.....	5.90 m²	8 Bedroom 1.....	14.38 m²
2 Living Room.....	39.45 m²	9 Bedroom 2.....	9.59 m²
3 Kitchen.....	18.95 m²	10 Master Bedroom.....	21.23 m²
4 Toilet.....	3.54 m²	11 Master Bathroom.....	4.22 m²
5 Balcony.....	14.70 m²	12 Bathroom.....	5.13 m²
6 Terrace.....	25.50 m²	13 Balcony 1.....	5.00 m²
7 Corridor.....	6.10 m²	14 Balcony 2.....	5.10 m²



Overall gross areas are calculated by including the other common indoor areas except the basement floor.
 FOLKART YAPI A.Ş., reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.

1 Entrance Hall.....	19.90 m²	10 Bedroom 3.....	10.10 m²
2 Living Room.....	40.10 m²	11 Master Bedroom.....	14.10 m²
3 Kitchen.....	19.10 m²	12 Master Dressing Room.....	5.10 m²
4 Bathroom.....	5.00 m²	13 Master Bathroom.....	5.00 m²
5 Balcony.....	18.90 m²	14 Bathroom.....	3.90 m²
6 Terrace.....	32.50 m²	15 Balcony 1.....	4.10 m²
7 Corridor.....	6.70 m²	16 Balcony 2.....	4.20 m²
8 Bedroom 1.....	20.40 m²	17 Balcony 3.....	6.40 m²
9 Bedroom 2.....	10.10 m²		



Overall gross areas are calculated by including the other common indoor areas except the basement floor.
 FOLKART YAPI A.Ş., reserves the right to make the changes it deems technically necessary. Floor garden, terrace and apartments have been decorated for esthetic purposes.



THE ONLY MIXED-USE PROJECT FEATURING A PRIVATE HIGH SCHOOL

Folkart Time introduces another novelty in the mixed-use concept with the goal of making each moment count and saving you time. **For the first time in Izmir, education is where you live!**

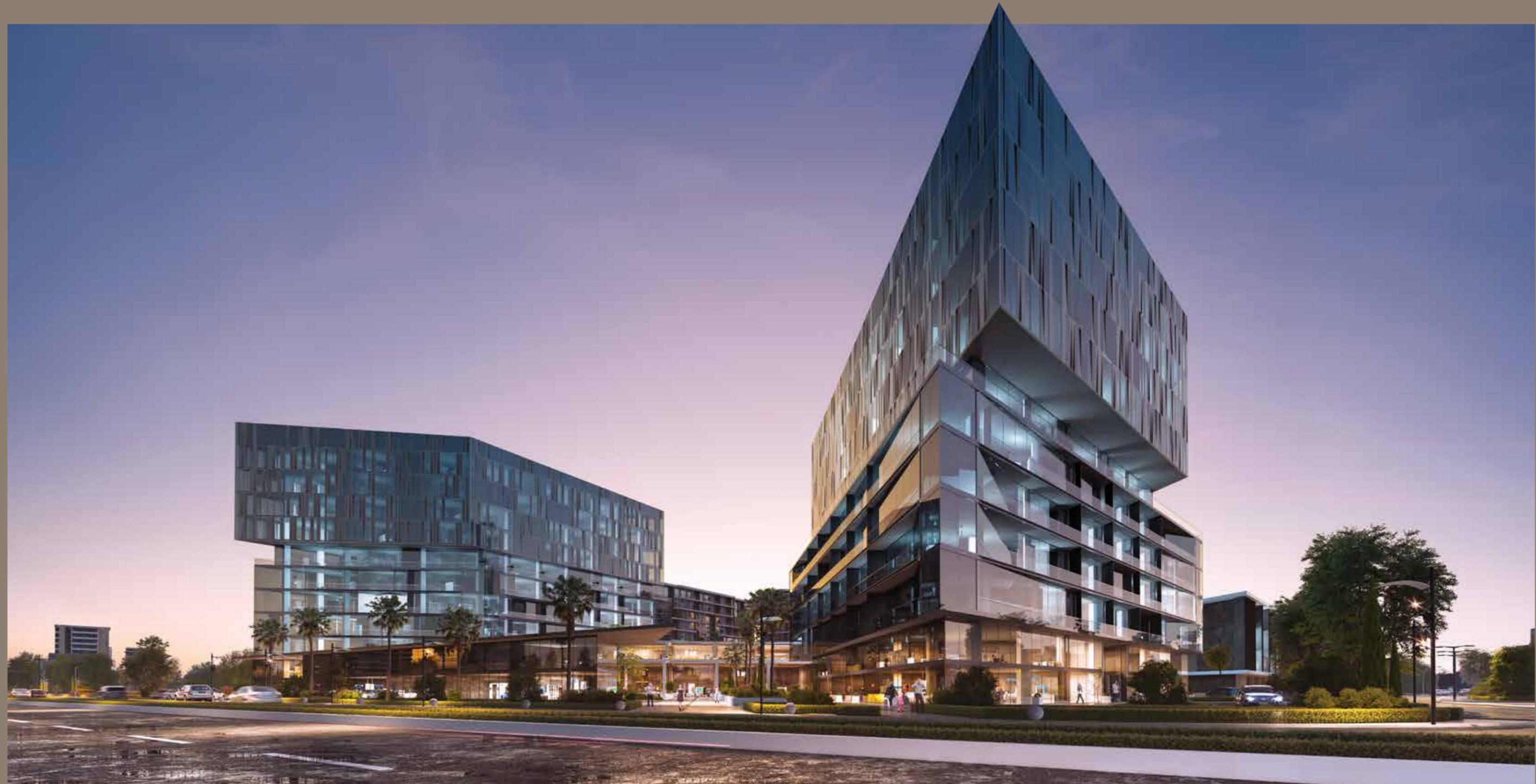
Folkart Time residents will get priority in registration and your children will be able to walk from **home to the modern school**. Thus, they will have more time for you and their friends.

Meanwhile, you will ensure that **your children are getting equipped for life** with confidence at a superior educational institution.



AT THE RIGHT TIME AND THE RIGHT PLACE...

A feeling you will get accustomed to after
living at Folkart Time...
"I'm at the right place at the right time."







SCRA MİMARLIK // Mimari Proje

Established by Seden Cinasal and Ramazan Avcı in Izmir in 2009, the company has been in operation in Ankara since 2011. The team has produced work in multi-voice and multi-player collective efforts with many diverse teams to date. It has won a number of awards, of which five were for the top place, in national competitions. It took the first place in a national competition in 2012. Then, it was a finalist (along with the Steb I Studio Evren Başbuğ) in the Project category at the "13th National Architecture Awards" for the Bornova Municipality Yeşilova Höyüğü Visitor Center Project, and in the Buildings of the Future category as part of the "WAF, World Architecture Festival" in Singapore. As one of the nine teams selected from Turkey, it sought an answer to the question, "What does it mean to be a young architect in Turkey?" in the Eurovision corner of the A10 New European Architecture magazine. In every production process, it strives to handle, study and inquire about each job within its own context, and add more information layers on top them.

FREA MİMARLIK // Architectural Project

Established by Fatih Yavuz and Emre Şavural in Ankara in 2013. Following the "onbir41 mimarlık" experience between 2003 and 2013, FREA strives to become an architectural office with a focus on fresh ideas. As a young and innovative architectural and urban design office, it aims to create fresh ideas and innovative solutions for each new challenge. It believes in the power of collective production. The team is convinced that the way to staying fresh lies in the architectural competition platform. As such, it has received a number awards in architectural project competitions. It was nominated in the METU Northern Cyprus Engineering Laboratory Project 10th National Architectural awards, and it advanced to the 2014 finals in the Architecture+Design Turkey Young Architecture awards. It has continually embraced user satisfaction and practical architecture in touch with the environment in its projects of various sizes. Quality supersedes quantity is the company's motto. It focuses more on exerting itself on the problem than on just solving it, and on the quality of the process as well as of the end product.

NEV MİMARLIK // Architectural Facade Design

Established by Özgen Güngör Izmir in 2011. With a myriad of single family homes, apartment complexes, hotels and shopping malls under its belt, Nev Mimarlık continues to undertake urban and national projects with passion and excitement. Each design process is an adventure for the company with aspirations to achieve lasting architectural pieces. The adventure involves the team conceiving futuristic, environmentally-friendly and architecture-shaped designs that create superior living spaces for the end user by keeping up with global developments without breaking away from traditional architectural traditions. New Mimarlık initially sets out with an imagination and the desire to answer a need, contemplating on how to carry out the project from the drawing board to implementation. At this stage, the company collaborates with all disciplines associated in the project.



PARTNERS & PARTNERS