

**TOYAMODA**





## we bring our feelings to work

Think of a song or story deprived of feelings... one and the same, monotonous and doomed to be forgotten. Or of a house, isn't it just a roof and four walls without your love and excitement in it? They tell us not to bring our feelings to work, but we have been standing on the side of our feelings for 44 years now. We base our projects on our excitement and love and, continue to work with all our strength for the happiness of people.

Whatever you put  
your feelings into  
becomes  
something special  
to stand forever.

**TOYA**





## a new fashion from Toya

Toya produces unique projects, where the contemporary architecture and innovations are mixed in balance, based on the experience from the cultures of different lives, and thus has achieved to be the pioneer of the firsts by bringing into action the world's trends in Turkey.

Qent İstinye blended its iconic architecture with the exceptional sense of functional design aesthetic from Porsche Design Studio. Q Studio Esentepe redefined the concept of luxury. Toya Vista brought the family life to the sea and lake with the white clouds above. And now... a new fashion that will reinterpret the city life, change the standards and shape the trends will appear under the brand Toya in Istanbul Basın Ekspres Yolu. Bringing a breath of fresh air to fashion, Toya Moda bears the signatures of an awarded architect Bünyamin Derman and of Dice Kayek, the world brand of Turkey that has shaken the fashion world.





## special design branded homes

The concepts of architecture and fashion seem away from each other yet are used together most of the time. One is for the structures and the other for the humans, but both are the perfect combination of form and functionality.

DİCE KAYEK

“Branded Houses”, a world trendy concept that turns a house into a piece of art by the magic touches of the talented designers, come to life in the project Toya Moda with the partnership of Toya and Dice Kayek. Follow closely the Fashion that will change the style of your life.



## Toya Moda is the proof by Dice Kayek that the design is now affordable

DICE KAYEK

Dice Kayek brought into existence by the sisters Ece and Ayşe Ege is a design brand that lives in a universe between the traditionalism and modernism inspired by Istanbul. This brand has already become a design legend and, proved that the fashion is an art by winning the most prestigious award “Jameel Prize” considered as the Oscar for the world of art. Dice Kayek adopts the approach of a detailer and artist in fashion and, creates a new identity of couture based on its designs defined as simple and graphic called “modern romantic”.



## DİCE KAYEK

Dice Kayek has attracted the attention of the world due to its designs inspired by Istanbul and, now designs for Istanbul with the partnership of Toya. Breaking new ground in Turkey, Toya changes the understanding of fashion in architecture by entrusting its new project Toya Moda to the creative hands of Dice Kayek.



Integrating the environmentalist and sustainable items in the architectural designs, Dice Kayek is now making Toya Moda a piece of art that lives and will never be out of fashion. Dice Kayek magically touched every single detail from the design to the selection of colors of common and indoor areas... even of the door plates. Toya Moda will be perfectly suit for Istanbul.





## it is now a Fashion in Istanbul to make investments for the future

Forget about investing in bank accounts, gold or stocks, it is now a Fashion to make an investment in a house, which will never lose its value and guarantee your future.

Toya Moda is located in Basın Ekspres Yolu considered as the new Maslak of Istanbul in respect of the investments in houses, shopping centers, offices and hotels in a Central Business Area. This area that has quickly increased in value offers the most reliable investment opportunities.





it is now a Fashion  
in Istanbul to go easily  
wherever you want



Forget about getting away from the city life to find the peace, it is now a Fashion to go easily school, shopping, entertainment, in brief, wherever you want, and be in touch with life.

From Toya Moda located in Basın Ekspres Yolu at the junction point of E-5 and TEM Highways, it takes 3 minutes to go to the Airport, 5 to Bakırköy, 5 to Yeşilköy, 15 to the IDO Yenikapı Pier and 20 to the Taksim Square. It is just a walking distance to the Ataköy-Basın Ekspres-İkitelli Metro. It is your choice to leave your car in the garage of Toya Moda and get away from the traffic entirely.





it is now a Fashion in Istanbul  
to use the living spaces  
in the most efficient manner



Forget about the apartments bigger than you need causing extra heating, utility, cleaning costs etc., it is now a Fashion to live in such apartments that provide contemporary and functional solutions allowing you to make use of every inches. Toya Moda offers you such apartments addressing to all needs and tastes from studio to 3+1.





it is now a Fashion in Istanbul  
to bring the freedom  
to the architecture

Forget about living all together in such buildings one within the other, it is now a fashion to make use freely your special living spaces in such a special project designed by an awarded architect and have a house that perfectly suits you. Toya Moda is designed by an awarded architect Bünyamin Derman who turns the luxury to a life style.





## Bünyamin Derman

DBArchitects

Bünyamin Derman believes that the power of his projects comes from the dynamism hidden in the simplicity. Bünyamin Derman has been awarded with prizes and honorable mentions – 7 of which are grand prizes – from many national and international competitions since the beginning of the 90's, and now creates in Istanbul a new work of art, Toya Moda, based on a people-oriented, sustainable design.





it is now a Fashion in Istanbul to adopt the sustainability as a life style



During and after the construction, Toya Moda considers the environment through its perfect structure with lower carbon emission and higher energy efficiency. 70% of the project is allocated as green field based on the sustainability policy to contribute to the idea to make the world a better place for the next generations. The project is a candidate for the gold level of the LEED certificate issued by the US Green Building Council.





## Contributions of the green buildings to our lives and the environment:

- Both the value of the urban living spaces and the economic value of the structure itself get increased.
- Damage to the natural environment is minimized during the construction.
- Costs for insulations systems and heating & cooling installations get reduced while the energy is saved.
- Landscaping uses such vegetables and trees that consume less amount of water.
- Natural light is made use of as much as possible for the lighting to create spacious and light-well living spaces.
- Operational costs get reduced
- It is now a Fashion in Istanbul to fully enjoy the fresh air.





## it is now a Fashion in Istanbul to fully enjoy the fresh air



Forget about playing puss in the corner between high rise buildings, it is now a Fashion to make us of a warming sun and fresh air at your own balcony. Special designed balconies for each apartment at each floor of Toya Moda redefine the borders of your living spaces. It brings your home the refreshing energy of the fresh air and deep blue sky.



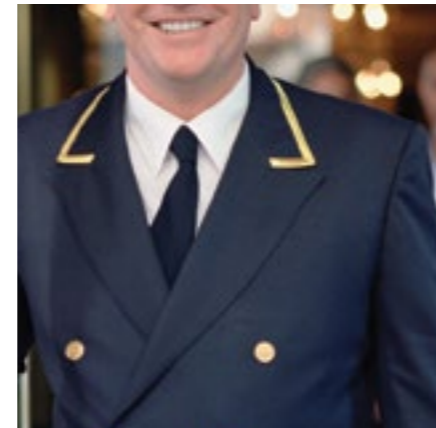
Cleaning and housekeeping



Taxi



Guest reception and guidance



24/7 Security

## it is now a Fashion in Istanbul to bring hotel standard services to your home

Forget about wasting your time to meet your daily needs in the fast pace of life, it is now a Fashion to have such services and privileges in your home equally good to a luxurious hotel. Concierges from Toya Moda provide you with comfort and convenience for your day-to-day needs. 24/7 security services will keep you safe and sound at any time.

### Concierges\*

- Guest reception and guidance
- Wake up service
- Disinfection service
- Cleaning and housekeeping
- Shopping service all day long
- Dry cleaning and ironing
- Tailor
- Car washing
- Taxi
- Child care
- Moving and transporting services
- Ticket services, bookings for hotels and restaurants

\*Service fees are borne by the respective resident



## Feel inside the pleasure of shopping

Forget about getting lost in the flood of people or wasting your time in the confined and gloomy places for shopping or your daily needs, it is now a Fashion to be at a distance of a few steps from your home to restaurants that suit all tastes and, stores of any kind. You will be a neighbor to the "Shopping Street" of Toya Moda, where restaurants, cafes, popular brand stores and markets will be at your service. A life with full of enjoyment will be waiting for you.





## it is now a Fashion in Istanbul to enjoy every second of your life

Forget about fighting against time to have an opportunity to be in social life, do exercise and spend time with your family under the intense work pressure, it is now a Fashion to have everything you enjoy right in your own living space. Toya Moda provides social facilities so that you spend your time with your family and friends in peace and enjoyment and, outdoor and indoor sports facilities so that you keep fit in summer and winter. You will free to enjoy the fresh air under the shadow of the trees covered by the refreshing atmosphere from the landscaping specially designed in the common areas.







- Sauna
- Steam bath
- Outdoor-Indoor Swimming Pools
- Table tennis
- Dance-Pilates
- Fitness
- Outdoor basketball hall
- Squash
- Walking trails





You may enjoy the life at the city center only if your children at the center of your life are always happy and cheerful. Toya Moda didn't forget about the children. The project has events, outdoor and indoor playgrounds, kiddy pools and more for the children to enjoy.





## It is now a Fashion in Istanbul to live without postponing life.



Forget about dedicating your life to the digital world on the small monitors, it is now a Fashion to get a long-awaited hobby that will color your life. Painting, music and sculpture studios from Toya Moda will bring out the artist inside the adults and children. The relaxing affect of the art is not part of your life.







# layout



- 1- Recreation Areas
- 2- Indoor Pool, Social Facility, Fitness Area
- 3- Sun Terrace
- 4- Pool
- 5- Kiddy Pool
- 6- Courtyard
- 7- Observation Terrace
- 8- Ornamental Pool
- 9- Playground
- 10- Walking Tracks

Studio (1+0)  
37 m<sup>2</sup> gross area

LIVING ROOM + KITCHEN	18,25 m <sup>2</sup>
BATHROOM	3,76 m <sup>2</sup>
BALCONY	3,69 m <sup>2</sup>



Apartment plans are provided without scale. TOYA reserves the right to make any change thereto in technical aspects.



# 1+1 type A

60 m<sup>2</sup> gross area

LIVING ROOM + KITCHEN	20,22 m <sup>2</sup>
BEDROOM	11,86 m <sup>2</sup>
BATHROOM	3,88 m <sup>2</sup>
CORRIDOR	2,10 m <sup>2</sup>
BALCONY	3,06 m <sup>2</sup>



# 1+1 type B

59 m<sup>2</sup> gross area

LIVING ROOM + KITCHEN	19,85 m <sup>2</sup>
BEDROOM	11,78 m <sup>2</sup>
BATHROOM	3,56 m <sup>2</sup>
CORRIDOR	2,11 m <sup>2</sup>
BALCONY	3,06 m <sup>2</sup>



# 1+1 type C

74 m<sup>2</sup> gross area

LIVING ROOM + KITCHEN	23,90 m <sup>2</sup>
BEDROOM	11,84 m <sup>2</sup>
BATHROOM	3,88 m <sup>2</sup>
CORRIDOR	2,13 m <sup>2</sup>
BALCONY	18,15 m <sup>2</sup>



# 2+1 type A

118 m<sup>2</sup> gross area

LIVING ROOM	25,00 m <sup>2</sup>
KITCHEN	8,37 m <sup>2</sup>
MASTER BEDROOM	18,41 m <sup>2</sup>
MASTER BATHROOM	3,08 m <sup>2</sup>
BEDROOM	10,92 m <sup>2</sup>
BATHROOM	3,60 m <sup>2</sup>
CORRIDOR	9,03 m <sup>2</sup>
BALCONY	3,66 m <sup>2</sup>
LAUNDRY ROOM	2,10 m <sup>2</sup>



2+1 type B  
92 m<sup>2</sup> gross area



LIVING ROOM + KITCHEN	25,34 m <sup>2</sup>
MASTER BEDROOM	13,80 m <sup>2</sup>
BEDROOM	10,35 m <sup>2</sup>
BATHROOM	4,44 m <sup>2</sup>
CORRIDOR	7,36 m <sup>2</sup>
BALCONY	3,82 m <sup>2</sup>
LAUNDRY ROOM	1,60 m <sup>2</sup>



2+1 type C  
126 m<sup>2</sup> gross area

LIVING ROOM	26,00 m <sup>2</sup>
KITCHEN	12,02 m <sup>2</sup>
MASTER BEDROOM	18,90 m <sup>2</sup>
MASTER BATHROOM	3,56 m <sup>2</sup>
BEDROOM	11,04 m <sup>2</sup>
BATHROOM	3,68 m <sup>2</sup>
CORRIDOR	9,32 m <sup>2</sup>
BALCONY	21,66 m <sup>2</sup>
LAUNDRY ROOM	1,76 m <sup>2</sup>



# 2+1 type D

113 m<sup>2</sup> gross area



LIVING ROOM	24,60 m <sup>2</sup>
KITCHEN	8,63 m <sup>2</sup>
MASTER BEDROOM	15,01 m <sup>2</sup>
MASTER BATHROOM	3,68 m <sup>2</sup>
BEDROOM	10,25 m <sup>2</sup>
BATHROOM	3,52 m <sup>2</sup>
CORRIDOR	7,04 m <sup>2</sup>
BALCONY	14,80 m <sup>2</sup>



# 3+1 type A

151 m<sup>2</sup> gross area

LIVING ROOM	28,51 m <sup>2</sup>
KITCHEN	11,00 m <sup>2</sup>
MASTER BEDROOM	19,38 m <sup>2</sup>
MASTER BATHROOM	4,27 m <sup>2</sup>
BEDROOM-1	11,89 m <sup>2</sup>
BEDROOM-2	11,64 m <sup>2</sup>
BATHROOM	4,16 m <sup>2</sup>
CORRIDOR	11,72 m <sup>2</sup>
BALCONY	5,52 m <sup>2</sup>
LAUNDRY ROOM	1,92 m <sup>2</sup>



3+1 type B  
147 m<sup>2</sup> gross area



LIVING ROOM	29,61 m <sup>2</sup>
KITCHEN	10,31 m <sup>2</sup>
MASTER BEDROOM	19,63 m <sup>2</sup>
MASTER BATHROOM	3,70 m <sup>2</sup>
BEDROOM-1	10,67 m <sup>2</sup>
BEDROOM-2	10,90 m <sup>2</sup>
BATHROOM	4,04 m <sup>2</sup>
CORRIDOR	11,93 m <sup>2</sup>
BALCONY	3,53 m <sup>2</sup>
LAUNDRY ROOM	1,30 m <sup>2</sup>



3+1 type C  
150 m<sup>2</sup> gross area

LIVING ROOM	27,80 m <sup>2</sup>
KITCHEN	9,62 m <sup>2</sup>
MASTER BEDROOM	19,40 m <sup>2</sup>
MASTER BATHROOM	3,92 m <sup>2</sup>
BEDROOM-1	11,07 m <sup>2</sup>
BEDROOM-2	10,86 m <sup>2</sup>
BATHROOM	3,76 m <sup>2</sup>
CORRIDOR	11,08 m <sup>2</sup>
BALCONY	22,42 m <sup>2</sup>
LAUNDRY ROOM	1,69 m <sup>2</sup>



3+1 type D  
150m<sup>2</sup> gross area



LIVING ROOM	28,00 m <sup>2</sup>
KITCHEN	11,06 m <sup>2</sup>
MASTER BEDROOM	20,31 m <sup>2</sup>
MASTER BATHROOM	3,19 m <sup>2</sup>
BEDROOM-1	10,54 m <sup>2</sup>
BEDROOM-2	10,54 m <sup>2</sup>
BATHROOM	3,42 m <sup>2</sup>
CORRIDOR	10,52 m <sup>2</sup>
BALCONY	14,70 m <sup>2</sup>
LAUNDRY ROOM	1,97 m <sup>2</sup>

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## How to go to Toya Moda?



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Avclar Park



Toya Plaza



Toya Moda



Toya Vista



Q Studio Esentepe



Interior Design by PORSCHE DESIGN STUDIO

Qent İstinye

# Toya Real Estate

Toya started to operate upon the integration of knowledge and expertise of 44 years in the real estate industry under a single roof and, is now one of the distinctive brands due to its esthetic, eco-friendly, comfortable, modern, technological and privileged life projects.

Toya first decided to make investments in on the lands within its portfolio based on its strong teams and financial structure and, added new lands to its portfolio in time under different methods of partnerships and now aims to provide perfect living spaces and profitable investment opportunities to a broader wide of audience through its projects specifically designed and constructed to the needs of its customers.

Toya's mission is bring its expertise based on the years of experience to future through its qualified staff in respect of land purchase, concept design, construction coordination and, sales and asset management.



fashion meets architecture

**TOYA**moda



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