

n ef

 nef | bahçelievler

A Timur Holding brand, Nef operates with the purpose of designing subtle and exquisite living spaces by scaling its work not in meters, but in centimeters.

Through its proprietary Foldhome and Foldoffice concepts, Nef takes firms steps towards becoming a brand that pays utmost attention to detail. Set out with the goal of creating work as indispensable as a breath of air, Nef delivers projects fit for a variety of uses and lifestyles.

apartments **flats** residences **houses** dorms **suites** offices



Raising the bar at each step.

nef bahçelievler



We are the market leader in our field in Turkey. In the last three years, we have sold more than 7,000 residences, 95% of which were bought by "local buyers".

PERKINS
+ WILL
SOM Foster + Partners

We are one of the few firms in the world that is working with four out of the five biggest architecture groups in the world at the same time.



As the sectoral leader of 2016, we achieved the highest sales turnover and the largest sales volume, as well as developing the highest number of projects simultaneously.

İŞ GYO



We partner with the European Bank for Reconstruction and Development (EBRD) and İŞ GYO, Turkey's largest and most well-established real estate firm.

We have made the fastest and the most sales in the last three years.



We achieved 95% client satisfaction on all projects delivered to date, and made a minimum 42% premium.

The first real estate company in Turkey and one of the few in the world to start simultaneous projects in New York, Chicago and Miami.



FC BARCELONA



We are the sponsor of Galatasaray and FC Barcelona, one of the world's biggest sports clubs.



We have won 38 awards in the last two years alone.

FOLD
HOME

FOLD
OFFICE

We received offers from 12 countries to develop our patented Foldhome concept. We also have 16 patented or patent-pending innovations.

Capital
500

In the Capital 500, we were recognized as the real estate firm with the biggest equity stock and the highest turnover.

JCR-ER

JCR Eurasia Rating

During the periodical review, the Long Term National Credit Ratings of Timur Gayrimenkul Geliştirme Yapı ve Yatırım A.Ş and Cash Flow of Its Issued Bonds were upgraded to 'A-(Trk)/Positive'.

For the first time ever, we work with multiple industrial designers in all our projects, who work on not only the facades and interiors, but down to minute details from the elevator buttons to the door handles. Our projects bear the signatures of 12 of the 20 top designers in the world.



nef: OFFICIAL REGIONAL PARTNER OF THE WORLD-RENOUNDED FC BARCELONA

The excitement of the pitch we enjoyed as the main sponsor of Galatasaray in 2016 has extended to Europe in 2017 as we signed a three-year official regional partnership contract with FC Barcelona.



FC BARCELONA REGIONAL PARTNER



NEF'S PROJECTS HAVE THE HIGHEST PREMIUM POTENTIAL.

Nef Bahçelievler ranked third in Forbes' "50 Housing Projects with the Highest Premium Potential" list. Placing five projects in the top 35, Nef had the most number of projects to be included in the list.

Third Place in "50 Housing Projects with the Highest Premium Potential"



nef bahçelievler

nef 22
ataköy

2016
Sign of the City
Awards-Best
Architectural
Design

lol
h+k

2015
Best Commercial
High-Rise Building
Award at European
Property Awards
2015 (London)

APA NEF

lol
h+k

inistanbul

2015
Sign of the City
Awards-Best
Architectural
Design

PERKINS
+ WILL

nef yalıkavak

TOKTİ GALLAS AND PAKİNEKİ
Architects of Sustainable Community



Atatürk Airport	5.9 km
World Trade Center	5.2 km
Kültür University	4.4 km
Sinan Erdem Dome	3.4 km
Bakırköy Public Hospital	2.2 km
Bahçelievler Public Hospital	2.9 km
Medicana Hospital	875 m
İstanbul Aydın University	7.1 km
Ethica Hospital	1.6 km
Memorial Hospital	1.6 km
Marmara University	1.6 km
Marmara Forum	1.6 km
Bakırköy Courthouse	1.8 km
Yeni Yüzyıl University	2.5 km
Yıldız Technical University	2.3 km



Atatürk
Airport

World
Trade
Center

Kültür
University

Sinan
Erdem
Sports
Hall

Bakırköy
State
Hospital

Bahçelievler
State
Hospital

Medicana Hospital

İstanbul Aydın Uni.

Ethica Hospital

Memorial Hospital

Marmara Forum

Marmara Uni.

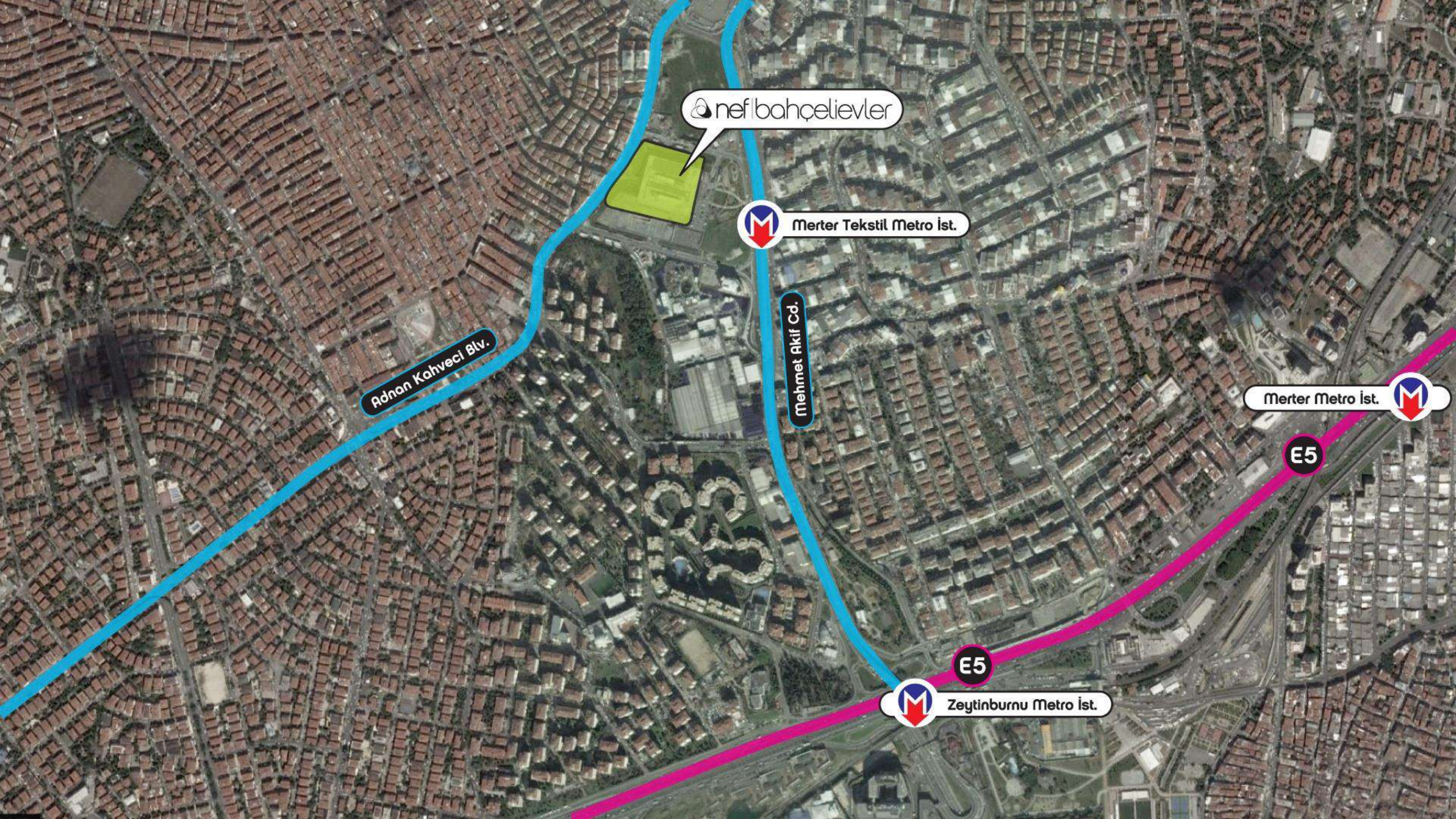
Bakırköy Courthouse

Yıldız Teknik Uni.

Yeni Yüzyıl Uni.

nef bahçelievler

E5



nef bahçelievler

Merter Tekstil Metro İst.

Mehmet Akif Cd.

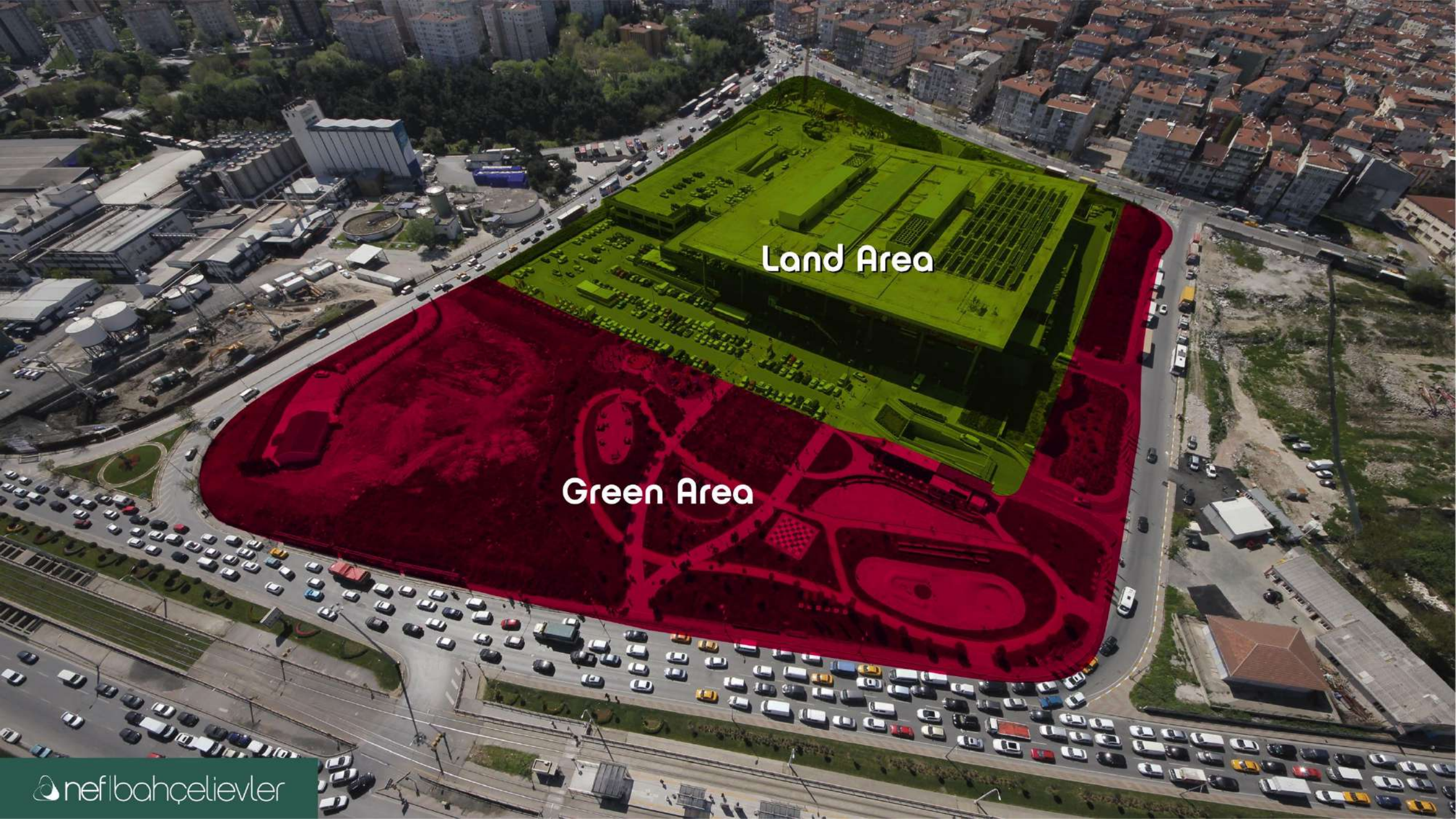
Adnan Kahveci Bv.

Merter Metro İst.

E5

Zeytinburnu Metro İst.

E5



Land Area

Green Area



SP|D.
Architects

Architect of Nef Bahçelievler

SPDO ARCHITECTS

Architectural firm behind Nef Bahçelievler, SPDO Architects' portfolio includes both global and local large-scale projects that are meticulously designed down to the last detail.

Developing projects since 2002, SPDO Architects amalgamates the local atmosphere into its projects which it designs using latest technologies.

With its Dubai office opened in 2014 and projects in the Middle East, SPDO Architects maintains a strong presence with new international business partnerships.

FOR US, HOME IS
WHERE YOU ARE
HAPPIEST





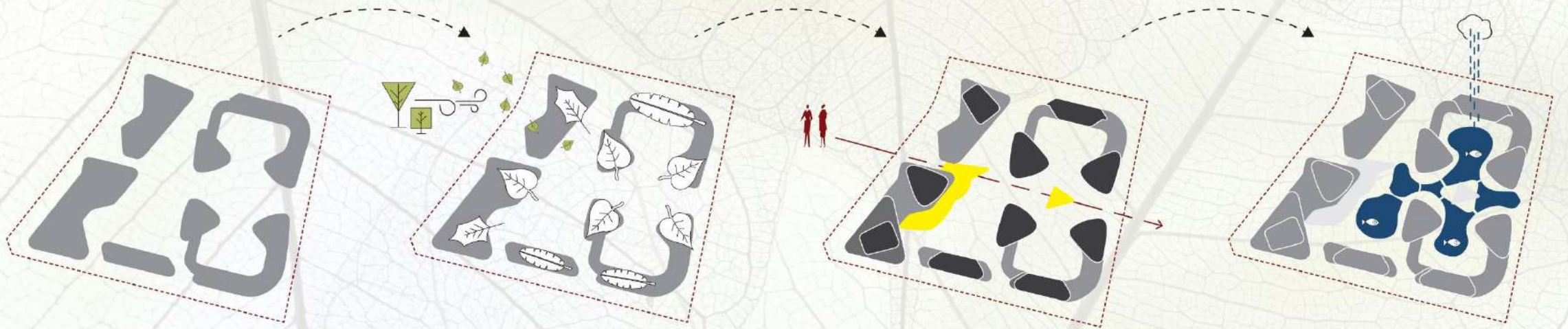
PEDESTRIAN
ENTRANCE

VEHICLE
ENTRANCE

PARK

PEDESTRIAN
ENTRANCE

Nef Bahçelievler's design is nested in nature.



1 First, sun and wind analyses were performed for the positioning of the blocks on the layout plan.

2 A "city forest" was created with block designs of varying heights to fit Nef Bahçelievler's concept.

3 Walk ways were designed to allow for ease of passage between social areas and housing blocks.

4 Colors of blue and green were used extensively to create the feeling of living on a valley in the heart of the city.



Nature is a great source of joy.

Being able to live at the heart of a city where you are surrounded by nature and welcomed with the smell of freshly cut grass the moment you walk out the door.

Making up **83.3%** of Nef Bahçelievler's **66,326 m²** land area, the uniquely designed landscape areas, pool area and floor gardens invite nature into your homes.















INTERIOR DESIGN

METROPOLITAN • ELEGANT • AVANTGARDE

 nef bahçelievler

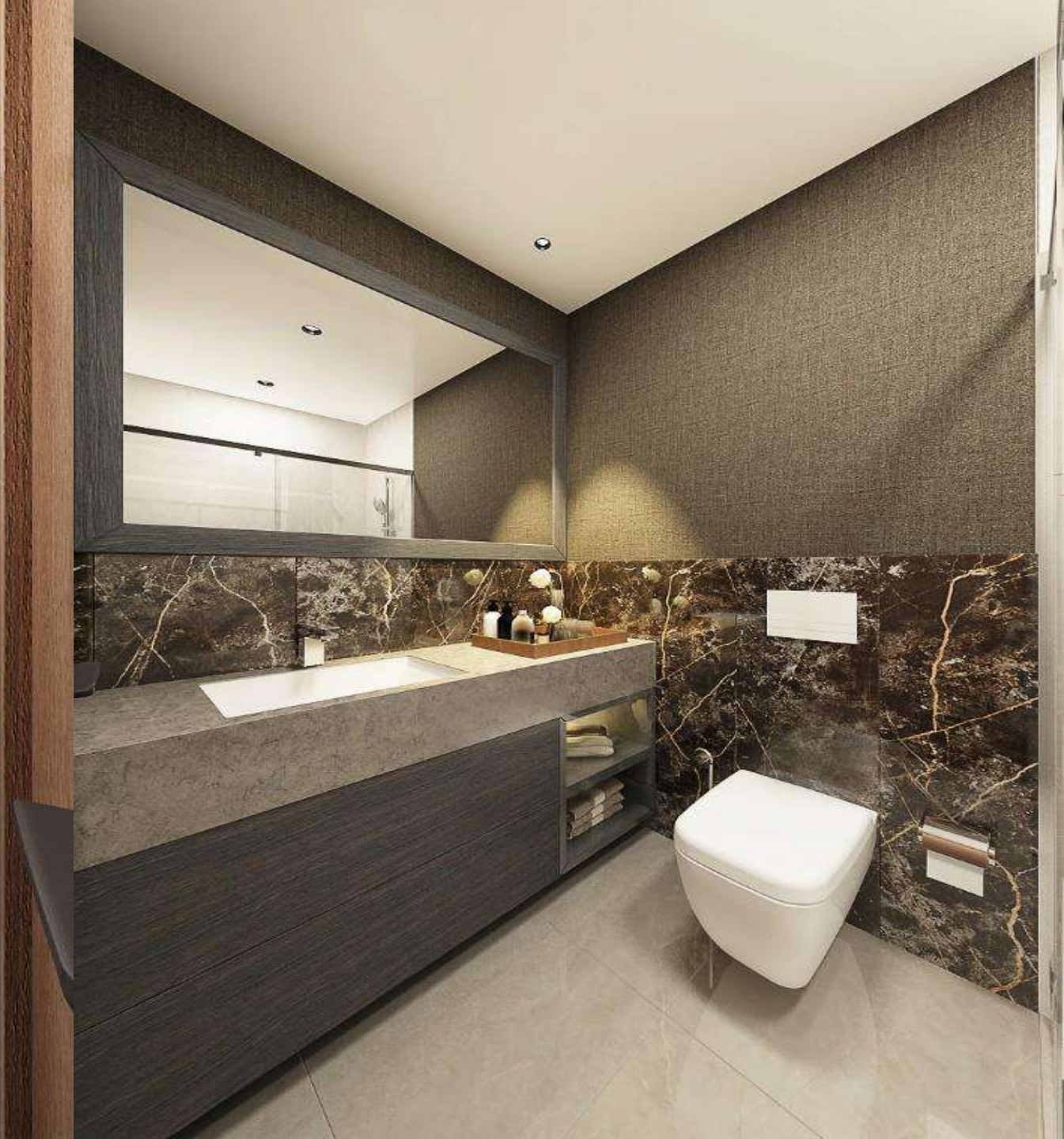


METROPOLITAN











ELEGANT











AVANTGARDE









NEF BAHÇELİEVLER,
THE SOURCE FOR
YOUR HAPPINESS.





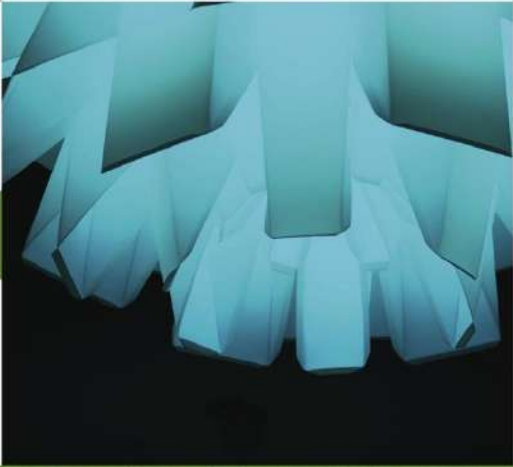
Garden
Fireplace



Ceramics
&
Woodwork
Workshop



Custom
Design Street
Lamps



Custom
Design Clock
Tower



Recreational
Area



Wood Oven
Bakery



Çınaraltı
Square
Café

Mini
Greenhouse



Pop-up
stores



If your children are happy,
so are you.

Children are the source of happiness at home. This is why we have integrated into Nef Bahçelievler various ideas to ensure your children's happiness.

For example, Nef Bahçelievler will offer one of the best day cares in Turkey. When they leave day care, your children will live a childhood full of fond memories as they play in playgrounds on streets to their heart's content and climb to special-design tree houses.





Children's
Market



Skateboarding
Area

Survivor
Playing Trail



Indoor/Outdoor
Activity Trails





Children's Library



Bicycle Stations

Custom Design
Tree Houses



Art Wall for Kids



Street
Playground



Custom
Design Tents



Children's Club



Children's Farm

Big Slide



Hobby Gardens



Every child at Nef Bahçelievler
will grow with their own tree.



Terrace Concert and Activity Area



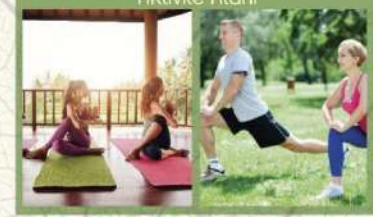
Bicycle Stations



Dinlenme Bahçesi



Yoga ve Pilates & Açık hava Aktivite Alanı



Hobby Garden and Greenhouse



Survivor Area and Playing Trail



Graffiti Wall



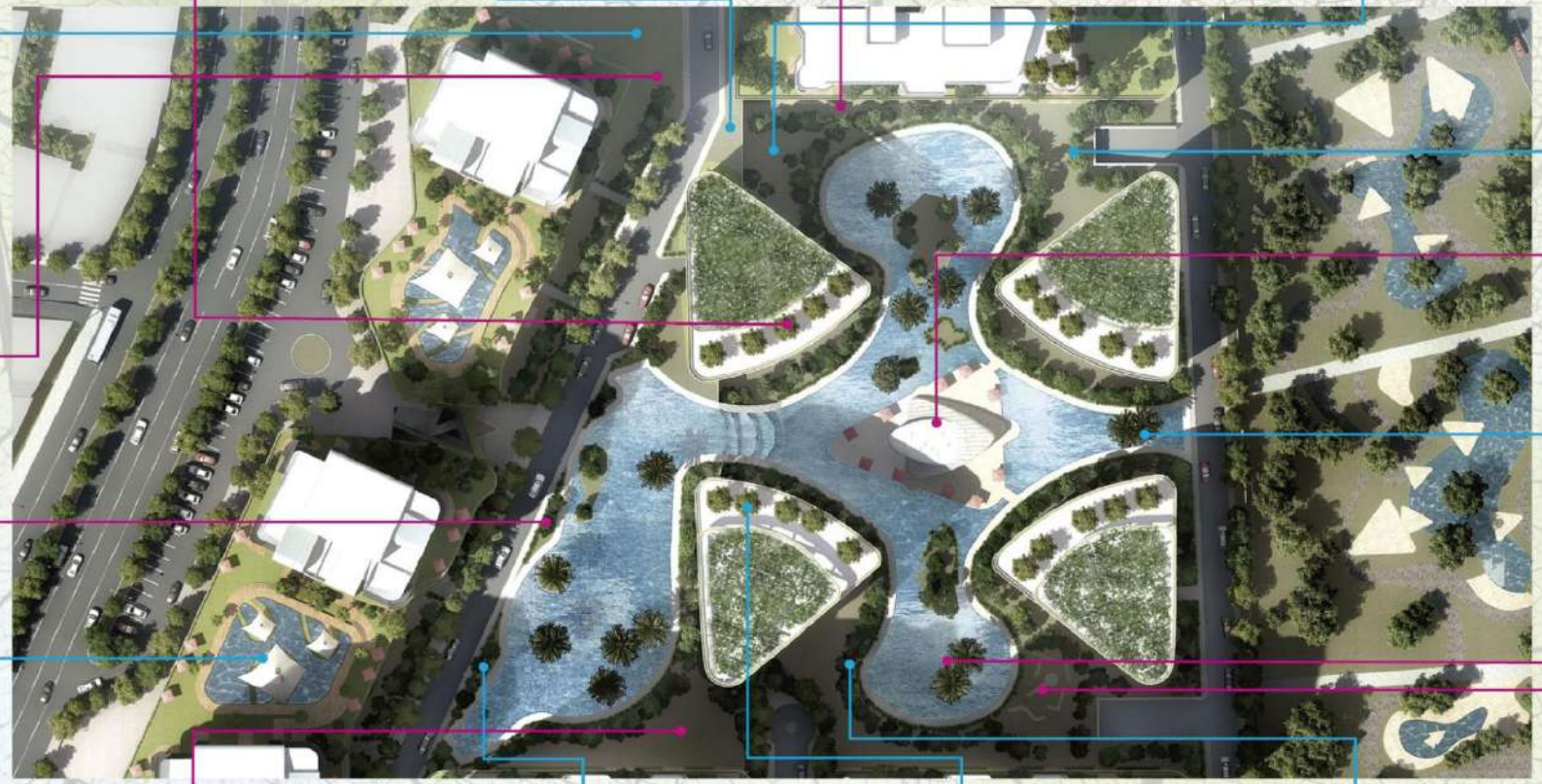
Climbing Wall



Skating and Rollerblading Area



Terrace Reflection Pools



Çınarlatı Square Café and Wood Oven Bakery



Fireplaces in the Garden



Scouts' Island and Tree House



Chess Area



Pop-up Stores



Terrace Open-Air Cinema



Suspended Bridge & Children's Library



Mini Golf





Foldhome

Foldhome is a brand new approach to meet people's expectations from their homes and to create new functional spaces, allowing home-owners to choose what they want from many available possibilities and add specialized areas to their living spaces.

The Foldhome concept is being utilized for the first time in the world in nef projects.

In nef's words, the basic goal of Foldhome is
"to include in a house all of the rooms that won't fit, by folding them".

100
m²

Indoor
Football
Field

Music
Studio

Guest
Room

Video
Conference
Room

Terrace
Garden

Rooftop
Garden
&
Barbecue

Home
Theater
Room

PlayStation
Room

Archive
Room

Presentation
Room

Sitting
Room

Open
Air
Cinema

Dining
Room

Party &
Karaoke
Room

Observatory

Indoor
Basketball
Court

Gym

Open Air
Party Area

Art
Room

Private
Fitness
Room

Education
Room

Meeting
Room

Guesthouse



FOLD
HOME

Cinema



FOLD
HOME

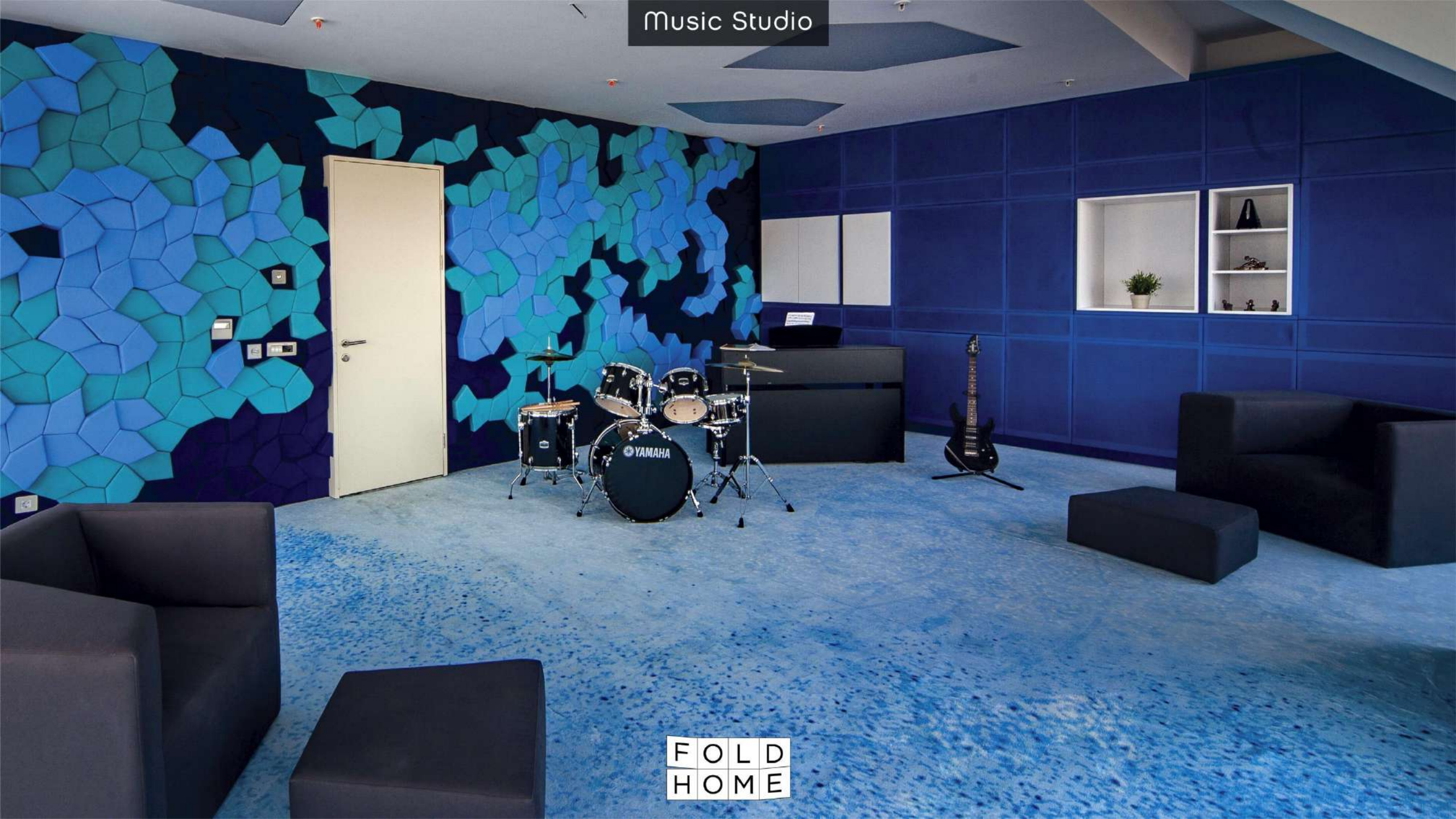


Party & Karaoke Room



FOLD
HOME

Music Studio



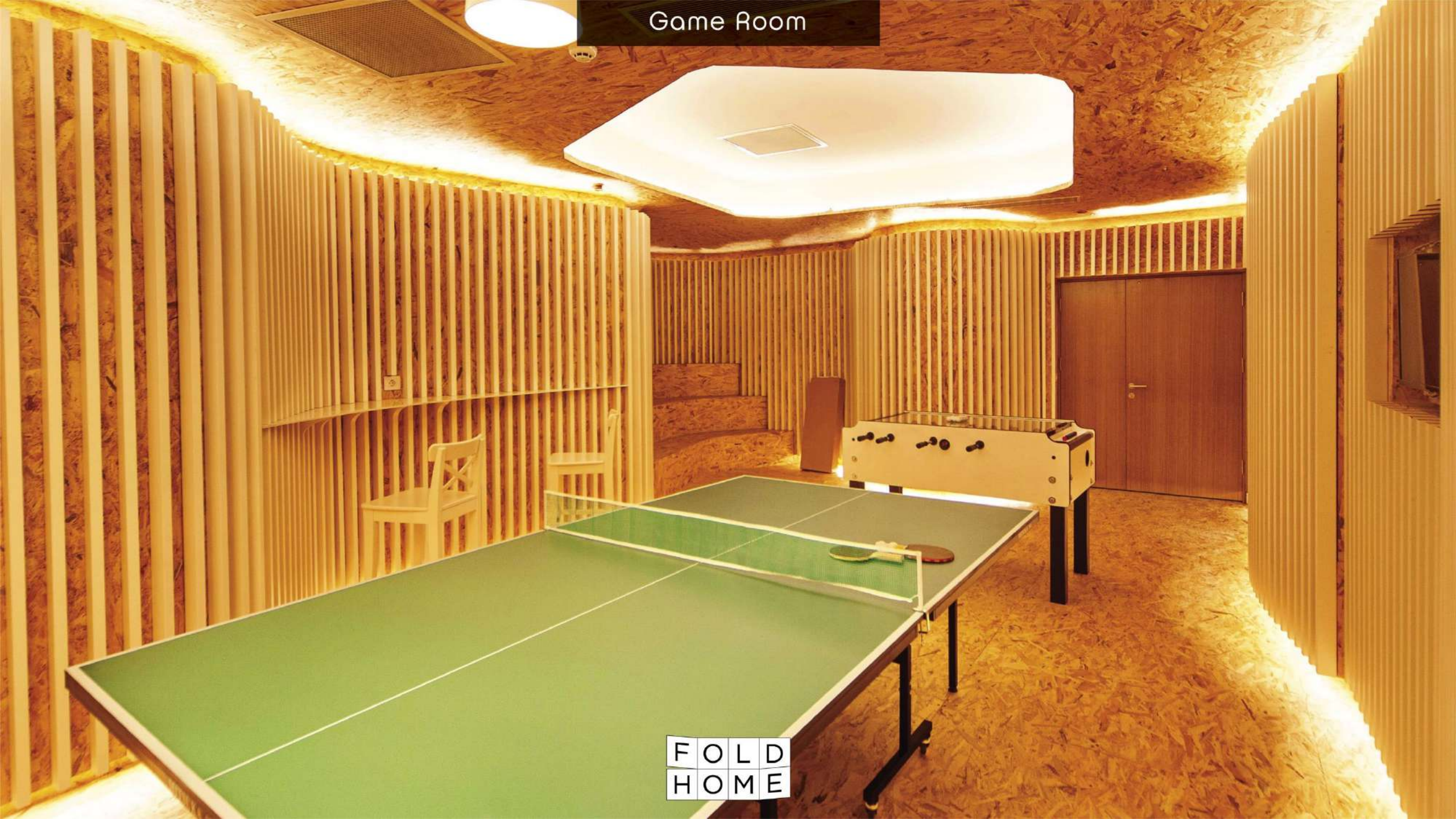
FOLD
HOME

PlayStation Room



FOLD
HOME

Game Room



FOLD
HOME

Sitting Room



FOLD
HOME

Squash



FOLD
HOME

Indoor Basketball Court



FOLD
HOME

Indoor Football Field



FOLD
HOME

Tennis and Basketball Courts



FOLD
HOME

Football Pitch



FOLD
HOME

Lounge Area



FOLD
HOME

Indoor Swimming Pool



FOLD
HOME

Fitness



FOLD
HOME

Turkish Bath and Sauna



FOLD
HOME

People of Ataköy call Nef Bahçelievler “home”.

At Nef Bahçelievler, **21%** of 512 houses sold were purchased by **people living in Ataköy**. **87%** of those living in Ataköy who bought a house in Nef Bahçelievler plan on living there.



What makes Nef Bahçelievler a home for people in Ataköy?



High-level security



Lush green areas surrounding the project on all sides



Car park



A world full of workshops, social areas and fun activities created only for children



No high maintenance costs

750,000 new houses are needed every year in Turkey. Therefore, both first-hand and second-hand housing sales **are growing each year.**



**FX
Deposit
2.5%**

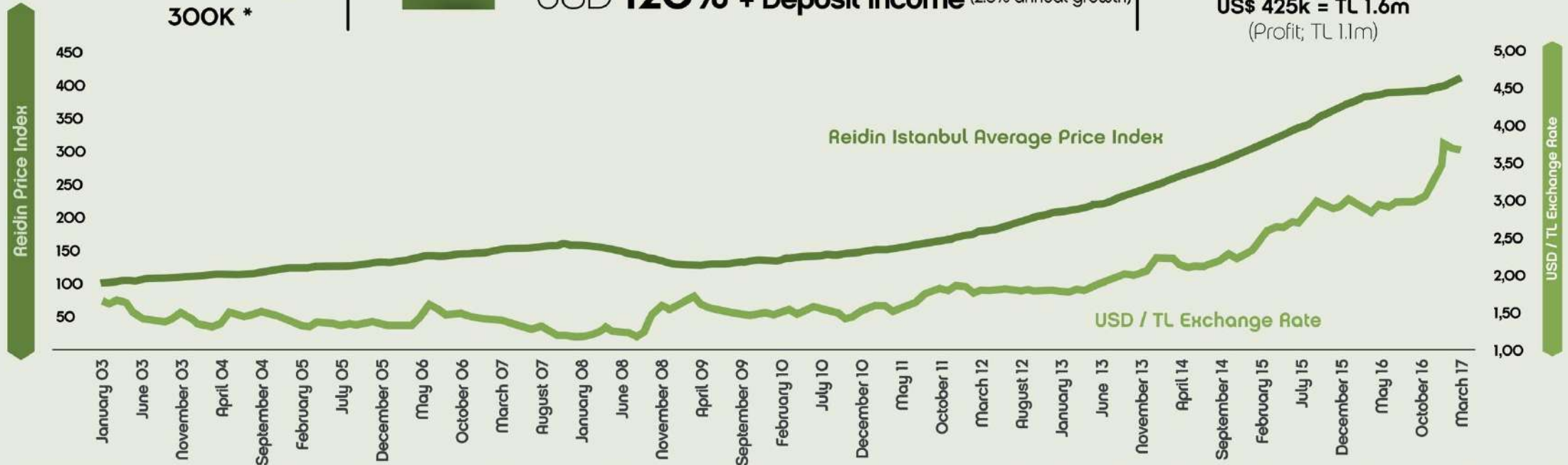
Between the years 2003 and 2017,
the return on real estate was **two times**
higher than USD.

January 2013
House Price: **TL 500K**
House Price: **USD 300K ***



House **308%+ Rent income** (House value / 10% annual growth for 20 years)
USD 120% + Deposit income (2.5% annual growth)

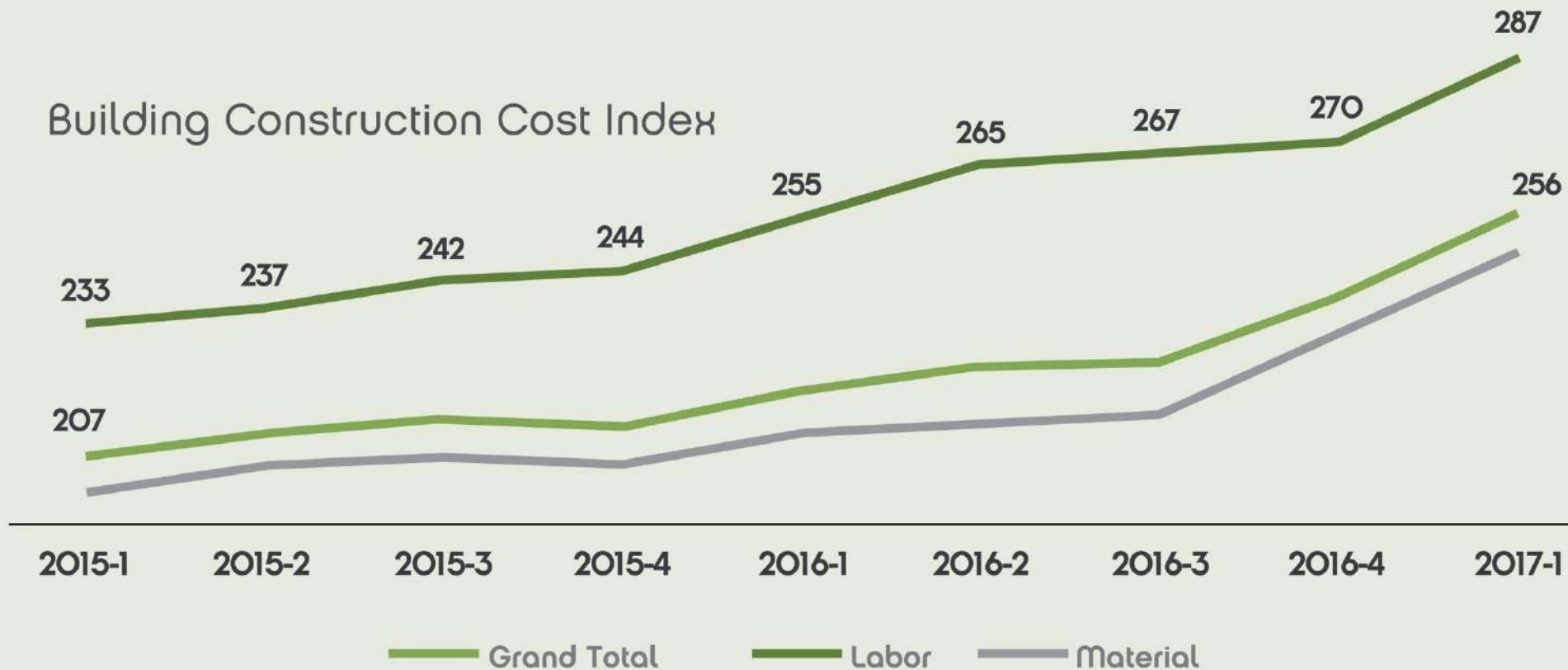
March 2017
House Price + Rent
TL 2.0m+TL 0.7m=TL 2.7m
(Profit: TL 2.2m)
USD 300K + USD 135K Deposit
US\$ 425k = TL 1.6m
(Profit; TL 1.1m)



*January 2003: TL 500,000 / USD 1,66-300,000

**Source: REIDIN and CBRT

Construction costs have increased by **23%** since 2015. This increase has not affected the prices yet.



nef's Flexible Payment Plans



Bank Loan

Up to **80%** bank credit
with an advance payment
of **10%** and **0.99%** interest
for 120 months

nef's Terms

Flexible payment plans
for **60 months** with an
advance payment of **40%**

