

📍 KENNEDY AVENUE - ISTANBUL

YEDİ MAVİ
**A Seaside Life
At The Heart
Of The City**

JULY 2025



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tobbyedimavi.com



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Thank You for Your Interest

We've created an exclusive seaside lifestyle in Kazlıçeşme, one of Istanbul's most coveted coastal neighborhoods.

Yedi Mavi is not just a place to live - it's a statement of lifestyle, a sound investment, and a mark of prestige.

Featuring signature design by Tabanlıoğlu Architects, Yedi Mavi offers panoramic sea views in 90% of its residences, 52,000 square meters of lush landscaping, and a vibrant social lifestyle - all ready for you to move in.

We're proud to welcome you to one of Istanbul's most lucrative and sought - after residential investments.

A new way of living begins at Yedi Mavi...

— Project Information

- Landowner:
The Union of Chambers and Commodity Exchanges of Turkey - TOBB
- Total Area: 63.500 m²
684 residential units and
80 commercial spaces
- Title Deeds Ready for Delivery
- A Life Embraced by the Sea

— Apartment Types

1+1 | 2+1 | 3+1 | 3.5+1 | 4+1 | 4.5+1



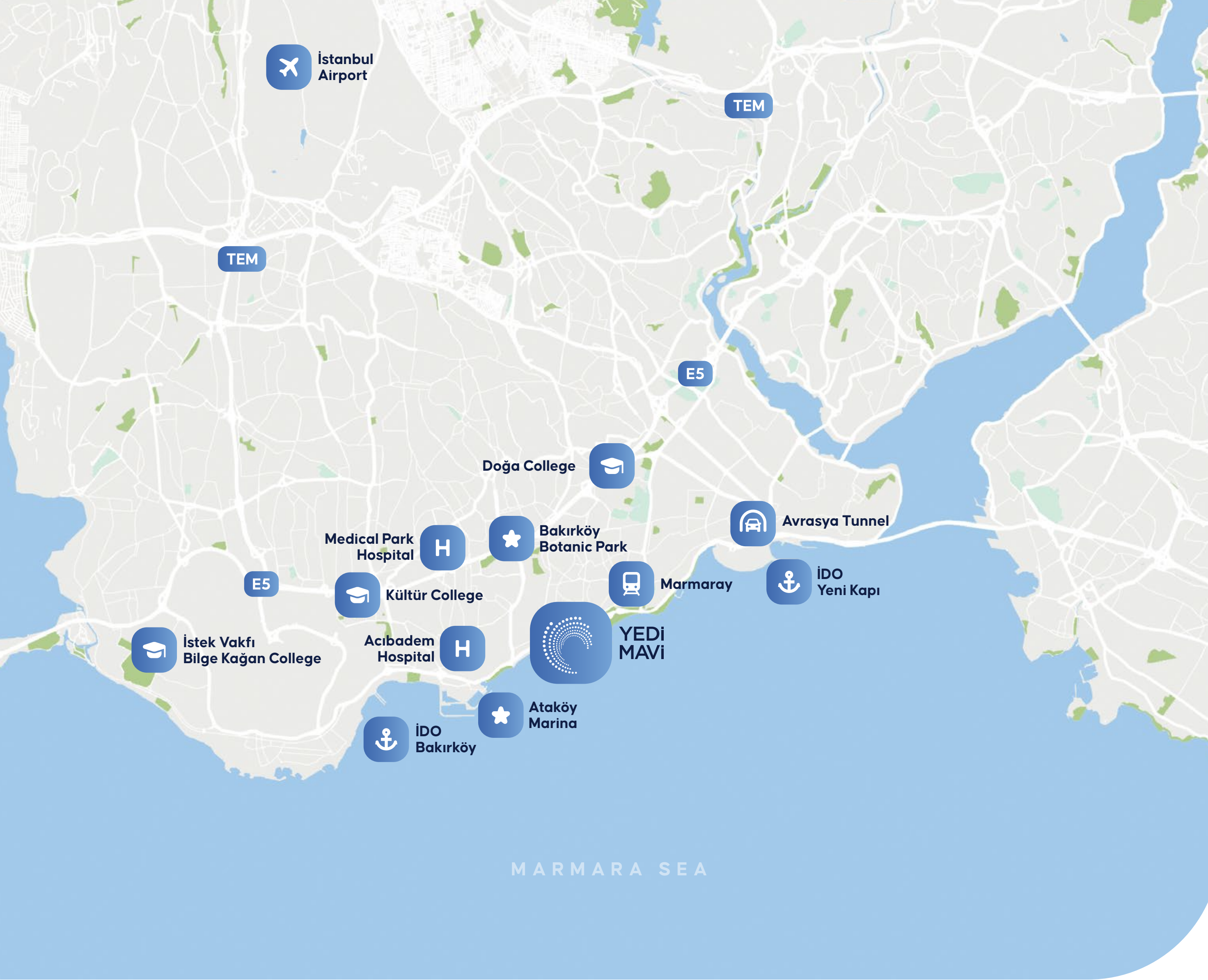
— Location Advantage

Kennedy Avenue, Zeytinburnu, Istanbul

Easy Access in the Heart of Istanbul

Yedi Mavi enjoys a unique location on Kennedy Avenue, one of Istanbul's most prestigious boulevards.

Its seafront location and proximity to transport options like Marmaray, Eurasia Tunnel, and Metrobus make it one of the city's most desirable spots.



At the Heart of Transportation

- Only 100 meters from Marmaray Zeytinburnu Station
- 2 km to Eurasia Tunnel
- Approximately 3 km to Metrobus and İDO Pier - Bakırköy
- Direct access to E5 and TEM highways

Access to Educational Institutions

- Within a 4-6 km radius, residents can access top private and international schools including Doğa College, Bilge Kağan College, Büyükyalı International Montessori School, and Kùltür College

Close to Healthcare Centers

- 2 km to Acıbadem Bakırköy Hospital
- 4 km to Memorial and Medical Park

Natural and Social Areas

- Bakırköy Botanical Park and bike paths, Çırpıcı City Park, and Ataköy Marina are all right next to you.

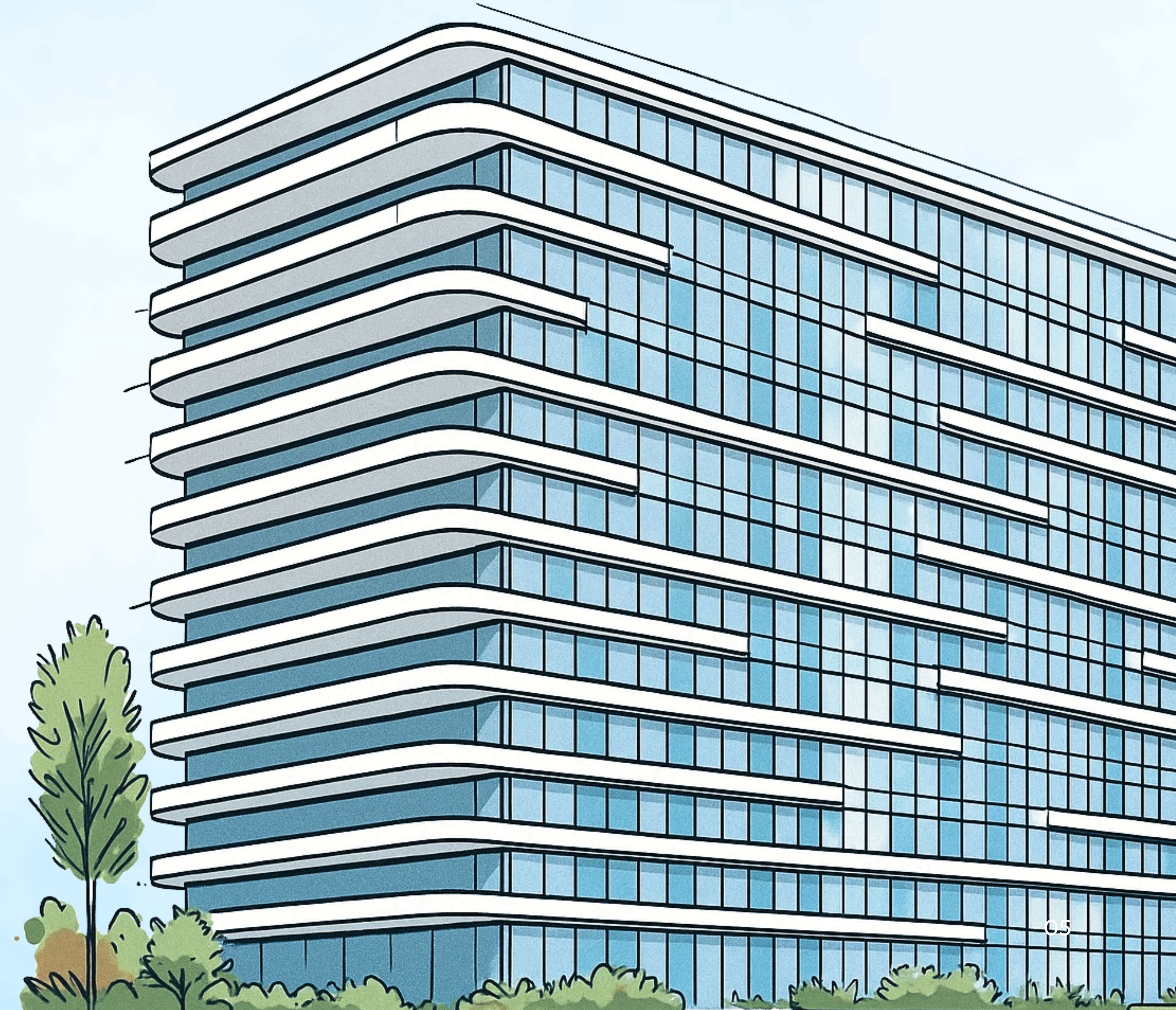
Yedi Mavi
brings a fresh perspective
to modern city life with its
90% sea-view apartments,
landscape-integrated
architecture, and award-winning
interior design.





WHERE DESIGN BECOMES ART

YEDİ MAVİ



— Architectural Design

Signature Design by Murat Tabanlıoğlu

Renowned for projects like **Zorlu Center, AKM, Levent Loft, and Sapphire**, architect Murat Tabanlıoğlu brings his signature luxury to Yedi Mavi - one of Istanbul's most prestigious and iconic developments.

Inspired by the sea and nature, the striking design features organic, curved forms that harmonize with the surroundings. With its aesthetic façade and architectural integrity, Yedi Mavi awaits you.

- A unique design inspired by the sea and nature
- Architectural unity with organic, rounded forms that blend with the environment
- Visual integrity that stands out with an aesthetic facade



Architect **Murat Tabanlıoğlu**



Interior Design

International IDA Award-winning Gönye Architecture brings its excellence and innovation to the Yedi Mavi interiors. The IDA (International Design Awards) is a prestigious competition recognizing design excellence worldwide.

The interiors offer a living space where functional elegance meets luxurious comfort, with refined details throughout.



- Exterior lines extending gracefully into the interior
- Living spaces enriched with sustainable materials
- Interior design crafted with modern and refined touches

Materials Used

Every Detail Features Premium Brands and Supreme Comfort. Yedi Mavi embodies a vision of life that integrates quality at its core. All materials used meet international standards, offering a stylish, durable, and secure living space.

Italian Kitchen Aesthetics: Binova

Each unit features Italian Binova kitchen systems that combine functionality and elegance. With design and ergonomic structure, the kitchens become the most special corner of the living space.



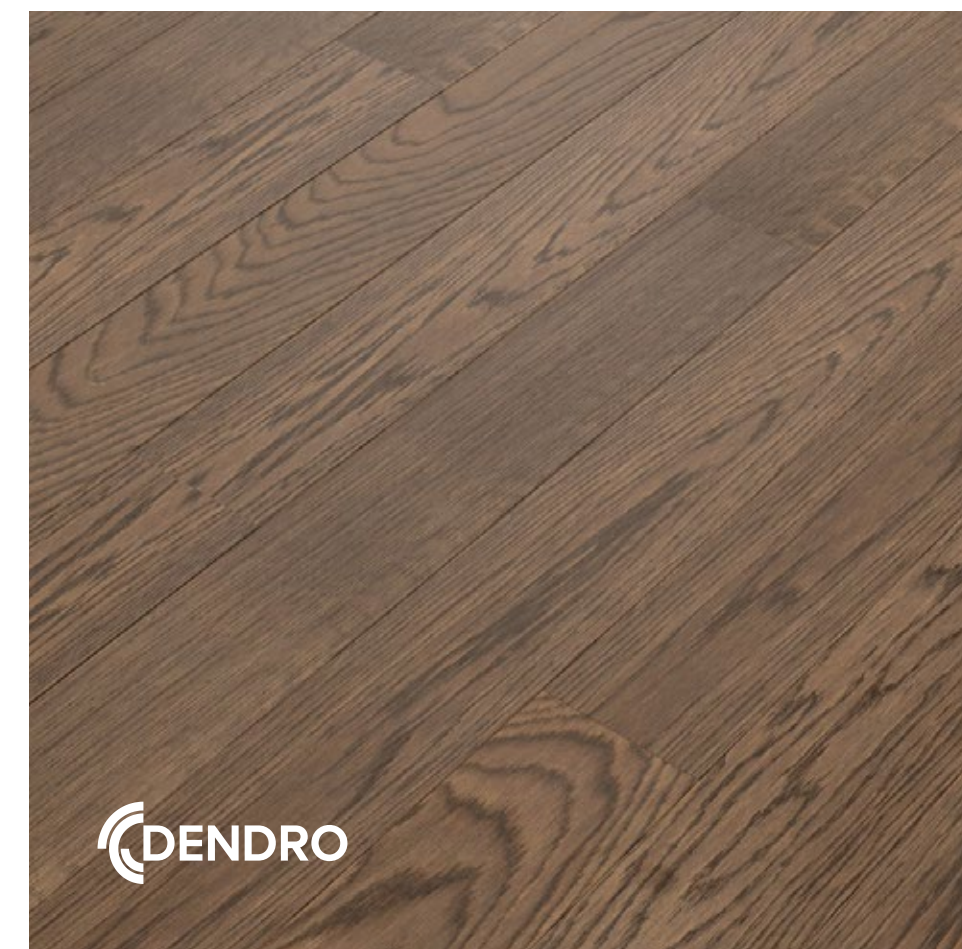
German Quality Fixtures: Dorn Bracht

German-made Dorn Bracht fixtures in bathrooms and kitchens stand out for their durability and modern design.



Natural Texture Flooring: Dendro Parquet

Locally produced Dendro parquet is preferred in all living areas, offering an eco-friendly, aesthetic, and durable flooring solution.



British Elegance on Walls: Muraspec

Wallpapers from Muraspec, one of the UK's leading brands, add depth to the interiors.



Standard Built-In Appliances

- Microwave Oven
- Cooktop
- Oven
- Dishwashe
- Range Hood

For appliances, built-in devices from Gaggenau or Siemens products have been preferred.



Equipment and Comfort Technologies

- **Underfloor Heating System**
Provides comfortable and even heat distribution.
- **Central Air Conditioning System**
Ensures ideal temperatures all year round.
- **Smart Home System**
Allows you to manage lighting, heating/cooling, security, and appliances via mobile devices.
- **Schindler Elevator**
Transports residents and visitors safely, quickly, and comfortably.

— Earthquake Resistance and Technical Specifications

Yedi Mavi is a living project built not only with aesthetic appeal but also with high engineering standards.

Tailored to Istanbul's geological conditions, Yedi Mavi was designed with cutting-edge seismic engineering, using a raft foundation and reinforced shear walls to withstand both horizontal and vertical stress loads.



Foundation System

Raft Foundation + Shear Wall

- The raft foundation, one of the most advanced systems for comprehensive structural integrity, distributes the building's load evenly to the ground, ensuring maximum stability.
- Shear walls increase the building's rigidity and provide resistance against horizontal tremors.
- Geotechnical analysis, overseen by **Istanbul Technical University**, confirmed the site's structural capacity, ensuring the project rests on scientifically verified ground conditions.
- Shear walls maximize the building's resistance to seismic loads.
- The foundation has been anchored to the most solid ground layers with bored piles reaching an average depth of 33 meters.

Structural Engineering Design

Prepared in compliance with international engineering standards.

Soil Survey and Geotechnical Analysis

Designed based on detailed soil analyses

Concrete Quality

C35 or higher strength concrete was used in all load-bearing systems.

Technical Infrastructure Features

- **Generator**
Ensures uninterrupted operation of common areas and elevators during power outages.
- **Water Tank**
Each block has independent water tanks to meet water needs in emergencies.
- **Water Treatment Facility**
Provides healthy, purified water for all living spaces.



**Yedi Mavi offers 4,000 m²
of social facilities catering
to all age groups**



Social Living Areas



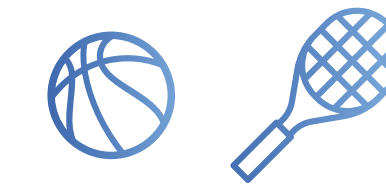
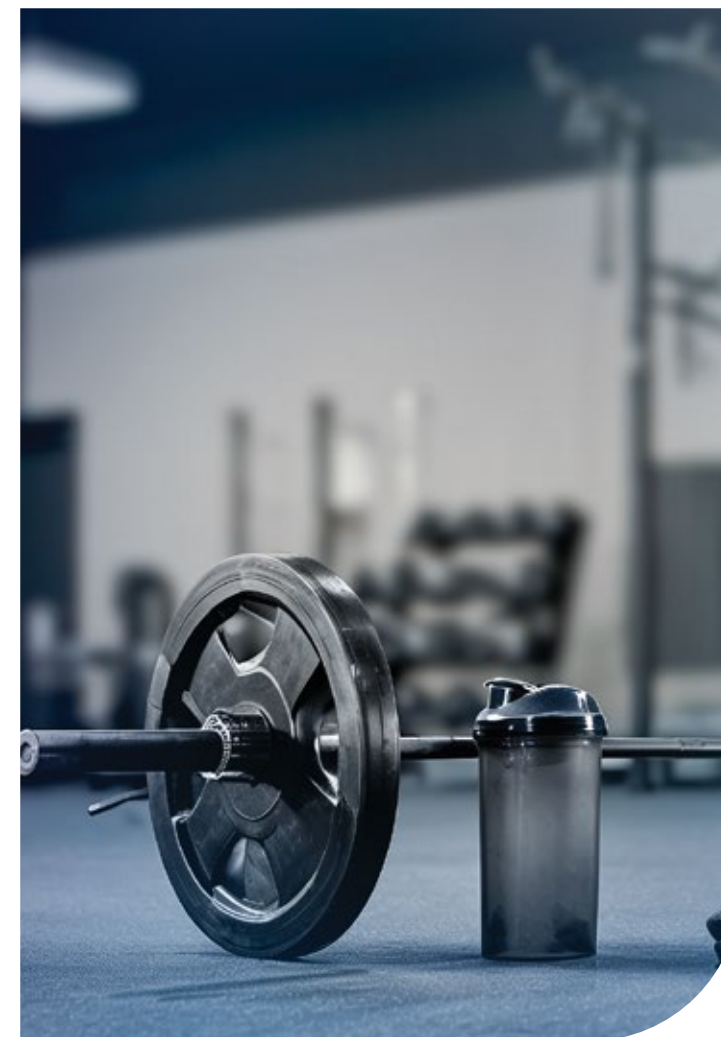
Indoor and Outdoor Swimming Pools

- Semi-Olympic indoor pool for year-round swimming
- Outdoor pool nestled within the landscape, the ultimate summer delight



Spa & Wellness Facilities

- Traditional Turkish bath
- Relaxing sauna and massage rooms
- Modern fitness center for a healthy lifestyle



Active Sports Facilities

- Fully equipped basketball court
- Professional standard tennis court



Parking Facilities

- Each apartment has its own dedicated indoor or outdoor parking space.
- 1+1 units include 1 parking spot; larger units offer 2 or 3 private parking spaces
- Guest parking is also available, ensuring your visitors enjoy their time comfortably.
- Each apartment comes with its own private storage area.



Fun and Play Areas

- PlayStation room for digital gaming enthusiasts
- Billiards and table tennis for social spaces
- Safe playground and educational kids' club for children of all ages



Yedi Mavi's social spaces are designed as areas where residents can socialize, stay active, and find tranquility at any time of the day. Enjoy life surrounded by expansive landscaped areas and stunning sea views - step into this privileged world yourself!

— The Heart of Shopping: Yedi Mavi Commercial Areas

Yedi Mavi isn't just a residential project, it's a vibrant hub for the city's social, cultural, and commercial life. With a prestigious seafront location and an array of exclusive privileges, the project introduces nearly 80 commercial spaces, positioning itself as a new epicenter of shopping, dining, and daily convenience.

With 33 active retail stores, Yedi Mavi meets every need of daily life while offering sustainable business opportunities for investors. From gastronomy to healthcare, consultancy to aesthetics, these spaces provide a comfortable experience for residents and visitors alike.



Featured Commercial Spaces

- **Restaurants & Cafés**

From Anatolian cuisine to Italian flavors, from coffee chains to ice cream parlors, leading brands in their sectors are at your service.

- **Fashion & Apparel**

With boutique stores and exclusive brands, Yedi Mavi hosts fashion outlets that offer designs for every style.

- **Health & Care**

Dental clinics, medical aesthetic centers, beauty salons, and pharmacies provide all the professional services you need in one place.

- **Consultancy Services**

With architectural offices, law firms, and real estate consultants, you can find every professional service you need at Yedi Mavi.

- **Automotive & Services**

Car test drive points, car wash, dry cleaning, and supermarkets are just some of the services that make daily life easier in the heart of the project.

- **Proximity to Other Shopping Centers**

In addition to what Yedi Mavi offers, you'll find a shopping and art center with many exclusive brands right next door, plus five other shopping malls within a 2 km radius - Olivium, Zeruj Port, Capacity, Marmara Forum, Galleria, and Fişekhane.



Landscape and View

Live in a World Embraced by Nature!

Though situated in the heart of urban life, Yedi Mavi offers a tranquil, breathable living space intertwined with nature.

The total 52,000 m² of landscaped area is not just greenery - it creates a livable, aesthetic, and functional environment.

- Walking paths, relaxation spots, and other social areas embedded within the landscape.
- A peaceful, healthy living space away from the stress of the city.





At Yedi Mavi, the view is not just a detail - it's an essential part of your lifestyle.

Each block's position and orientation are designed to offer different scenic alternatives.

- Sea-view apartments for those who want to wake up to the endless blue of the Marmara Sea.
- Garden-view apartments for those who wish to breathe in the calming atmosphere of greenery.
- City-view apartments for those who enjoy the dynamic energy of modern urban life.

Social Responsibility and TOBB Vision

Yedi Mavi stands out as one of Turkey's real estate projects with the highest social impact.

The landowner, the Union of Chambers and Commodity Exchanges of Turkey (TOBB), directly channels sales revenue into social benefit.

Education

TOBB allocates a significant portion of income from Yedi Mavi to educational projects in economically disadvantaged regions of Turkey. Every sale transforms into new schools, scholarships, and educational infrastructure that improve access to education across the country.

Earthquake Relief

Another initiative funded by revenue from this project is social assistance for cities affected by earthquakes. Through Yedi Mavi's revenue, housing support, humanitarian aid, temporary shelters, and psychosocial services are provided.

TOBB's status as a public-benefit organization makes this project much more than an ordinary real estate investment.



A Path to Goodness Through Your Yedi Mavi Investment

By purchasing an apartment at Yedi Mavi today, you can enjoy a profitable investment while directly contributing to social good.

Apartment Types

Yedi Mavi offers an exclusive life with distinguished apartment types designed for every lifestyle.



2+1 AZUR - H BLOK

Gross Area: 182.22 m²

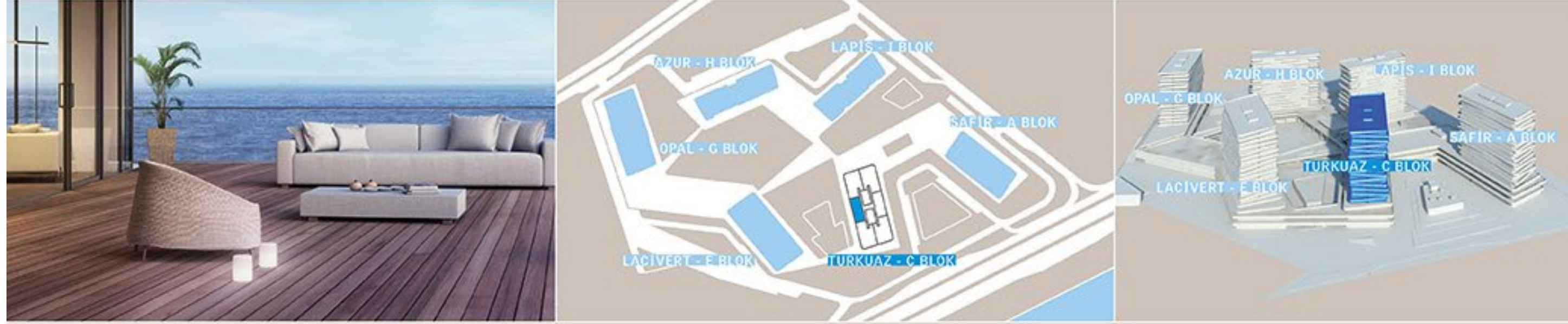
LIVING ROOM	37 m ²	LAUNDRY ROOM	1 m ²	CORRIDOR	4 m ²
ENTRANCE HALL	4 m ²	KITCHEN	14 m ²	TERRACE	30 m ²
M. BEDROOM	17 m ²	BEDROOM	13 m ²		
BATHROOM	6 m ²	M. BATHROOM	5 m ²		



3+1 TURQUOISE - C BLOK

Gross Area: 199.80 m²

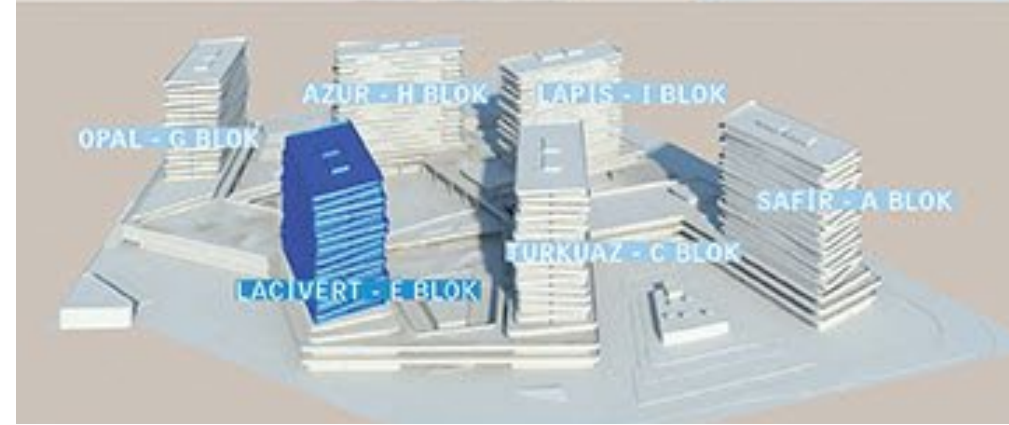
LIVING ROOM	37 m ²	KITCHEN	11 m ²	ENTRANCE HALL	4 m ²
BEDROOM	13 m ²	BEDROOM	14 m ²	M. BEDROOM	25 m ²
M. BATHROOM	5 m ²	BATHROOM	5 m ²	LAUNDRY ROOM	2 m ²
TERRACE	12 m ²	HOLE	3 m ²	CORRIDOR	7 m ²



4.5+1 NAVY - E BLOK

Gross Area: 281.66 m²

LIVING ROOM	53 m ²	KITCHEN	17 m ²	E. HALL	10 m ²
BEDROOM	14 m ²	BEDROOM	12 m ²	BEDROOM	12 m ²
M. BEDROOM	17 m ²	MAID'S ROOM	10 m ²	M. BATHROOM	5 m ²
BATHROOM	3 m ²	BATHROOM	3 m ²	BATHROOM	3 m ²
TERRACE	23 m ²	CORRIDOR	14 m ²	W. GARDEN	9 m ²



Contact Information and Sales Office

Thank you for visiting Yedi Mavi.

You have taken the first step into a world by the sea, in the heart of Istanbul - a world woven with life, tranquility, and profit. Perhaps only one more step remains...

Balconies meeting the sea, rising quality within prestigious architecture, and an investment opportunity that will carry you into the future.

Now is the time to become part of this privileged lifestyle.

We look forward to welcoming you again at Yedi Mavi.

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