



HAYAT FLORA

By the sea
beside the lake

A BRAND-NEW NEIGHBORHOOD

HAYATFLORA

Every expectation
HAS A RESPONSE.

At the top of our list of expectations is to have a peaceful and sustainable life. We long for a comfortable and cozy home where we can live safely with our family and leave as a legacy to our children. We wish to stroll through lush gardens filled with colorful flowers, gaze at the sea view, and enjoy easy access to everywhere.

Now, there's a Life that meets all these expectations and so much more.



A COMPLETELY DIFFERENT LIFE

Residences
from 1+1 to
4+1

Sea and
Lake View

Large
Landscape
Areas

Garden and
Terrace
Apartments

Street
Stores

Metro and
Marmaray

Investment
Value

Social Life



NOTE: Blocks that are not available for sale are shown in the images for concept purposes and may change during the process.

All images are for promotional purposes only and ÖZAK GYO has the right to make changes if necessary with the approval of Emlak Konut.

THERE IS HAPPINESS IN HAYATFLORA

From 1+1 to 4+1 apartments and street-level shops that
meet your everyday needs—

Hayat Flora is much more than just a project.

A brand-new neighborhood where every corner echoes
with exclusivity, and every apartment holds a different kind
of happiness.



A VIEW AWAITS AT HAYATFLORA

Start each day with the unique beauty of the Sea of Marmara. Welcomed by both lake and sea views, you invite every shade of blue into your home. Right in the city, yet far from the city's noise—you become part of a serene world.

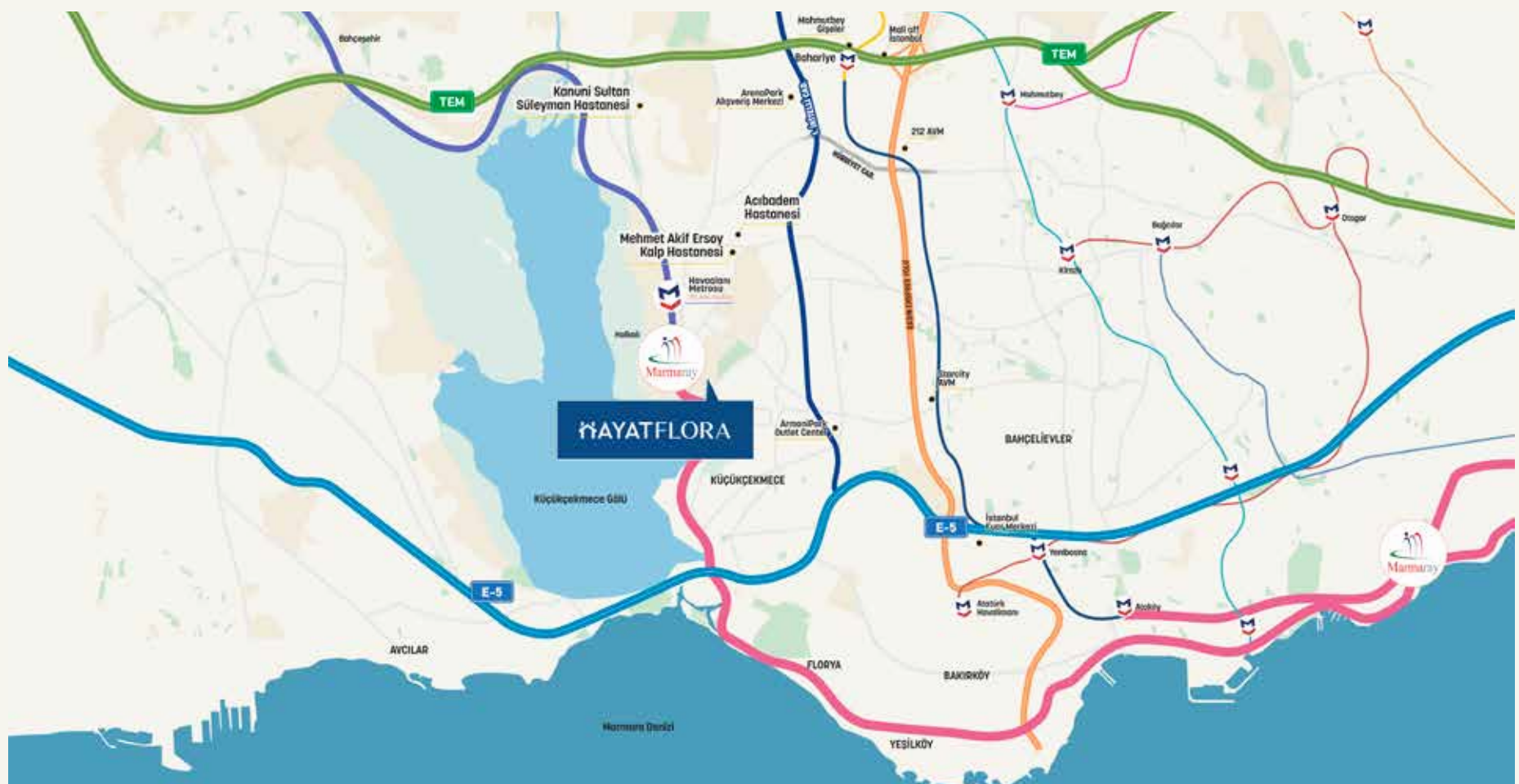


HAYATFLORA HAS ACCESSIBILITY

Hayat Flora is uniquely positioned with alloy opportunities. With the entire rail system integrated within walking distance, Marmaray and metro lines make the entire city, from Istanbul Airport to Bostancı, feel like your own garden. The E5 and TEM highways are just 10 minutes away by private car.

M11 Halkalı – İstanbul Airport Metro line 500m
Marmaray Halkalı stop 500m

- | | | | | | |
|----------|---------|--|-------------|---------|---|
| • Florya | 10 min. |  | • Fişekhane | 25 min. |  |
| • Ataköy | 19 min. |  | • Üsküdar | 35 min. |  |



HAYATFLORA HAS BREATHE

Hayat Flora greets you with fresh air. With the clean air coming from the sea and the lake, Hayat Flora offers a unique sense of freshness right in the heart of the city.



HAYATFLORA IS WHERE CHILDHOOD LIVES

While Hayat Flora transforms your life into a garden with its expansive landscaped areas, it also turns into a giant playground for children. Whether in your own playground or nearby parks and forests, Hayat Flora offers you the privilege of enjoying the outdoors with your family, all while being neighbors to a green lifestyle.

Atatürk Park	600 m
Halkalı National Garden	1,4 km
Canary Park	3 km

Halkalı Çamlık Picnic Area	3 km
Florya Atatürk Forest	7,6 km



HAYATFLORA HAS STREET STORES

Hayat Flora offers its residents street stores that make life easier. This special project, where you can meet your daily needs and enjoy pleasant moments in its cafes and restaurants, provides unparalleled comfort.



HAYATFLORA

HAS EVERYTHING YOU'RE LOOKING FOR

In addition to the street stores within the Hayat Flora project, it offers many different shopping options that you can reach within approximately 10 minutes.

Armoni Park	4,5 km
Arena Park Mall	5,8 km
212 Outlet	7,4 km
AQUA Florya	9,4 km
Mall of Istanbul	12 km

Marmara Forum Mall	14,6 km
A Plus	15,5 km
Ataköy Marina	16,8 km
Carousel Mall	17,5 km
Fişekhane	19,3 km



HAYATFLORA

HAS SOCIAL LIFE

The Hayat Flora project features a social facility with amenities tailored for every season, including an outdoor pool, children's play area, fitness center, seating areas, and a sauna.



HAYATFLORA IS AN INVESTMENT IN THE FUTURE

Built with Özak GYO quality, Hayat Flora, the new neighborhood with views of the lake and sea, is located right next to the metro and Marmaray stations. It is the most beautiful legacy you can leave to your loved ones.





HAYATFLORA
HAS
ÔZAKGYO
QUALITY



All visuals are for promotional purposes, and Özak GYO reserves the right to make changes with the approval of the real estate authority if necessary.
The visuals are for conceptual purposes and do not guarantee the exact layouts of the apartments.



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In 1953, a vision was born to lead a country's urbanization efforts and enhance people's quality of life. The well-established construction brand, Emlak Konut, began its journey filled with success. The corporate vision was set to build modern cities that would prioritize comfort, be environmentally conscious, and leave a lasting impact. With this core purpose, Emlak Konut became the architect of several groundbreaking innovations in its sector.

Emlak Konut has carried out projects that serve as exemplary models in the planned urbanization of our country. It has built cities of the time that were as large as the neighborhoods they named, and they were among the most innovative of their era. This steady growth marked a significant turning point, and in 2002, Emlak Konut transitioned into a real estate investment trust (REIT). This transformation heralded major projects, bold initiatives, and the rise of an even larger company. As a REIT, Emlak Konut took part in projects that included environmentally friendly technologies and created valuable city projects that reverberated globally.

Since 2003, Emlak Konut has successfully carried out tenders for a total of 388 projects of various sizes, leading to the creation of 251.000 independent units upon completion.

Emlak Konut crowned its rapid growth with two public offerings, expanding its horizons even further. The first public offering in 2010 ranked among the top 5 largest public offerings in the history of the Republic. The second offering in 2013 became the largest real estate public offering in Europe in the past five years. Thanks to these offerings, Emlak Konut has solidified its place as one of Turkey's strongest companies, with a paid-in capital of 3.8 billion Turkish lira and total assets reaching 205 billion Turkish lira by 2024.



Özak GYO is one of Turkey's most prestigious real estate investment trusts, offering high-profit potential projects.

Founded in 2012, the company has continued to grow steadily with its innovative and efficiency-focused approach. As one of Turkey's four largest real estate investment trusts, Özak GYO has a strong, sustainable, and secure financial structure, with a diversified and balanced portfolio in areas such as residential, commercial, office, industrial, and tourism, as well as regular rental income.

With its expert and experienced team, Özak GYO not only enhances the quality of life but also contributes to the economy and society while taking environmentally conscious steps to create a more livable and beautiful world. By adopting the New Urbanism movement, the company designs compact and holistic projects that meet the expectations of communities. Leveraging the expertise of its specialized team and distinguished business partners in the sector, Özak GYO develops projects in Istanbul's most dynamic areas that both enhance the quality of life and offer high-profit potential to investors.

In its developed projects, Özak GYO prioritizes offering solutions that make life easier, addressing changing consumer expectations and diverse lifestyles with superior quality. From material quality to design, socializing areas to transportation, every detail is considered, and buildings are constructed with innovative construction technologies that prioritize the safety, comfort, and happiness of individuals.

HAYATFLORA



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