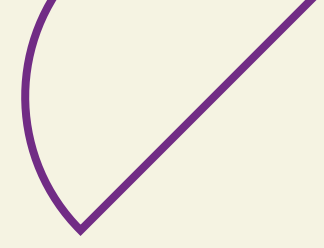
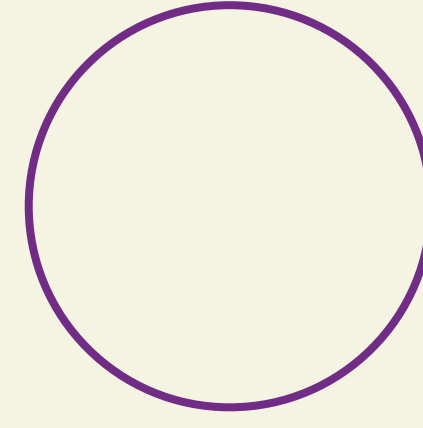


TAN
urlə

Tanyer

tanyer.com



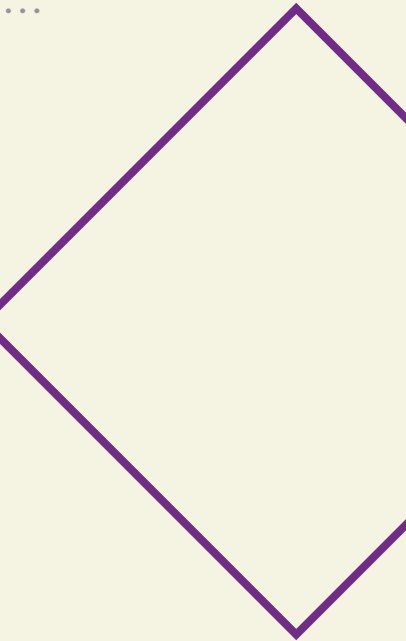
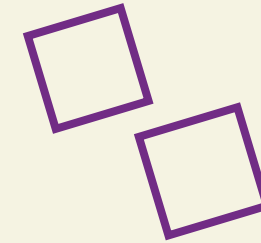
Our journey started with a dream in 1994.
Our dream is to construct high-end living spaces to be enjoyed for generations by gaining inspiration from the nature, history, people and colors of İzmir where we have been established, grow and live.

During quarter century, our goal is to meet people with the houses where they are proud of and find themselves lucky. For this goal, we have brought the drawings of architectures who have achieved international success together with the highest technologies. And we have realized impressive social and cultural living spaces in the city identity of İzmir thanks to the projects of Altınvadi, Altınova, Mavi Su Evleri, Asma Bahçeler, BulutOrman Evleri.

And, now, we are extremely happy to introduce you our new project to be realized in Urla in which we have mixed all values of ours and being one of the most special locations of İzmir.

TanUrla, beyond an ordinary housing project and with its unique ecosystem...

Tanyer Construction Family





Aegean Region is a special geography for the whole Turkey. İzmir in Aegean region, Urla in İzmir and Bademler village in Urla move such special position to more powerful place. TanUrla located in the middle of 20 km between İzmir Gulf and Sığacık Gulf by air distance has been designed as a new location in such special position.

We have started with a simple question of" if we had designed a village, what manner would we have adopted?" and formed the main decisions of the location by considering what was traditionally done in the past together with the data of today based on the confidence that we know 15 villages of Urla. We have divided the north part of TanUrla on the way of Gödençe into common use areas and opened this area for those who do not live here but wonder about this place just like the regions of traditional villages containing bazaars. There are 278 units consisting of 15 different types in 115 blocks according to the data of dynamic topography of the land. Houses with varied sizes and compositions have a kind of relationship between random and being fictionalized depending on their locations. This concept, as it is in traditional structures, ensures that private life is protected and at the same time, creates basis for a neighborhood relationship developing common life by forming quite different and surprising side spaces. Just like Bademler village where we do not have to pass a main entrance when coming to our house, TanUrla is not a closed "site" but a "kentköy(city-village)" or with a well-known name "settlement." One of the primary examples of the locations which can be described as "city villages" like "city-states" of Antiquity.



Architect Neuzat Sayın



One day in TanUrla...

Nothing is more beautiful than waking up in a unique nature together with the sun at daybreak, doing morning sport in your garden, perhaps, jumping into your pool, buying a hot pastry when passing by the pastry shop , taking your little child to school on foot, working in your nex-door office, meeting with your friends at the chef restaurant in the evening and welcoming your guests in a boutique hotel when returning your home at night,

Nothing is more beautiful than renewing in Urla...

**FROM A NEW LIFE
IN URLA**

Nothing is more beautiful
than reaching your new
home of earth.

Established in an area of 150.000 m² in total;
112.000 m² green spaces,
28.750 m² for houses;
28.750 m² for social activity area
and 9.250 m² for commercial area; in other words,
TanUrla, is a matchless oasis...





Nothing is more beautiful
than **renewing** in Urla...

Nothing is more beautiful
than **living life** without
delaying





EARTH



LIFE



RESTAURANT



MEETING



ART



BEING NATURAL



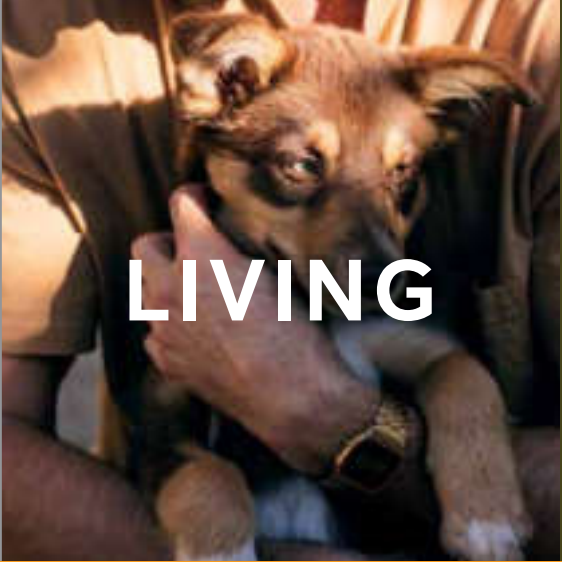
HAPPINESS



HEALT



OPPORTUNITY



LIVING



ENDLESSNESS



WORKING



RENEWING



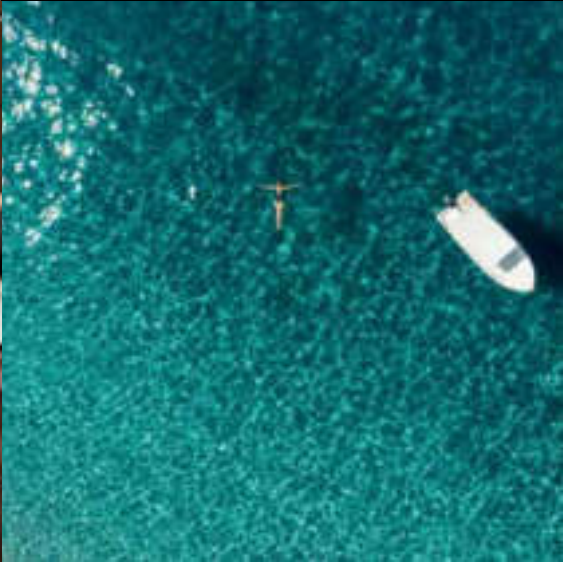
SHARING



ACCOMMODATION

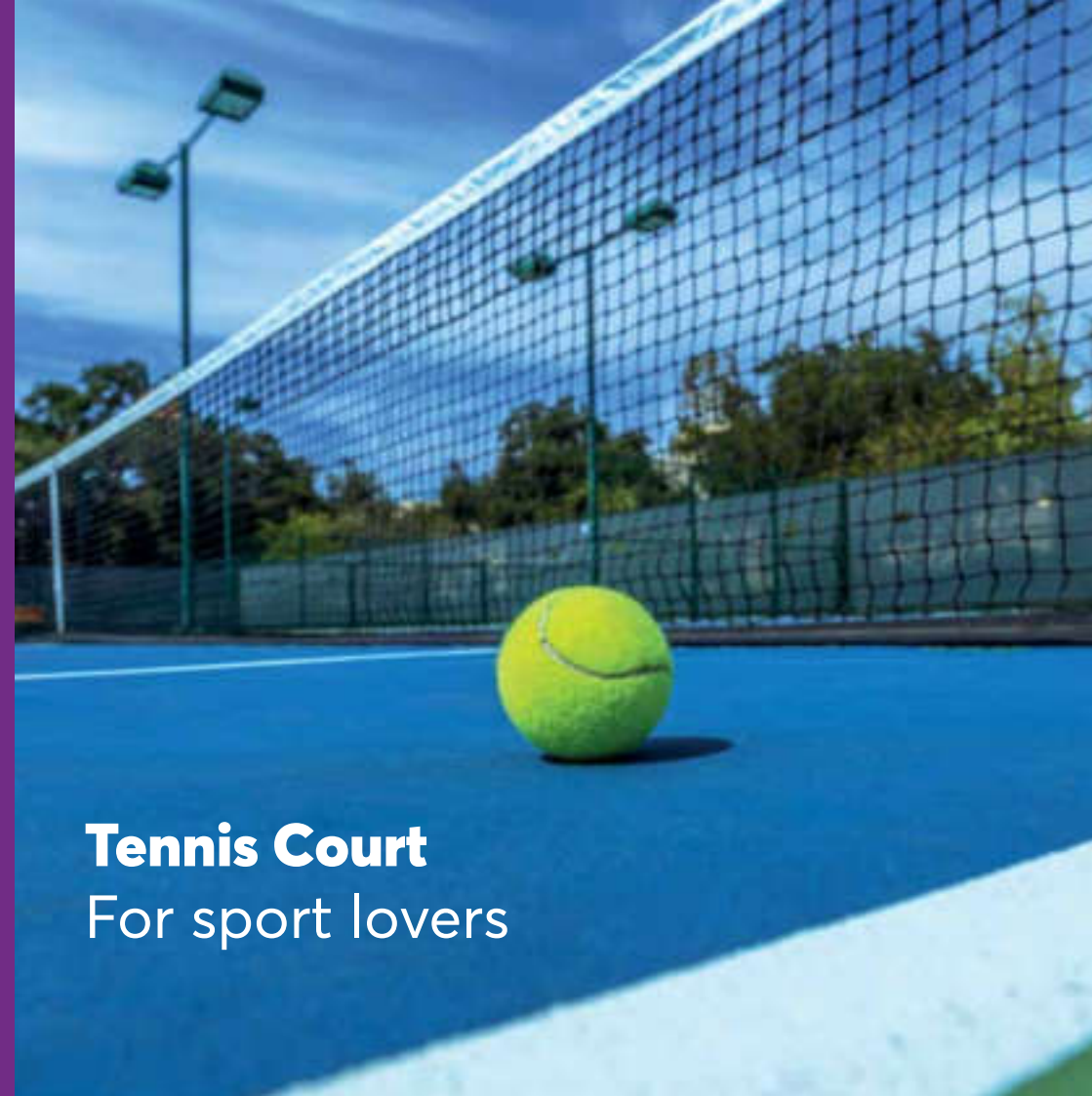


NEIGHBORHOOD



SOCIAL LIFE

In TanUrla with a green space of 75%, together with your loved ones and from social recreation moments to the times of being alone...



Tennis Court
For sport lovers



Basketball Court
For exciting moments



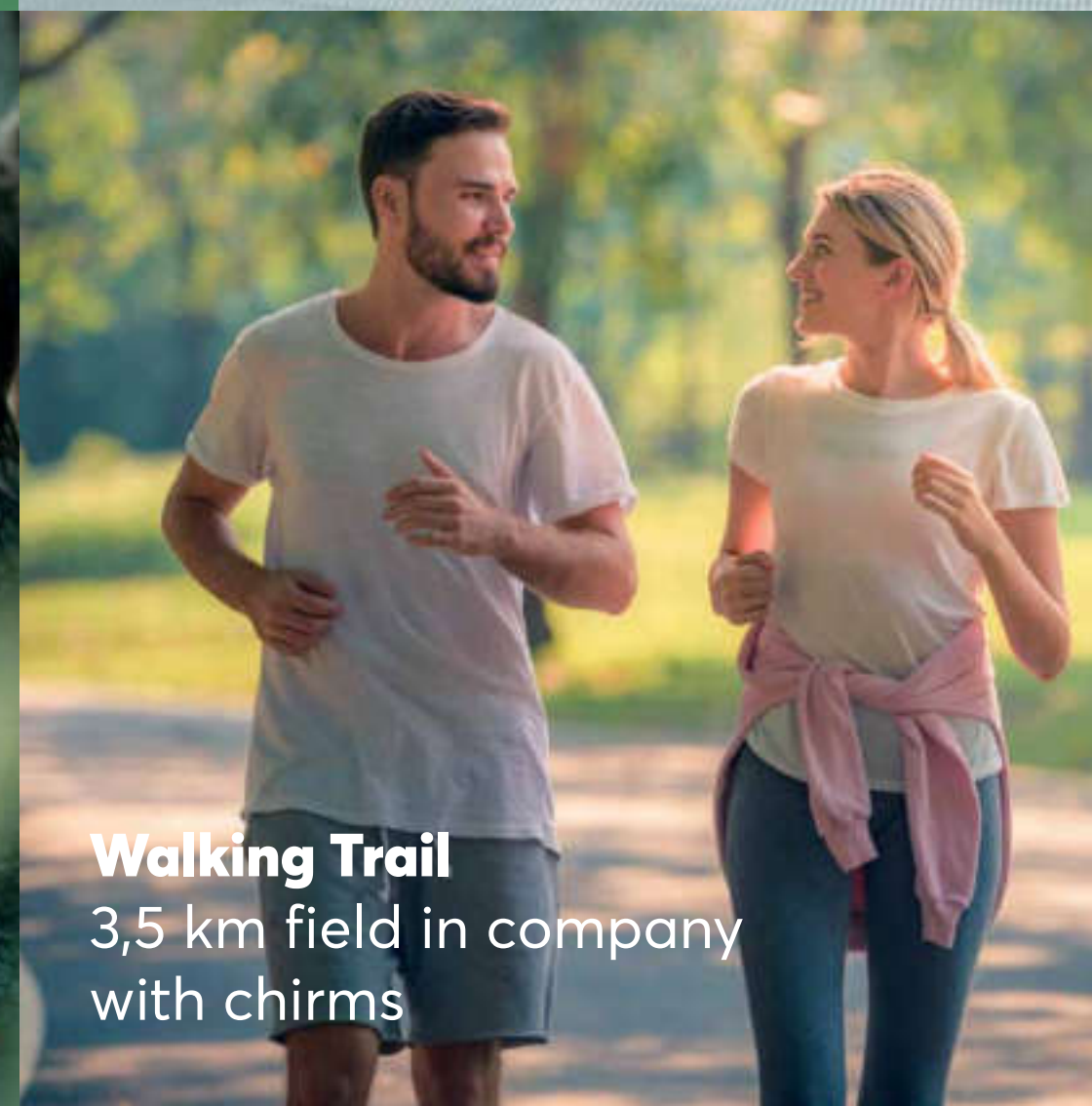
Mini Golf Course
A mini-break
during flow of life



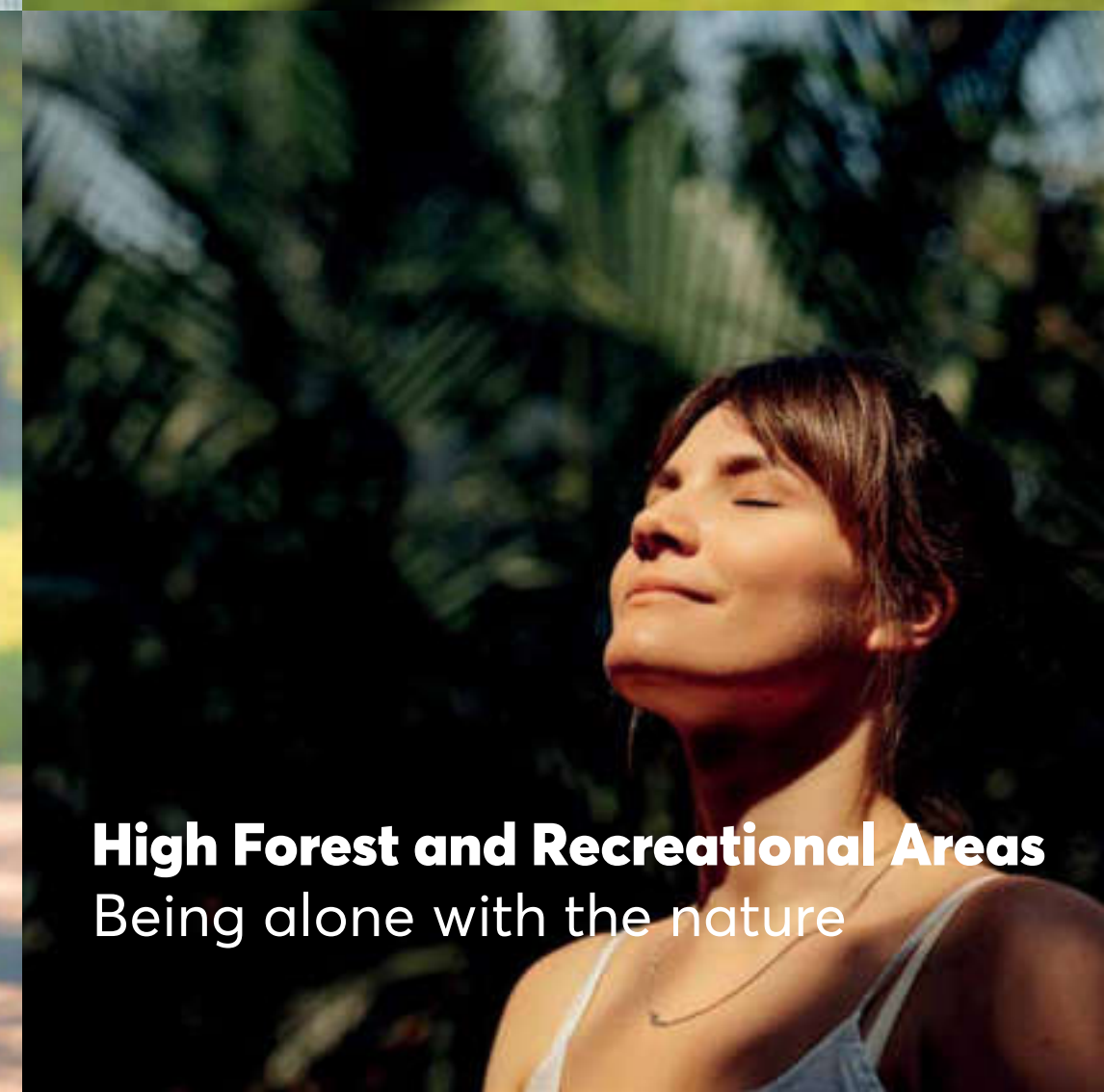
Skateboard Park
Meeting point of youngsters



Yoga and Meditation Garden
Meeting with the cure of
Aegean region



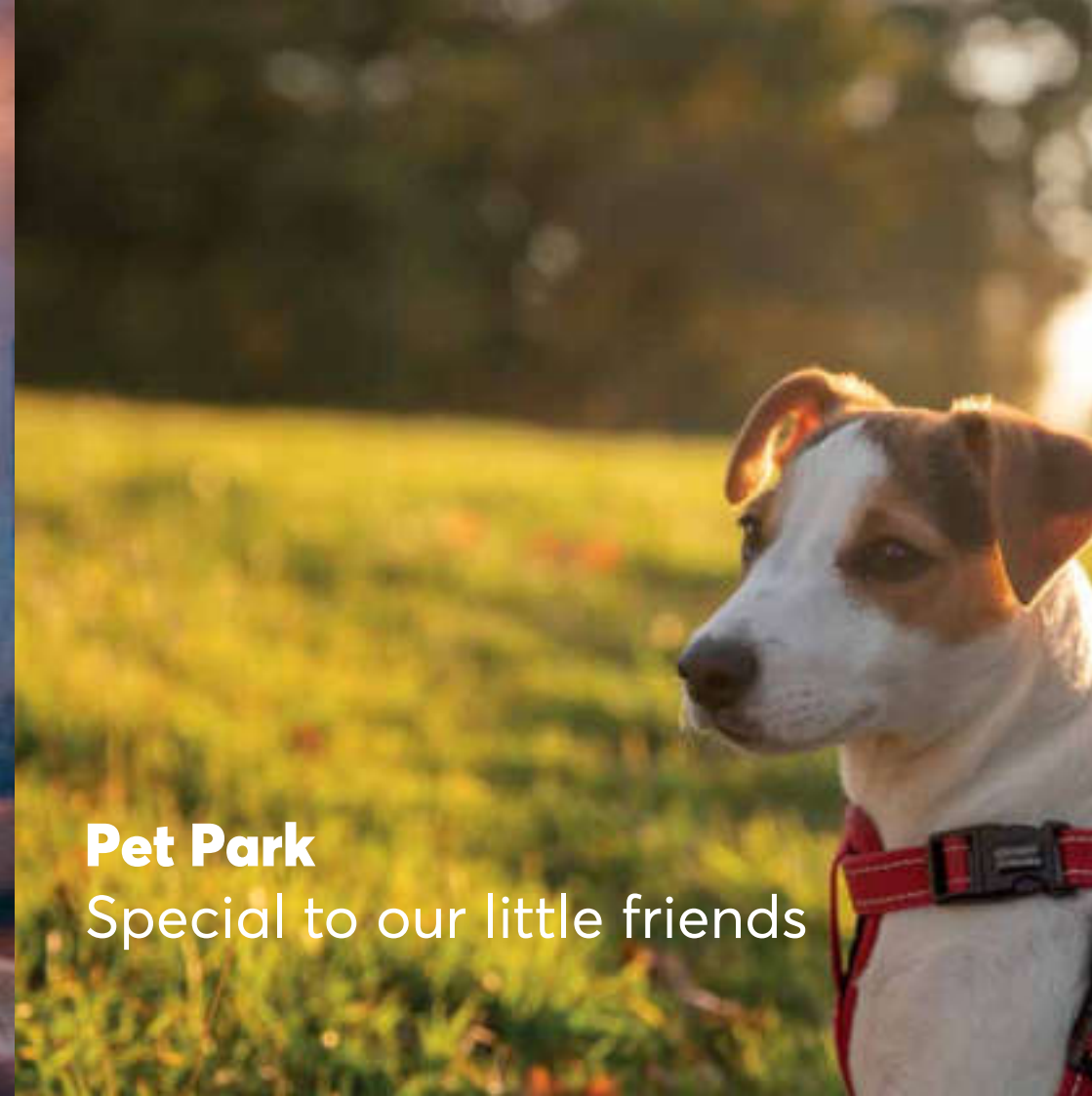
Walking Trail
3,5 km field in company
with chirms



High Forest and Recreational Areas
Being alone with the nature



Open-air Cinema
Enjoyable watching
under the stars



Pet Park
Special to our little friends



Cycle Route
3,5 km track in company with
the nature



Playground
For adventurous children



COMMERCIAL LIFE

A totally new ecosystem and all in one in a valuable location of Urla, common heritage of civilizations and global point of the twenty first century...



RESTAURANT | CAFÉ | PASTRY SHOP
Gourmet chef touch



CO-WORKING OFFICE
At your next door



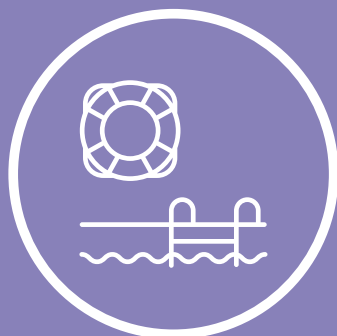
BOUTIQUE HOTEL
In undiscovered paradise of Urla



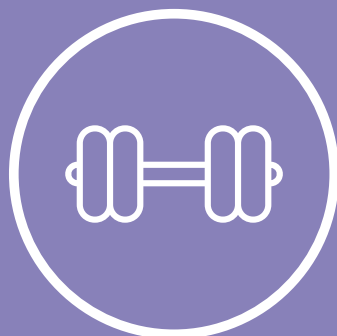
HEALTH CENTER
Healing atmosphere of the nature



BEAUTY CENTER
by reliable hands caring about you



OPEN-ENCLOSED SWIMMING POOL
Sport pleasure for four seasons



SPORT CENTER
For sport lovers



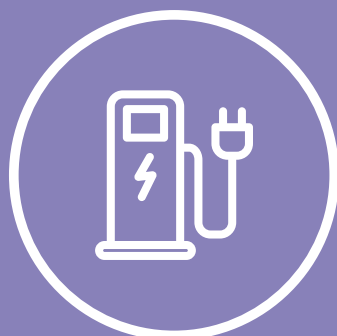
KINDERGARTEN | COURSE | STUDY
Happy little children at school



VETERINARY | PET SHOP
Special for our little friends



PHARMACIST
Near you wherever you need



QUICK CHARGE POINT
Luxury to charge your car in front of your house



CAR WASH
with professional solutions



Chef restaurant **with fine dining touch**

Guest dining table, family meetings, special meetings are from gourmet kitchen which brings Aegean gastronomy together with special chef touch

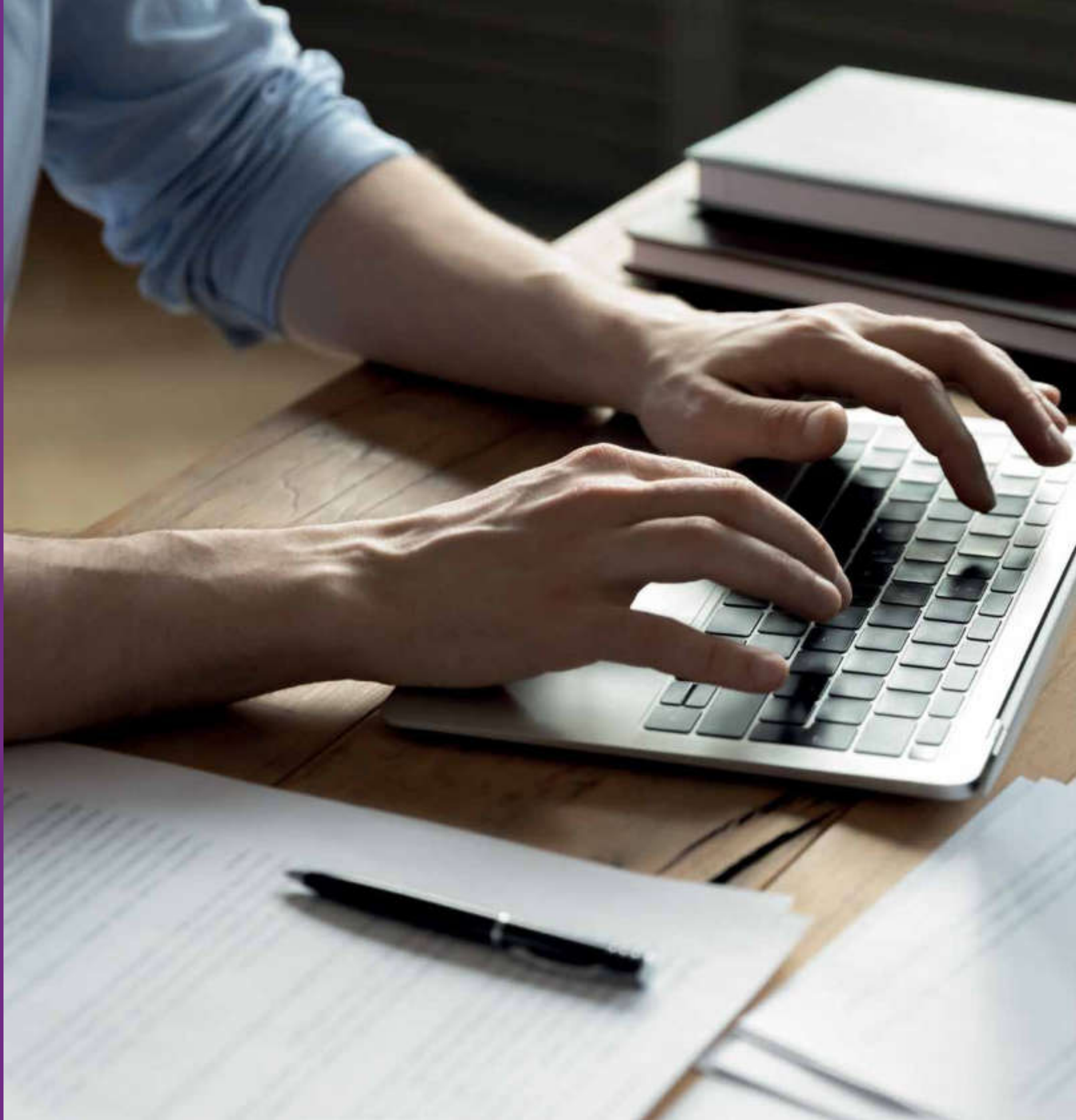




Boutique hotel in undiscovered paradise of Urla

Boutique hotel in TanUrla; at the centre of Urla with its historical texture, matchless coast, gourmet culture and where your guests can stay with peace in mind in the comfort of your home

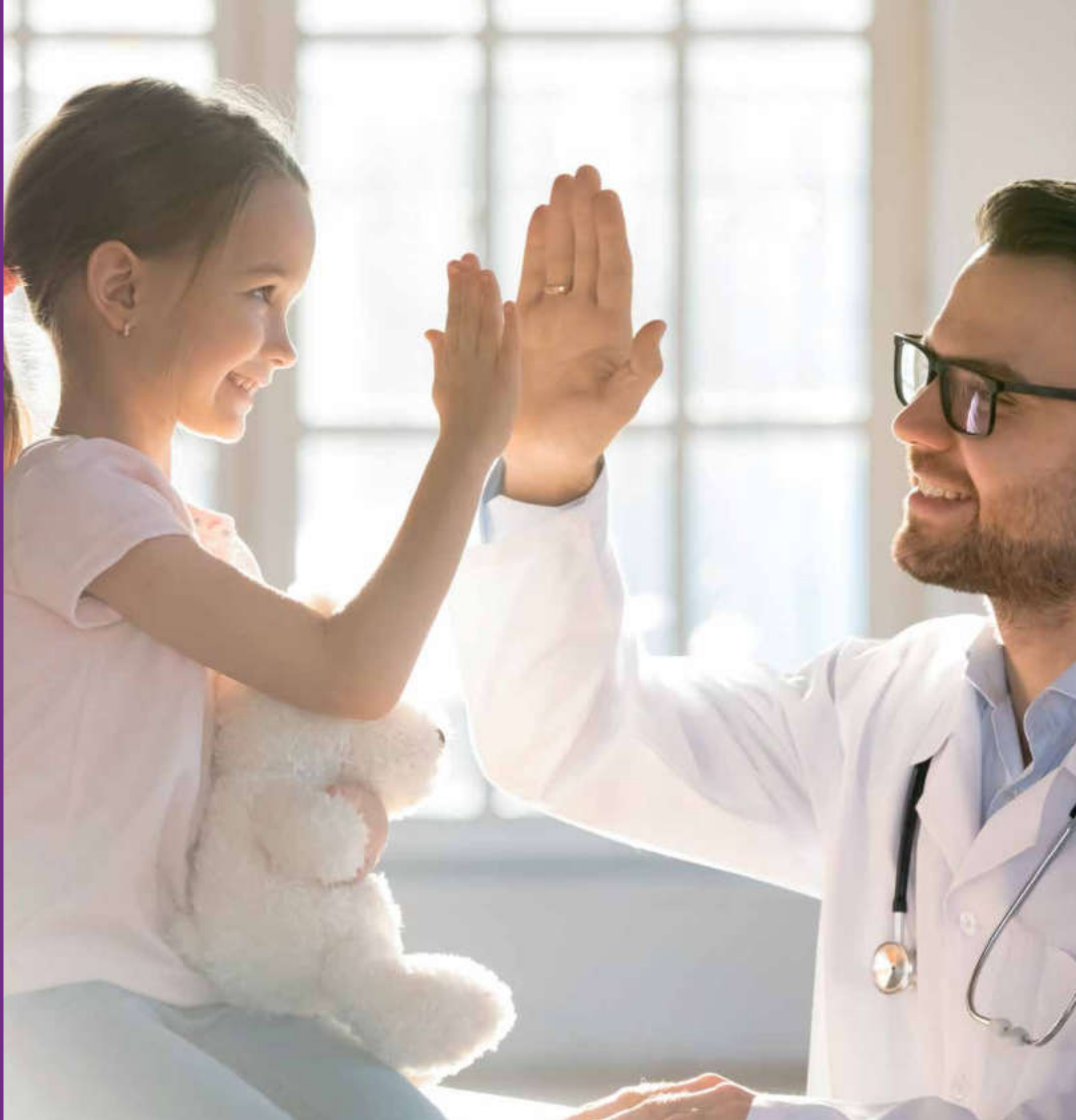




Co-working office at your next door

Everything making your life related to your home office business life, global customer meetings, prestigious company needs, entrepreneurial team activities easy is in common office areas of TanUrla.





Health Center
in healing atmosphere of the nature

With professional health details taking care of you with comfort facilities giving meaning to your life, you always feel comfortable in TanUrla.



Nothing is more beautiful
than **having** your dream
house.





Nothing is more beautiful
than **shaping** your future.



Private Pools



Private Interior
Decoration
Service



Audio
Command
Smart Home
Systems



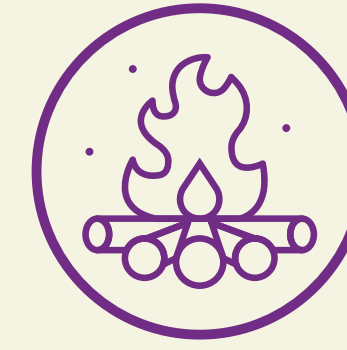
Fingerprint/
Combination
Lock Systems



Solar Energy
Systems



Charging Unit
for Electrical
Vehicles for Each
Apartment



Garden
Fireplace



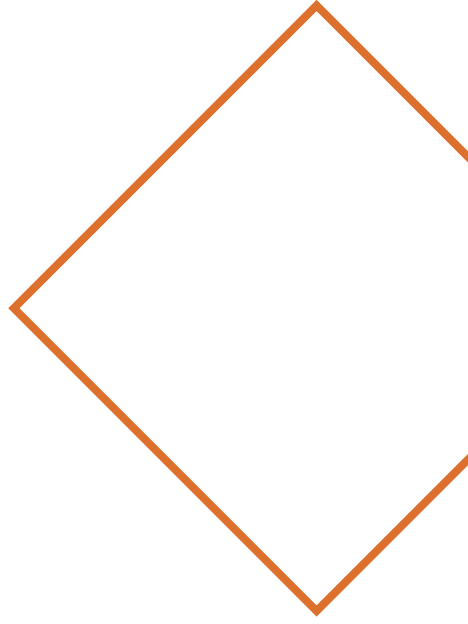
Special Design
Outdoor
Barbecue

*Apartment properties are optional.





1A 1+1 APARTMENT



1A 1+1 APARTMENT



1 A FIRST FLOOR APARTMENT



- 1- Living Space **15,45 m²**
- 2- WC / Bathroom **2,86 m²**
- 3- Bedroom **12,03 m²**
- 4- Balcony **9,60 m²**
- 5- Entry Corridor **8,50 m²**
- General Total 53,28 m²**



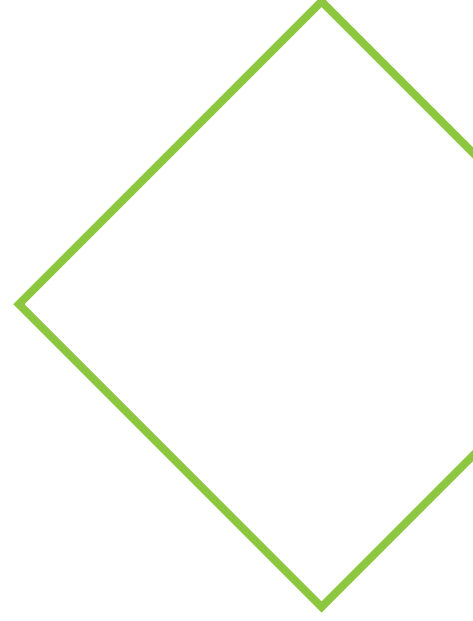
1 A GARDEN GROUND FLOOR



- 1- Living Space **15,45 m²**
- 2- WC / Bathroom **2,86 m²**
- 3- Bedroom **12,03 m²**
- 4- Winter Garden **17,60 m²**
- 5- Terrace **17,50 m²**
- 6- Entry Corridor **8,50 m²**
- General Total 81,33 m²**
- The landshare varies between 120-150 m²**



2A 2+1 FLAT





2A FIRST FLOOR APARTMENT



2A 2+1 FLAT

- 1- Entrance **3,92 m²**
- 2- Living Space **20,04 m²**
- 3- Kitchen **4,09 m²**
- 4- Hall **4,54 m²**
- 5- Main Bedroom **12,01 m²**
- 6- WC / Bathroom **2,52 m²**
- 7- Bedroom **8,10 m²**
- 8- WC / Bathroom **2,94 m²**
- 9- Winter Garden **19,06 m²**
- 10- Balcony **11,50 m²**
- 11- Terrace **23,50 m²**
- General Total 123,45 m²**
- The landshare varies between 200-250 m²**



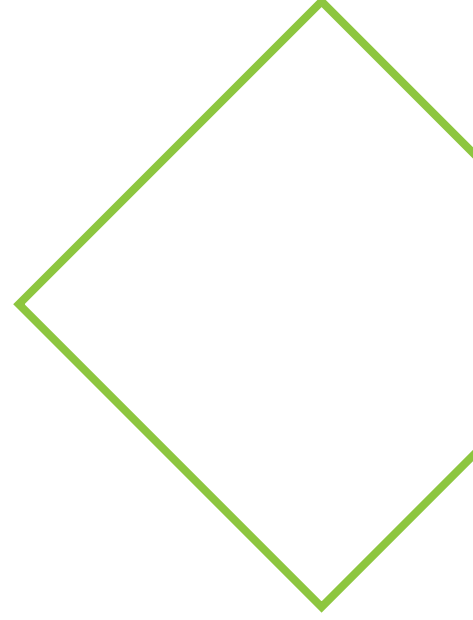
2A GROUND FLOOR APARTMENT
WITH GARDEN



- 1- Living Space **23,02 m²**
- 2- Hall **3,82 m²**
- 3- WC / Bathroom **2,90 m²**
- 4- Main Bedroom **15,20 m²**
- 5- WC / Bathroom **3,08 m²**
- 6- Bedroom **8,50 m²**
- 7- Winter Garden **22,02 m²**
- 8- Terrace **21,50 m²**
- General Total 110,05 m²**
- The landshare varies between 200-250 m²**



2B 2+1 DUPLEX VILLA





2B DUPLEX VILLA DOWNSTAIRS



2B DUPLEX VILLA UPSTAIRS

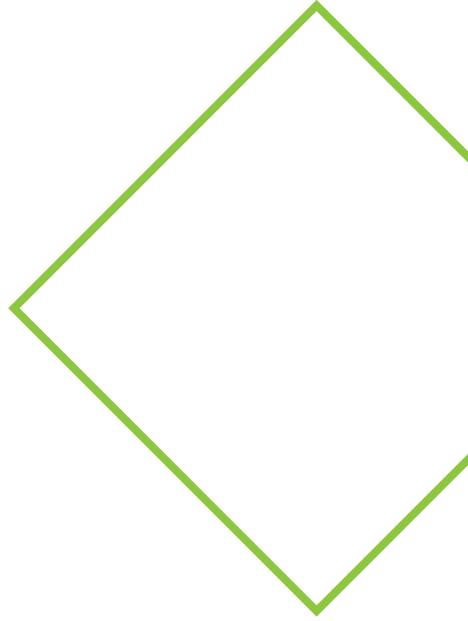


2B 2+1 DUPLEX VILLA

- 1- Living Space **32,36 m²**
- 2- WC **1,85 m²**
- 3- Winter Garden **20,28 m²**
- 4- Storeroom **2,35 m²**
- 5- Hall **10,65 m²**
- 6- WC / Bathroom **3,22 m²**
- 7- Main Bedroom **12,10 m²**
- 8- Bedroom **7,50 m²**
- 9- WC / Bathroom **3,15 m²**
- 10- Balcony **6,75 m²**
- 11- Terrace **36,30 m²**
- General Total 150,16 m²**
- The landshare varies between 250-300 m²**



2C 2+1 DUPLEX VILLA





2C DUPLEX VILLA DOWNSTAIRS



2C DUPLEX VILLA UPSTAIRS

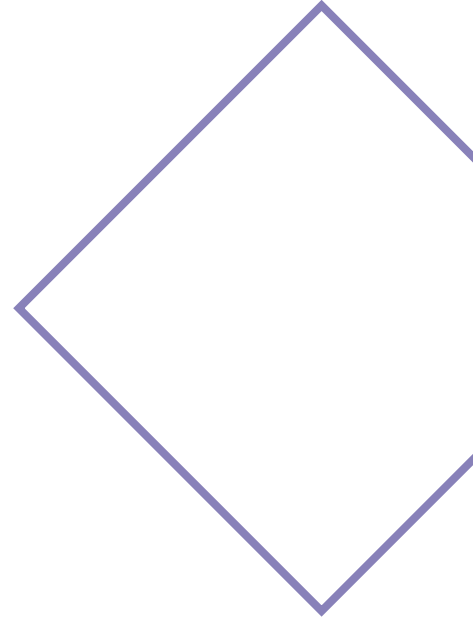


2C 2+1 DUPLEX VILLA

- 1- Living Space **26,30 m²**
- 2- WC **1,85 m²**
- 3- Winter Garden **23,05 m²**
- 4- Hall **6,26 m²**
- 5- Main Bedroom **11,05 m²**
- 6- WC / Bathroom **3,06 m²**
- 7- Bathroom **8,10 m²**
- 8- Balcony **6,86 m²**
- 9- Terrace **15,75 m²**
- General Total 112,50 m²**
- The landshare varies between 150-200 m²**



3A 3+1 DUPLEX VILLA





3A DUPLEX VILLA DOWNSTAIRS



3A DUPLEX VILLA UPSTAIRS



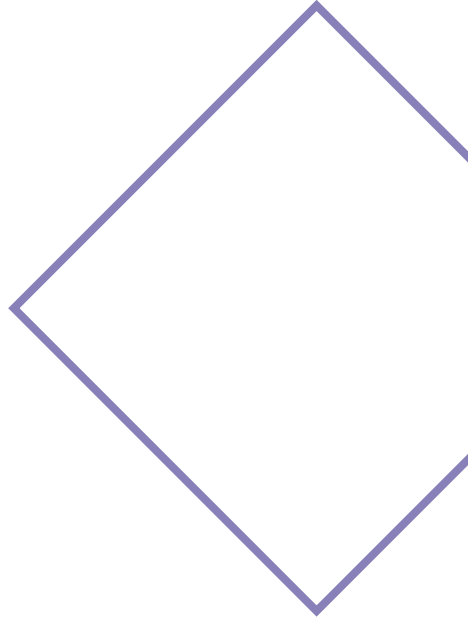
3A 3+1 DUPLEX VILLA



- 1- Cloakroom **3,50 m²**
- 2- WC **2,50 m²**
- 3- Living Space **47,13 m²**
- 4- Kitchen **8,11 m²**
- 5- Storeroom **2,76 m²**
- 6- Winter Garden **24,50 m²**
- 7- Hall **13,81 m²**
- 8- Main Bedroom **21,11 m²**
- 9- Bedroom **12,07 m²**
- 10- WC / Bathroom **3,70 m²**
- 11- Bedroom **12,02 m²**
- 12- WC / Bathroom **3,35 m²**
- 13- Balcony **6,75 m²**
- 14- Terrace **24,75 m²**
- 15- Entry Terrace **17,10 m²**
- General Total 223,47 m²**
- The landshare varies between 300-400 m²**



3B 3+1 DUPLEX VILLA





3B DUPLEX VILLA DOWNSTAIRS



3B DUPLEX VILLA UPSTAIRS

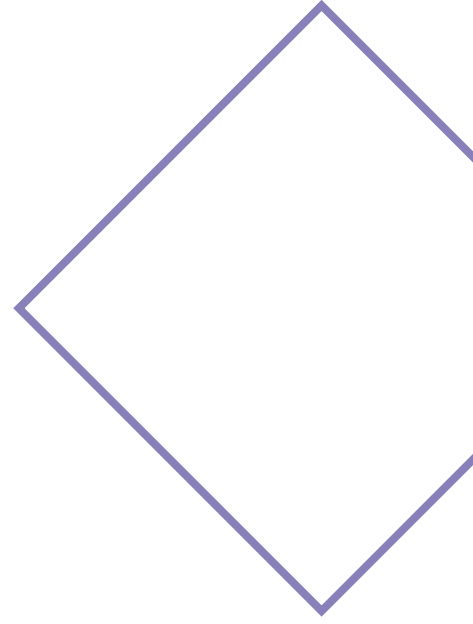


3B 3+1 DUPLEX VILLA

- 1- Cloakroom **3,40 m²**
- 2- WC **3,16 m²**
- 3- Living Space **40,07 m²**
- 4- Kitchen **8,01 m²**
- 5- Storeroom **2,14 m²**
- 6- Winter Garden **23,03 m²**
- 7- Hall **13,33 m²**
- 8- Main Bedroom **18,03 m²**
- 9- Bedroom **10,10 m²**
- 10- WC / Bathroom **2,64 m²**
- 11- Bedroom **10,05 m²**
- 12- WC / Bathroom **3,17 m²**
- 13- Balcony **6,75 m²**
- 14- Terrace **21,75 m²**
- 15- Entry Terrace **15,20 m²**
- General Total 199,10 m²**
- Land Share between 300-400 m²**



3C 3+1 APARTMENT



3C 3+1 APARTMENT

3C GROUND FLOOR APARTMENT
WITH GARDEN



- 1- Entrance / Hall **2,95 m²**
- 2- Living Room **34,50 m²**
- 3- Kitchen **12,10 m²**
- 4- Hall **6,98 m²**
- 5- Main Bedroom **22,03 m²**
- 6- WC / Bathroom **2,85 m²**
- 7- Laundry Room **5,02 m²**
- 8- Storeroom **2,50 m²**
- 9- WC / Bathroom **4,50 m²**

- 10- Bedroom **11,11 m²**
- 11- Bedroom **11,29 m²**
- 12- Winter Garden **23,25 m²**
- 13- Terrace 1 **37,50 m²**
- 14- Terrace 2 **6,95 m²**
- General Total 201,88 m²**
- The landshare varies between 300-400 m²**



3C 3+1 APARTMENT

3C FIRST FLOOR APARTMENT WITH GARDEN

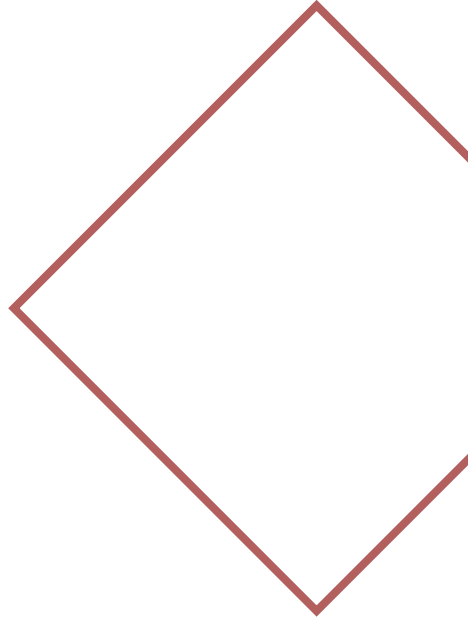


- 1- Entrance / Hall **2,85 m²**
- 2- Living Space **34,05 m²**
- 3- Kitchen **12,50 m²**
- 4- Hall **6,98 m²**
- 5- Main Bedroom **22,03 m²**
- 6- WC / Bathroom **2,85 m²**
- 7- Laundry Room **5,50 m²**
- 8- Storeroom **2,75 m²**
- 9- WC / Bathroom **4,65 m²**

- 10- Bedroom **11,11 m²**
- 11- Bedroom **11,17 m²**
- 12- Winter Garden **18,20 m²**
- 13- Balcony 1 **6,75 m²**
- 14- Balcony 2 **11,50 m²**
- 15- Terrace **31,10 m²**
- General Total 202,40 m²**
- The landshare varies between 300-400 m²**



4A 4+1 DUPLEX VILLA





4A DUPLEX VILLA DOWNSTAIRS



4A 4+1 DUPLEX VILLA



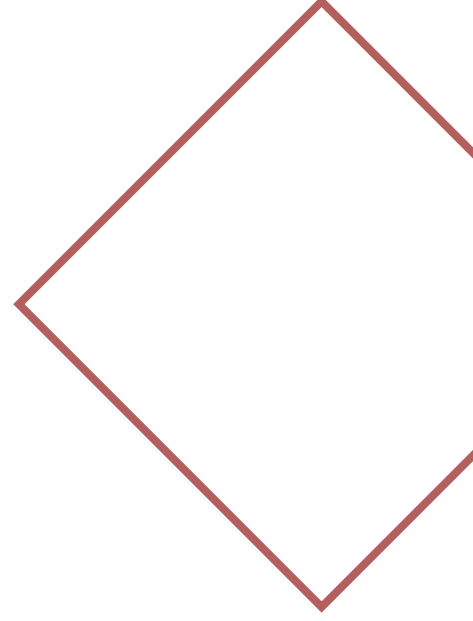
4A DUPLEX VILLA UPSTAIRS



- 1- Entrance **2,25 m²**
- 2- Living Space **35,50 m²**
- 3- Kitchen **15,50 m²**
- 4- Hall **12,05 m²**
- 5- Bedroom **10,01 m²**
- 6- Common Bathroom **4,20 m²**
- 7- Storeroom **3,01 m²**
- 8- Winter Garden **27,19 m²**
- 9- Hall **15,80 m²**
- 10- Laundry Room **4,22 m²**
- 11- Main Bedroom **12,28 m²**
- 12- WC / Bathroom **4,05 m²**
- 13- WC / Bathroom **3,75 m²**
- 14- Bedroom **15,75 m²**
- 15- Main Bedroom **20,21 m²**
- 16- Common Bathroom **3,50 m²**
- 17- Balcony **11,44 m²**
- 18- Terrace **30,50 m²**
- General Total 254,33 m²**
- The landshare varies between 400-500 m²**



4B 4+1 DUPLEX VILLA





4B DUPLEX VILLA DOWNSTAIRS



4B 4+1 DUPLEX VILLA

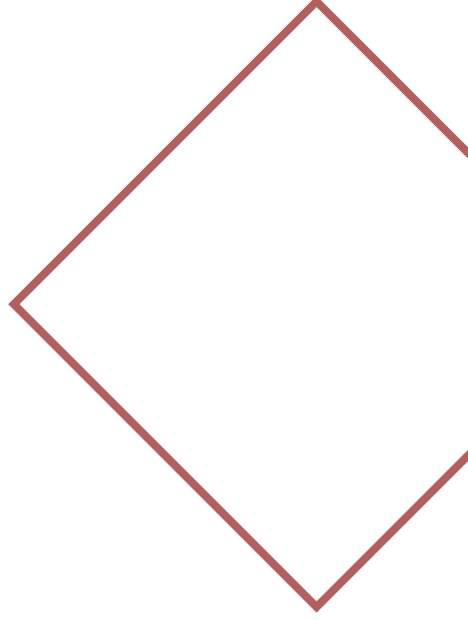
4B DUPLEX VILLA UPSTAIRS



- 1- Living Space **40,79 m²**
- 2- Kitchen **12,35 m²**
- 3- Entrance / Hall **3,69 m²**
- 4- WC **2,25 m²**
- 5- Bedroom **11,24 m²**
- 6- WC / Bathroom **3,25 m²**
- 7- Winter Garden **27,10 m²**
- 8- Storeroom **3,51 m²**
- 9- Hall **10,53 m²**
- 10- Main Bedroom **20,05 m²**
- 11- WC / Bathroom **3,57 m²**
- 12- Dressing Room **3,65 m²**
- 13- Hall **4,30 m²**
- 14- WC / Bathroom **3,57 m²**
- 15- Bedroom **15,85 m²**
- 16- Common Bathroom **3,04 m²**
- 17- Bedroom **12,44 m²**
- 18- Balcony **6,75 m²**
- 19- Terrace **28,50 m²**
- General Total 238,07 m²**
- The landshare varies between 400-500 m²**



**4C 4+1 SINGLE-STOREY
DETACHED VILLA**



4C 4+1 SINGLE-STOREY DETACHED VILLA

4C SINGLE-STOREY DETACHED VILLA

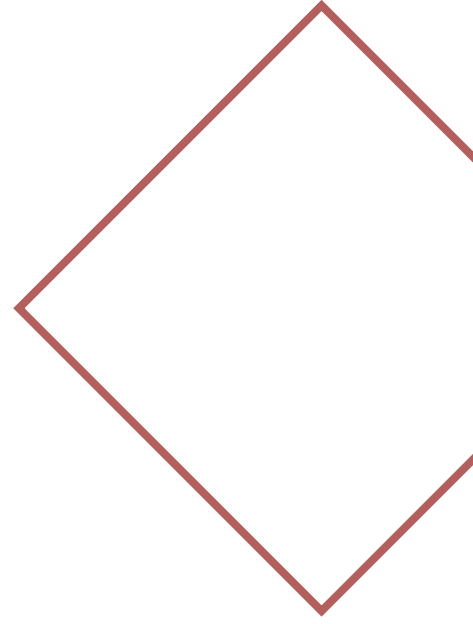


- 1- Entrance / Hall **3,94 m²**
- 2- Storeroom **2,08 m²**
- 3- Kitchen **11,15 m²**
- 4- Living Space **35,25 m²**
- 5- Hall **10,75 m²**
- 6- Laundry Room **2,27 m²**
- 7- Bedroom **12,70 m²**
- 8- WC / Bathroom **3,05 m²**
- 9- WC / Bathroom **4,05 m²**
- 10- Bedroom **11,21 m²**

- 11- Bedroom **11,05 m²**
- 12- Main Bedroom **22,07 m²**
- 13- Common Bathroom **3,05 m²**
- 14- Winter Garden **27,15 m²**
- 15- Storeroom **2,24 m²**
- 16- Terrace 1 **46,30 m²**
- 17- Terrace 2 **6,75 m²**
- 18- Terrace 3 **24,00 m²**
- General Total 263,00 m²**
- The landshare varies between 600-800 m²**



**4D 4+1 SINGLE-STOREY
DETACHED VILLA**



4D 4+1 SINGLE-STOREY DETACHED VILLA

4D SINGLE-STOREY DETACHED VILLA



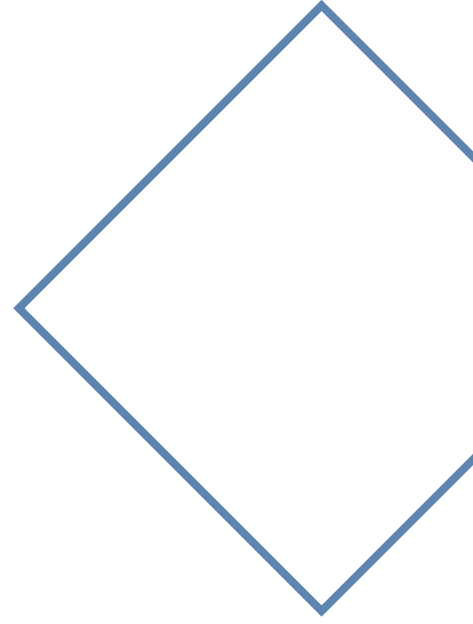
- 1- Entrance / Hall **2,28 m²**
- 2- Living Space **33,87 m²**
- 3- Kitchen **12,01 m²**
- 4- Hall **11,00 m²**
- 5- Laundry Room **2,50 m²**
- 6- Common Bathroom **3,20 m²**
- 7- Bedroom **11,02 m²**
- 8- Bedroom **13,00 m²**
- 9- WC / Bathroom **2,71 m²**
- 10- Main Bedroom **20,55 m²**

- 11- WC / Bathroom **2,78 m²**
- 12- Bedroom **12,40 m²**
- 13- Dressing Room **3,23 m²**
- 14- WC / Bathroom **3,00 m²**
- 15- Yard-Skylight **4,50 m²**
- 16- Winter Garden **24,50 m²**
- 17- Terrace 1 **55,41 m²**
- 18- Terrace 2 **11,44 m²**
- General Total 252,34 m²**
- The landshare varies between 600-800 m²**





**5A 5+1 DETACHED
DUPLIX VILLA**



5A 5+1 DETACHED DUPLEX VILLA

5A DETACHED DUPLEX VILLA DOWNSTAIRS



5A DETACHED DUPLEX VILLA UPSTAIRS



- 1- Entrance / Hall **10,59 m²**
- 2- Cloakroom **1,48 m²**
- 3- WC **2,1 m²**
- 4- Living Space **51,05 m²**
- 5- Hall **7,43 m²**
- 6- Kitchen **17,01 m²**
- 7- Cellar **2,29 m²**
- 8- Bedroom **11,64 m²**
- 9- WC / Bathroom **3,15 m²**
- 10- Yard-Skylight **8,30 m²**

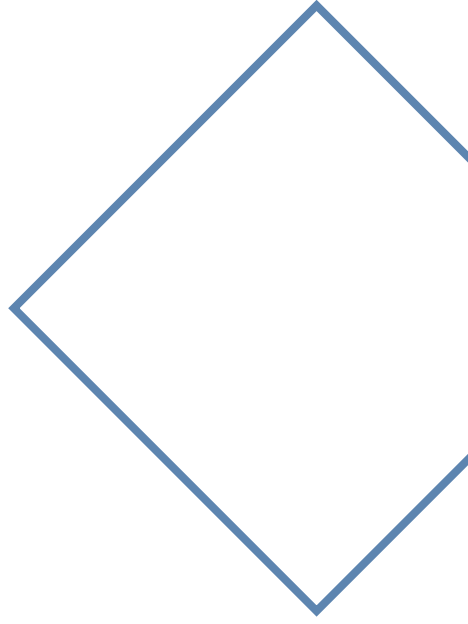
- 11- Winter Garden **27,10 m²**
- 12- Hall **16,56 m²**
- 13- Bedroom **16,55 m²**
- 14- WC / Bathroom **3,90 m²**
- 15- Dressing Room **4,50 m²**
- 16- Sofa **4,62 m²**
- 17- Bedroom **12,09 m²**
- 18- WC / Bathroom **3,36 m²**
- 19- Bedroom **11,75 m²**
- 20- WC / Bathroom **2,78 m²**

- 21- Bedroom **11,85 m²**
- 22- WC / Bathroom **4,11 m²**
- 23- Laundry Room **7,53 m²**
- 24- Balcony 1 **6,75 m²**
- 25- Balcony 2 **1,68 m²**
- 26- Balcony 3 **6,75 m²**
- 27- Terrace 1 **41,50 m²**
- 28- Terrace 2 **6,75 m²**
- General Total 335,68 m²**
- The landshare varies between 600-900 m²**





**5B 5+1 DETACHED
DUPLIX VILLA**



5B DETACHED DUPLEX VILLA DOWNSTAIRS



5B DETACHED DUPLEX VILLA UPSTAIRS



5B 5+1 DETACHED DUPLEX VILLA



1- Entrance / Hall **6,48 m²**
 2- Living Space **61,05 m²**
 3- Kitchen **12,77 m²**
 4- Cloakroom **2,91 m²**
 5- WC **2,51 m²**
 6- Bedroom **13,43 m²**
 7- WC / Bathroom **2,68 m²**
 8- Storeroom **2,01 m²**
 9- Winter Garden **27,10 m²**

10- Hall **17,84 m²**
 11- Laundry Room **6,14 m²**
 12- Common Bathroom **3,37 m²**
 13- Bedroom **13,03 m²**
 14- Bedroom **21,01 m²**
 15- WC / Bathroom **2,72 m²**
 16- Bedroom **14,42 m²**
 17- WC / Bathroom **2,73 m²**
 18- Bedroom **15,57 m²**

19- WC / Bathroom **3,87 m²**
 20- Balcony 1 **6,75 m²**
 21- Balcony 2 **11,50 m²**
 22- Terrace 1 **41,50 m²**
 23- Terrace 2 **6,75 m²**
General Total 328,35 m²
The landshare varies between 600-900 m²



LAYOUT PLAN

- **1A** 1+1 Apartment
- **2A** 2+1 Apartment
- **2B** 2+1 Duplex Villa
- **2C** 2+1 Duplex Apartment
- **3A** 3+1 Duplex Villa
- **3B** 3+1 Duplex Villa
- **3C** 3+1 Apartment
- **4A** 4+1 Duplex Villa
- **4B** 4+1 Duplex Villa
- **4C** 4+1 Single-storey Detached Apartment
- **4D** 4+1 Single-storey Detached Apartment
- **5A** 5+1 Detached Duplex Villa
- **5B** 5+1 Detached Duplex Villa
- **Commercial Areas**



CENTER

1	SEFERİHİSAR	9 Km	9 min.
2	URLA	9 Km	9 min.
3	GÜZELBAHÇE	11 Km	11 min.
4	NARLIDERE	20 Km	19 min.
5	ALAÇATI	50 Km	40 min.
6	ADNAN MENDERES AIRPORT	45 Km	36 min.

SEA / BEACH

7	AZMAK BAY	12 Km	14 min.
8	AKARCA BEACH	13 Km	15 min.
9	TEOS MARINA	13 Km	15 min.
10	URLA BEACH	16 Km	23 min.

HEALTH

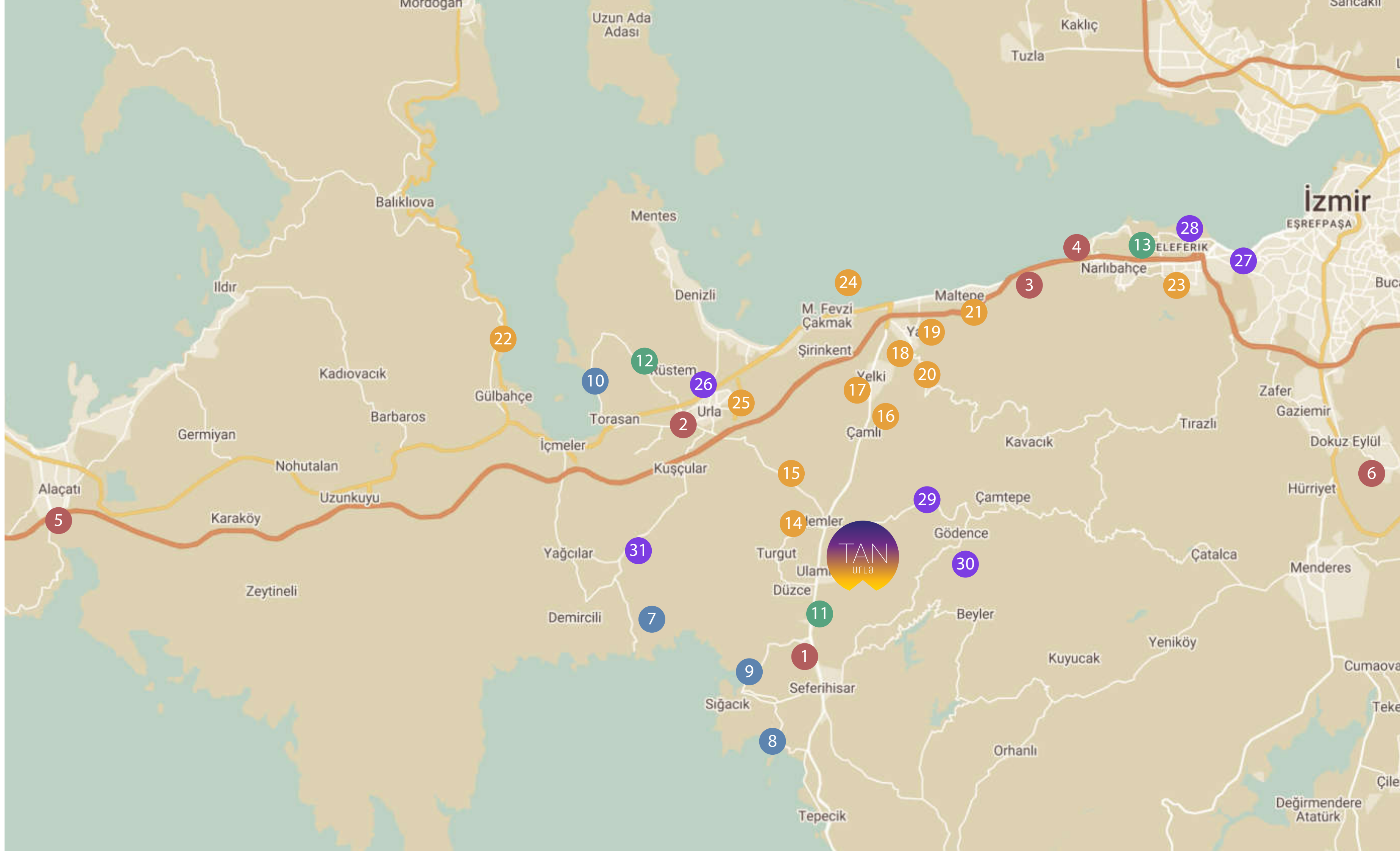
11	SEFERİHİSAR STATE HOSPITAL	11 Km 13 min.
12	URLA STATE HOSPITAL	11 Km 13 min.
13	DOKUZ EYLÜL HOSPITAL	23 Km 23 min.

EDUCATION

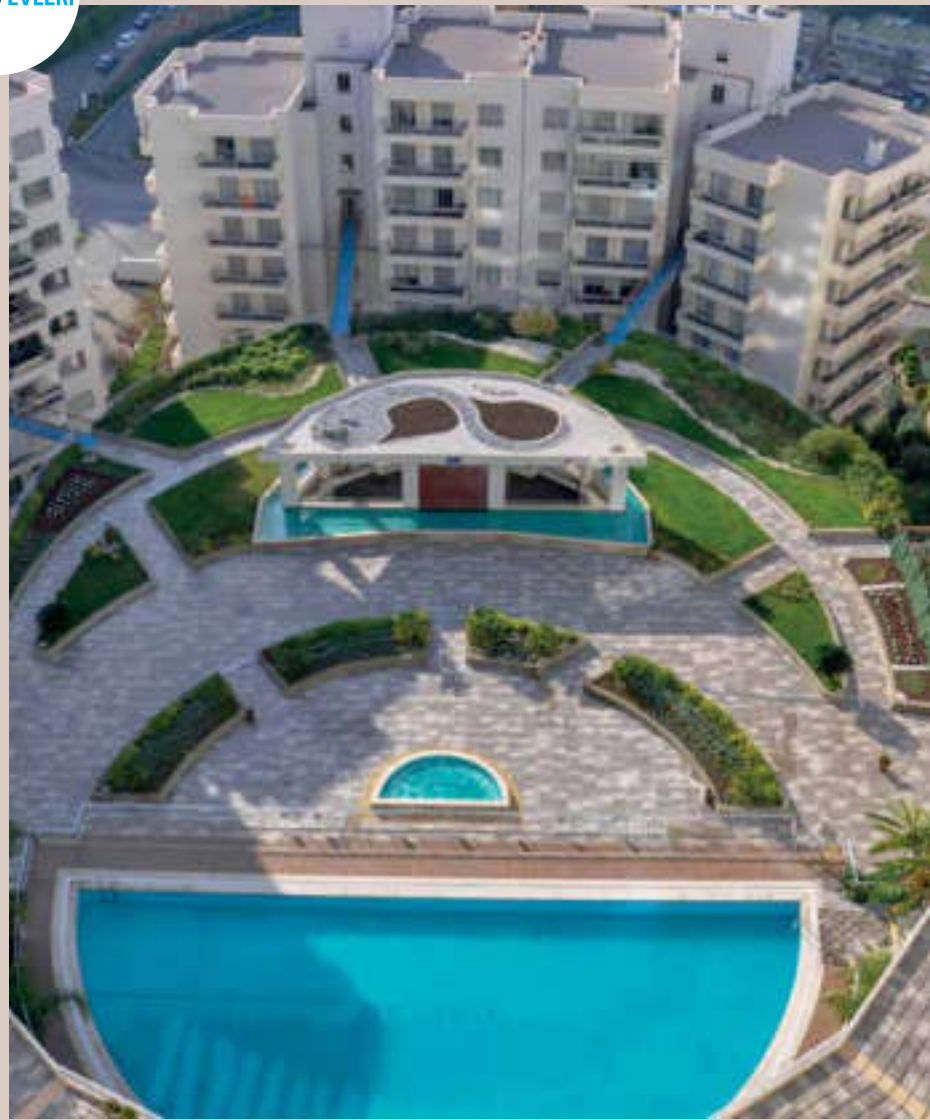
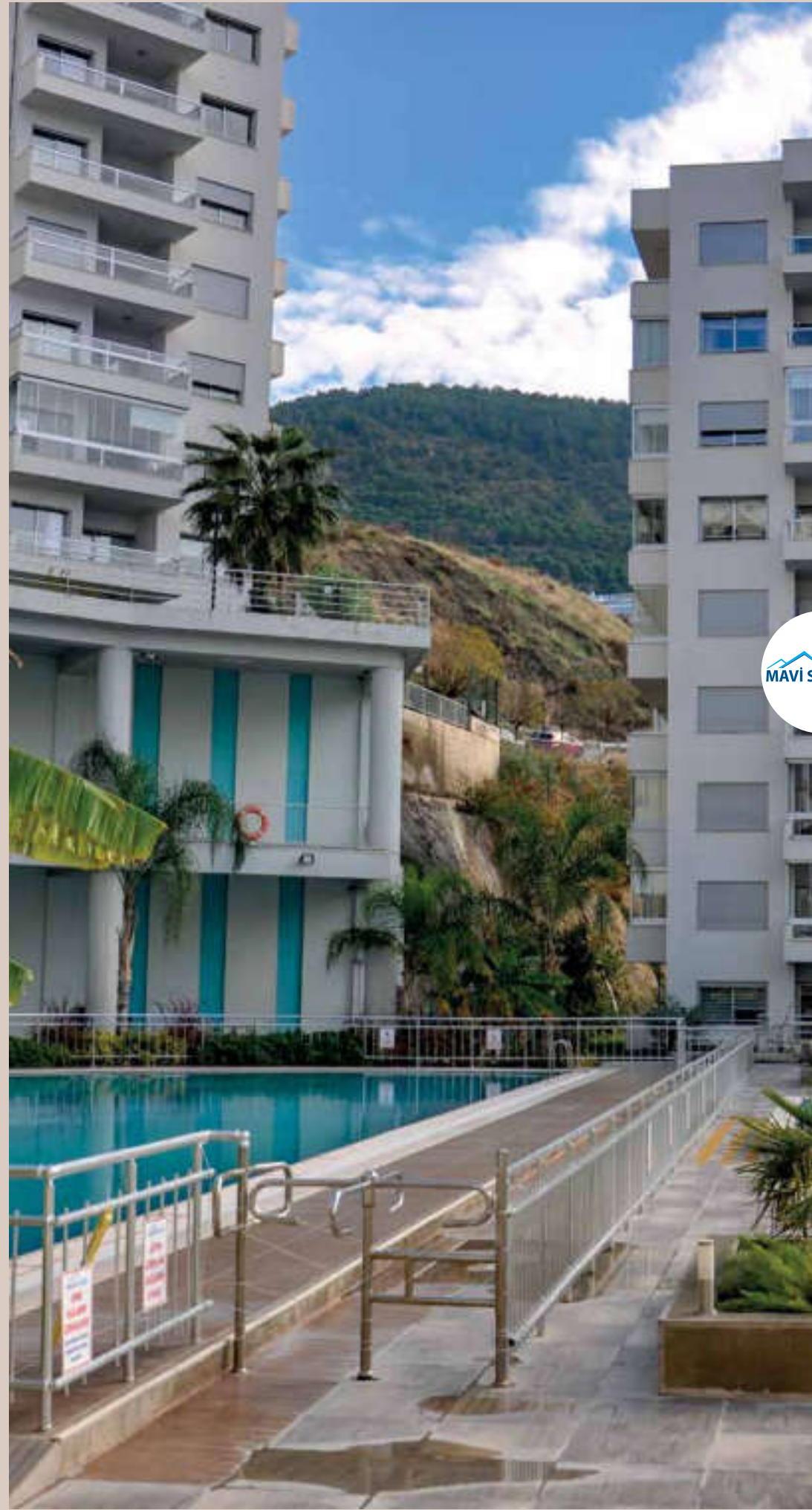
14	BADEMLER MONTESSORI	2 Km	4 min.
15	BİLİMSEV COLLEGE	5 Km	9 min.
16	KENT COLLEGE	7 Km	7 min.
17	BİLFEN COLLEGE	10 Km	12 min.
18	ODTÜ COLLEGE	10 Km	13 min.
19	PİRİ REİS	10 Km	12 min.
20	BAHÇEŞEHİR COLLEGE	11 Km	14 min.
21	MEV COLLEGE	13 Km	15 min.
22	İZMİR INSTITUTE OF TECHNOLOGY	32 Km	23 min.
23	İZMİR UNIVERSITY OF ECONOMICS	32 Km	30 min.
24	TED İZMİR COLLEGE	18 Km	24 min.
25	URLA EĞİAD SECONDARY SCHOOL	10 Km	17 min.

SOCIAL ACTIVITY / RECREATION

26	BAMBOO URLA SHOPPING MALL	13 Km	15 min.
27	İSTİNYE PARK	30 Km	27 min.
28	AGORA SHOPPING MALL	30 Km	27 min.
29	MMG WINERY	1.7 Km	2 min.
30	AİDA WINERY	12 Km	20 min.
31	URLA WINERY	18 Km	25 min.











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Bademler, Urla, İzmir / TÜRKİYE

All Pictures shown are for illustration purpose only and Tanyer Yapı reserves the right to make changes in the project in case of technical necessities.