

MEGAPOL İZMİR



FULL OF COLOR FULL OF VOICE

Just Like Izmir

Bringing together all the colors of residential, business, culture, sports, entertainment, and shopping life, Megapol İzmir rises in the city center of İzmir with the assurance of Megapol Group. Megapol İzmir brings a different dynamic to the city life with its three towers, street houses, street shops, culture and art centers, bazaar, and comprehensive sport areas.

- With A plus residence apartments and premium offices that all have balconies...
- With modern architecture, perfect location, and a glamorous view...
- With rich social areas, cafes, and restaurants...
- With the pleasure of art, sports, and shopping...

Megapol İzmir, brings you all the colors of the city life.

MEGAPOL
İZMİR

THE LOCATION IS AS **UNIQUE AS** **İZMİR**



ALSANCAK

KARŞIYAKA

BAYRAKLI

HALKAPINAR

GIDA
ÇARŞISI



IN THE HEART OF İZMİR

Along with residences, offices, and shops, Megapol Izmir is located in the new city center of Izmir, one of the world's fastest developing cities, with a unique location that will become the center of trade and culture, not just a place to pass through, but a destination.

Megapol Izmir, rising next to the metro, izban, tram, high-speed train, and bus terminals in Halkapınar, is positioned in the heart of Izmir, at the crossroads of all transit networks.

LOCATION


**RAIL SYSTEM
PUBLIC TRANSPORT**

**CITY
HIGHWAY**

**INTERCITY
RING ROAD**

ALL MEANS OF TRANSPORTATION ARE WITHIN WALKING DISTANCE

Megapol Izmir's rich land and rail system transit alternatives, which are within walking distance of the inner city metro, izban, tram, high-speed train and bus terminals, allow you to visit every part of Izmir quickly and without getting stopped in traffic.

-  METRO
-  İZBAN
-  TRAM
-  FAST TRAIN
-  Bus Terminal
-  Main Roads and Access Roads



TRANSPORTATION AND ACCESS

FROM SHOPPING MALL TO CULTURE CENTER, ALL IS AT YOUR FINGERTIPS

3 towers, one with 37 floors and the other two
with 25 floors each...
Street houses consisting of 3, 4 and 5 floors...
11 blocks of multi-storey stores...
The 330 meters long shopping avenue...
Cafes, restaurants and shopping stores...
Culture, art, sports center...
...And much more is waiting for you in Megapol Izmir.



- TOWER ONE / PREMIUM TOWER**
Premium Offices,
VIP Lobby,
Parking Lot
- TOWER TWO / HOME OFFICE TOWER**
A Plus Home Offices,
Lobby,
Parking Lot
- TOWER THREE / RESIDENCE TOWER**
A Plus Residences,
Lobby,
Parking Lot
- STREET HOUSES**
Apartments with balconies and
terraces varying between 3 and 5 floors,
where traditional urban culture is kept alive
- HACI MUSTAFA BEY AVENUE**
Restaurant, Cafe, Pharmacy,
Bank, ATMs, Supermarket,
Laboratory and Shops
- STORES**
Located on the ring road link are
the three-story stores,
showrooms, and offices
- CULTURE AND ART CENTRE**
Performance Centre, Exhibition
Hall, Art Gallery,
Foyer Area, Art Cafe
- SPORTS AND HEALTH CENTER**
Studios, Sauna, Spa, Yoga and
Pilates Hall, Indoor and Outdoor
Swimming Pool, Cafe and Snack Bar

LAYOUT PLAN

YOUR PLACE AT THE TOP IS READY WITH A PLUS RESIDENCES, HOME OFFICES PREMIUM OFFICES

Megapol Izmir welcomes you to Izmir's new city center and a life of high standards. In Megapol Izmir, there are residences fit for all preferences and expectations ranging from 1+1 to 4+1.



**A PLUS
RESIDENCES**

**A PLUS
HOME
OFFICES**

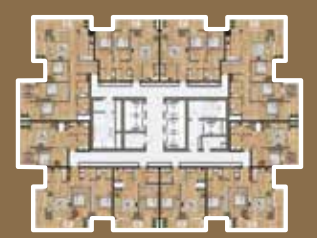
**PREMIUM
OFFICES**

YOU WILL FEEL THE
UNIQUE PERSPECTIVE
FAR BEYOND SIMPLY
SEEING IZMIR FROM THE
TOWER HOMES, ALL OF
WHICH HAVE BALCONIES

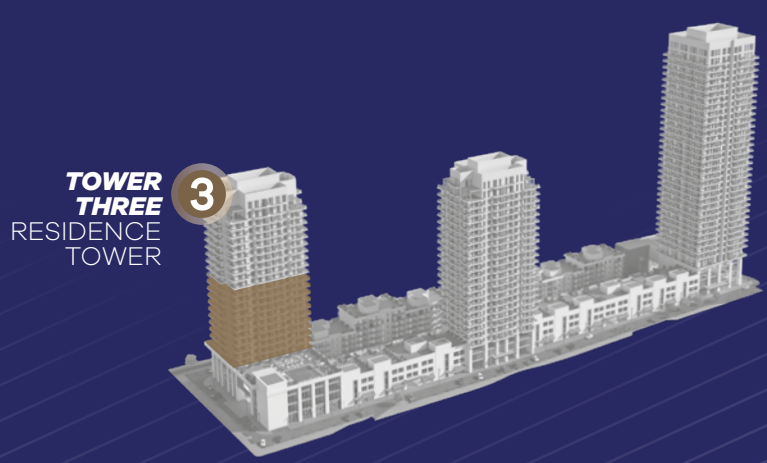
TOWER RESIDENCES



TOWER THREE RESIDENCE TOWER



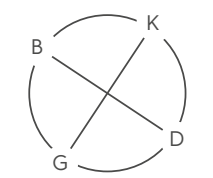
RESIDENCE TOWER FLOOR PLANS 04-13 FLOORS A PLUS RESIDENCES



TOWER
THREE
RESIDENCE
TOWER

3

- 1+1 95 m²
- 2+1 130 ve 145 m²
- 3+1 205 m²

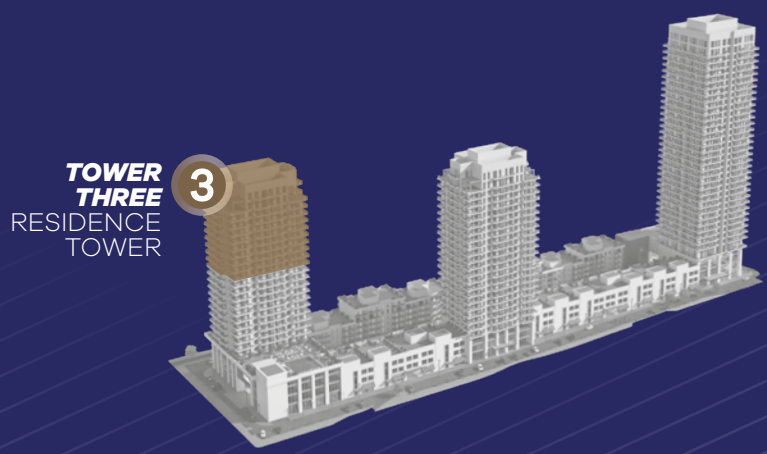




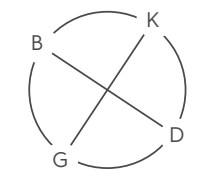
TOWER THREE
**RESIDENCE
TOWER**



**RESIDENCE
TOWER
FLOOR PLANS**
14-23 FLOORS
A PLUS
RESIDENCES



- 1+1** 95 m²
- 2+1** 145 m²
- 3+1** 205 m²
- 4+1** 260 m²



**STREET HOUSES WITH
BALCONIES AND
TERRACES BETWEEN
3 AND 5 FLOORS
WHERE TRADITIONAL
URBAN CULTURE IS
KEPT ALIVE**



STREET HOUSES

STREET HOUSES



STREET HOUSES FLOOR PLANS

01-05 FLOORS
TERRACE RESIDENCES

- 2+1 130 m²
- 3+1 190 m²



Overall Gross Area **190m²**
Net Area (With Balcony) **141m²**
Net Area (Without Balcony) **115m²**

3
3+1

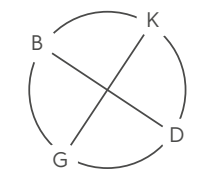


7
3+1

Overall Gross Area **190m²**
Net Area (With Balcony) **141m²**
Net Area (Without Balcony) **115m²**

2+1 **2**

Overall Gross Area **130m²**
Net Area (With Balcony) **104m²**
Net Area (Without Balcony) **90m²**





TOWER OFFICES

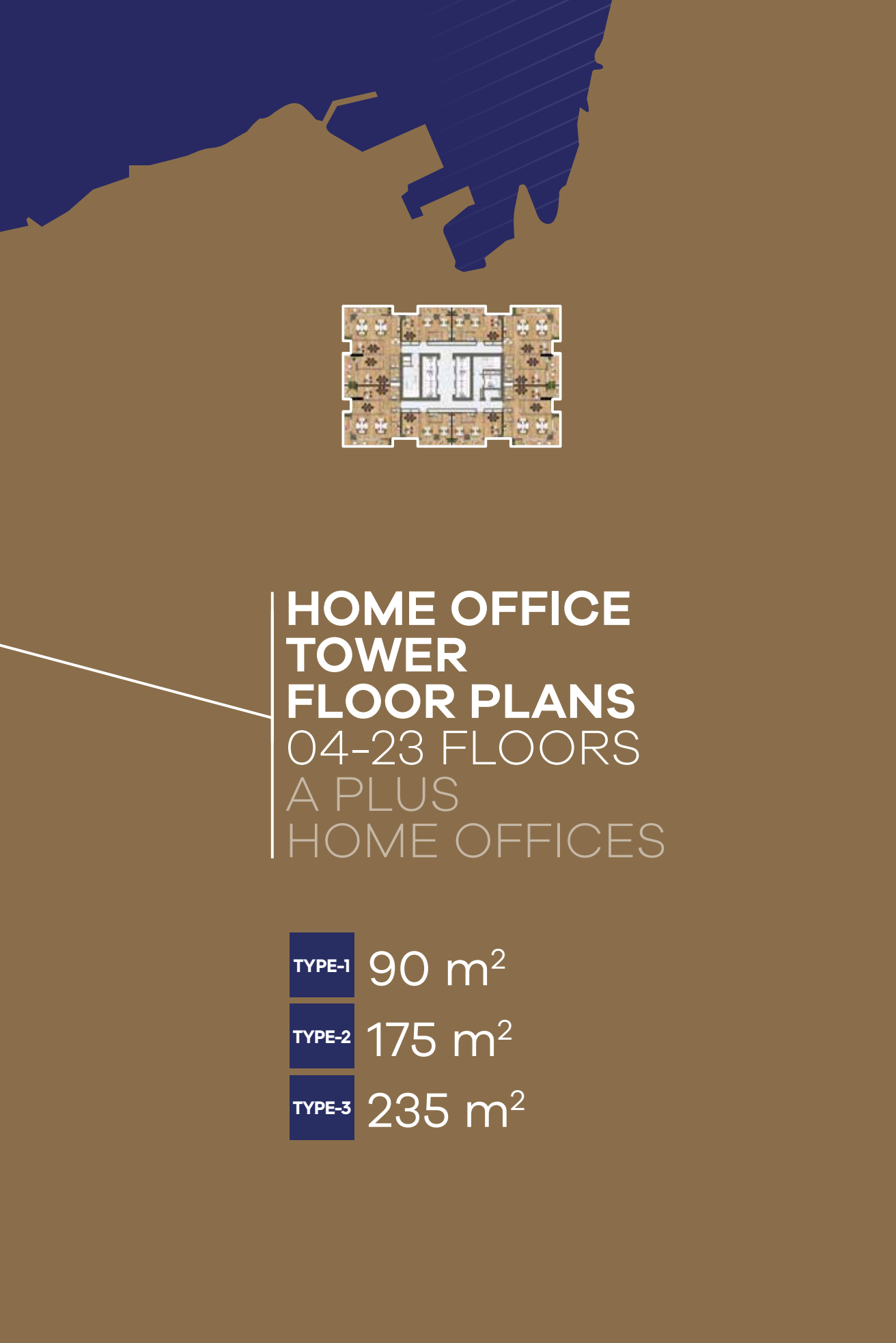
A PRIVILEGED BUSINESS LIFE IN EVERY SQUARE METER



Megapol Izmir offers a business life open to the sky, with outstanding offices, all with balconies, that will allow you to break away from work tension and breathe.

TOWER TWO

HOME OFFICE TOWER



HOME OFFICE TOWER FLOOR PLANS

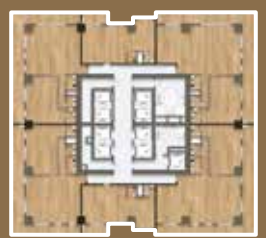
04-23 FLOORS
A PLUS
HOME OFFICES

TYPE-1	90 m ²
TYPE-2	175 m ²
TYPE-3	235 m ²

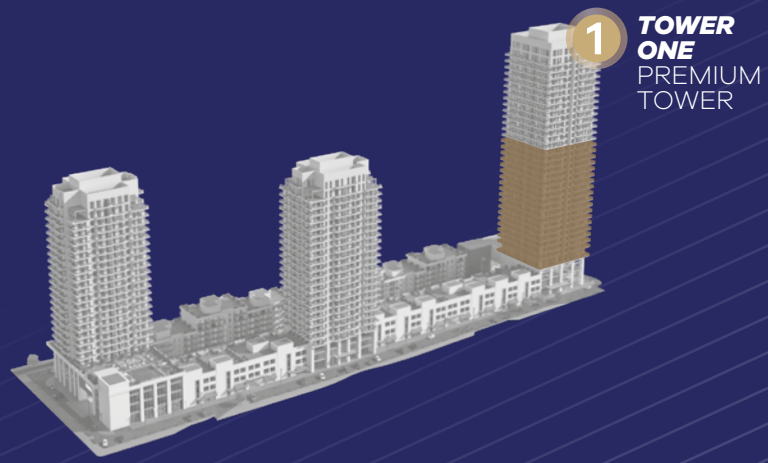




TOWER ONE
**PREMIUM
TOWER**



**PREMIUM
TOWER
FLOOR PLANS**
5-23 FLOORS
PREMIUM
OFFICES



1 TOWER
ONE
PREMIUM
TOWER

- TYPE-1 115 m²
- TYPE-2 270 m²
- TYPE-3 325 m²

Overall
Gross Area
270m²
Net Area
(With Balcony)
183m²
Net Area
(Without Balcony)
130m²

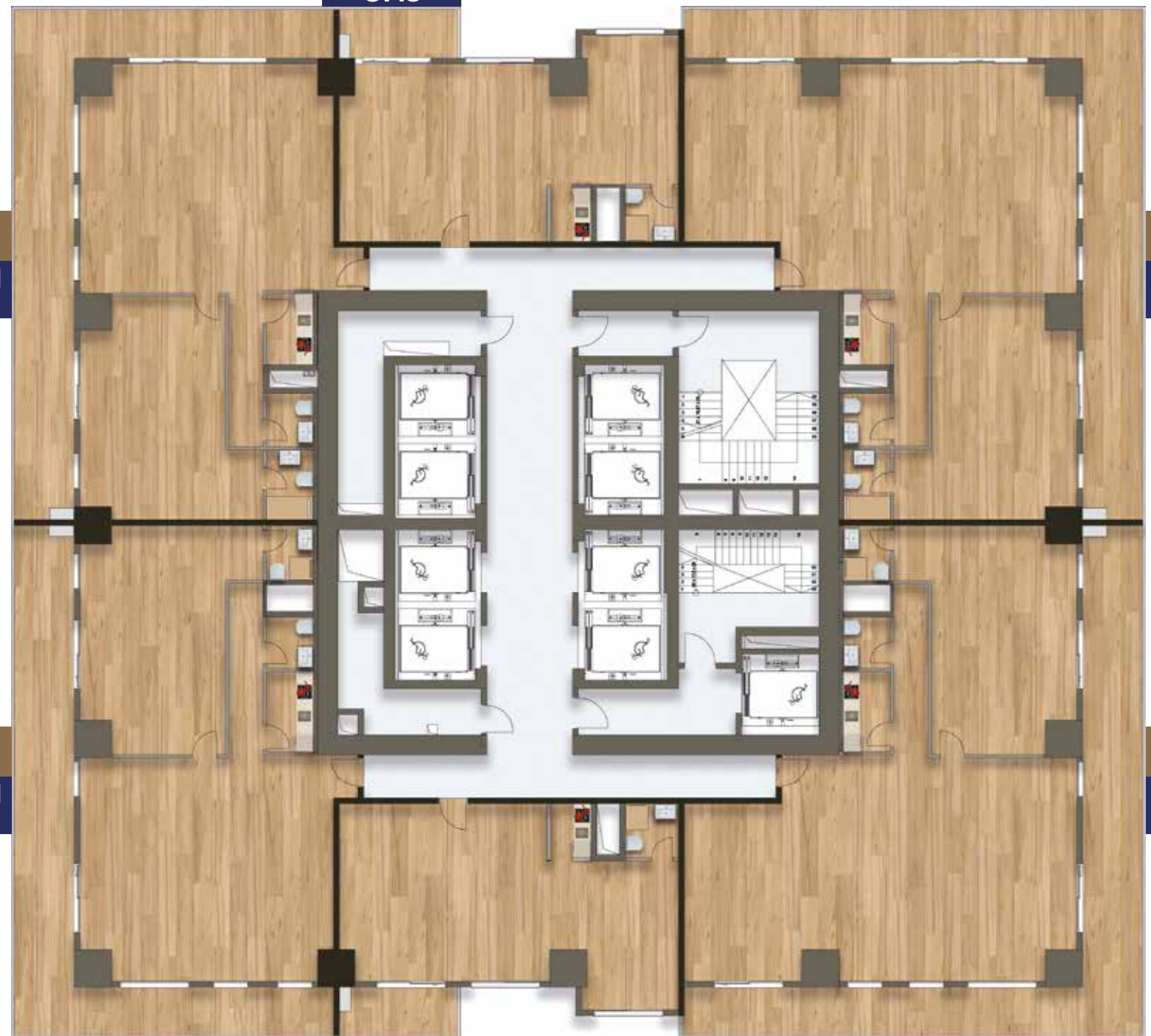
4
**PREMIUM
OFİS**

Overall
Gross Area
270m²
Net Area
(With Balcony)
183m²
Net Area
(Without Balcony)
130m²

3
**PREMIUM
OFİS**

5
**PREMIUM
OFİS**

Overall
Gross Area
115m²
Net Area
(With Balcony)
79m²
Net Area
(Without Balcony)
72m²



2
**PREMIUM
OFİS**

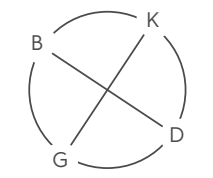
Overall
Gross Area
115m²
Net Area
(With Balcony)
79m²
Net Area
(Without Balcony)
72m²

6
**PREMIUM
OFİS**

Overall
Gross Area
325m²
Net Area
(With Balcony)
221m²
Net Area
(Without Balcony)
160m²

1
**PREMIUM
OFİS**

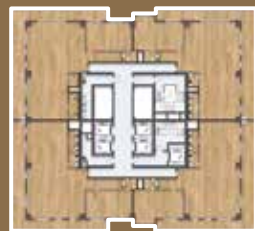
Overall
Gross Area
325m²
Net Area
(With Balcony)
221m²
Net Area
(Without Balcony)
160m²





TOWER ONE

PREMIUM TOWER



PREMIUM TOWER FLOOR PLANS

26-35 FLOORS
PREMIUM OFFICES

- TYPE-1 350 m²
- TYPE-2 360 m²

Overall
Gross Area
350m²
Net Area
(With Balcony)
248m²
Net Area
(Without Balcony)
188m²

3
PREMIUM
OFIS

Overall
Gross Area
350m²
Net Area
(With Balcony)
248m²
Net Area
(Without Balcony)
188m²

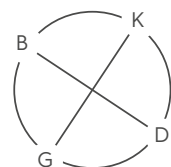
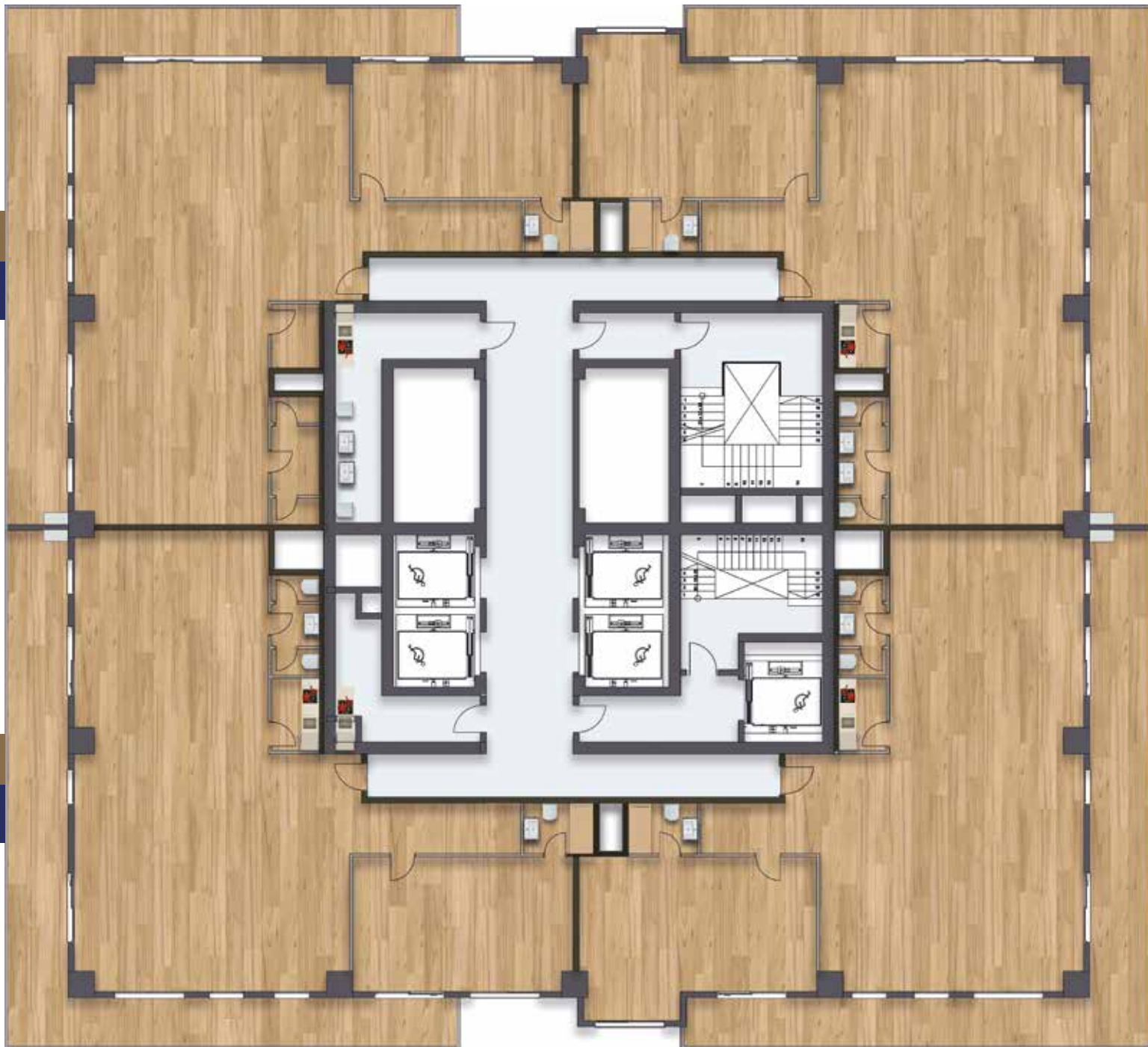
2
PREMIUM
OFIS

Overall
Gross Area
360m²
Net Area
(With Balcony)
254m²
Net Area
(Without Balcony)
193m²

4
PREMIUM
OFIS

Overall
Gross Area
360m²
Net Area
(With Balcony)
254m²
Net Area
(Without Balcony)
193m²

1
PREMIUM
OFIS



TAKING THE ELEVATOR, NOT THE CAR, IS ENOUGH TO GO SHOPPING

With its multi-storey shops facing Hacı **Mustafa Bey Avenue** on one side and the Food Bazaar on the other, as well as a 330-meter-long bazaar, Megapol İzmir has everything you need right beside you.



IZMIR'S COOLEST AVENUE



STREET STORES



Haci Mustafa Bey Avenue; with its restaurants, cafes, stores, cultural and art events, will be Izmir's coolest avenue.

ART AND ENTERTAINMENT FOR EVERYONE

At Megapol Culture and Art Centre; at all events throughout the year, ranging from theater to musicals to exhibitions, your front seat has been prepared!



PERFORMANCE CENTER

A show hall with excellent acoustics for hosting events



ART GALLERY

The new meeting place for artists and art enthusiasts



STREET PERFORMANCES

The avenue will be more glorious with performance artists



EXHIBITION HALLS

Exhibition halls that seek to find and share art with the public



ART CAFE

The art cafe on the ground floor will attract art enthusiasts



FOYER AREA

Foyer and reception area where all guests will be welcomed



CULTURE AND ART CENTER

A DYNAMIC AND BALANCED LIFE



SPORTS AND HEALTH CENTER

Megapol Sports and Health Center has everything you need to get back into the swing of things and stay in shape.



SPA

Massage and SPA services are available



FITNESS CENTER

Everything you need for your sports activities is here



SAUNA

Both men's and women's saunas are available



STUDIOS

Private sports studios where you can exercise in the company of personal trainers



YOGA AND PILATES HALL

Yoga and Pilates studios will revitalize you both physically and spiritually



SNACK BAR AND CAFE

Cafe and snack bar where you may unwind after a long day

ENJOY THE POOL IN ALL SEASONS



In the summer, you may sunbathe and enjoy the blue coolness of your outdoor pool with a city view, and when the weather turns cold, you can pick up where you left off in your indoor pool.



GASTRONOMY

- Restaurants
- Cafes



HERE'S SOMEONE WHO CARES MORE ABOUT YOUR COMFORT THAN YOU DO.

Life will now be lot easier and more enjoyable thanks to Megapol Izmir's Concierge Package, which has been carefully designed for you and will make every moment seem special and comfortable.

SPORTS AND HEALTH

- Fitness
- Yoga
- Pilates
- Sauna and SPA
- Massage Rooms



GENERAL BUILDING SERVICES

- 24/7 Security
- Cleaning
- Technical Services
- Indoor and Outdoor Car Parking



PREMIUM SERVICES

- Housekeeping
- Valet Service
- Car Washing
- Dry Cleaner
- Hairdresser
- Lobby / Lounge



CULTURE AND ART

- Theatre
- Musical
- Concert
- Stand-Up
- Dance Show



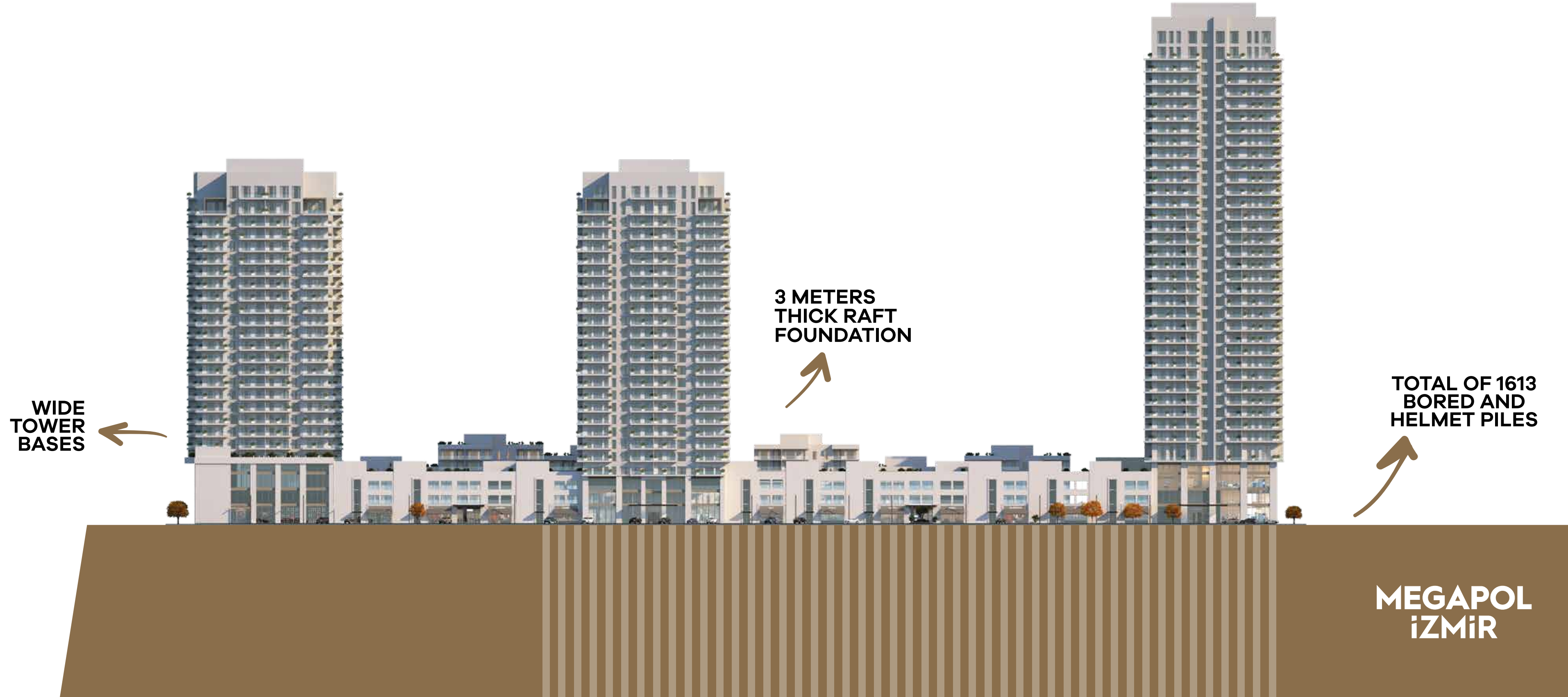
FUN

- Street Concerts
- Visual Events



LIKE OTHER MEGAPOL PROJECTS, IT WILL BE ONE OF THE MOST SOLID BUILDINGS IN İZMİR

Built according to the latest earthquake regulations, Megapol İzmir utilizes modern ground improvement techniques. 1613 bored and barrel piles ranging between 44-65 meters were driven into the ground. Thanks to the 3-meter-thick monolithic raft foundation, the entire load is evenly distributed to the ground.





MEGAPOL GROUP

MEGAPOL has managed to carry the knowledge and relationship network it has accumulated over 70 years as a local company from Izmir, to international standards.

With its strong economic structure and modern vision, it has the ability to do business with global partners.

With these features, MEGAPOL is a "GLOCAL" investment group, which is the synthesis of "global" and "local" concepts.



Mavi Tower

1999 / Karşıyaka, IZMİR

Izmir's first high-rise residence with sea view, the contemporary blue face of Karşıyaka

Heris Tower

2001 / Passport, IZMİR

Izmir's first high-rise modern business centre that brings together the elite business world.

Sunucu and Martı Plazas

2009 / Bayraklı, IZMİR

The first high-rise contemporary business center of the new city center designated as the "Skyscrapers District"

Kordon Tower

2011 / Alsancak, IZMİR

The silhouette of the city in Kordon high with an insatiable sea view that adds value standard of residence comfort.

Megapol Tower

2012 / Bayraklı, IZMİR

A comfortable and unique building in the new city center, closest to the sea, built with smart building technology.

Megapol Urla Houses

2014 / Urla, IZMİR

Urban in Urla, in Izmir Icmeler, which is a pioneer region interms of Megapol Urla, which was acquired by redesigning their homes have been therole model of the industry.

Megapol Çarşı Tower

2018 / Halkapınar, IZMİR

The ideal address for those who want to work with a panoramic view of Izmir with its shop, office and premium office options in the new city centre of Izmir.

MEGAPOL İZMİR



It is a **MEGAPOL** Group Project

**444
9190**