

In Istanbul, where life never sleeps,
immerse yourself in the allure of the new generation,

lifestyle

that does not compromise on luxury.



A LIFE AT THE BUSTLING HEART OF THE CITY

POLAT
LEVENT EXCLUSIVE
PROJECT SITE





HISTORY & CULTURE AT EVERY TURN

In Istanbul, history and culture permeate every corner, with each street and landmark narrating its own unique tale. This city, a unique blend of past and present offers an enchanting discovery at every turn.



A LIFE BEYOND STANDARD

Polat Levent Exclusive offers unmatched amenities,
elevating your quality of life and presenting compelling
long-term investment value.





IN LEVENT LUXURY LIVING MEETS WITH PRIME LOCATION

Indulge in the best of Levent's unique location, savoring every moment while staying connected to the pulse of the city. This exclusive address isn't just a place to live; it's an elevated lifestyle experience.



EDUCATIONAL INSTITUTIONS

Boğaziçi University	2.5 km
Doğu Akdeniz University	3 km
İTÜ Ayazağa Campus	3 km
Mimar Sinan Fine Arts Faculty	5 km
Girne American University	6 km
Marmara University	13 km
Okan University	35 km

HEALTH INSTITUTIONS

Private Etiler Hospital	800 m
Cavendish Health Turkey	1 km
Private Levent Hospital	2 km
Liv Hospital	2.5 km
Private Mecidiyeköy Çevre Hospital	4 km
Şişli Kolan International Hospital	4 km
Memorial Şişli Hospital	4 km

OTHER PLACES

Kanyon Shopping Center	300 m
Levent Metro Station	500 m
Sapphire Shopping Center	1 km
Akmerkez Shopping Center	1.5 km
Zorlu Center	2 km
Cevahir Shopping Center	3 km
Istanbul Airport	38 km



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A NEW LIFESTYLE AN INSPIRING VISION

Polat Levent Exclusive offers a range of residential options, catering to different preferences and sizes, to bring your dream luxuries to life with elegant solutions.

Polat Levent Exclusive spans across a 2392 m² plot of land, boasting a 14-story development. Comprising a total of 77 residential units, 9 home offices, and 21 commercial spaces, it offers a range of modernly designed 1+1, 2+1, and 3+1 apartments, ensuring spacious living.

The floor pools in selected apartments offer a relaxing retreat after busy days. Notable features include a 138-vehicle capacity underground parking, a 176 m² social area, and a 260 m² terrace.

Polat Levent Exclusive offers the ideal choice for those seeking Istanbul's premier lifestyle, boasting modern design, expansive living spaces, and cityscape views.



P O L A T
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ALL PREMIUM AMENITIES AT YOUR FINGERTIPS

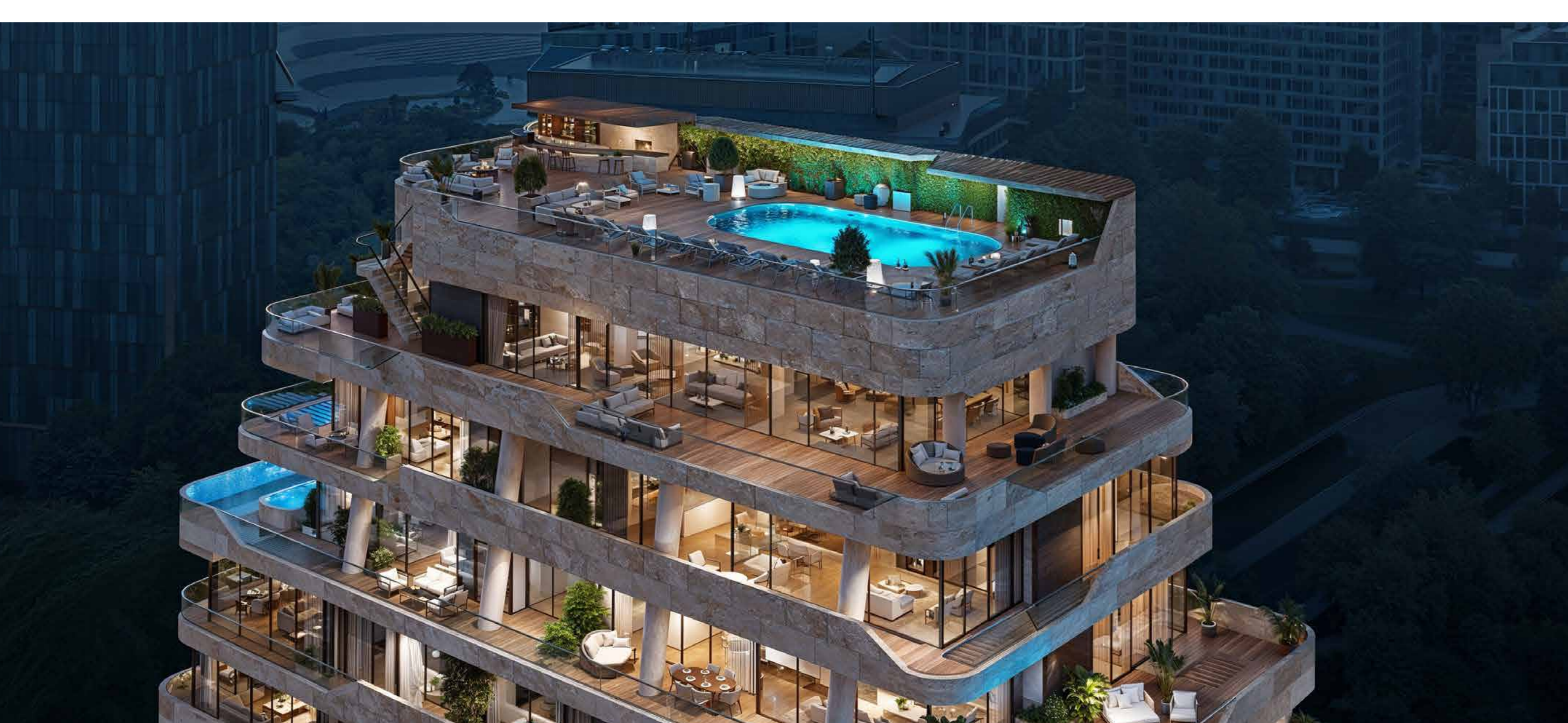
At Polat Levent Exclusive, 24/7 security services ensure you and your family are in safe hands. From the moment you step in, you'll be captivated by its unique decor, offering the finest amenities for comfortable living.

Providing private storage areas in each apartment, Polat Levent Exclusive ensures residents can safely store their belongings, keeping living spaces tidy and practical.

With its indoor parking garage, it alleviates the city's parking problems, offering a high-end touch to meet all your needs.

The solar-controlled windows used in the project provide energy savings for both heating and cooling on the exterior facade. Additionally, electric charging stations in the parking area adopt an eco-friendly approach, supporting sustainability. These features make the project stand out in terms of energy efficiency and environmental sustainability.





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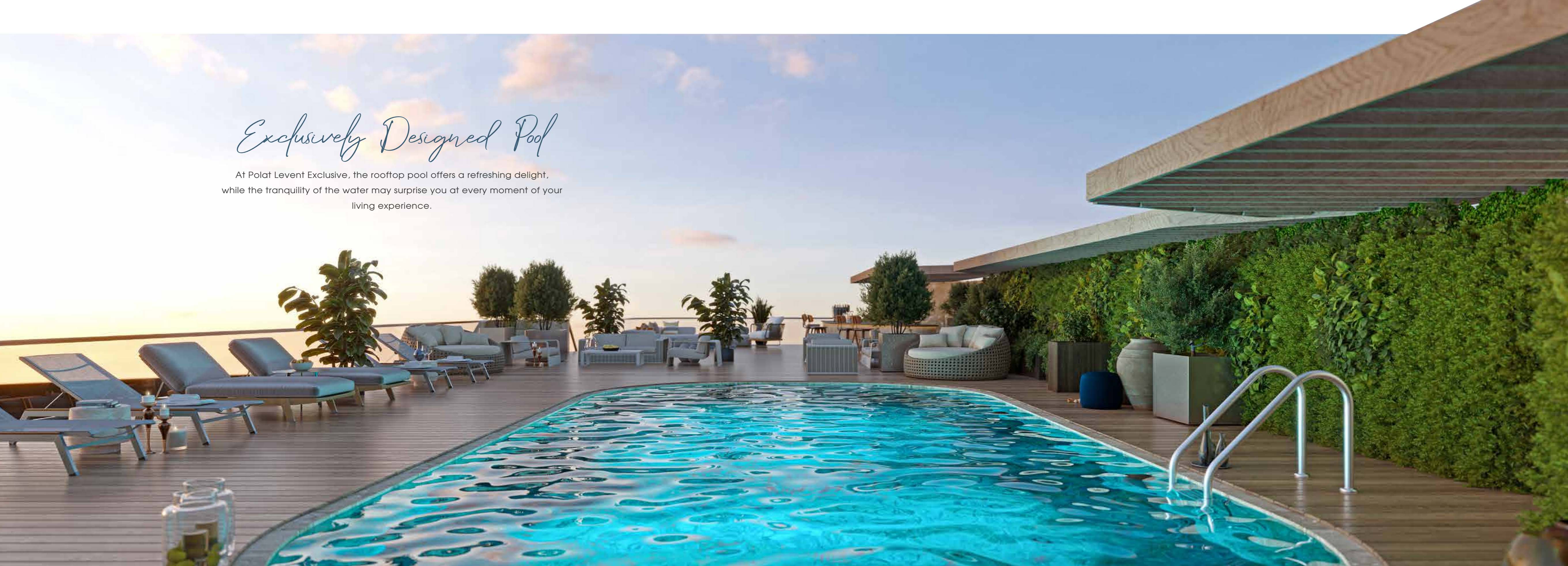
Polat Levent Exclusive blends comfort and luxury with its stunning pool and stylish bar. You can unwind and indulge in luxury at this oasis away from the city's hustle and bustle.

An Exclusive Lifestyle



Exclusively Designed Pool

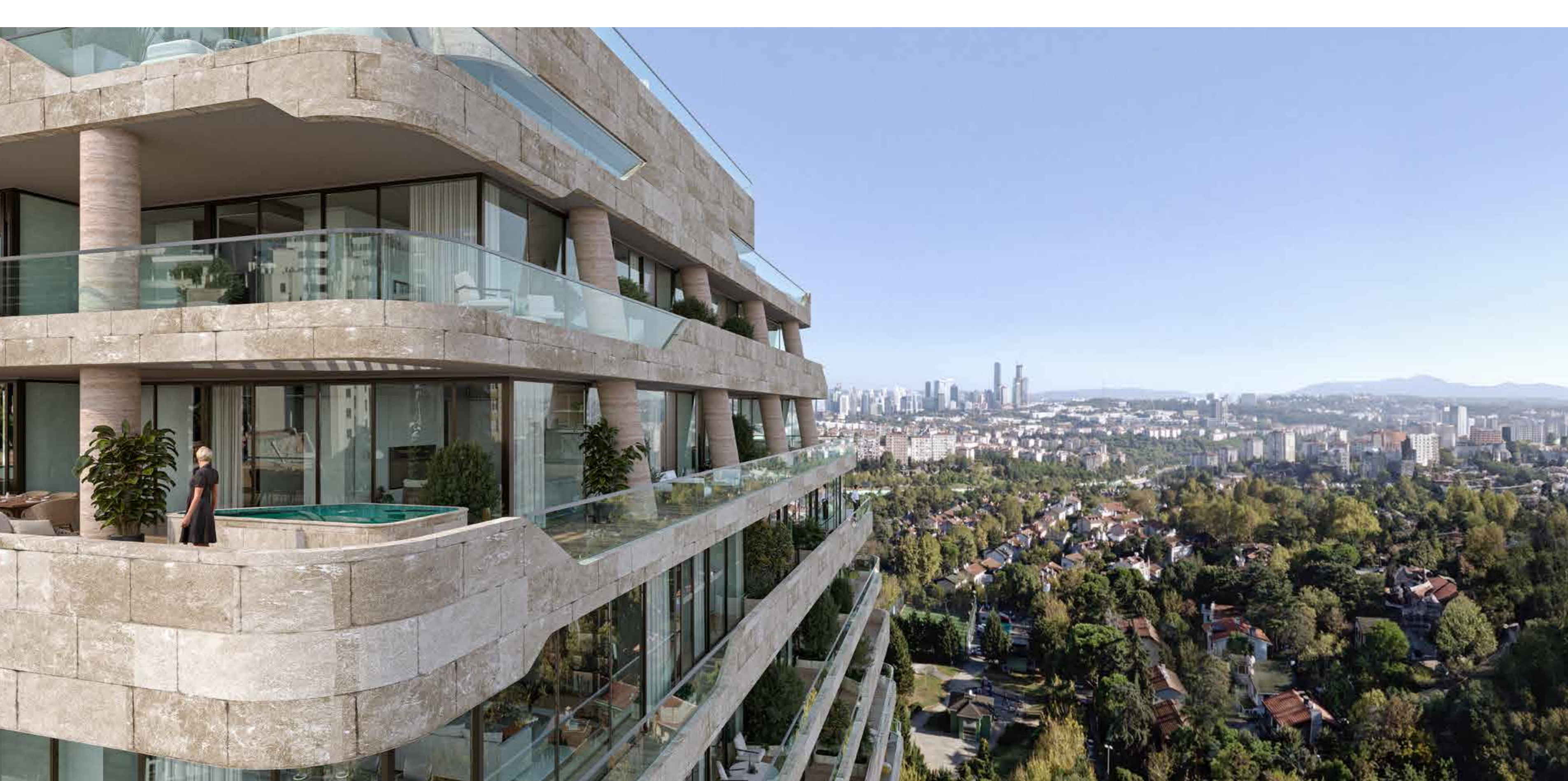
At Polat Levent Exclusive, the rooftop pool offers a refreshing delight, while the tranquility of the water may surprise you at every moment of your living experience.



As the privileged address of modern living, Polat Levent Exclusive brings together comfort, elegance, and functionality. Every detail is carefully considered, adding distinct value to your life with innovative designs, offering a unique experience that enriches your life in every aspect.

P O L A T
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THE EXCLUSIVE ADDRESS
OF MODERN LIVING



A RESIDENCE THAT OFFERS POOL HOUSE LUXURY



Experience the tranquility of infinity pools in selected units as you immerse yourself in the heart of Istanbul at this exclusive residence, where you'll enjoy the comfort of a private pool house.



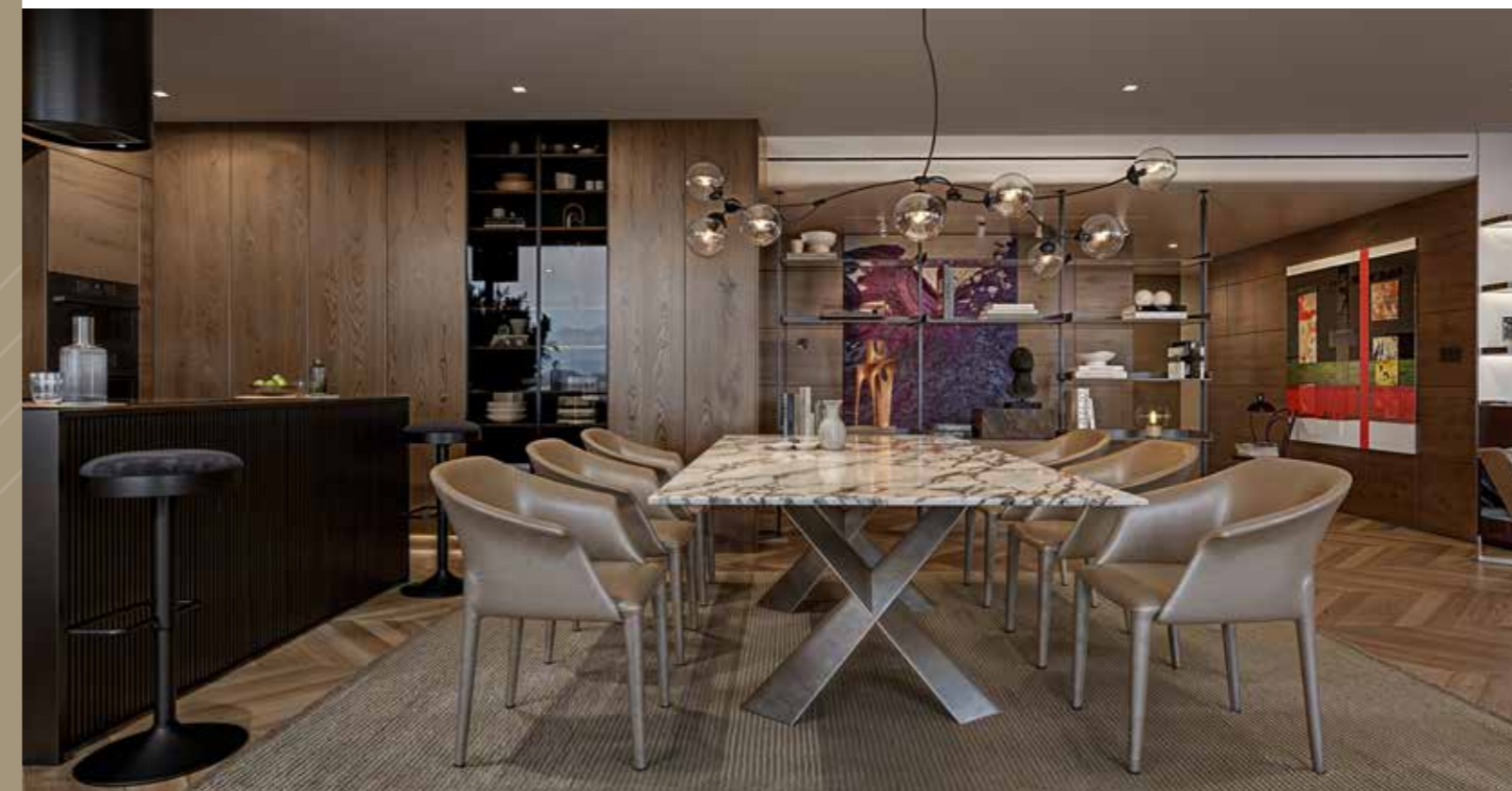






Living Spaces
Designed With a Contemporary
Architectural Approach

Each corner is an exquisite blend of aesthetics, brimming with details that simplify your life. The traces of contemporary architecture meet with comfortable and stylish living spaces. This is not just a home, but an experience that redefines your entire lifestyle.





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Modern kitchens make cooking easier,
combining practicality with inspiring designs.



P O L A T
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Living spaces meticulously designed down to every detail invite you to relax in the epitome of comfort and elegance. This is not just a haven for sleep but also a magnificent representation of aesthetics.





Comfortable & Stylish
Creative Touches to
Modern Living Spaces



HIDDEN IN THE DETAILS THE PLEASURE OF MODERN LIVING

The subtleties of modern living are tucked away like hidden treasures in the details. The comfort brought by thoughtful designs awaits to be discovered in every aspect of life. Enjoy the pleasure of modern living with unique details at every turn.

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LET YOUR NEW *Home Office* INSPIRE YOUR WORK



Polat Levent Exclusive expands your creativity in an inspiring environment with spacious and modern home office units covered in floor-to-ceiling windows.





YOU ARE IN THE REAL LEVENT

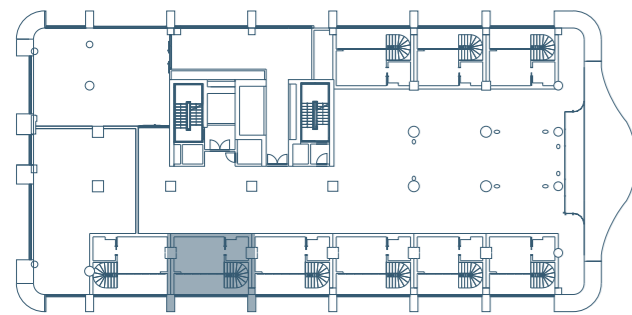
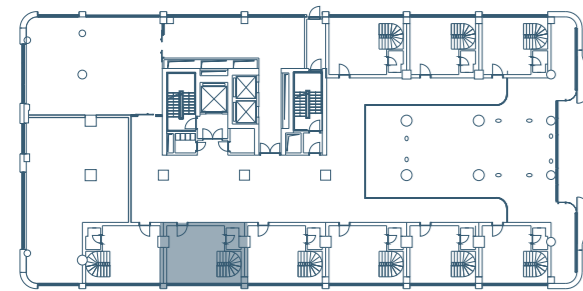
Levent, Istanbul's iconic district, has always been one of the first locations that come to mind for upscale living... Polat Levent Exclusive offers a unique living experience right at the heart of this esteemed hub, immersed in urban dynamics.

1+1 A (HO)

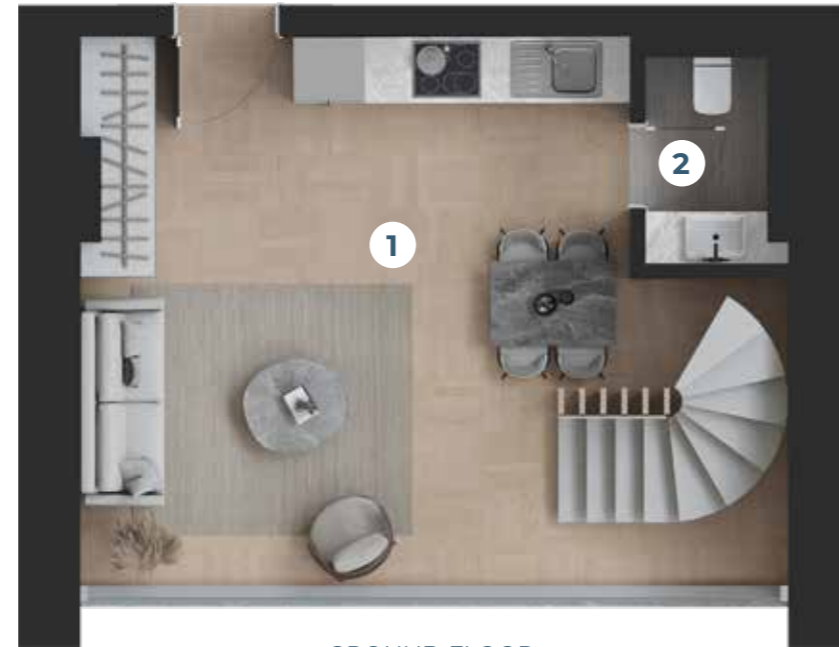
Ground & Mezzanine Floors
Independent Section No. 23

NET AREA _____ 40.91 m²
GROSS AREA _____ 46.49 m²
TOTAL GROSS AREA _____ 68.75 m²

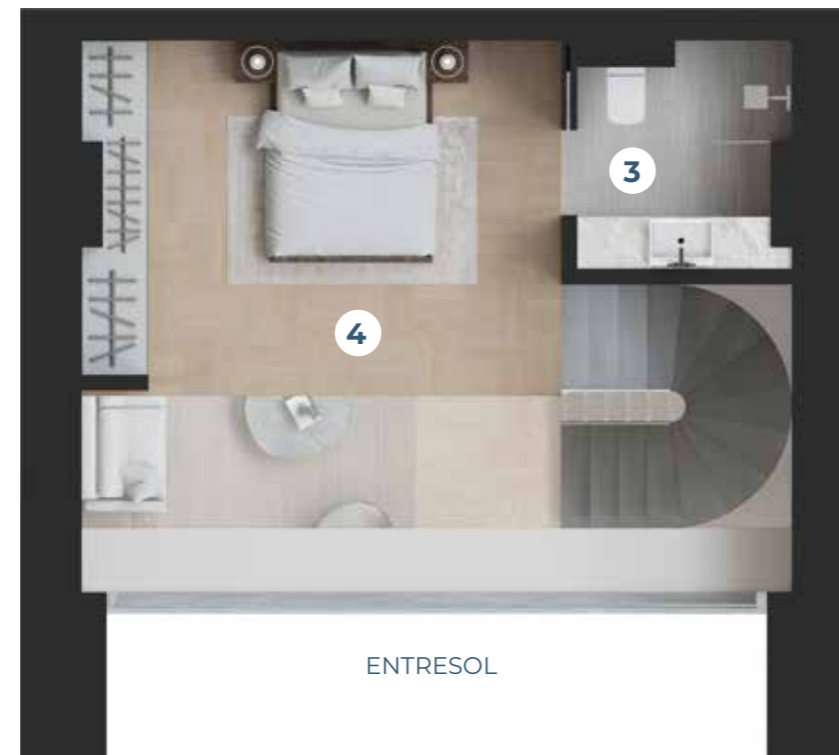
1 Living Room + Kitchen _____ 30.10 m²
2 WC _____ 1.90 m²
3 Bedroom _____ 14.20 m²
4 Bathroom _____ 4.15 m²



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GROUND FLOOR



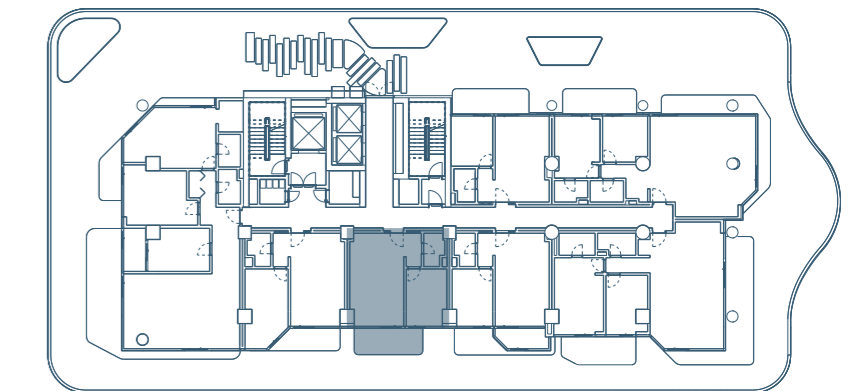
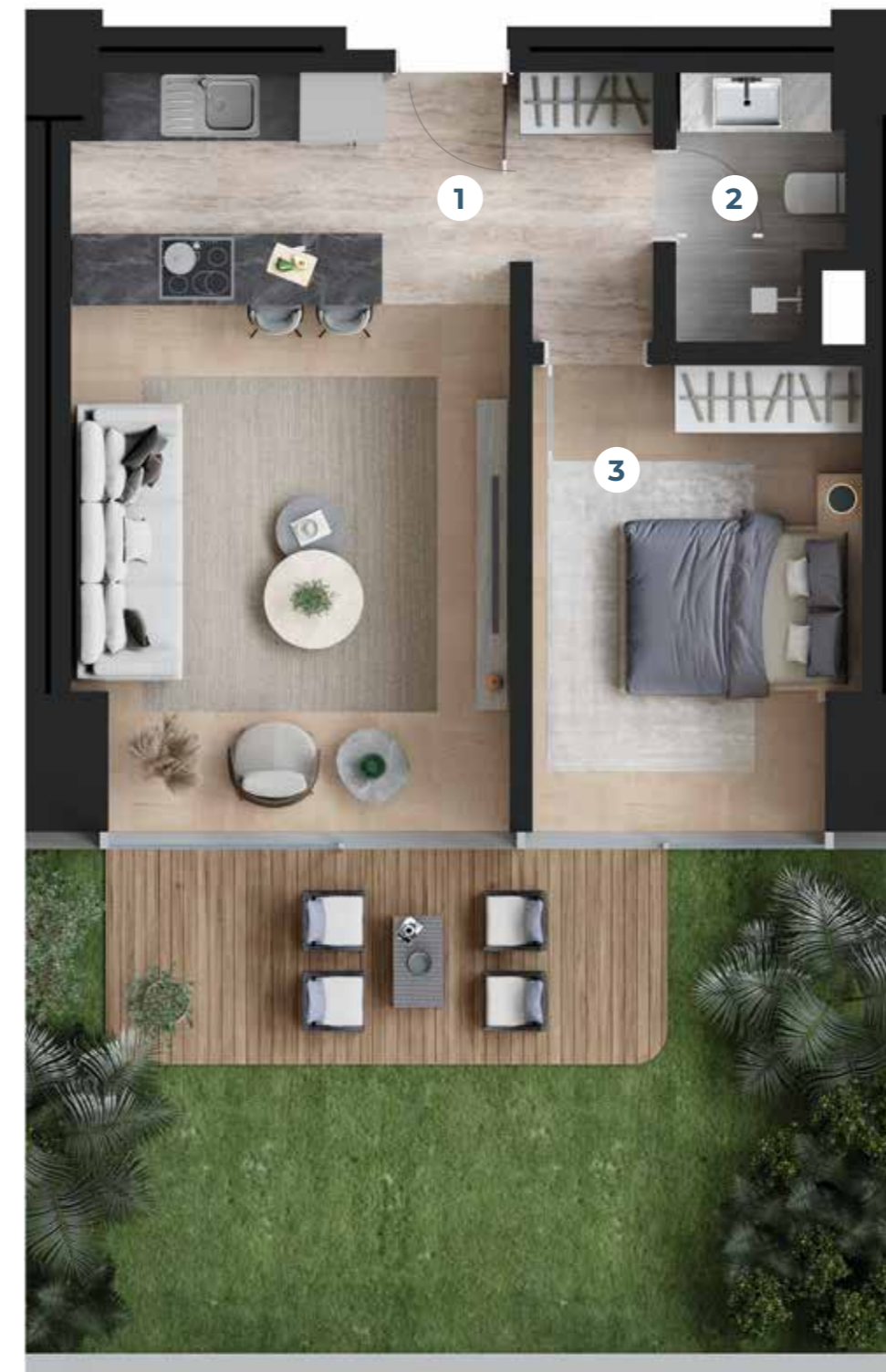
ENTRESOL

1+1 A

1. Floor
Independent Section No. 33

NET AREA _____ 43.46 m²
GROSS AREA _____ 53.35 m²
TOTAL GROSS AREA _____ 78.89 m²
TERRACE _____ 32.12 m²

1 Living Room + Kitchen _____ 28.04 m²
2 WC _____ 3.20 m²
3 Bedroom _____ 12.22 m²



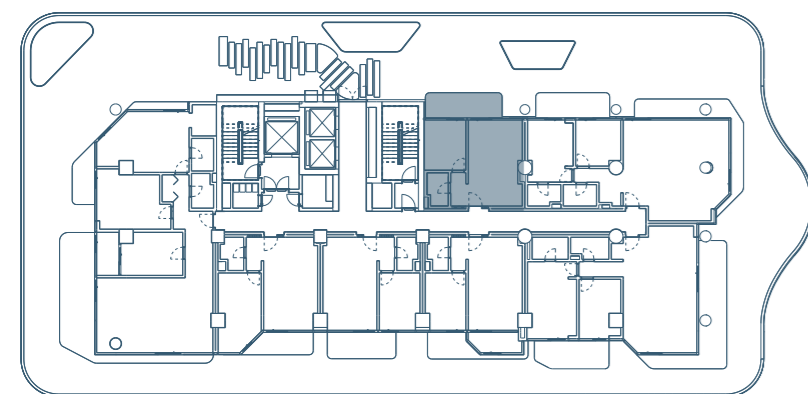
POLAT
LEVENT EXCLUSIVE

1+1 B | 1. Floor

Independent Section No. 37

NET AREA _____ 40.91 m²
 GROSS AREA _____ 46.49 m²
 TOTAL GROSS AREA _____ 68.75 m²
 TERRACE _____ 55.09 m²

1 Living Room + Kitchen _____ 26.61 m²
 2 WC _____ 3.30 m²
 3 Bedroom _____ 11.00 m²



P O L A T
 LEVENT EXCLUSIVE

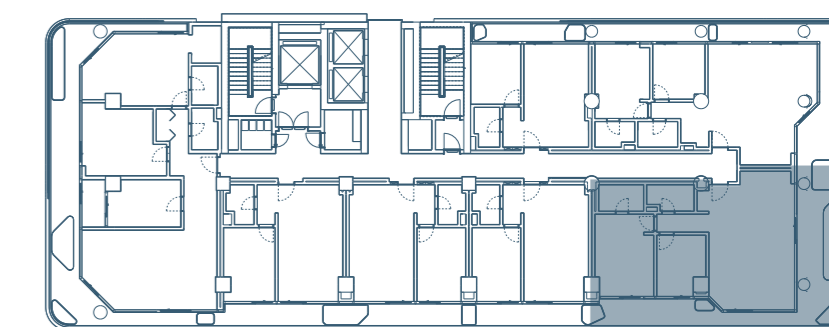


2+1 B | 2. Floor

Independent Section No. 42

NET AREA _____ 79.59 m²
 GROSS AREA _____ 95.72 m²
 TOTAL GROSS AREA _____ 141.55 m²
 TERRACE _____ 39.27 m²

1 Living Room + Kitchen _____ 41.59 m²
 2 Hallway _____ 3.00 m²
 3 Bathroom _____ 4.00 m²
 4 Primary Bathroom _____ 4.00 m²
 5 Primary Bedroom _____ 17.00 m²
 6 Bedroom _____ 10.00 m²



P O L A T
 LEVENT EXCLUSIVE

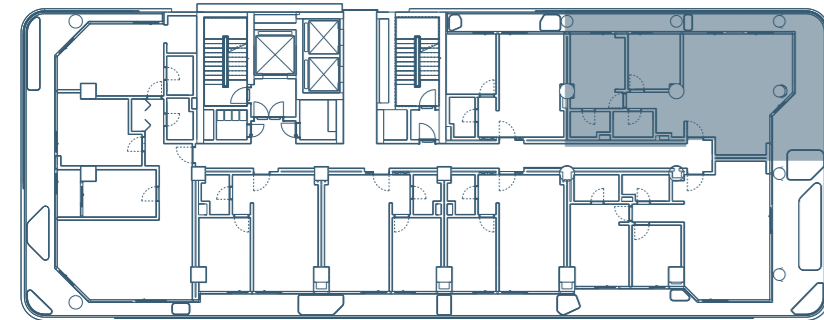


2+1C | 2. Floor

Independent Section No. 43

NET AREA	77.24 m ²
GROSS AREA	98.68 m ²
TOTAL GROSS AREA	145.93 m ²
TERRACE	34.62 m ²

1 Living Room + Kitchen	40.64 m ²
2 Hallway	5.40 m ²
3 Bedroom	10.40 m ²
4 Primary Bedroom	14.00 m ²
5 Primary Bathroom	3.30 m ²
6 Bathroom	3.50 m ²



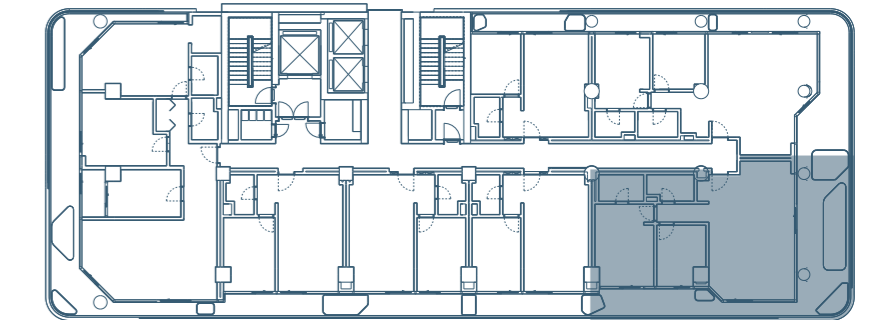
P O L A T
LEVENT EXCLUSIVE

2+1B3 | 2. Floor

Independent Section No. 77

NET AREA	81.02 m ²
GROSS AREA	99.56 m ²
TOTAL GROSS AREA	147.23 m ²
TERRACE	38.37 m ²

1 Living Room + Kitchen	40.92 m ²
2 Hallway	3.10 m ²
3 Bathroom	4.10 m ²
4 Primary Bathroom	4.20 m ²
5 Primary Bedroom	17.90 m ²
6 Bedroom	10.80 m ²



P O L A T
LEVENT EXCLUSIVE

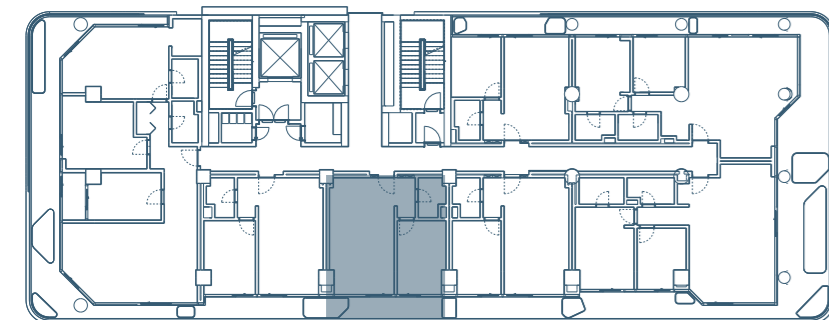
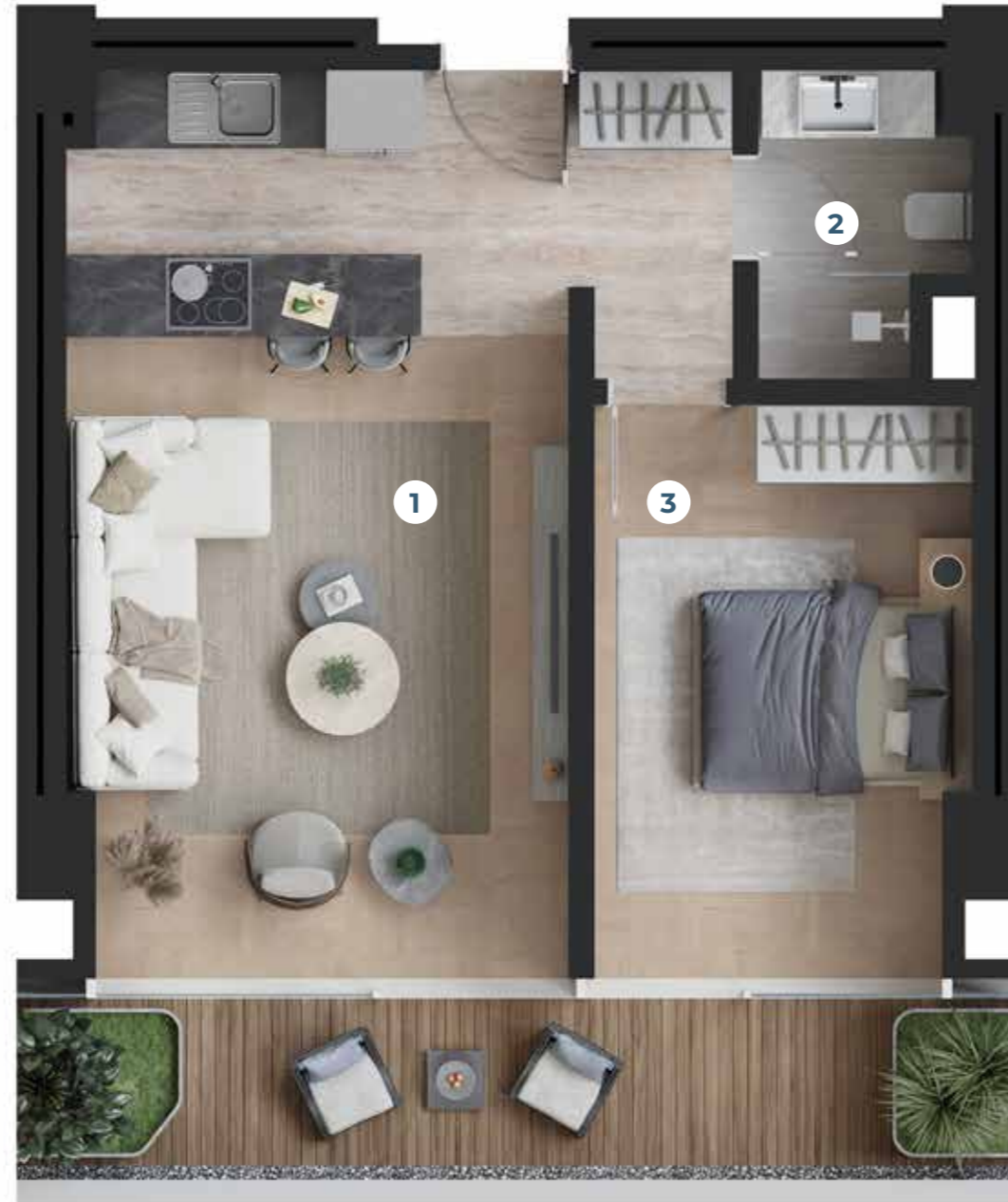
1+1 A

8. Floor

Independent Section No. 82

NET AREA _____ 45.56 m²
GROSS AREA _____ 55.53 m²
TOTAL GROSS AREA _____ 82.12 m²
TERRACE _____ 10.08 m²

1 Living Room + Kitchen _____ 29.40 m²
2 WC _____ 3.46 m²
3 Bedroom _____ 12.70 m²



P O L A T
LEVENT EXCLUSIVE

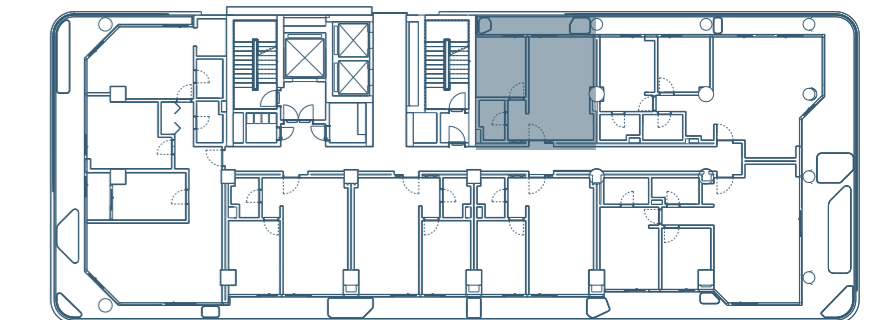
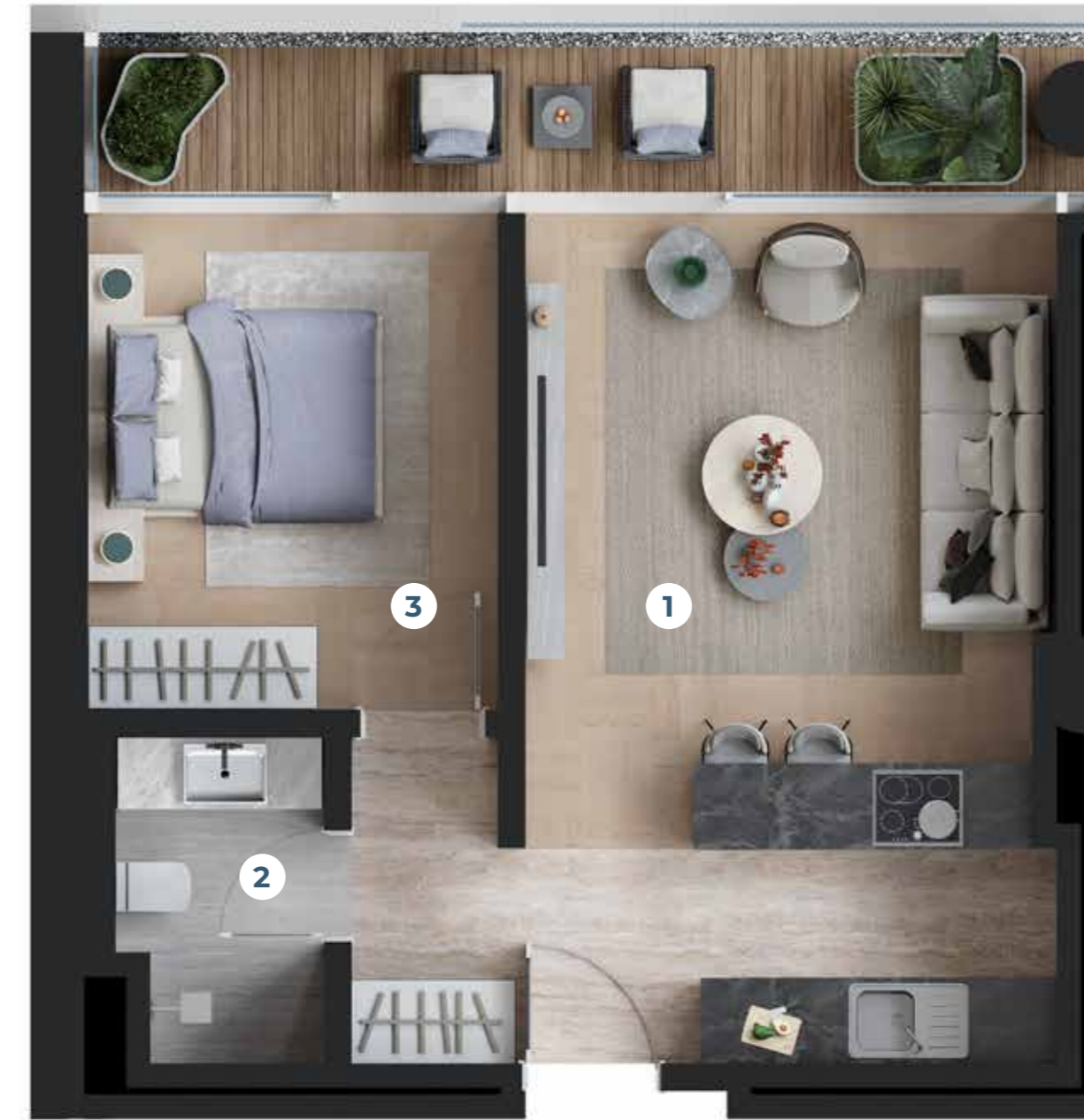
1+1 B

8. Floor

Independent Section No. 86

NET AREA _____ 41.85 m²
GROSS AREA _____ 49.39 m²
TOTAL GROSS AREA _____ 73.04 m²
TERRACE _____ 7.97 m²

1 Living Room + Kitchen _____ 26.55 m²
2 WC _____ 3.30 m²
3 Bedroom _____ 12.00 m²



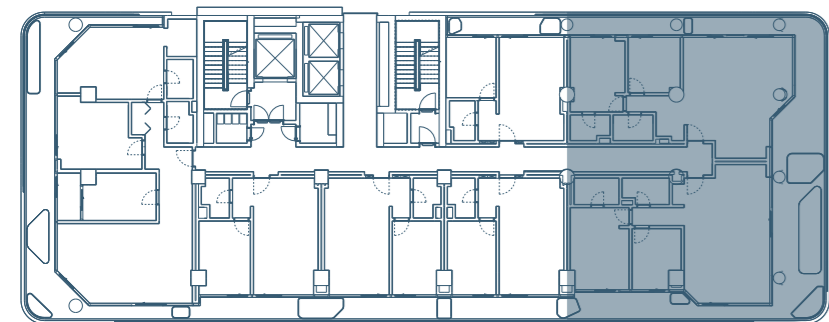
P O L A T
LEVENT EXCLUSIVE

3+1A | 9. Floor

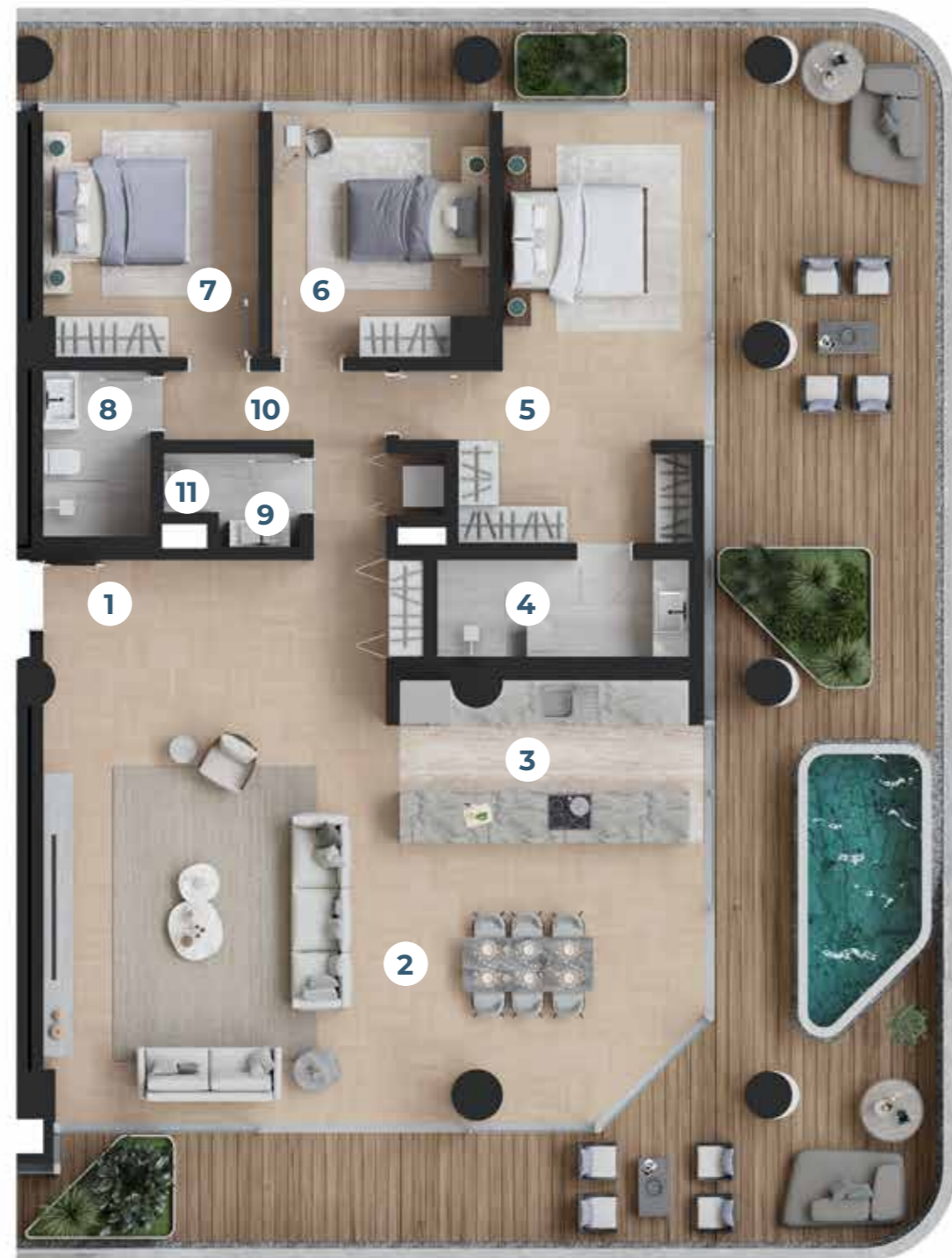
Independent Section No. 91

NET AREA	130.60 m ²
GROSS AREA	160.14 m ²
TOTAL GROSS AREA	236.81 m ²
TERRACE	84.73 m ²

1 Entrance Hall	7.10 m ²
2 Living Room	51.10 m ²
3 Kitchen	10.80 m ²
4 Primary Bathroom	5.10 m ²
5 Primary Bedroom	22.40 m ²
6 Bedroom	11.50 m ²
7 Bedroom	11.50 m ²
8 Bathroom	3.70 m ²
9 WC	1.90 m ²
10 Hallway	5.00 m ²
11 Laundry Room	0.50 m ²



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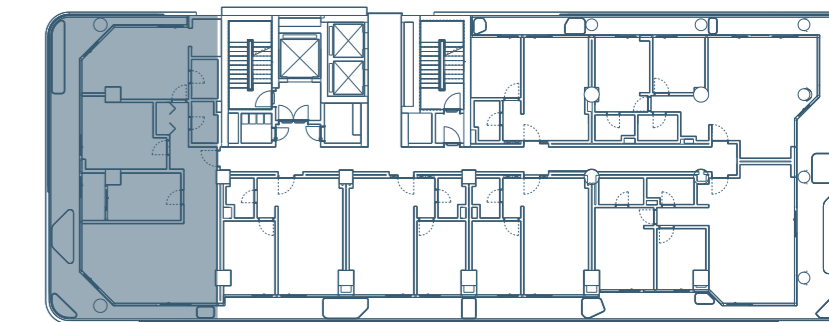


2+1A | 10. Floor

Independent Section No. 93

NET AREA	112.47 m ²
GROSS AREA	134.90 m ²
TOTAL GROSS AREA	199.49 m ²
TERRACE	34.70 m ²

1 Entrance Hall	8.37 m ²
2 Hallway	3.00 m ²
3 Bathroom	3.60 m ²
4 Laundry Room	1.10 m ²
5 Primary Bathroom	3.60 m ²
6 Primary Bedroom	27.50 m ²
7 Bedroom	17.00 m ²
8 Kitchen	14.30 m ²
9 Living Room	34.00 m ²



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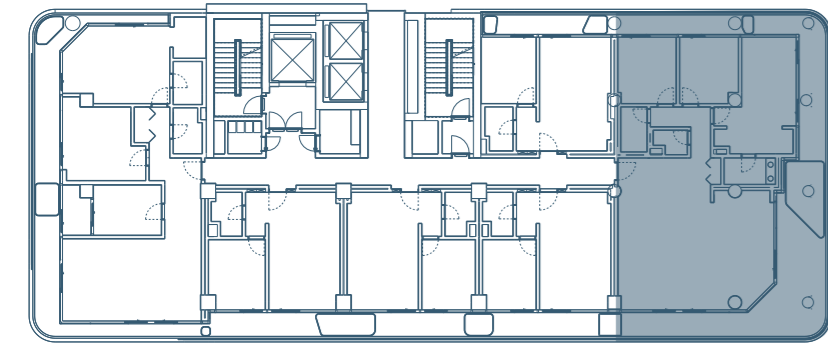


3+1 A | 10. Floor

Independent Section No. 97

NET AREA	120.43 m ²
GROSS AREA	148.54 m ²
TOTAL GROSS AREA	219.66 m ²
TERRACE	60.10 m ²

1 Entrance Hall	7.40 m ²
2 Living Room	45.13 m ²
3 Kitchen	8.20 m ²
4 Primary Bathroom	3.90 m ²
5 Primary Bedroom	22.40 m ²
6 Bedroom	11.40 m ²
7 Bedroom	11.50 m ²
8 Bathroom	3.40 m ²
9 WC	2.00 m ²
10 Hallway	5.10 m ²



P O L A T
LEVENT EXCLUSIVE

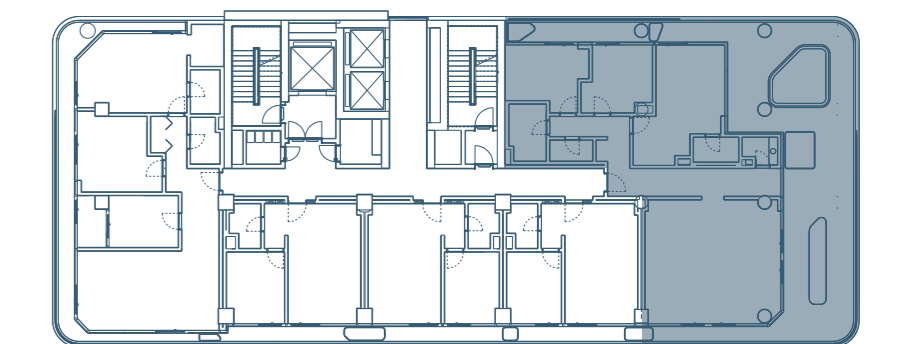


3+1 B | 11. Floor

Independent Section No. 103

NET AREA	128.88 m ²
GROSS AREA	131.50 m ²
TOTAL GROSS AREA	194.46 m ²
TERRACE	124.51 m ²

1 Entrance Hall	13.60 m ²
2 Living Room	7.30 m ²
3 Kitchen	38.08 m ²
4 Primary Bathroom	3.10 m ²
5 WC	2.40 m ²
6 Primary Bedroom	23.40 m ²
7 Bedroom	12.20 m ²
8 Bedroom	13.60 m ²
9 Bathroom	5.70 m ²
10 Laundry Room	2.50 m ²
11 Hallway	7.00 m ²



P O L A T
LEVENT EXCLUSIVE

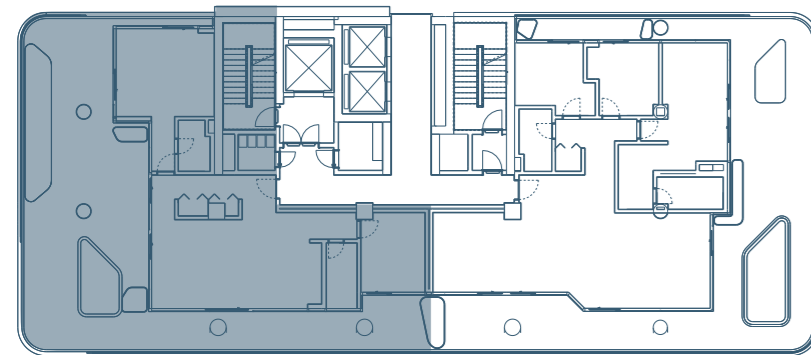


2+1 D1 | 12. Floor

Independent Section No. 104

NET AREA	120.43 m ²
GROSS AREA	148.54 m ²
TOTAL GROSS AREA	219.66 m ²
TERRACE	60.10 m ²

1 Entrance Hall	8.37 m ²
2 Hallway	3.00 m ²
3 Bathroom	3.60 m ²
4 Laundry Room	1.10 m ²
5 Primary Bathroom	3.60 m ²
6 Primary Bedroom	27.50 m ²
7 Bedroom	17.00 m ²
8 Kitchen	14.30 m ²
9 Living Room	34.00 m ²



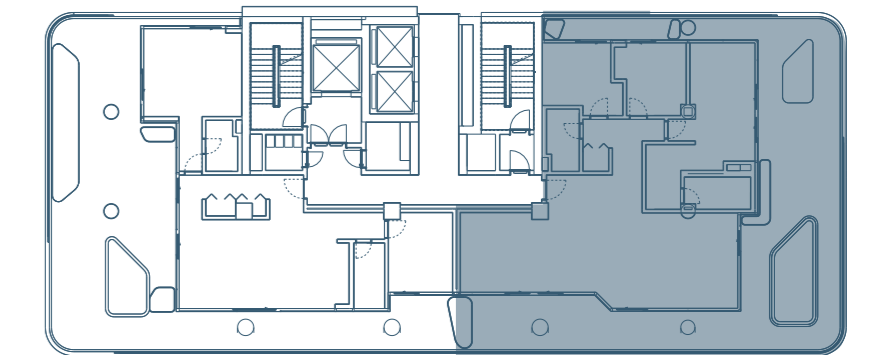
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3+1 C1 | 12. Floor

Independent Section No. 105

NET AREA	136.50 m ²
GROSS AREA	166.97 m ²
TOTAL GROSS AREA	246.91 m ²
TERRACE	112.28 m ²

1 Entrance Hall	8.70 m ²
2 Kitchen	25.70 m ²
3 Living Room	33.40 m ²
4 Primary Bathroom	5.00 m ²
5 Primary Bedroom	27.20 m ²
6 Bedroom	11.70 m ²
7 Bedroom	11.80 m ²
8 Bathroom	4.70 m ²
9 Laundry Room	1.20 m ²
10 Hallway	7.10 m ²



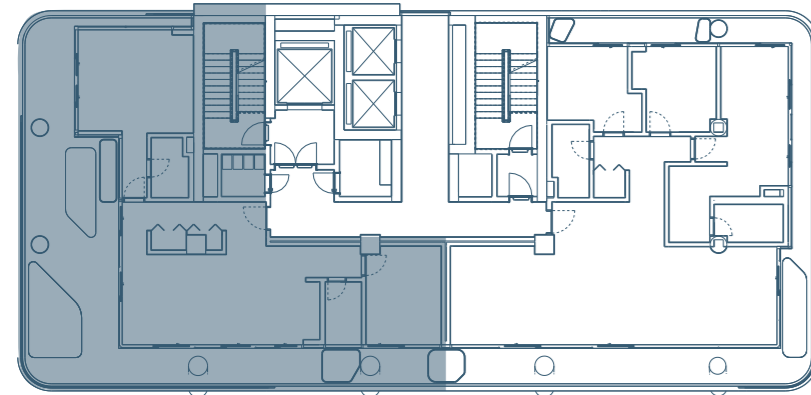
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LEVENT EXCLUSIVE

2+1D | 13. Floor

Independent Section No. 106

NET AREA _____ 91.17 m²
 GROSS AREA _____ 114.89 m²
 TOTAL GROSS AREA _____ 169.90 m²
 TERRACE _____ 63.36 m²

- 1 Entrance Hall _____ 8.50 m²
- 2 Hallway _____ 3.20 m²
- 3 Bathroom _____ 3.70 m²
- 4 Bedroom _____ 21.70 m²
- 5 Living Room _____ 26.87 m²
- 6 Kitchen _____ 6.80 m²
- 7 Bathroom _____ 4.20 m²
- 8 Hallway _____ 3.00 m²
- 9 Bedroom _____ 13.20 m²



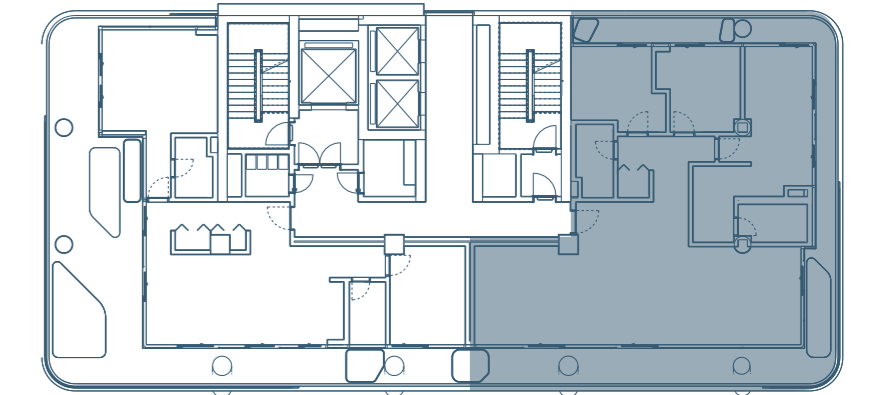
P O L A T
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3+1C | 13. Floor

Independent Section No. 107

NET AREA _____ 131.92 m²
 GROSS AREA _____ 158.98 m²
 TOTAL GROSS AREA _____ 235.10 m²
 TERRACE _____ 44.89 m²

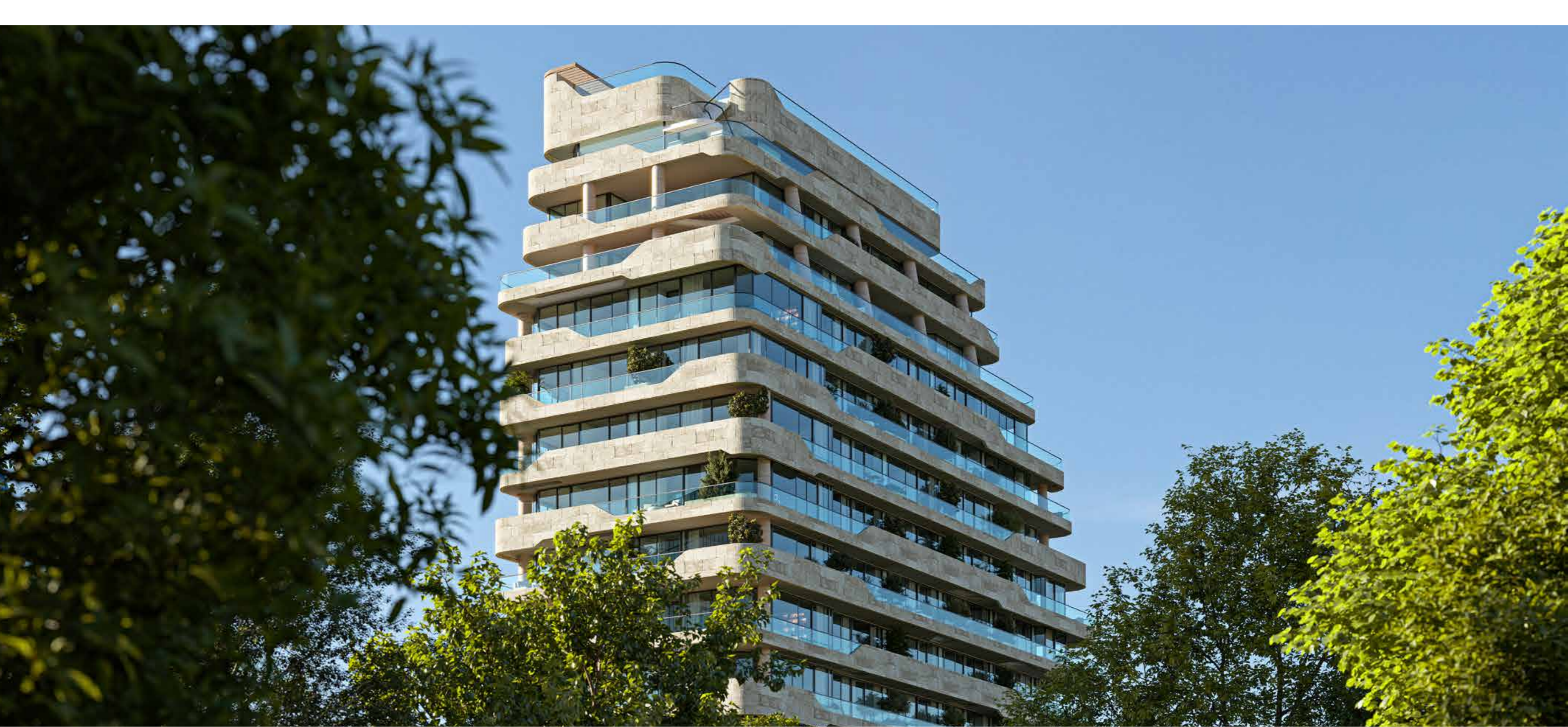
- 1 Entrance Hall _____ 8.70 m²
- 2 Kitchen _____ 14.90 m²
- 3 Living Room _____ 41.42 m²
- 4 Primary Bathroom _____ 4.40 m²
- 5 Primary Bedroom _____ 25.40 m²
- 6 Bedroom _____ 11.70 m²
- 7 Bedroom _____ 12.50 m²
- 8 Bathroom _____ 4.50 m²
- 9 Laundry Room _____ 1.20 m²
- 10 Hallway _____ 7.20 m²



P O L A T
 LEVENT EXCLUSIVE

LEVENT'S *Contemporary Signature*





P O L A T
LEVENT EXCLUSIVE



Levent and its surroundings have been an integral part of Istanbul's urban landscape since the 1950s, adapting to the city's changing needs. What was once lined with industrial complexes and factories along the Büyükdere axis has evolved into vibrant business districts, which later gave rise to shopping malls. Hotels and mixed-use projects turned Levent into a hub, while maintaining its residential character. One side embodies the hustle and bustle of life and work, while the other side maintains a tranquil residential atmosphere reminiscent of a boutique neighborhood.

The Polat Levent Exclusive project was crafted to meet the evolving needs of the area. It caters not only to those who want to stay in Levent and use its nearby business centers but also to newcomers to Istanbul's urban scene, offering 1+1, 2+1, and 3+1 floor plan alternatives, spacious balconies, and access to water and green spaces, providing solutions that balance the proximity and distance from the chaos of the city. Nestled in the heart of Levent, one of Istanbul's most prestigious neighborhoods, Polat Levent Exclusive breathes new life into our surroundings with its architecture, unique views, and comfortable living spaces, day and night.

At Polat Levent Exclusive, units are meticulously designed to help you leave all the stresses of life behind. Floor-to-ceiling glass facades and windows surround each floor, inviting sunlight into your home, while spacious interiors prioritize your comfort and peace of mind. With its rooftop social facility, terrace pool, sky gardens on every floor, and infinity pool options, Polat Levent Exclusive offers a unique residential experience in a 14-story building, where you can enjoy exclusive living at its finest.

Spread across approximately 2,500 m² of land, Polat Levent Exclusive offers 1+1, 2+1, and 3+1 apartment options, along with commercial and office spaces on the ground floors and garden areas on the podium level. It offers a unique Istanbul experience on every floor, with panoramic views stretching from the stunning beauty of the Bosphorus to the glittering skyscrapers of the city. In the wake of the pandemic, there's been a heightened appreciation for greenery, sunlight, and open spaces, which Polat Levent Exclusive addresses through its structure that evolves as you ascend, and its typology capturing sunlight with water and greenery on each floor, creating its own architectural and spatial nature.

The design of the rooftop social facility and pool prioritizes the mental and physical well-being of its residents. Beyond residential and office spaces, Polat Levent Exclusive promises a lifestyle that will simplify and enrich daily life with its wide range of amenities.

Gökhan Avcıoğlu

Founder of Global Architectural Development (GAD) ve GAD Foundation



