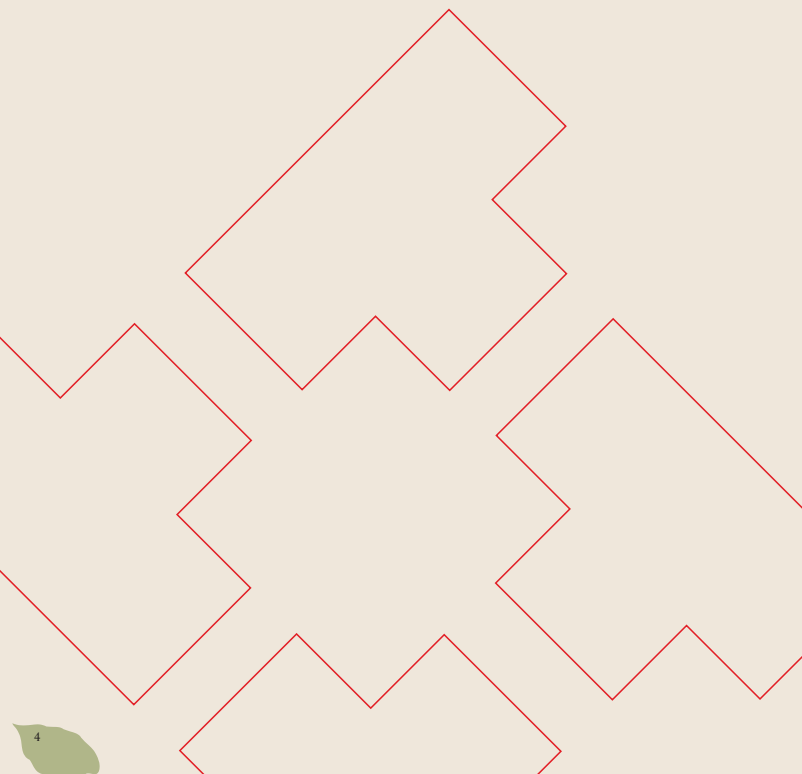


A VERDANT SCENERY,
A FRESH BREATH OF AIR.



A P R O J E C T

that



celebrates life

IN ANKARA

The architect of Istanbul's most valued and the Aegean and Mediterranean's most prestigious projects, Tahincioğlu channels its 65 years of experience to Ankara, making a debut in the city with its first project.

Developing living spaces with an innovative approach and setting the standards, Tahincioğlu attaches a great deal of importance to coexistence in harmony with nature and emphasizes respect for ecological balance. Quality, aesthetics and comfort, which have become synonymous with the brand, serve as the foundation of new ideas.





*parks are
essential*

FOR A CALM AND PRIVILEGED LIFE





The perfect life, where you
can take in a deep breath of
nature and indulge in serenity
without having to wander
away from the city,

is waiting for you.






Discovering your essence exploring nature

Drawing attention with its alluring design in the midst of Dikmen Valley's revitalizing splendor, Nidapark Çankaya offers an exceptional experience for 199 families. You can feel the pulse of the city while tranquility nurtures your soul at your impeccably designed home - located at the very heart of Ankara, but nested in nature.

Becoming part of an exclusive project will carry the quality of your life to the next level, making you feel the breeze of modern life with all its features and offering you a fresh breath of air with its distinctive location.





An aerial photograph of a lush green valley. A winding paved path runs through the center of the valley, surrounded by dense green trees and manicured lawns. In the background, a hillside is covered with modern, multi-story apartment buildings. The sky is clear and blue.

Only a step away from

Dikmen Valley

CLOSE YOUR EYES, IMAGINE AN IDYLIC VALLEY
DECORATED WITH THE WHITE AND PINK BLOSSOMS
OF SAKURA TREES...





That is the exact location of Nidapark Çankaya, touching your soul with an architectural design respectful of the generosity offered by nature, where the positive energy of the valley makes you lose track of time. Introducing you to the serenity offered by the hundreds of plants and trees, waterfalls and fresh air of the Dikmen Valley at a single step, each apartment at Nidapark Çankaya has been designed with a focus on comfort and in harmony with nature.









Endless shades of green

Spread across 700.000 square meters,
Dikmen Valley never ceases to captivate
its guests with its walking trails, lush trees,
social facilities, cafés, beauty salons, exhibition
halls and many more amenities. Your social life
becomes uniquely stylish without having to retire
from nature.

You are being embraced by a life, where you can
step out of your home and take a walk to the
park, spending each and every day grounding on
the soil, rediscovering the offerings of mother
nature, running, working out, relaxing
and unwinding.

Nested in





nature at the heart of the city

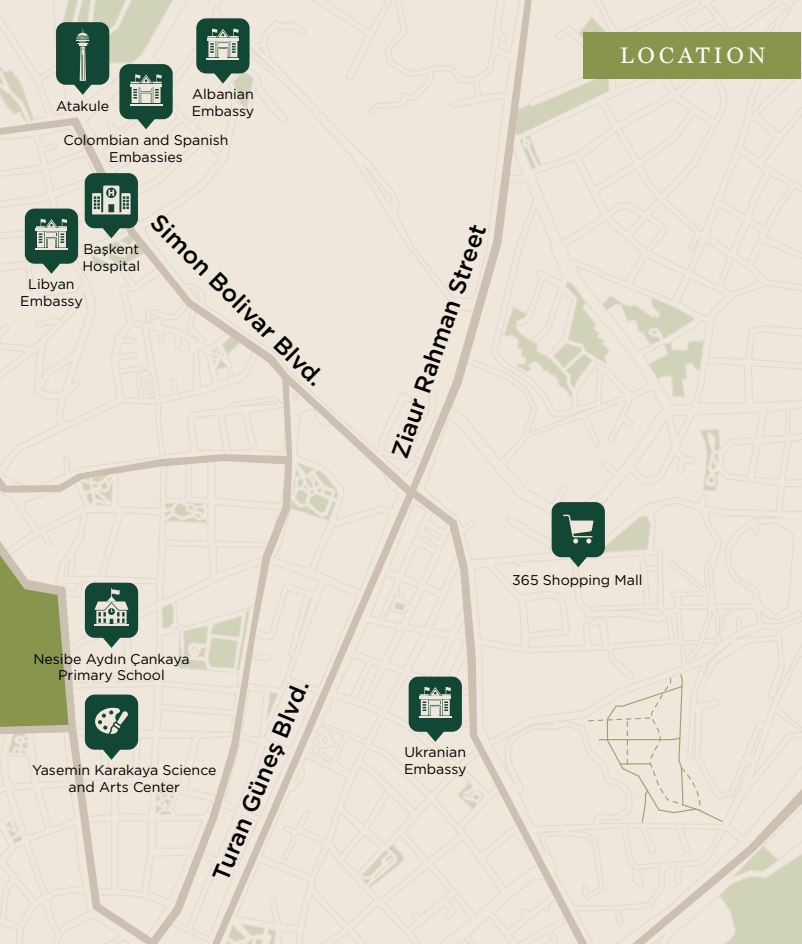
UNCOVERING SOMETHING NEW WITH
EVERY TOUCH OF NATURE.

Nidapark Çankaya has a very special location on Dikmen Valley, one of the rare recreational areas at the center of Ankara. Situated at the midpoint of the valley, between existing phases and new phases planned for construction, Nidapark Çankaya offers the most extraordinary and lush panoramic view.



- Turan Güneş Boulevard 2 mins.
- 1071 Malazgirt Boulevard 6 mins.
- Çankaya Mansion 7 mins.
- Atakule 7 mins.
- 365 Shopping Mall 7 mins.
- Panora Shopping Mall 8 mins.

LOCATION



- 29 May State Hospital 8 mins.
- Embassies Area 9 mins.
- TGNA 11 mins.

- Tunalı Hilmi Street 14 mins.
- Kuğulu Park 14 mins.
- Eymir Lake 15 mins.

DİKMEN VALLEY
KIZILAY

DIRECT PASSAGE FROM BOĞAZCI CAVAKAYA TO DİKMEN VALLEY

KONYA ROAD
MALAZGİRT BOULEVARD

Tahincioğlu reserves the right to make changes to the project.

RESIDENTIAL USE AREA BORDER

LAYOUT

ATAKULE

CEZAYİR STREET

TURAN GÜNEŞ
BOULEVARD

ORAN HOUSING
ESTATE

EYMİR LAKE







A lucrative view from all angles

Located at the most verdant area of Çankaya and designed with the Tahincioğlu privilege, your home becomes an invaluable investment tool.

Your lucrative new home with a view, offers a wise opportunity for your future with its rewarding qualities.

Türkiye's 2nd
**MOST
DEVELOPED**
district

A population
of
949.265
people

Ankara's
BIGGEST
district

Türkiye's
2nd
BIGGEST
district

13
**SHOPPING
MALLS**
in Çankaya



114
Diplomatic
Missions
in Çankaya

15
UNIVERSITIES
102
HIGH SCHOOLS
in Çankaya

Ankara's district
with the
**HIGHEST
AVERAGE
INCOME LEVEL**

Ankara's district
with the
**HIGHEST RATE
OF
WHITE COLLAR/
C-LEVEL
residents**

**839 PUBLIC
INSTITUTIONS**
within 5 km
of the project





ALL THE DETAILS
OF YOUR
LIVING SPACE





reflect
your soul



The project, with a view of Atakule,
is equipped with functional qualities
that enable refined pleasures.
The spaciousness and unique fabric of the
living spaces can be sensed at first sight.



A privileged world is being designed at
Nidapark Çankaya with a residential block
comprised of 199 apartments and 7 stores.







An exclusive life at every moment

Offering everything you'll ever want from a home with features that raise quality standards, Nidapark Çankaya also brings indulgence and wellness into your life with its boundless amenities. The special advantages of being integrated with the park allow you to deepen your bond with nature while offering ease and comfort.



SWIMMING
POOL



GYM



SUNBATHING
TERRACE



STUDIO



BALCONIES



**CHILDREN'S
PLAYGROUND**



**OUTDOOR
SOCIAL
FACILITIES**



**PARKING
LOT**



SECURITY



**LANDSCAPE
AREA and
WALKING
TRAILS**









Where
dreams





become reality

Spacious living room

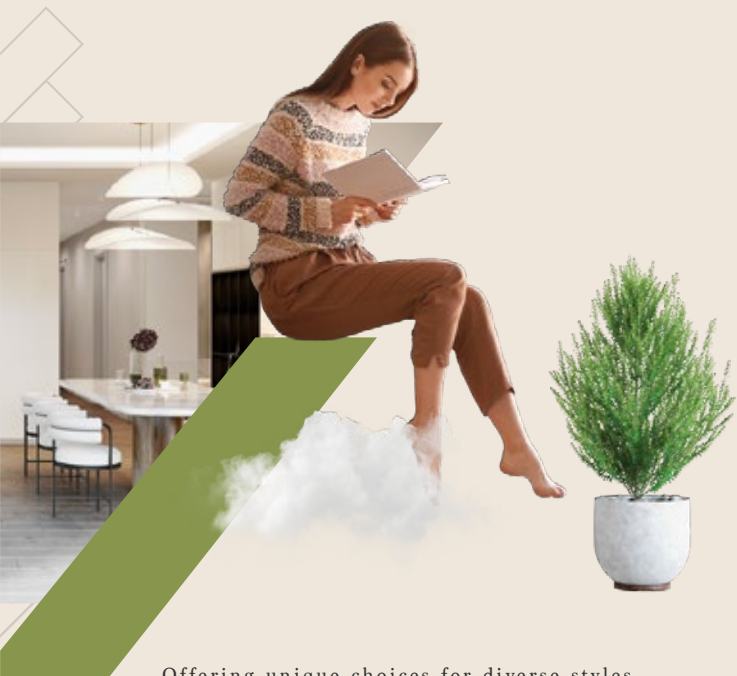
with exquisite details







The spacious, luminous and functional indoor spaces at Nidapark Çankaya enrich each and every moment, as apartments - overlooking the verdant scenery - are designed with a focus on comfort. The exquisite material quality stands out on all surfaces while the human-centered approach and creative solutions set new lifestyle trends.



Offering unique choices for diverse styles, the project presents various apartment alternatives from 1-bedroom, 2-bedroom, and 3-bedroom to 3,5-bedroom and 4,5-bedroom options. Weaved with sophisticated details designed to meet all your needs, your home offers you a pleasure of your own.

The bedroom

that lures the sunlight in through
its large windows





N A T



U R E

*reflected
in your home*



1+1



NET AREA: **39.45 m²**

NET AREA + OUTDOOR AREA: **43.76 m²**

GROSS SALEABLE AREA: **67.14 m²**

2+1

OPEN-CONCEPT KITCHEN



NET AREA: **63.19 m²**

NET AREA + OUTDOOR AREA: **79.56 m²**

GROSS SALEABLE AREA: **122.58 m²**

2+1

CLOSED-CONCEPT KITCHEN



NET AREA: **70.33 m²**

NET AREA + OUTDOOR AREA: **99.28 m²**

GROSS SALEABLE AREA: **150.28 m²**

3,5+1



NET AREA: **104.77 m²**

NET AREA + OUTDOOR AREA: **141.68 m²**

GROSS SALEABLE AREA: **210.86 m²**

3,5+1

GARDEN



NET AREA: 119.66 m²

TERRACE: 44.67 m²

ALLOCATED GARDEN: 150 m²

GROSS SALEABLE AREA: 174.60 m²

4,5+1



NET AREA: **144.63 m²**

NET AREA + OUTDOOR AREA: **238.20 m²**

GROSS SALEABLE AREA: **332.23 m²**

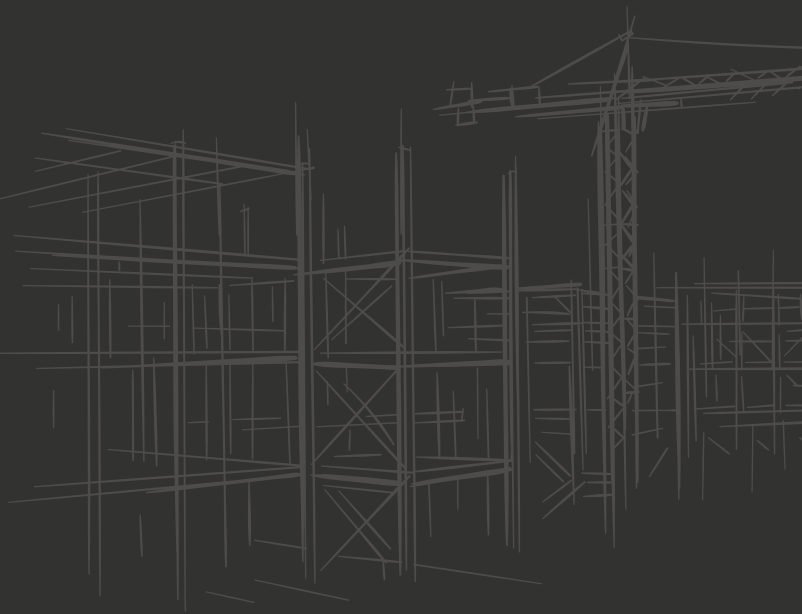


*There's an apartment
for every taste.*





RELI A



B I L L I T Y

is the key



As Tahincioğlu Real Estate, we attach a great deal of importance to Earthquake Resistance as part of the design criteria in our structures. Beside working with Static Design Offices, we make sure to receive Concrete Consultancy, Static Project Consultancy and Static Implementation Consultancy services in all our projects.

Alongside the Soil Survey Report and the inspections carried out by the Municipal Static Bureau and Building Inspection Company, all of our structures are subject to Foundation Engineering, Seismicity, Geotechnical and Wind Simulation Studies and Reports and designed with an approach to exceed the highest standards set forth by the legislations and regulations.

Designed in the light of all this data and meeting all expectations with its distinctive and innovative design approach, Nidapark Çankaya is also positioned at a very safe location due to the rocks present in the terrain.

under the signature of

P R O F E S S I O N A L S

Designed with niche tastes and unique values by expert architects and engineering teams, this project is the work of an exclusive notion.

EMPLOYER
CONTACTOR
ARCHITECTURE
STATIC
MECHANIC
POWER
SOIL SURVEY
SHORING PROJECT
INFRASTRUCTURE PROJECT
LANDSCAPE PROJECT
INTERIOR ARCHITECTURE PROJECT
STATIC AND EARTHQUAKE CONSULTANCY
FIRE CONSULTANCY
FAÇADE CONSULTANCY
ELEVATOR CONSULTANCY
GEOTECHNICAL CONSULTANCY
WIND SIMULATION
3D RENDERS
3D MODEL

TAHİNCİOĞLU REAL ESTATE
TAHİNCİOĞLU REAL ESTATE
ASGA ARCHITECTS
BALKAR ENGINEERING
ÜNLÜ ENGINEERING
ENKOM ENGINEERING
GEOMEK ENGINEERING
GEOTECH İSTANBUL
INFRAPLAN
ON TASARIM LANDSCAPE
ASGA ARCHITECTS
ŞAMİL ŞEREF POLAT
ETİK ENGINEERING
CWG CONSULTANCY
HYUNDAI ELEVATOR
GEOTECH İSTANBUL
TURBOTEK
ARTI EKŞİ SIFIR
ARMİ MODELS



KONUT

 NİDAPARK — GÜNDOĞAN —	 NİDAPARK — GÖÇEK —	 NİDAPARK — ATASEHİR —	 NİDAPARK — CENGELKÖY —	 NİDAPARK — İSTİNYE —	 NİDAPARK — ÇANKAYA —
 NİDAPARK — KÜÇÜKYALI —	 NİDAPARK — BAŞAKŞEHİR —	 NİDAPARK — SEYRANTEPE —	 NİDAPARK — AYYILDIZ —	 NİDAPARK — BEŞİKTAŞ —	 NİDAPARK — KAYASEHİR —

AVM

 PALLADIUM — ALIYANCA MERKEZİ ATASEHİR —	 PALLADIUM — HANCIHALI VEĞANCI ANKARA —	 PALLADIUM — ALIYANCA MERKEZİ KAYASEHİR —	 PALLADIUM — ÇELİK KÜÇÜKYALI —
--	---	---	--

OFİS

 NİDAKULE — LEVENT —	 NİDAKULE — KÜÇÜKYALI —	 NİDAKULE — ATASEHİR KUZAY —	 NİDAKULE — ATASEHİR BATI —	 PALLADIUM — TOWER —
 NİDAKULE — ATASEHİR GÜNEY —	 NİDAKULE — KAYASEHİR —	 NİDAKULE — GÖZTEPE —	 NİDAKULE — KOZTATAGI —	

TAHİNCIOĞLU REAL ESTATE is a Tahincioğlu Holding group company, operating in the real estate development and investment areas and setting new standards in the sector. Tahincioğlu Real Estate undertakes premium retail, office, residence and shopping mall projects as well as the construction and development of luxury hotels with an experience of over 65 years.

Expanding its activities beyond its main activity area of real estate with additional services and amplifying its presence in the sector, Tahincioğlu has established three other companies, namely “Nidapark Real Estate Consultancy”, “Tahincioğlu Management and Services Inc.” and “Ve Real Estate”, in addition to “Meta Real Estate Management” operating in the office management sector.

The recipient of 22 prestigious international awards with its experience in real estate development, project design, construction and marketing, Tahincioğlu Real Estate constructs distinctive, prestigious, eco-sensitive and human-centered structures. Tahincioğlu Real Estate ranks among the top companies in its sector with over 30 completed and ongoing projects that span across an area of more than 4 million square meters. Some of its residential and office projects can be listed as Nidapark Beşiktaş, Nidapark İstinye, Nidapark Çengelköy, Nidapark Küçükyalı, Nidapark Ataşehir, Nidakule Levent, Nidakule Ataşehir, Nidakule Kozyatağı and Nidakule Göztepe in İstanbul together with Nidapark Gündoğan in Bodrum and Nidapark Göcek in Göcek.

Tahincioğlu's construction company Nida Construction is the general contractor for all Tahincioğlu projects and continues to lead the sector with its pioneering novel perspectives. Most recently with the Nidapark Çankaya project, a brand new lifestyle is initiated in the most central and verdant area of Ankara.



tahincioglu.com / 444 4 846

NİDAPARK ÇANKAYA SALES OFFICE
Hıtal 626. Cd. No: 212 - 06550 Çankaya/Ankara