Bahçekent TİM

THE NEXT GENERATION TRADE CENTER



ÇİFTÇİ MODERN YAPI

HASANOĞLU

ÇİFTÇİ MODERN YAPI

HASANOĞLU

PROJECT OVERVIEW

NEXT GENERATION TRADE CENTER

Production, storage, showroom and sales — all under one roof. Adjacent units can be combined as your business expands: a center that grows with you.



IN THIS CATALOG

BAHÇEKENT TİM IN 12 SECTIONS

Everything you need to know about the project — location, key figures, technical specifications, floor plans and site access — organized section by section.

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ABOUT THE PROJECT

A JOINT DEVELOPMENT BY HASANOĞLU GROUP OF COMPANIES AND ÇİFTÇİ MODERN YAPI IN ESENYURT HOŞDERE.

Bahçekent TİM combines the convenience of a commercial center with modern infrastructure, giving businesses an innovative and sustainable place to grow.

Designed to add lasting value to the region's commercial ecosystem, the center makes day-to-day business operations faster and more efficient.

Every unit is planned around function and ease of use, meeting the production, storage and logistics needs of modern businesses.



GROUND FLOOR · COMMERCIAL FRONTAGE

AT THE CROSSROADS OF MAJOR TRANSPORT LINKS

AT THE HEART OF INDUSTRY AND LOGISTICS

Bahçekent TİM sits on Mercedes Boulevard in Esenyurt Hoşdere, just south of the E-80 motorway, with its main frontage facing directly onto the boulevard — surrounded by the region's leading manufacturing and logistics operations.

Distances are straight-line and for information only.





PROJECT VISUALS

IN THE HEART OF ESENYURT HOŞDERE

KEY FIGURES

187 UNITS · 8 KEY FIGURES

BAHÇEKENT TİM IN NUMBERS

LAND AREA

30,000 m^2

CONSTRUCTION AREA

90,000 m^2

SALEABLE AREA

57,000 m^2

TOTAL UNITS

187 units

119 – 250 M²

57 units

250 – 350 M²

96 units

350 – 500 M²

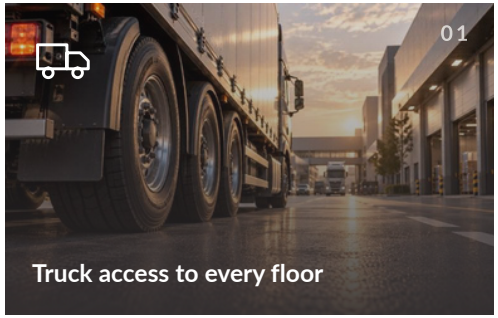
27 units

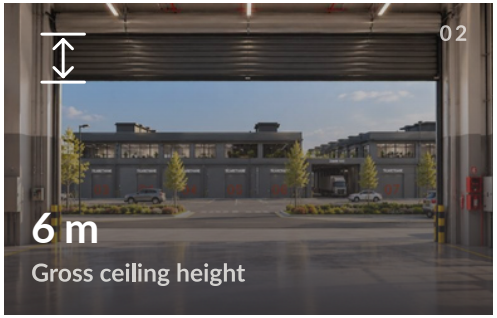
500 – 1,274 M²

7 units

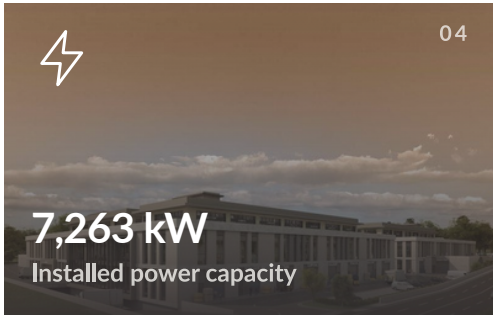
BUILDING SPECIFICATIONS

From structure and power to climate control and security, all infrastructure is in place at handover — so businesses can start production and shipping from day one.

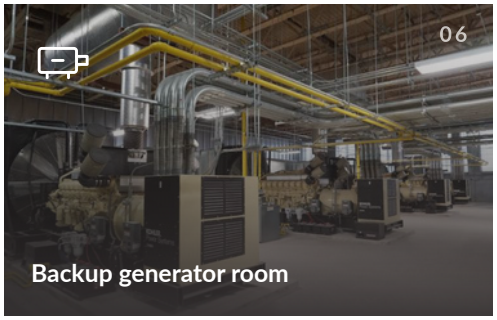


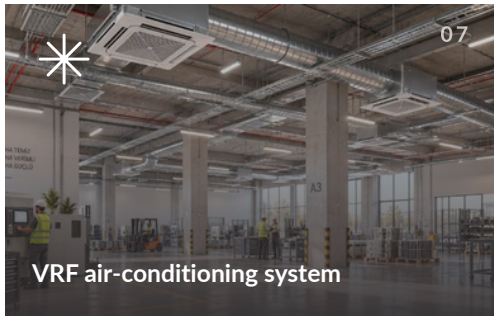




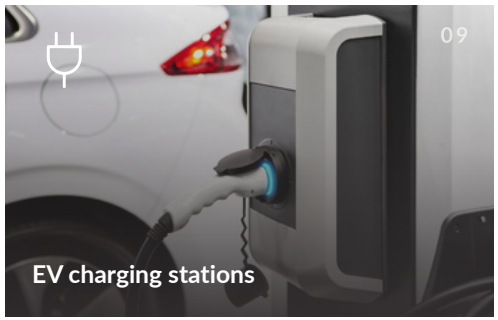




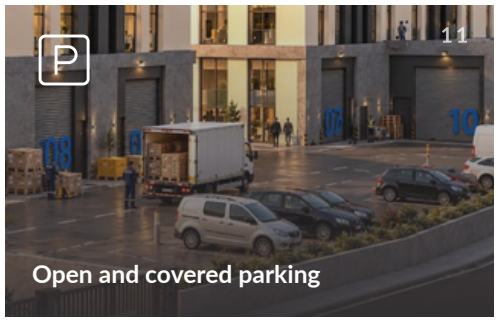








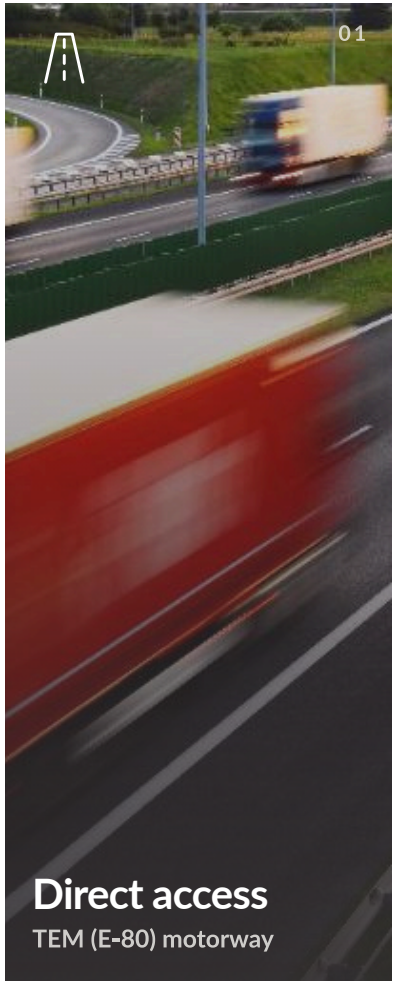


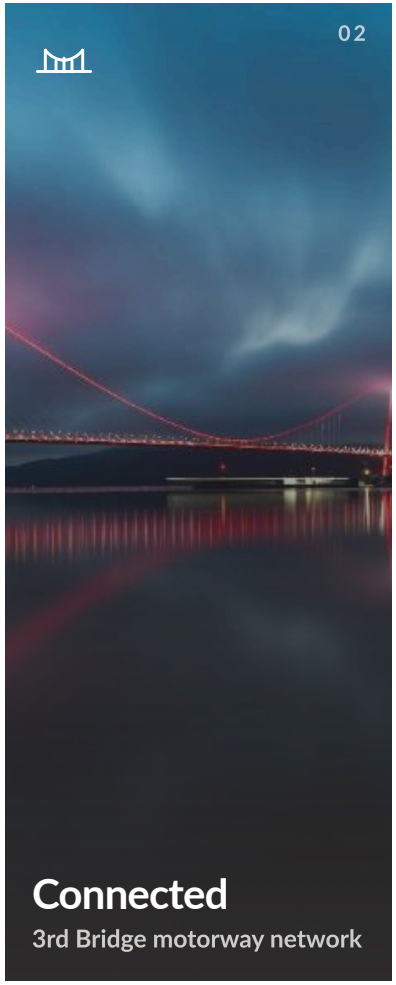


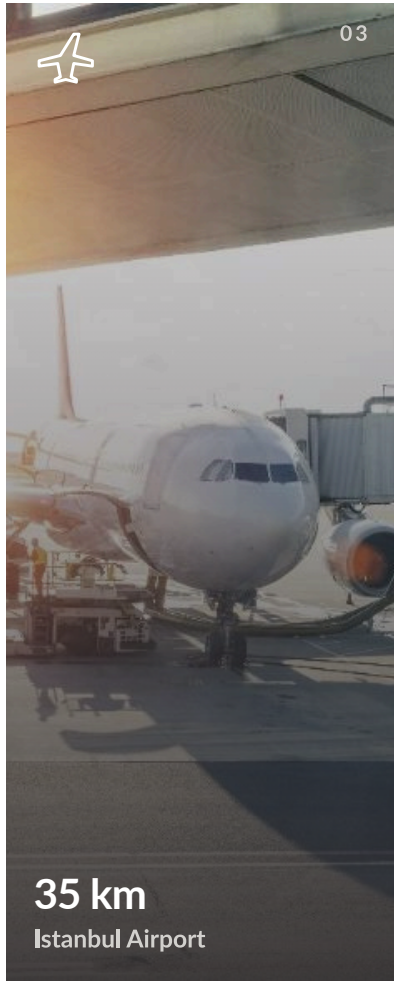


ACCESS & CONNECTIVITY

Located on Mercedes Boulevard, right next to the E-80 motorway, in the heart of Istanbul's manufacturing and logistics hub — with fast access to the Canal Istanbul route, the 3rd Bridge motorway network and Istanbul Airport.













SITE PLAN

Four blocks, a shared courtyard and truck-accessible internal roads — all within a single campus.

FLOOR DISTRIBUTION

5 FLOORS · 187 UNITS

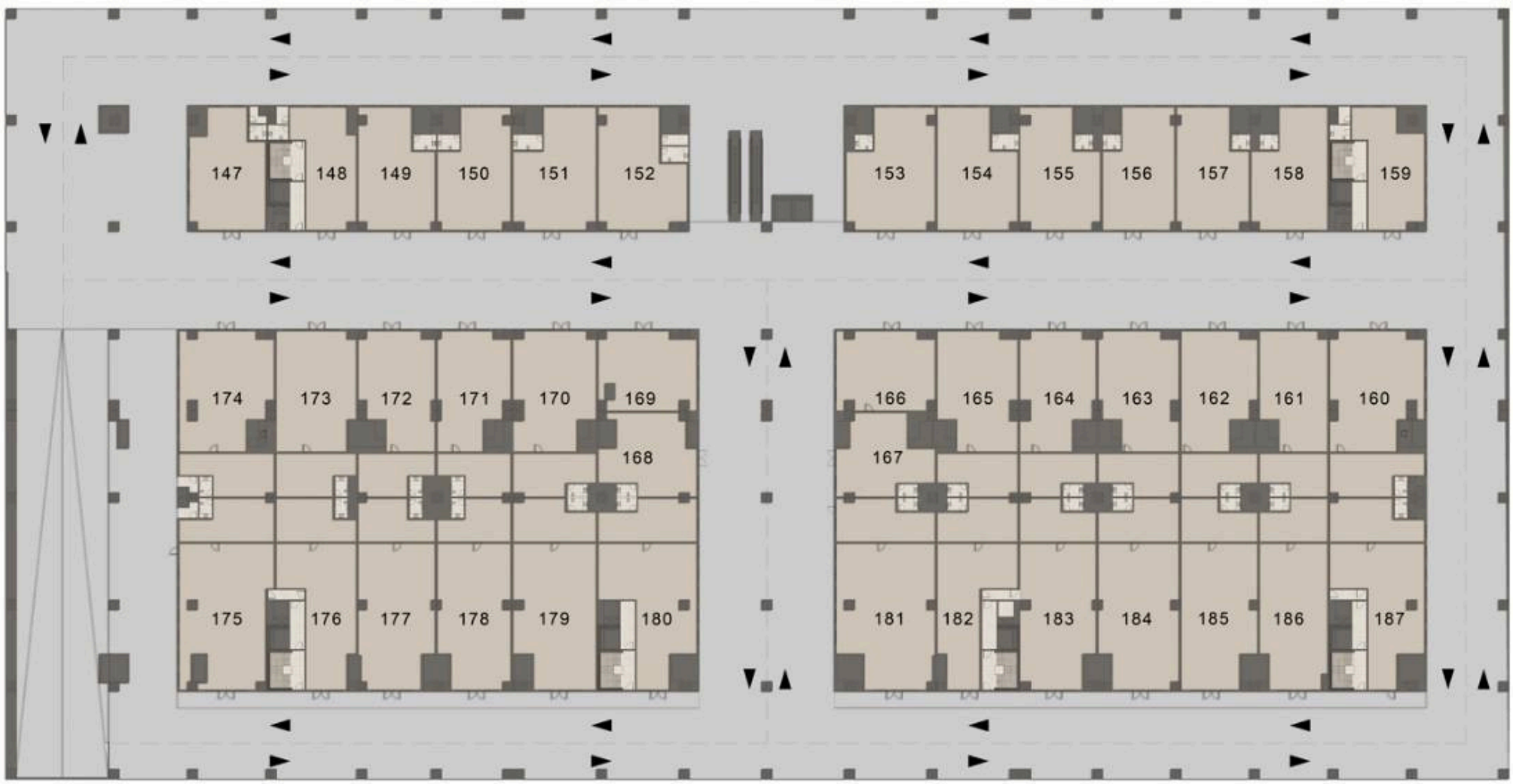
1st Floor	UNITS 147 – 187	41 UNITS
Ground Floor	UNITS 101 – 146	46 UNITS
Basement 1	UNITS 56 – 100	45 UNITS
Basement 2	UNITS 1 – 55	55 UNITS
Basement 3	COVERED PARKING · AMENITIES · PLANT ROOMS	96 CARS
Shared Features	TRUCK ACCESS TO EVERY FLOOR	

FLOOR PLAN

1ST FLOOR

41 UNITS · NO. 147 – 187

MERCEDES BOULEVARD



1738 STREET

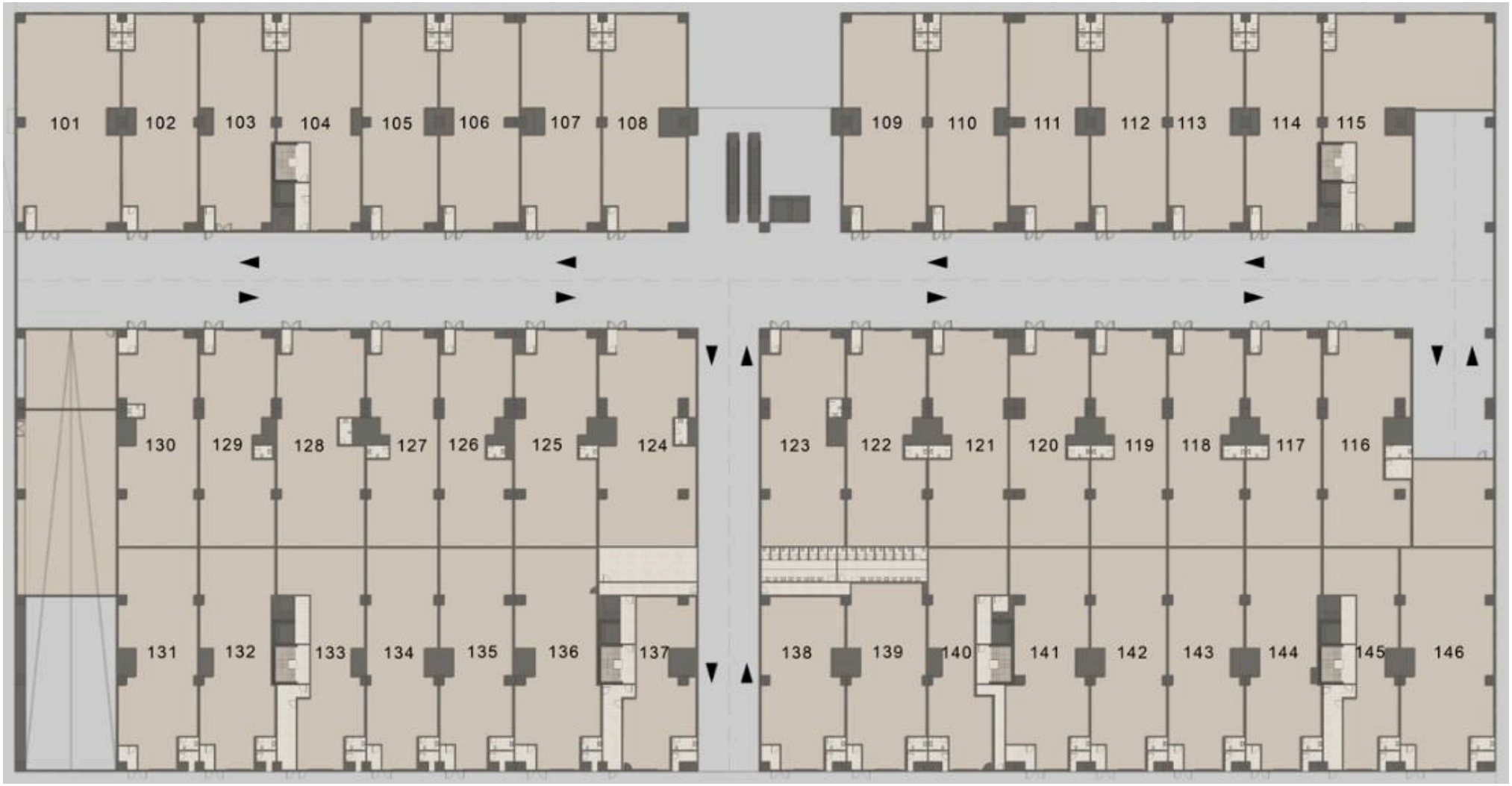
ARCHITECTURAL PLAN · FOR INFORMATION ONLY

FLOOR PLAN

GROUND FLOOR

46 UNITS · NO. 101 – 146

MERCEDES BOULEVARD



1738 STREET

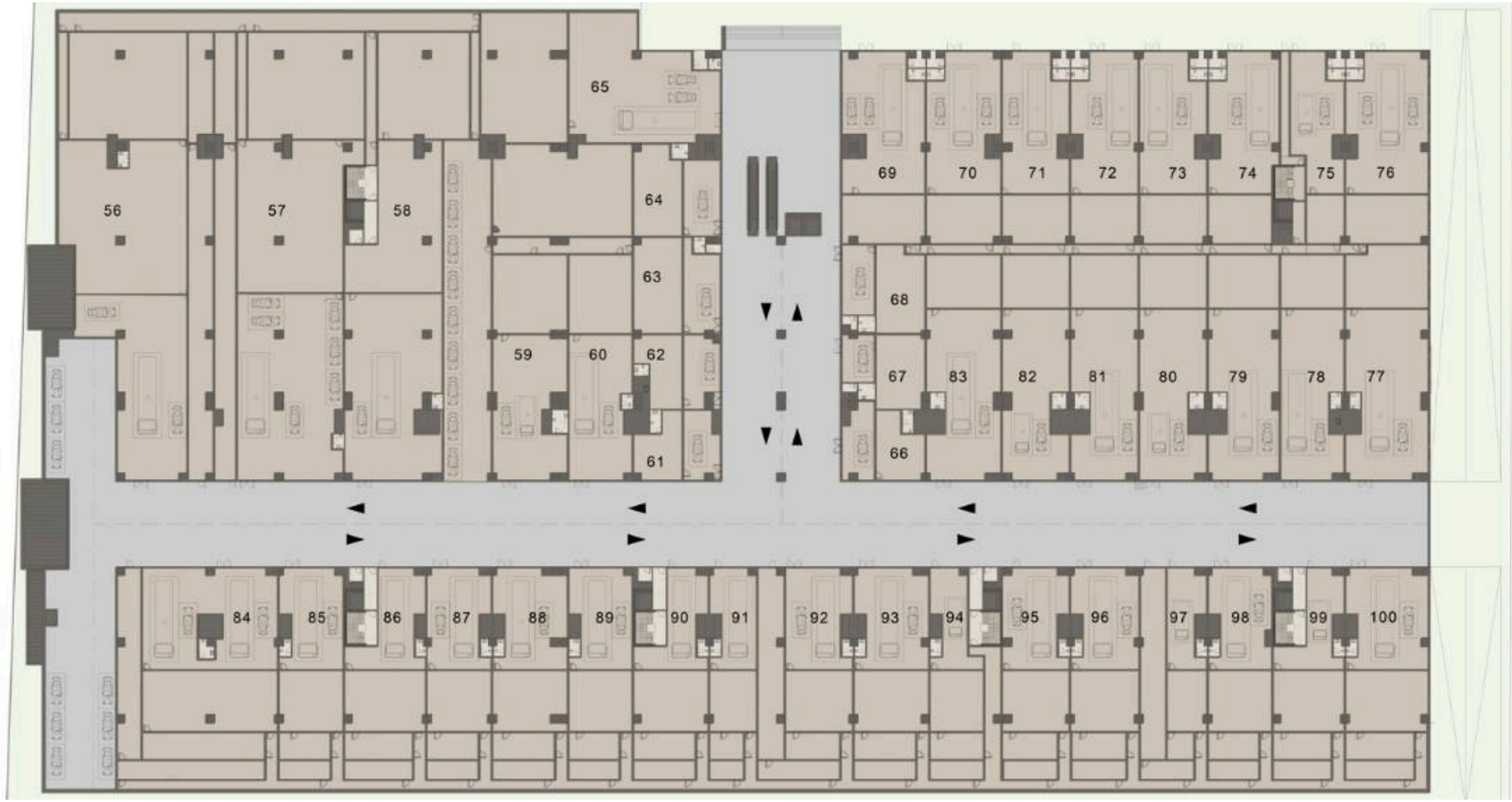
ARCHITECTURAL PLAN · FOR INFORMATION ONLY

FLOOR PLAN

BASEMENT 1

45 UNITS · NO. 56 – 100

MERCEDES BOULEVARD



1738 STREET

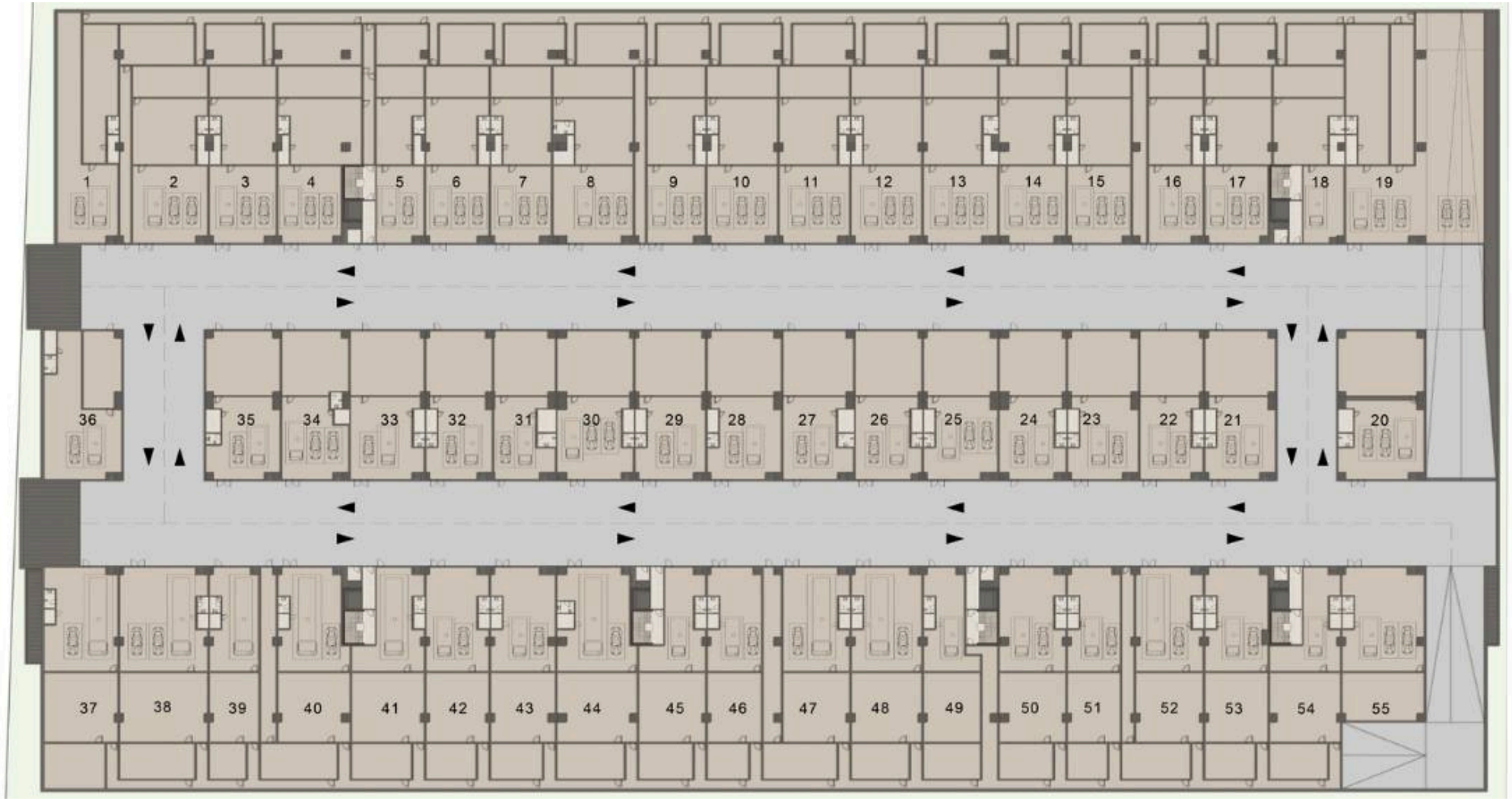
ARCHITECTURAL PLAN · FOR INFORMATION ONLY

FLOOR PLAN

BASEMENT 2

55 UNITS · NO. 1 – 55

MERCEDES BOULEVARD



1738 STREET

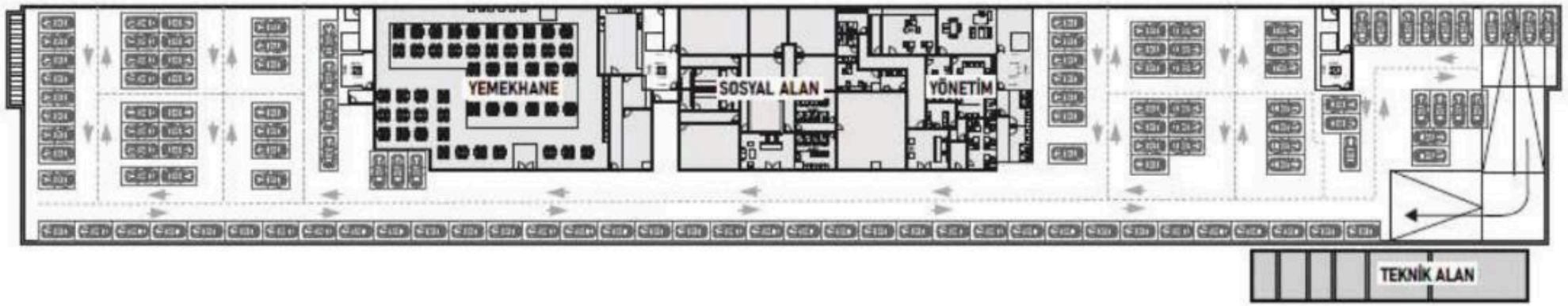
ARCHITECTURAL PLAN · FOR INFORMATION ONLY

FLOOR PLAN

BASEMENT 3

PARKING · AMENITIES · PLANT

MERCEDES BOULEVARD



1738 STREET

CAFETERIA · AMENITY AREA · MANAGEMENT · PLANT ROOM · COVERED PARKING · 96 SPACES

ARCHITECTURAL PLAN · FOR INFORMATION ONLY

FACADE & MASSING

WIDE FRONTAGE, HIGH CEILINGS









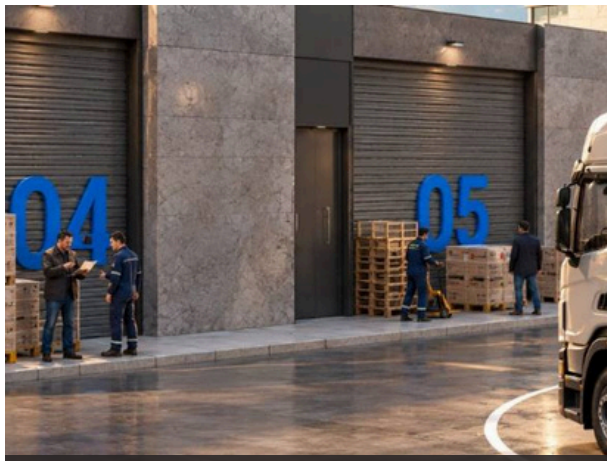
WIDE FRONTAGE

The main facade faces Mercedes Boulevard. Gross frontages of 5.5 to 23 m allow generous showroom display and easy vehicle access.

HIGH CEILINGS

A 6 m gross ceiling height leaves ample room for racking systems, mezzanines and forklift operations.





DOORSTEP LOADING



TRUCK ACCESS TO EVERY FLOOR

SHOWROOM UNITS

SHOPS ON THE BOULEVARD

Every unit has its own roller shutter and signage on the boulevard frontage. Adjacent units can be combined into a single larger store, and trucks can pull up right to the door.

- **5.5 – 23 m gross frontage**
- **6 m gross ceiling height**
- **2.5 t/m² floor load capacity**
- **Truck access to the door**

SITE ACCESS & CIRCULATION

CONTROLLED ACCESS, SEAMLESS LOGISTICS.



SECURITY CHECKPOINT
Mercedes Boulevard · barrier-controlled main entrance



MAIN ENTRANCE
Boulevard frontage



INTERNAL CIRCULATION
Truck manoeuvring area



LOADING AREA
Doorstep loading and delivery



EXIT ROUTE
Internal road back to the boulevard

ÇİFTÇİ MODERN YAPI

Çiftçi Modern Yapı is a construction company specializing in commercial, investment and residential projects, delivering everything from large-scale commercial complexes, office buildings and shopping malls to residential developments.

The company also provides construction consultancy, project planning, project management and site supervision, creating sustainable, modern spaces to live and work.

HASANOĞLU

Founded in 1993, Hasanoğlu Group of Companies operates in construction and real estate development. Its portfolio ranges from public-sector projects to branded residences, commercial spaces and mixed-use developments.

With more than 1,000,000 m² delivered to date, the Group has built a strong market position by combining aesthetics, comfort and functionality.

Bahçekent TİM

TRADE & BUSINESS CENTER · ESENYURT

THE NEXT GENERATION TRADE CENTER

CONTACT US FOR DETAILS AND AVAILABILITY.

BAHÇEŞEHİR HEAD OFFICE

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SALES & MARKETING

TEMELTAŞ
Project Marketing

