



# Welcome to Babacan Lagoon

Embark on a journey through Istanbul's prestigious residential development, Babacan Lagoon, located next to TEM Highway. Discover prime location and unmatched excellence.

Developed by **Babacan Holding**

# Unmatched Location

## TEM Highway

1

### Seamless Connectivity

Linking Europe and Asia ensuring smooth transit across the city.

3

### Quick Airport Access

Istanbul Airport is only 25 minutes away via TEM Highway.

2

### Fast Access to Key Destricts

Connects directly to major business hubs, shopping centers and residential areas.

4

### Enhanced Property Value

Properties near TEM are highly sought after, ensuring strong capital appreciation and rental demand.



# Impact of Proximity to Main Highways on Real Estate

dailytelegraph.com.au

Factor	Properties Near Highways	Properties Far from Highways
Annual Property Value Growth	10-15%	5-8%
Rental Yield Increase	6-8% per year	3-5% per year
Average Time to Sell a Property	20-40% faster	Slower sales
Occupancy Rate for Rentals	90-95%	70-80%
Price per m <sup>2</sup> Growth Over 5 Years	50-70% increase	30-40% increase
Investor Demand	High demand	Moderate demand



Vega AVM: 3 min

TEM Highway: 1 min

Vialand AVM: 5 min

Venezia AVM: 5 min

M7 Metro: 3 min

Haliç University: 2 min

Vadistanbul: 10 min

T5 Tram: 4 min

Atlas University: 5 min

Liv Hospital: 10 min

Istanbul Airport: 25 min

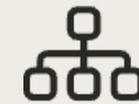
İstinye University: 6 min



# Babacan Lagoon: Premium Living Experience



Developed by  
Babacan Holding



Designed by AAD  
Architects



Unique Location  
& Accessibility

# Babacan Holding Projects



Babacan Central



Babacan Meridian



Babacan Port Royal

# Designing: AAD Architects



Arjan Dubai



Tisan Summer Houses



GZT Academy Hospital



Babacan Botanist

A

A

D

# Harmonious Living Spaces

1

7,675 sqm

Designed to harmonize with greenery.

2

251 Exclusive Units + 4 Commercial Units

Intimate, premium living environment.

3

13 Floors

Low rising architecture and earthquake resistance

4

Layouts

1+1 apartments to 4+1 spacious homes



# An Oasis in the City



## Serenity & Green Living

- Lush landscaped gardens with diverse plant species.
- Natural walking paths that promote Well-being.



## Water Features & Aesthetic Design

- Cascading pools and decorative water elements.
- Harmonious integration of modern and natural elements in outdoor space.



## Active & Healthy Lifestyle

- Dedicated jogging and walking tracks within the landscape.
- Child-friendly playgrounds and open spaces for family activities.



## Community & Social Spaces

- Secure and common areas for a comfortable experience.
- Social spaces for multipurpose and leisure activities.





# Exceptional Social Facilities

## Health and Relaxation

Fitness, Sauna, Spa and Sun Bathing Decks.

## Family Friendly

Natural Lagoon, Fire Pits, Gardens and Children Playgrounds.

## Peace of Mind

24/7 Security, Indoor Parking, Storage Areas.

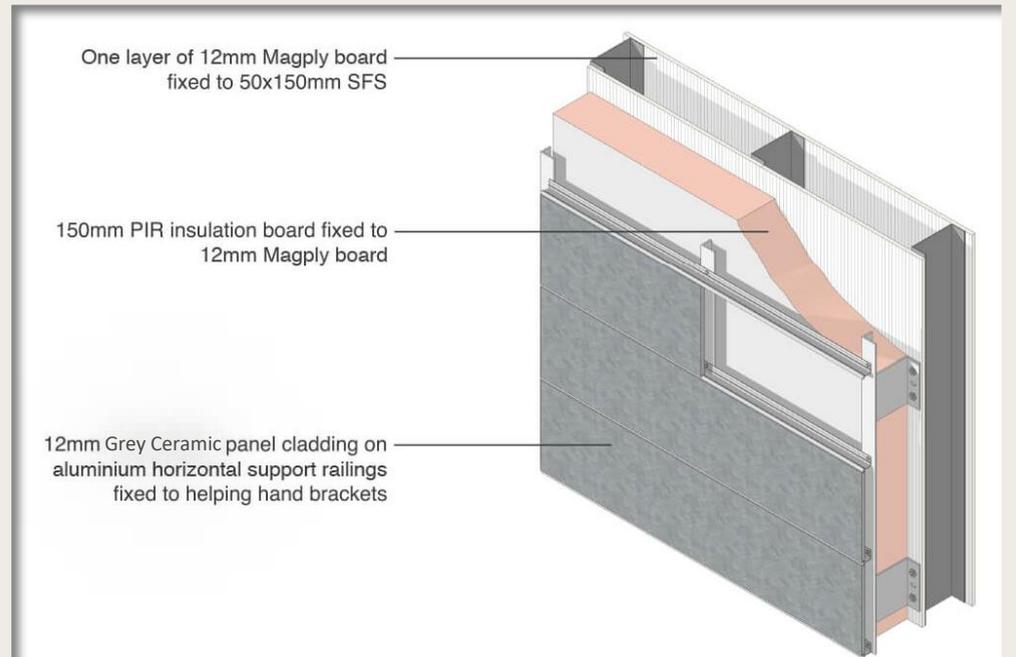
# Exterior Design & Materials



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## Grey Ceramic Cladding

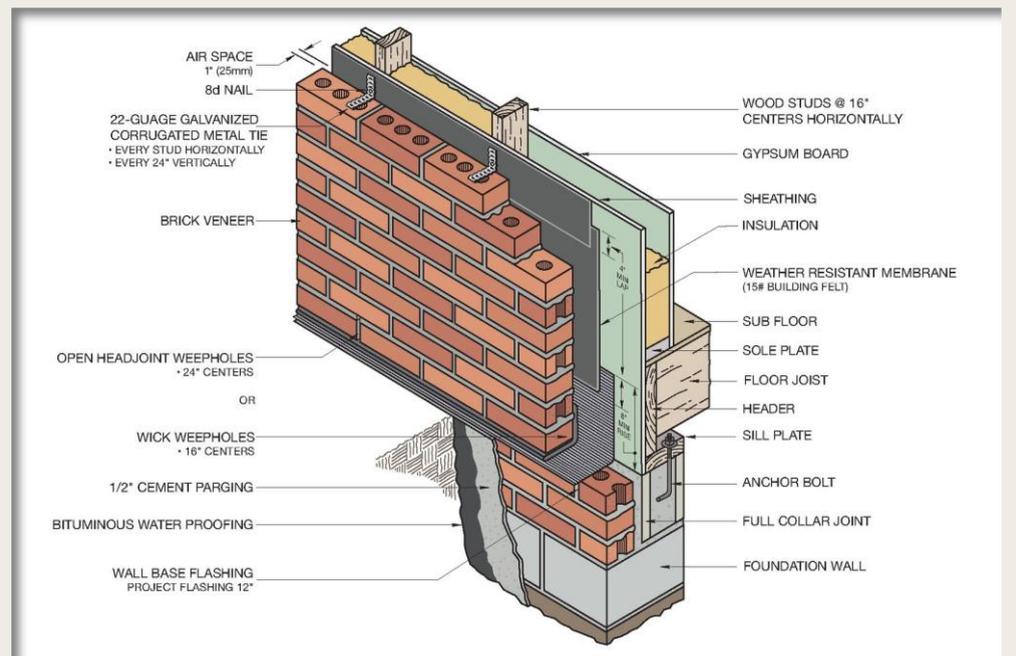
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## Brick Cladding

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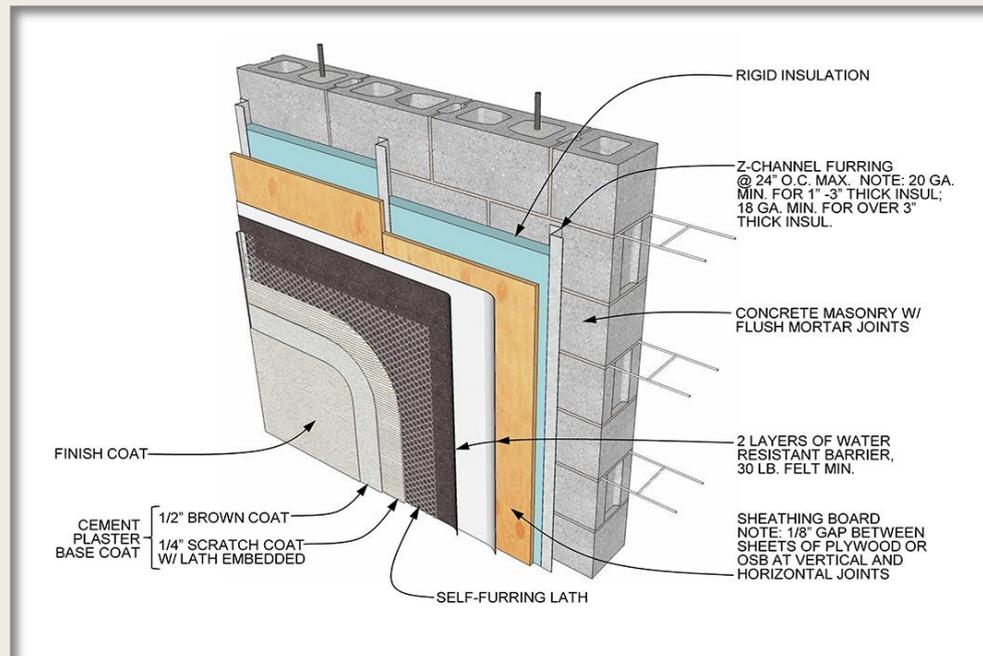


# Interior Design & Materials

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## Gypsum Wall Board

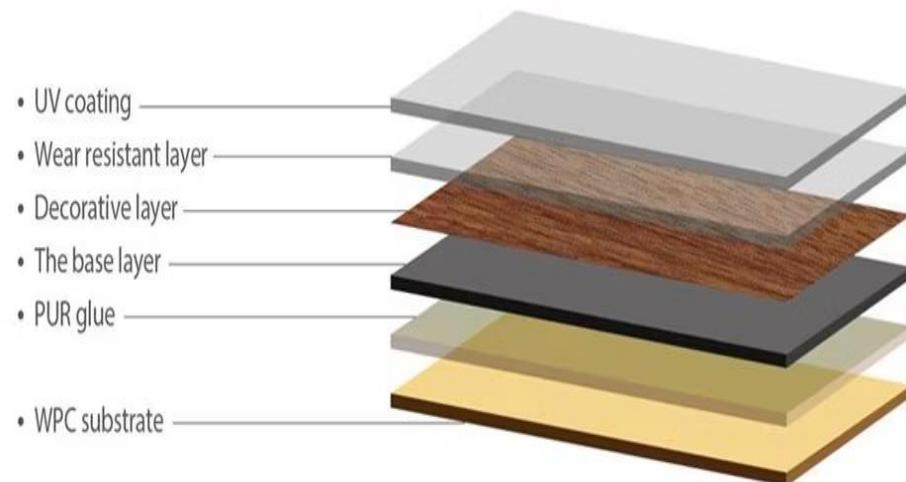
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## Lamine Parquet

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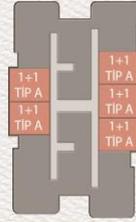


# Floor Plans

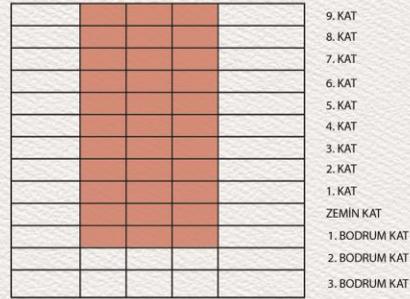


## 1+1 TİP A

### ANAHTAR KAT PLANI/KEY FLOOR PLAN

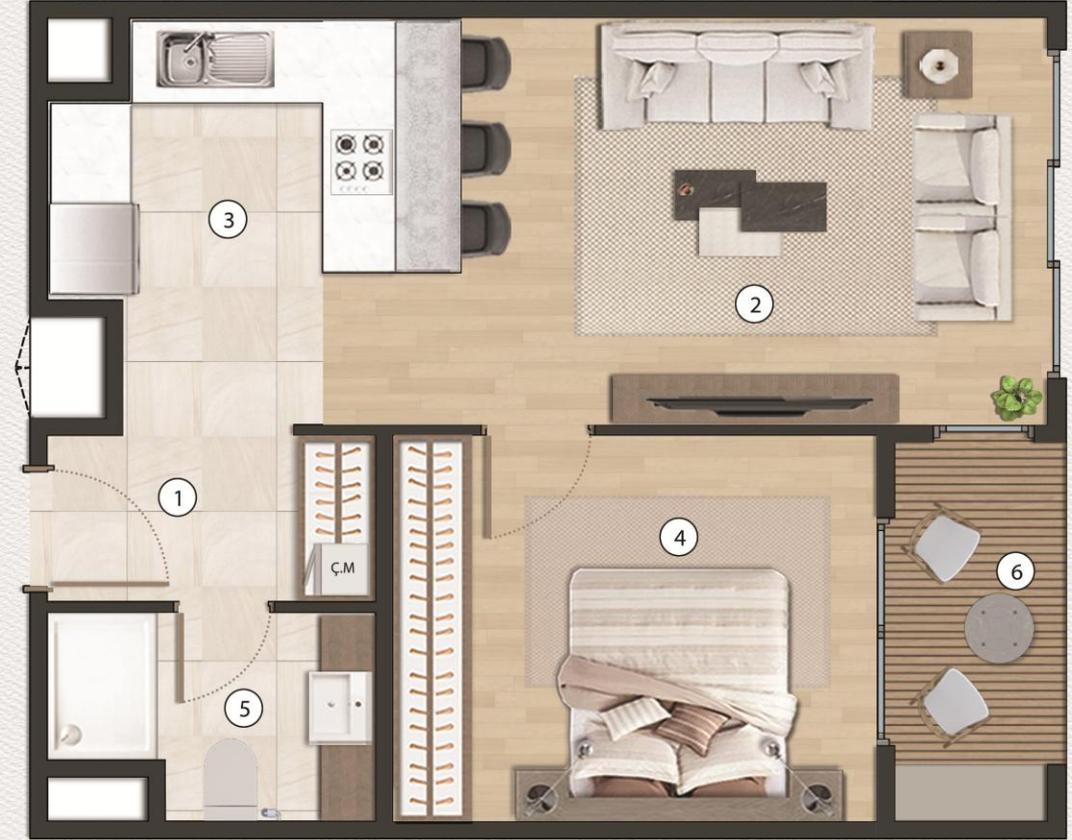
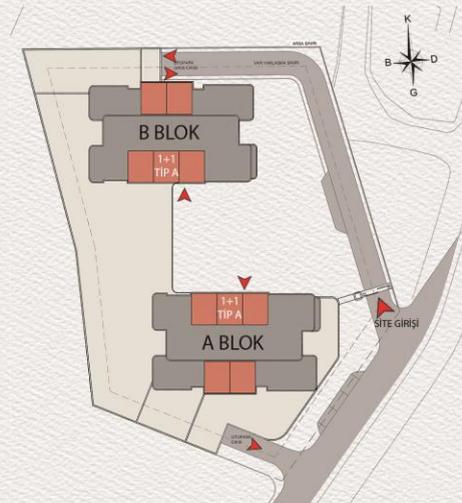


### ANAHTAR KESİT/KEY SECTION



### ANAHTAR VAZİYET PLANI/KEY SITE PLAN

### A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	3.40 m <sup>2</sup>
2	Salon/Living Room	14.61 m <sup>2</sup>
3	Mutfak/Kitchen	9.27 m <sup>2</sup>
4	Yatak Odası/Bedroom	11.34 m <sup>2</sup>
5	Banyo/Bathroom	3.63 m <sup>2</sup>
6	Balkon/Balcony	3.69 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 45.94 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 72.85 m<sup>2</sup>



# Floor Plans



## 2+1 A\_A

### ANAHTAR KAT PLANI/KEY FLOOR PLAN

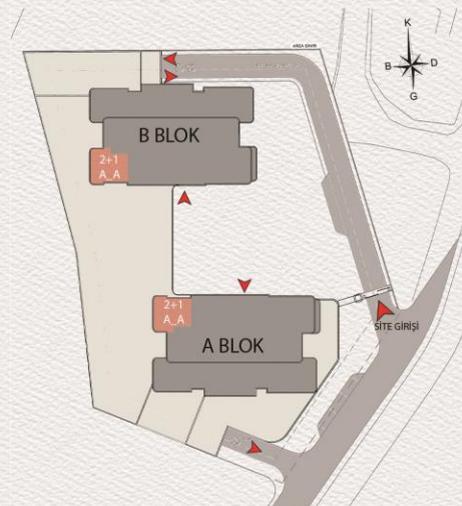


### ANAHTAR KESİT/KEY SECTION

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### ANAHTAR VAZİYET PLANI/KEY SITE PLAN

### A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	4.90 m <sup>2</sup>
2	Salon/Living Room	15.23 m <sup>2</sup>
3	Mutfak/Kitchen	8.40 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	13.62 m <sup>2</sup>
5	Yatak Odası/Bedroom	10.75 m <sup>2</sup>
6	Banyo/Bathroom	3.70 m <sup>2</sup>
7	E. Banyo/P. Bathroom	3.64 m <sup>2</sup>
8	Balkon/Balcony	3.97 m <sup>2</sup>
9	Koridor/Hallway	5.59 m <sup>2</sup>
10	Çamaşır Nişi/Laundry Room	0.87 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 70.67 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 118,18 m<sup>2</sup>

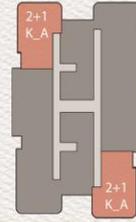
Tahsisli Alan-Depo/  
Assigned Area-Storage : 4.00 m<sup>2</sup>

# Floor Plans



## 2+1 K\_A

### ANAHTAR KAT PLANI/KEY FLOOR PLAN

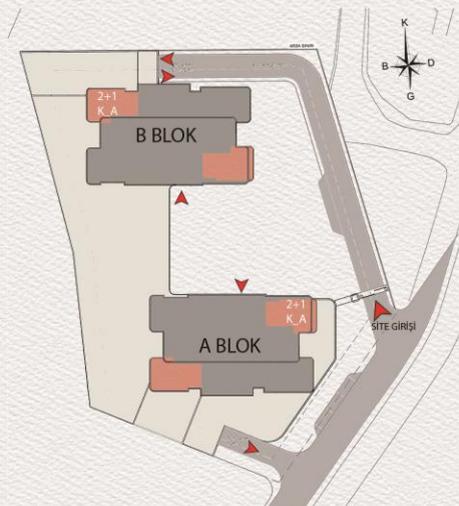


### ANAHTAR KESİT/KEY SECTION

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### ANAHTAR VAZİYET PLANI/KEY SITE PLAN

### A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	6.90 m <sup>2</sup>
2	Salon/Living Room	22.89 m <sup>2</sup>
3	Mutfak/Kitchen	10.65 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	13.52 m <sup>2</sup>
5	Yatak Odası/Bedroom	10.93 m <sup>2</sup>
6	Banyo/Bathroom	3.80 m <sup>2</sup>
7	E. Banyo/P. Bathroom	3.75 m <sup>2</sup>
8	Balkon/Balcony	5.44 m <sup>2</sup>
9	Koridor/Hallway	7.70 m <sup>2</sup>
10	Çamaşır Nişi/Laundry Room	1.13 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 86.71 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 143.09 m<sup>2</sup>

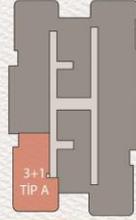
Tahsisli Alan-Depo/  
Assigned Area-Storage : 4.00 m<sup>2</sup>

# Floor Plans



## 3+1 TİP A

### ANAHTAR KAT PLANI/KEY FLOOR PLAN

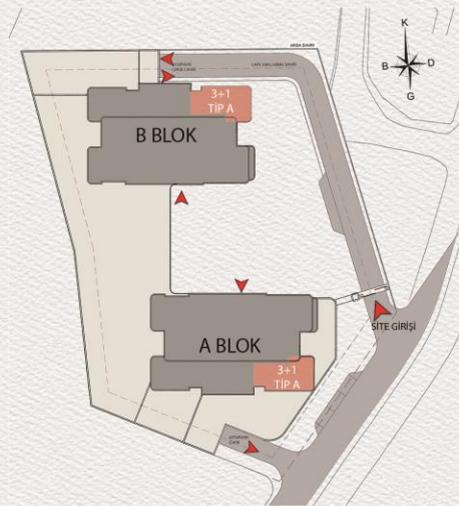


### ANAHTAR KESİT/KEY SECTION

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### ANAHTAR VAZİYET PLANI/KEY SITE PLAN

### A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	7.74 m <sup>2</sup>
2	Salon/Living Room	26.70 m <sup>2</sup>
3	Mutfak/Kitchen	10.43 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	16.21 m <sup>2</sup>
5	Yatak Odası/Bedroom	10.09 m <sup>2</sup>
6	Yatak Odası/Bedroom	9.95 m <sup>2</sup>
7	Banyo/Bathroom	3.86 m <sup>2</sup>
8	E. Banyo/P. Bathroom	3.83 m <sup>2</sup>
9	Balkon/Balcony	6.73 m <sup>2</sup>
10	Koridor/Hallway	8.33 m <sup>2</sup>
11	Çamaşır Nişi/Laundry Room	1.24 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 105.11 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 172.77 m<sup>2</sup>

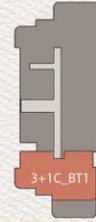
Tahsisli Alan-Depo/  
Assigned Area-Storage : 5.00 m<sup>2</sup>

# Floor Plans

**BABACAN HOLDİNG**

## 3+1 C\_BT1

ANAHTAR KAT PLANI/KEY FLOOR PLAN

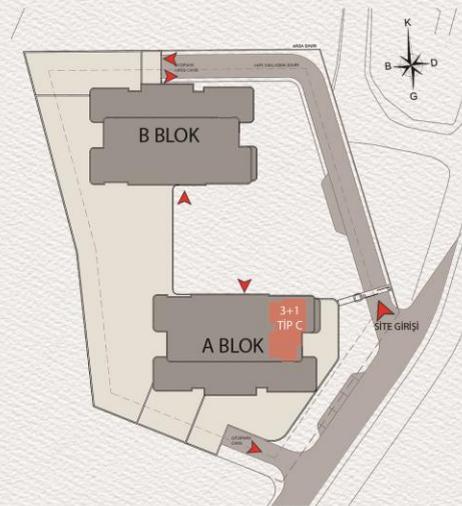


ANAHTAR KESİT/KEY SECTION

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ANAHTAR VAZİYET PLANI/KEY SITE PLAN

A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	6.25 m <sup>2</sup>
2	Salon/Living Room	32.25 m <sup>2</sup>
3	Mutfak/Kitchen	15.70 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	19.20 m <sup>2</sup>
5	Yatak Odası/Bedroom	15.65 m <sup>2</sup>
6	Yatak Odası/Bedroom	11.70 m <sup>2</sup>
7	Banyo/Bathroom	4.98 m <sup>2</sup>
8	E. Banyo/P. Bathroom	4.42 m <sup>2</sup>
9	Koridor/Hallway	6.35 m <sup>2</sup>
10	Çamaşır Nişi/Laundry Room	1.33 m <sup>2</sup>
11	Balkon/Balcony	28.82 m <sup>2</sup>
12	Tahsisli Alan-Teras/Assigned Area-Terrace	105.96 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 146.65 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 297.34 m<sup>2</sup>

Tahsisli Alan-Depo/  
Assigned Area-Storage : 5.00 m<sup>2</sup>

Tahsisli Alan-Teras/  
Assigned Area-Terrace : 105.96 m<sup>2</sup>

# Floor Plans

**BABACAN HOLDİNG**

## 3+1 C\_BT2

ANAHTAR KAT PLANI/KEY FLOOR PLAN

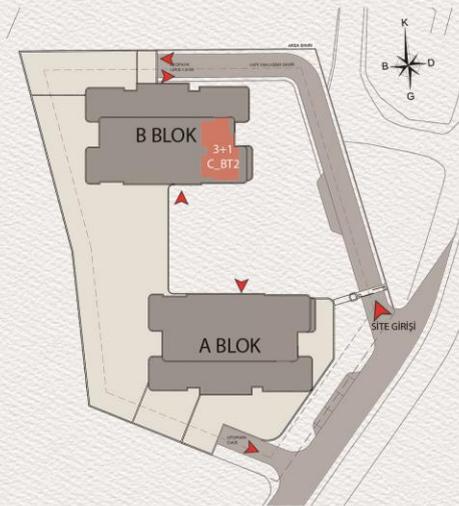


ANAHTAR KESİT/KEY SECTION

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ANAHTAR VAZİYET PLANI/KEY SITE PLAN

A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	6.25 m <sup>2</sup>
2	Salon/Living Room	32.25 m <sup>2</sup>
3	Mutfak/Kitchen	15.70 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	19.20 m <sup>2</sup>
5	Yatak Odası/Bedroom	15.65 m <sup>2</sup>
6	Yatak Odası/Bedroom	11.70 m <sup>2</sup>
7	Banyo/Bathroom	4.98 m <sup>2</sup>
8	E. Banyo/P. Bathroom	4.42 m <sup>2</sup>
9	Koridor/Hallway	6.35 m <sup>2</sup>
10	Çamaşır Nişi/Laundry Room	1.33 m <sup>2</sup>
11	Tahsisli Alan-Teras/Assigned Area-Terrace	134.78 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 117.83 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 326.16 m<sup>2</sup>

Tahsisli Alan-Depo/  
Assigned Area-Storage : 5.00 m<sup>2</sup>

Tahsisli Alan-Teras/  
Assigned Area-Terrace : 134.78 m<sup>2</sup>

# Floor Plans



## 3+1 D\_BT1

ANAHTAR KAT PLANI/KEY FLOOR PLAN

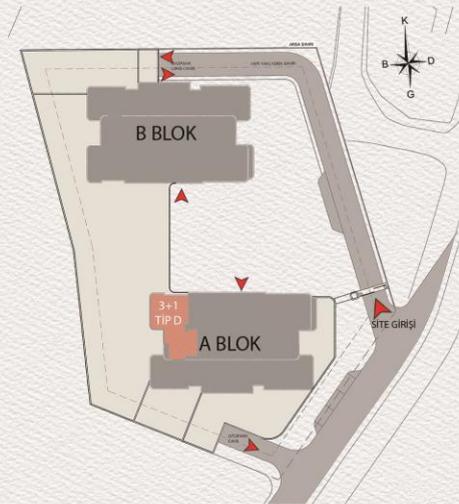


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ANAHTAR VAZİYET PLANI/KEY SITE PLAN

A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	7.05 m <sup>2</sup>
2	Salon/Living Room	34.80 m <sup>2</sup>
3	Mutfak/Kitchen	15.60 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	20.68 m <sup>2</sup>
5	Yatak Odası/Bedroom	11.53 m <sup>2</sup>
6	Yatak Odası/Bedroom	12.77 m <sup>2</sup>
7	Banyo/Bathroom	5.67 m <sup>2</sup>
8	E. Banyo/P. Bathroom	4.46 m <sup>2</sup>
9	Balkon/Balcony	3.97 m <sup>2</sup>
10	Koridor/Hallway	6.73 m <sup>2</sup>
11	Çamaşır Nişi/Laundry Room	2.43 m <sup>2</sup>
12	Tahsisli Alan-Teras/Assigned Area-Terrace	108.16 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 125.69 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 312.55 m<sup>2</sup>

Tahsisli Alan-Depo/  
Assigned Area-Storage : 5.00 m<sup>2</sup>

Tahsisli Alan-Teras/  
Assigned Area-Terrace : 108.16 m<sup>2</sup>

# Floor Plans



## 3+1 D\_BT2

### ANAHTAR KAT PLANI/KEY FLOOR PLAN

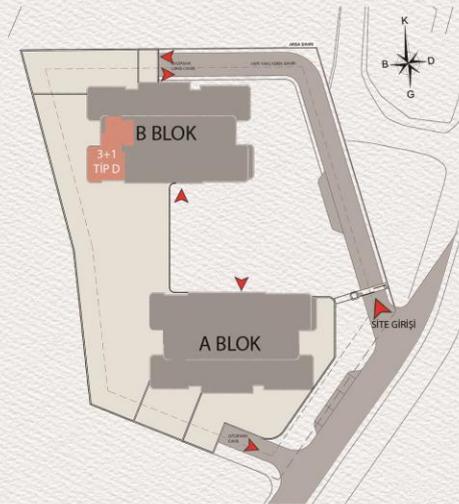


### ANAHTAR KESİT/KEY SECTION

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	2. BODRUM KAT
	3. BODRUM KAT

### ANAHTAR VAZİYET PLANI/KEY SITE PLAN

### A BLOK - B BLOK /BLOCK A - BLOCK B



1	Giriş Holü/Entrance Hall	7.05 m <sup>2</sup>
2	Salon/Living Room	34.80 m <sup>2</sup>
3	Mutfak/Kitchen	15.60 m <sup>2</sup>
4	E. Yatak Odası/P. Bedroom	20.68 m <sup>2</sup>
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6	Yatak Odası/Bedroom	12.77 m <sup>2</sup>
7	Banyo/Bathroom	5.67 m <sup>2</sup>
8	E. Banyo/P. Bathroom	4.46 m <sup>2</sup>
9	Balkon/Balcony	3.97 m <sup>2</sup>
10	Koridor/Hallway	6.73 m <sup>2</sup>
11	Çamaşır Nişi/Laundry Room	2.43 m <sup>2</sup>
12	Tahsisli Alan-Teras/Assigned Area-Terrace	108.16 m <sup>2</sup>

Net Alan(Balkon Dahil)/  
Net Area(with Balcony) : 125.69 m<sup>2</sup>

Satışa Esas Brüt Alan/  
General Gross Area : 312.86 m<sup>2</sup>

Tahsisli Alan-Depo/  
Assigned Area-Storage : 5.00 m<sup>2</sup>

Tahsisli Alan-Teras/  
Assigned Area-Terrace : 108.47 m<sup>2</sup>

# A Superb Investment

- Turkish Citizenship Eligibility
- Delivery March 2027
- 35% Down Payment Manage your investment
- 30 Month Installments
- KDV (VAT) 1%
- Sustainable Rental Income Proximity to TEM Highway
- Growing Neighborhood Future developments boosting the value