Home of international prestige...
We are fortunate to be living in a very dynamic, ever-lively and flourishing city that offers great opportunities in all periods. This city is Istanbul, the only city that remains in the heart of the world for 8500 years...

This city has plans for extensive projects. This city has a remarkable human resource. This city has an extraordinary vision. Spanning two continents and two seas, Istanbul offers tremendous geographical benefits and an effective hinterland. A four-hour flight gives you access to 60 percent of the world’s economic markets.

Turkey has adopted the international legal standards in the finance sector, updated its technological infrastructure to the state-of-the-art, complied regulations related to a range of new finance tools and institutions including sukuk, real estate investment funds and venture capital funds, a city that offers such extensive opportunities and potentials now prepares to shine the lights of the Istanbul International Financial Center (IIFC).

Having adopted it as a mission to introduce new values to the city with our The Istanbul brand, at Yeditepe Caymشرك we aim to build a project that becomes the FC. So we developed our “The Istanbul Finance Center” project. Neighbor to many public and private sector institutions that steer both Turkish and world markets, The Istanbul Finance Center stands to be the new engine of the finance sector. We would like to introduce you The Istanbul Finance Center.

Every right decision adds value to life...

Yeditepe Real Estate Investment Inc.
A real estate brand that adds value to Istanbul

THE ISTANBUL
Istanbul rising!

Istanbul, with an economy reaching up to $400 billion, an increasing consumption power, robust demographic profile, and a metropolitan structure supported by growing financial and commercial services, as well as a growing technology industry, has joined the ranks of Europe’s “Mega Cities” next to London, Paris and Moscow. Istanbul has risen to the first place in Europe and sixth place in the world according to a ranking based on municipal area and demographics. It is named among the top 20 productive and globally connected cities in the Commercial Attraction Index.

Now the goal is to rank among the leading finance centers of the world...

The Istanbul International Financial Center (IFC) is born to achieve this goal!
Finance centers of the world...

- Canary Wharf / London • United Kingdom
- World Financial Center / New York • USA
- The International Finance Centre / Hong Kong • China
- The Marina Bay Financial Centre / Singapore

And the finance center of the future...
Developed on 690,000 m² project area, the Istanbul International Financial Center is situated on the TEM and D100 highway axes and the Ümraniye-Çekmeköy subway line on the Asian side of Istanbul. The site offers incontestable advantages with its strategic location between Ataköy and Ümraniye, ease of access and proximity to the city’s historical center.

Compared to its peers across the world, IFC is larger than the finance centers of London, New York or Hong Kong.
A living center beyond a mere finance center

The Istanbul International Financial Center aims to become a round-the-clock living complex with 540 thousand m² of office buildings for approximately 30 thousand people, 30 thousand m² of shopping and 60 thousand m² of residential areas; a conference center for 2000 persons; 2 mosques for 1500 persons; one primary education school, police and fire squad units, and social facilities including daycare and healthcare facilities, as well as subway connection.
Home to the leaders of the finance sector...

Turkish Central Bank
Capital Markets Board (SPK)
Turkish Banking Regulation and Supervision Agency (BDDK)
Ziraat Bank
Hal Tur Bank
VakıfBank

and other public institutions and organizations that steer the finance world, as well as distinguished companies including:

Global Banking Representatives
Private Banking Offices
International Brokering Firms
Insurance Companies
Fund Management Companies
Independent Auditing Firms
Risk Management Firms
Legal Firms

will be based in the Istanbul International Financial Center.
A cherished member of the Istanbul Financial Center

THE ISTANBUL FINANCE CENTER

The Istanbul Finance Center is built right in the center of the Istanbul International Financial Center, the place where the heart of not only the Turkish but also the international markets will beat, right next to the Capital Markets Board building.

The project comprises an entrance level, 19 office floors and 7 basement levels, its A-class offices and commercial spaces, as well as its architecture, location and high standards make The Istanbul Finance Center a candidate to be a prestigious international center of the world’s business world.
Special advantages that make The Istanbul Finance Center unique:

- Distinguished location in Turkey’s most important project, the IFC
- Facilitated access to major business districts including Kısıklı, Ataşehir, Kadıköy, Ümraniye, Levent, Maslak
- Easy access to E5 and TEM axes
- High regional trade potential
- Presence of elite projects in the area
- Open-to-development infrastructure of region
- Availability of transportation network including subway

- Atatürk Airport: 32 km
- Sabiha Gökçen Airport: 25 km
- July 15 Martyrs Bridge: 8 km
- Fatih Sultan Mehmet Bridge: 14 km
- Kадıköy Arsenal Tunnel: 9 km
- Ümraniye Göztepe Underground Station: 200 meters

Direct flights from Istanbul to more than 200 destinations around the world, Maximum Armour trip to major cities in Europe, Asia, Middle East and Africa.
Dynamic architecture

The Istanbul Finance Center’s dynamic style inspired by traditional Turkish architecture adds energy and aesthetics to office life.

The goal of the Istanbul International Financial Center is to build a project at a scale larger than those in New York, London or Dubai, making Istanbul a leading international financial center. Designed to be a round-the-clock living complex, the project will accommodate 200 thousand employees after its completion. Planned on 2.5 million m² construction area, the project is comprised of 160,000 m² office, 90,000 m² shopping, 70,000 m² hotel, 60,000 m² residential areas and a convention center with a capacity of 2000 seats.

The Istanbul Finance Center takes part in this project on a construction area of 197,000 m².

The style of the project builds on Seljuk and Ottoman architectures with a main concept that uses a body and immersive structure (the podium) at the lower levels and monumental structures (towers) that rise away from the base as fragmented masses.

The Istanbul Finance Center and the SPO Project capture a harmonious rhythm expressed by the inner movements of their structures, avoiding a conventional mass in the podium’s design. The horizontal rhythm that is captured at the lower levels is continued vertically to shape the upper levels of the rising towers.

The top podium level hosts a green area aimed to reduce carbon dioxide consumption and provide heat balance while further demonstrating our respect to environmental and human life.

Arch. Mural Yılmaz

DOME+PARTNERS

Private

Business

Public

Entertainment
The Istanbul Finance Center stands as a new engine in the finance world with its architectural style that commits to the satisfaction of office employees, floor gardens and terraces, impressive podium level, shopping areas, and distinguished neighbors including the Central Bank, SPIK (Capital Markets Board) and BDDK (Turkish Banking Regulation and Supervision Agency).
Leed certifies awareness to nature

Open to interaction with the outside world, thanks to its floor gardens and terraces. The Board of Finance Center demonstrates its respect to nature with its candidacy to the Leed certificate. Having fulfilled the Leed Silver standards, the project now targets Leed Gold.

The rhythmic structure of the building naturally incorporates the terraces on the 10th and 16th levels that embrace the view of the city.
An influential and corporate introduction to your company: The Lobby - Reception

The Istanbul Finance Center offers a regal, spacious and impressive entrance level. The entrance level accommodates lobby-reception services and can be easily accessed from the parking garage.
Office spaces designed in line with the outstanding technological standards of the Istanbul International Financial Center offer efficient working spaces. The offices meet one of the basic conditions required by the LEED certification and provide a luminous and spacious environment that makes good use of the daylight.
Details designed for efficiency and success

Partitioning structures help to shape the office floors in harmony with your company’s organization and move your company into the future with intelligent and effective solutions. Common spaces can be easily accessed from the offices, thus, while helping reduce time losses that can lead losses in performance, also provides social and recreational facilities that can enhance employee motivation.
Floor plans

Levels 2 and 3

Levels 4 and 5

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The measurements are defined based on the project files and the real product can present an variability.
Floor plans

Levels 6 and 7

Level 8
Floor plans

Levels 12, 13, 14

Levels 9, 10, 11, 15, 16, 17, 18, 19
Parking garage

Levels -1 to -7
This document defines the technical specifications of the The Istanbul Finance Center. These technical specifications describe the overall principles for design and application, and outline the systems and materials to be used.

I. General
- Two office towers, and commercial spaces, parking garage and green areas will be built on a parcel of approximately 32,500 m².
- The total construction area of the project is 387,023 m² with a total saleable/rentable area of 32,900 m². The area comprises 7 basement levels, the ground (face/level) level + Level 1, 6 podium levels and 12 tower levels.
- All material and all techniques will adhere to the general engineering rules, as well as the relevant regulations of the Turkish Ministry of Environment and Urbanization, the principles set forth by the Turkish Standards Institute (TSE), and by international standards.

II. Structural Bearing System
- The bearing system of the structure has been designed in accordance with the minimum requirements of the TS 500 - 2000 and TSE 8007 guidelines, using concrete frameworks consisting of cast-in-place concrete columns and beams, and cast-in-place concrete curvatures.
- Concrete manufactures of the building will use concrete and deformed reinforcement steel suitable to statics projects.

III. Exterior Works
- The curtain construction of the façade is foreseen as a "panel system." The system will present a silicon appearance both horizontally and vertically.
- The curtain construction of the façade will use a bar system which will display caspian profiles both horizontally and vertically. Metal sandblasted will be used on the transit for harnessing sunlight.

IV. Brickwork
- Areal concrete or plasterboard separator walls will be used between independent units.
- Areal concrete and plasterboard separator walls will be used in storage and common spaces.

V. Flooring
- Natural stone and/or ceramic covering will be used in the flooring of the first basement and ground levels.
- Material (such as natural stone, ceramic tiles, etc.) suitable to the architectural design will be used in the common social spaces.
- Floor hardener and dustproofing agents will be used in the parking garage and storage levels.

VI. Wall Coverings
- Walls of the independent units will be delivered as earred concrete coated with plaster or all plasterboard.
- Natural stone coated with plaster and paint, etc., will be used in the common social spaces as suitable to the architectural design.

VII. Ceilings
- Ceilings of the independent units will be delivered as exposed concrete.
- In common areas, suspended ceilings will be manufactured in plasterboard, metal or wood as suitable to the project design.
- Ceilings of the parking garage, fire escape and service corridors will be delivered as concrete surfaces.

VIII. Wet Areas
- Wet areas will comprise sealed concrete separator walls, WC cabin separators and doors.
- All flooring of wet areas will be of ceramic tiling as suitable to the project.

IX. Parking Garage
- Seven basement levels are reserved to be used as parking garage for a capacity of 1,000 vehicles.
- Mechanical ventilation, smoke removal, and gas sensor and alarm systems will be installed at certain locations in the closed part of the parking space.

X. Elevators
- There will be eight elevators operating to the office levels in the towers and one fire emergency elevator operating to all levels.
- There will be eight elevators operating to the office levels of the podium between the ground level and Level 7, 6 shuttle elevators will operate to the parking garage levels.
- All elevators will be equipped with earthquake sensors, ventilation and security alarm systems.

XI. Electrical Installation
- Electric power distribution
- A power system will be installed as medium voltage cells and substations will be built for supplying electrical power to the building.
- The electrical systems will be designed in compliance with the Turkish regulations, as well as all applicable Turkish standards (TSE), European standards (CEN) and International standards (IEC).

Power Backup System
- A diesel electric generator group will be installed to be available in case mains power outage.

Lighting Installation
- Lighting fittings will be specified as to meet the requirements of the lighting design, architectural and aesthetic conditions and satisfy the LED criteria. All fittings will be of high efficiency.
- Exterior lighting will be managed via an automated daylight and time based controlling system.

Other Systems
- Security Pass System
- Fire Detection and Alarm System
- Telephone Installation
- Audio and Public Address System

Television System
- CCTV System
- Data Transmission Network System
- Building Automation System
- Earthing and Lightning Protection System

XII. Mechanical Installation
- Heating and Cooling Systems
- Heating will be supplied via a central system using natural gas boilers.
- Cooling will be supplied via a central system using air cooling groups.

Ventilation System
- Ventilation plants for the office spaces will be installed on every level.
- The office blocks, toilet and kitchen areas will use a central system for direct aspiration.

Fire System
- All fire extinguisher and smoke control systems will be selected based on the guidelines of the Fire Protection of Buildings Directives.
- All areas will be equipped with sprinkler systems of wet type.

Plumbing
- Common spaces on the office floors will comprise wet areas dedicated to men and women separately, and all materials will adhere to the guidelines set forth by the Turkish Standards Institute and other regulations.

A central water reserve and an auxiliary water system will be built.
Home of international prestige...