mesa yenikent

BAŞAKŞEHİR

The Mesa signature
is on the tomorrow of Istanbul



Welcome to the Istanbul of tomorrow.

This is Mesa Yenikent.

This is the city where dreams take shape and where
the foundations of tomorrow’s Istanbul are being laid,
the latest and most distinctive expression of the Mesa vision.

yenikent
new life

A new way of living begins
in Başakşehir, Istanbul.

Mesa Yenikent represents the new face of a transforming city. It is designed around the principles of better living, reconnecting people with nature and embracing the clean, powerful lines of contemporary architecture.

This is more than a residential development; it is where your vision of urban life begins.

Mesa Yenikent invites
you to become part of a new story.

mesa yenikent
BAŞAKŞEHİR



The rising value of **Başakşehir**

A center in the north of Istanbul with planned development, a strong infrastructure, and a designed future: Başakşehir.

A center in the north of Istanbul with planned development, a strong infrastructure, and a designed future: Başakşehir

The right place for living. A powerful center for tomorrow.



The new state of Istanbul,
Mesa Yenikent

The new state of Istanbul is a life where you see the sky wider and feel that you are breathing.

It is being able to exist within the city without getting lost in the crowds.







Mesa Yenikent

Yenikent is the new state of loving Istanbul all over again and feeling a sense of belonging to the city.

It is being a part of nature.

It is a new concept where you determine the rhythm of life, centering on a good and quality lifestyle, where every single detail is meticulously thought out for the comfort of you and your loved ones.

Construction Area
1.5 million sq m

Residential Area
2 million sq m

Landscaped Area
1 million sq m

Social Facilities
10,000 sq m

The advantageous state of being close to everything

Kayaşehir Metro Station 6 km

Bahçeşehir Çam and Sakura City Hospital 6 km

Atatürk Olympic Stadium 8 km

Tema World 8 km

Bahçeşehir Pond 9,4 km

Florentia Village 25 km

Istanbul Airport 32 km

Fatih Sultan Mehmet Bridge 35 km

15 July Martyrs Bridge 40 km

Yavuz Sultan Selim Bridge 45 km



An intergrated lifestyle concept

Mesa Yenikent addresses all requirements of modern life as a whole.

This integrated life scheme, where residential, commercial, educational, and social spaces are designed in a mutually reinforcing layout, offers rapid and uninterrupted access to every point of Istanbul via its intersection with primary transportation networks. It creates a holistic ecosystem that seamlessly meets all your needs without disconnecting you from the dynamism of the city.

Enhancing your quality of life and allowing you to allocate more time to yourself and your loved ones, this approach enables you to feel close to the city yet deeply immersed in nature.

The rhythm of life is balanced right here.

Parks

Walking trails

Gardens Opening to Green

Children's play areas

Restaurants and Cafés

Retail outlets

Educational facilities

Pet walking areas

Daily convenience facilities

Electric vehicle charging stations

Fitness center

Sauna and steam rooms

Cycling paths

Indoor swimming pool

Mini Basketball court

Mini football pitch

Padel court

Basketball court



Nature & Open Spaces



Parks



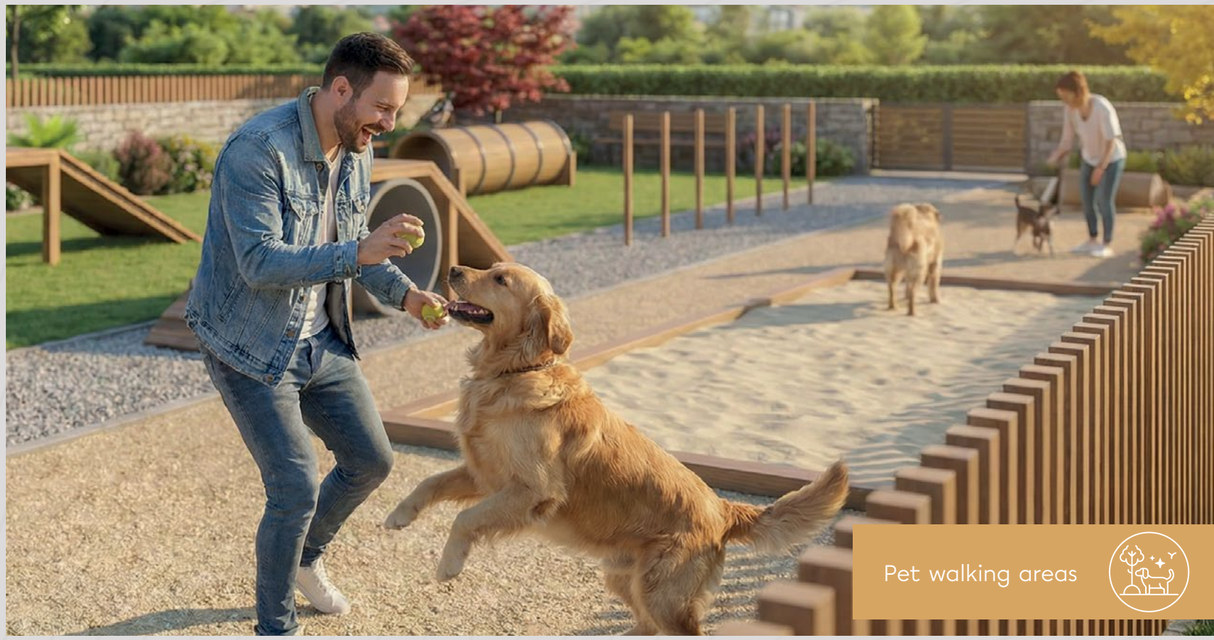
Gardens opening to green



Children's play areas

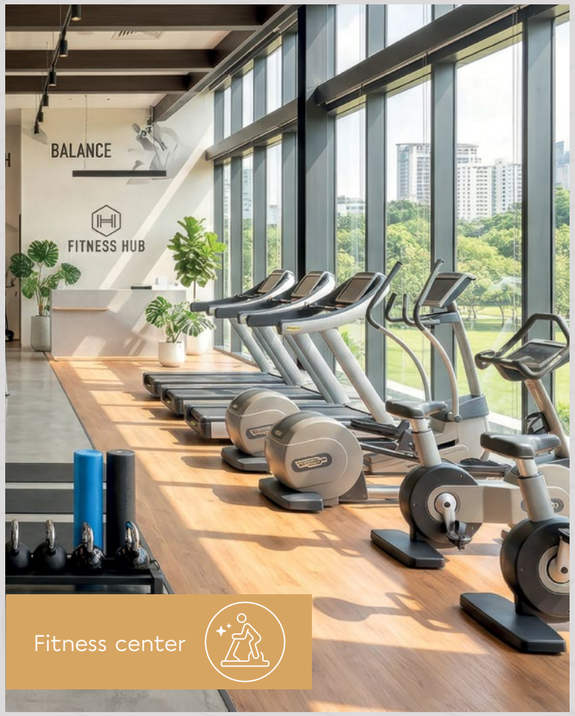


Cycling paths

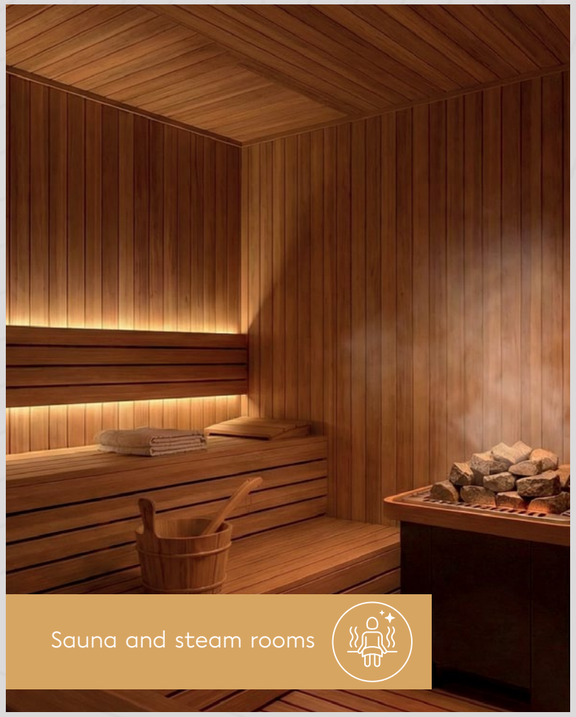


Pet walking areas

Sports & Well-Being



Fitness center



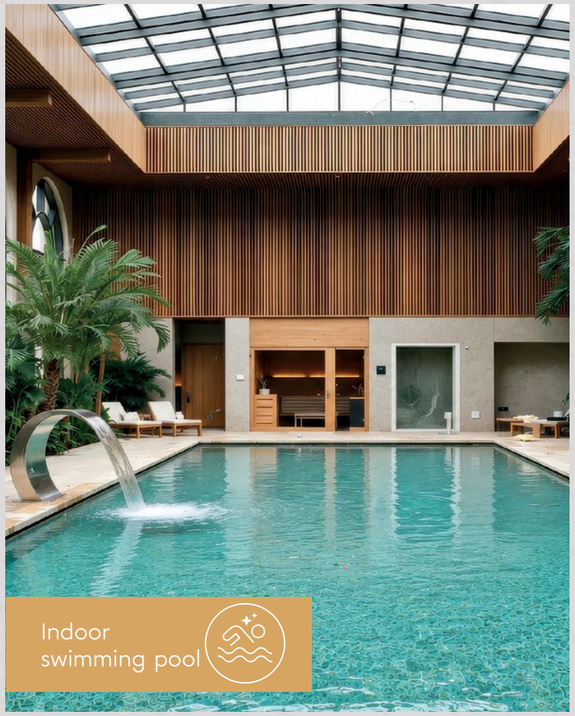
Sauna and steam rooms



Mini basketball court



Padel court



Indoor swimming pool



Basketball court



Mini football pitch

Social Life & Facilities



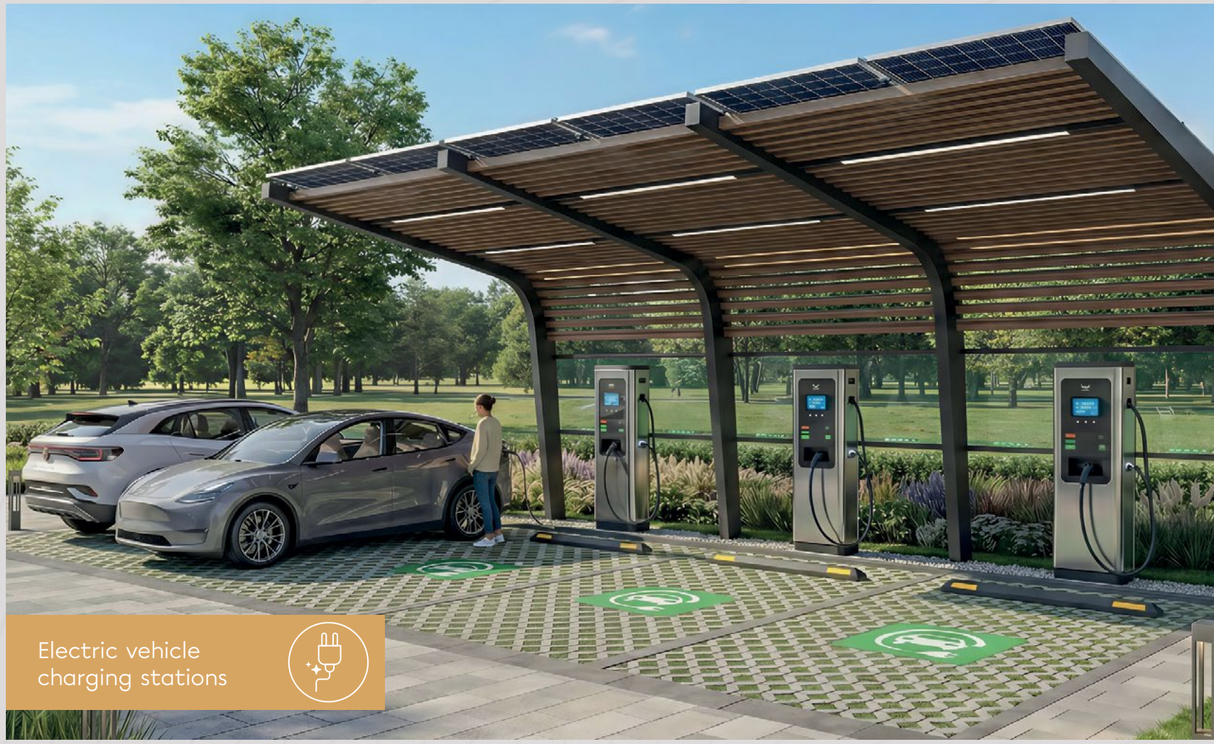
Restaurants and Cafés



Retail outlets



Educational facilities



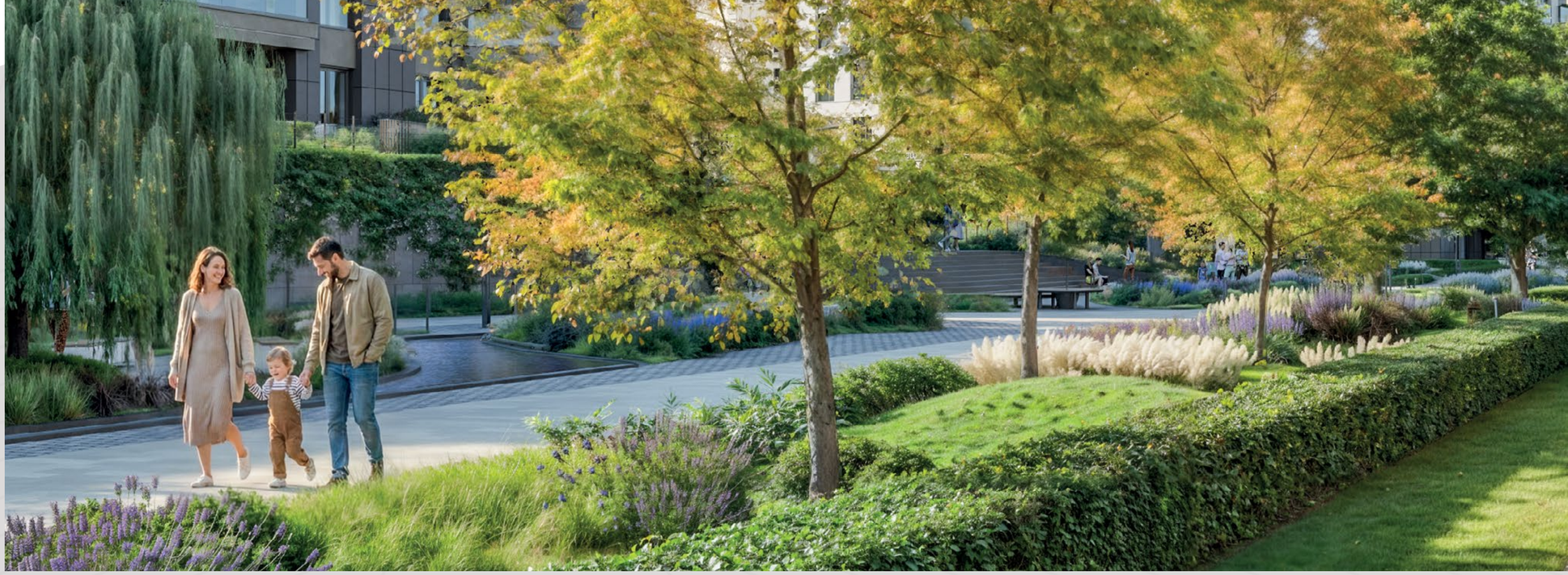
Electric vehicle charging stations

The colorful state of nature

At Mesa Yenikent, nature is not just a part of life, but its very center. Colors changing with the seasons offer a different scenery at every hour of the day. A life breathing in every shade of green awaits you.

Every morning here begins with a fresh breath accompanying the rhythm of nature. Meticulously planned landscaped areas, the shade of the trees, and the scent of flowers become a natural extension of your living space.

The entire color palette of seasonal transitions combines with the natural light filtering through your window, transforming every day into a new beauty.





The refined state of architecture

A human-oriented design with a low-rise, horizontal layout concept; an architecture that invites light and nature inside.

A new urban interpretation where modern lines meet neighborhood culture.

This layout offered by low-rise architecture extends the feeling of naturalness and spaciousness to every moment of life; it ensures that you benefit from daylight at a maximum level, and every detail appears before you as a subtly considered element that enhances your quality of life.





Low-rise architectural structure

The low-rise architectural structure of Mesa Yenikent lets you feel aesthetics, spaciousness, and serenity at every moment.

The direct bond you establish with nature when you step out of your home combines with that warm neighborhood culture offered by low-rise buildings.

Integrated with extensive landscaped areas, the structures create an environment dominated by naturalness.

Roof terraces

Enjoy moments extending from sunset to starry nights on your private terrace.

Your terrace is the place of honor for your morning coffees, the hub of the dinner tables you set with friends, and your comfort zone where you watch the city view from the front row.

Every late afternoon here transforms into a scenic pleasure; the fatigue of the day leaves its place to the blueness of the sky and the tranquility of the night.





Garden floors

Enjoy the fresh air on the garden floors where you will be intertwined with nature.

These gardens, where your children will grow up stepping safely on the soil and your delightful dinner tables set with friends will be surrounded by nature, offer you the serenity of a detached house within modern life.

Life here flows not just between four walls, but under the open sky and right at the heart of the green.

Large balconies and terraces

Your open-air pleasure is limitless with large balconies and terraces that bring spaciousness into your living area.

While bringing natural light into your home, these spaces make spending time outdoors a natural part of daily life.

They offers an exclusive view where you can breathe in the fresh air at any time of the day.









Windows bringing natural light into the space

Large windows invite daylight inside, making living areas bright and spacious. The rhythm of the day is reflected in the house in a natural flow. A boundary is elegantly drawn between the indoor space and the outside world.





The delightful state of life

Life here is built on the balance of aesthetics and functionality.

Designed with a family-oriented and elite design approach, the living spaces turn small moments of the day into a great pleasure.

The elegant state of details

Every element used in the living areas comes together to create a peaceful atmosphere. With spacious balconies, lighting, smart home systems, and a meticulous design approach, every hour of the day turns into a distinct pleasure. At Mesa Yenikent, details complete the soul of life.





Extensive landscaped areas

Meticulously designed landscaped areas offer a life intertwined with nature. Walking trails and relaxation zones accompany every moment of the day. It creates a serene and balanced atmosphere within the city.

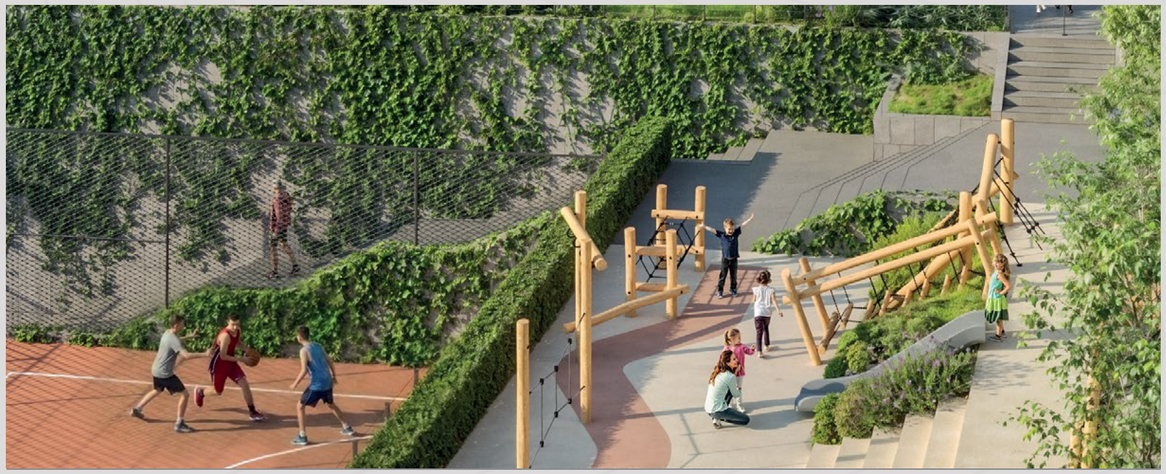


The state of neighborhood you have missed

At Mesa Yenikent, the neighborhood gains meaning anew with sincerity. Warm relationships established in common areas turn into a natural part of daily life, and shared moments turn into lasting bonds.







The vibrant state of social life

Social areas add movement and energy to every hour of the day. Sports, conversation, and pleasure are experienced together. Facilities appealing to all ages enrich life.

Social life at Mesa Yenikent consists not just of common areas, but of shared happy moments.

Here, the rhythm of life maintains its vibrancy not only inside your home, but in every square meter you step outside, offering you a fully living ecosystem.


FOOD & FRIENDS




GALLERY COFFEE
THE ROA





The dynamic state of life

Thanks to areas supporting an active lifestyle, your day is always filled with movement. Sports facilities, walking trails and outdoor activities keep your energy alive.

Designed with a holistic approach to “well-being,” the fields and tracks offer a new beginning where you improve your body and carry your motivation to the peak every day.

Life here never loses its rhythm.





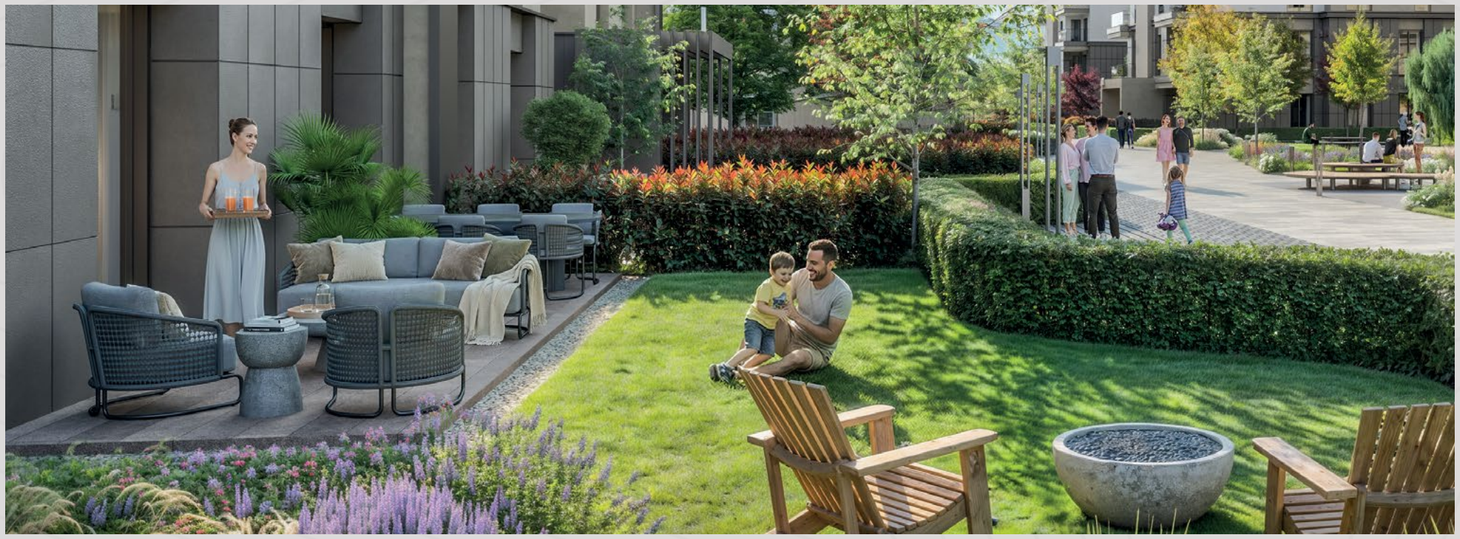
The comfortable state of the home

Functional planning and a modern design approach make you feel comfortable in every detail. Large and useful living spaces create a peaceful home atmosphere. They offers an interior experience where you will spend every moment with pleasure.









The quality state of time

At Mesa Yenikent, the times you spend together with your family on the balcony or in the garden, the walks you take together outdoors, the time you allocate for yourself, and the moments children share with their peers thanks to special areas dedicated to them are lived to the fullest and gain true meaning.

Phase 1

Layout Plan



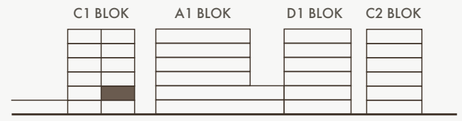
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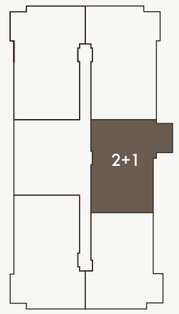




RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



1ST FLOOR PLAN

1	Entrance Hall	3.1 m²	6	Master Bedroom	15.58 m²
2	Corridor	6.39 m²	7	En-suite Bathroom	4.63 m²
3	Living Room + Kitchen	28.58 m²	8	Laundry Room	0.6 m²
4	Bathroom	4.37 m²	9	Balcony	6.57 m²
5	Bedroom	11.03 m²			

Net Area (Including Balcony)	**80.85 m²**
Gross Saleable Area	**118.33 m²**

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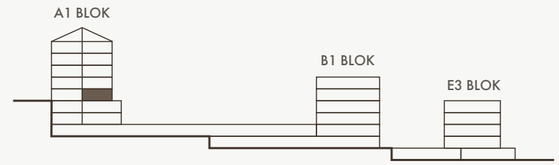
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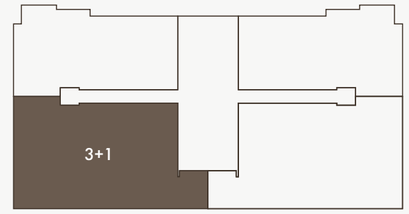
3+1 - A



RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



GROUND FLOOR PLAN

1	Entrance Hall	7.35 m²	7	Bedroom	11.42 m²
2	Corridor	7.5 m²	8	Master Bedroom	18.54 m²
3	Kitchen	13.31 m²	9	En-suite Bathroom	5.13 m²
4	Lounge	32.27 m²	10	Laundry Room	3.37 m²
5	Bathroom	4.5 m²	11	Balcony	66.23 m²
6	Bedroom	11.4 m²			

Net Area (Including Balcony)	**181.03 m²**
Gross Saleable Area	**264.96 m²**

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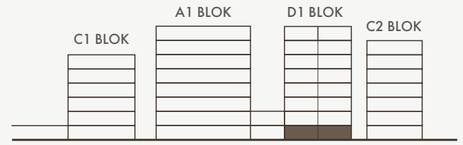
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BAŞAKŞEHİR

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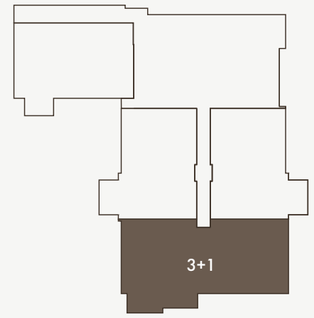




RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



2ND BASEMENT FLOOR PLAN

1	Entrance Hall	9.64 m²	7	Bedroom	10.98 m²
2	Corridor	5.84 m²	8	Master Bedroom	17.11 m²
3	Kitchen	15.01 m²	9	En-suite Bathroom	4.37 m²
4	Lounge	32.13 m²	10	Laundry Room	1.34 m²
5	Bathroom	4.37 m²	11	Balcony	6.52 m²
6	Bedroom	11.04 m²			

Net Area (Including Balcony)	**120.5 m²**
Gross Saleable Area	**176.36 m²**
***Allocated Terrace Area**	**26.87 m²**

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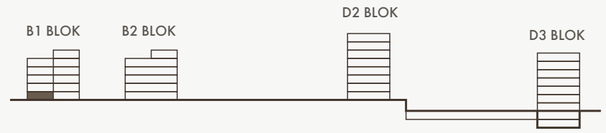
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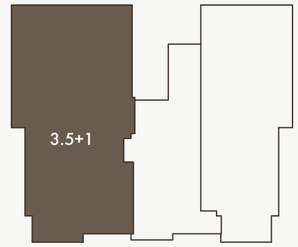
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RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



GROUND FLOOR PLAN

1	Entrance Hall	7.21 m²	8	Bathroom	3.95 m²
2	Corridor	8.6 m²	9	Bedroom	13.00 m²
3	Cloakroom	2.73 m²	10	Bathroom	3.66 m²
4	Kitchen	20.06 m²	11	Master Bedroom	26.5 m²
5	Lounge	35.16 m²	12	En-suite Bathroom	6.56 m²
6	Wc	2.57 m²	13	Laundry Room	4.38 m²
7	Bedroom	13.78 m²	14	Balcony	8.62 m²

Net Area (Including Balcony)	**156.81 m²**
Gross Saleable Area	**229.51 m²**
***Allocated Terrace Area**	**44.13 m²**

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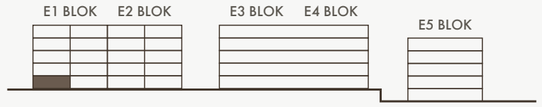
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4+1 - H

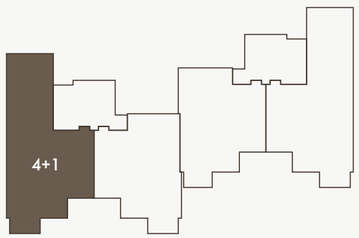




RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



GROUND FLOOR PLAN

1	Entrance Hall	13.54 m²	9	Bedroom	11.46 m²
2	Corridor	7.47 m²	10	Bedroom	11.46 m²
3	Kitchen	18.81 m²	11	Master Bedroom	16.67 m²
4	Living Room	40.79 m²	12	En-suite Bathroom	4.01 m²
5	Wc	2.84 m²	13	Laundry Room	0.91 m²
6	Bathroom	4.57 m²	14	Atelier	1.54 m²
7	Guest Bedroom	13.21 m²	15	Balcony	7.23 m²
8	Guest Bathroom	4.79 m²			

Net Area (Including Balcony)	**159.31 m²**
Gross Saleable Area	**233.17 m²**
***Allocated Terrace Area**	**37.97 m²**

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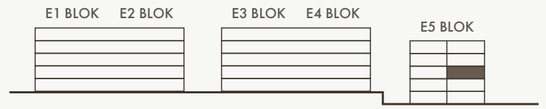
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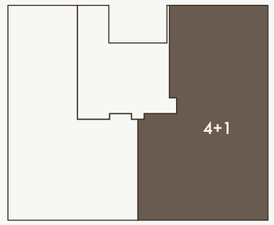
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RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



2ND BASEMENT FLOOR PLAN

1	Entrance Hall	9.24 m²	8	Bedroom	11.86 m²
2	Corridor	5.03 m²	9	Master Bedroom	18.81 m²
3	Kitchen	15.04 m²	10	En-suite Bathroom	4.5 m²
4	Salon - Lounge	34.7 m²	11	Bedroom	10.96 m²
5	Bathroom	4.37 m²	12	Laundry Room	1.67 m²
6	Guest Bedroom	16.88 m²	13	Balcony	20.46 m²
7	Guest Bathroom	3.95 m²			

Net Area (Including Balcony)	**157.47 m²**
Gross Saleable Area	**230.47 m²**
***Allocated Terrace Area**	**22.21 m²**

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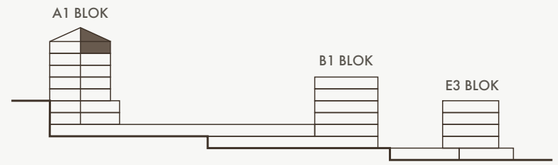
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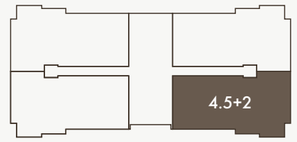




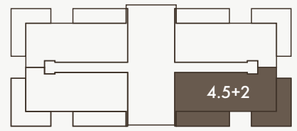
RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



4TH FLOOR PLAN



PENTHOUSE FLOOR PLAN

1	Entrance Hall	7.11 m²	11	Corridor	7.94 m²
2	Corridor	10.04 m²	12	Living Room	20.11 m²
3	Kitchen	12.63 m²	13	Wc	2.57 m²
4	Lounge	32.27 m²	14	Master Bedroom	21.84 m²
5	Wc	2.61 m²	15	En-suite Bathroom	4.64 m²
6	Bathroom	4.7 m²	16	Laundry Room	2.85 m²
7	Bedroom	10.12 m²	17	Balcony	6.73 m²
8	Bedroom	10.48 m²	18	Balcony	18.51 m²
9	Guest Bedroom	15.86 m²	19	Balcony	13.35 m²
10	Guest Bathroom	4.77 m²			

Net Area (Including Balcony)	**209.03 m²**
Gross Saleable Area	**305.94 m²**

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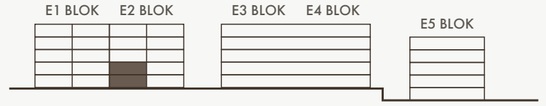
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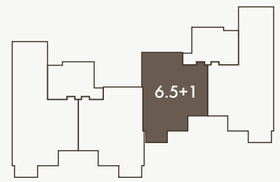




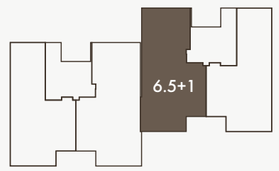
RESIDENTIAL AREA PHASE 1



APARTMENT LOCATION



GROUND FLOOR PLAN



1ST FLOOR PLAN

1	Entrance Hall	21.68 m²	12	Bathroom	4.26 m²
2	Corridor	5.24 m²	13	Bedroom	16.49 m²
3	Kitchen	18.34 m²	14	Bedroom	20.7 m²
4	Lounge	45.22 m²	15	Bathroom	4.21 m²
5	Wc	3.47 m²	16	Bedroom	12.65 m²
6	Guest Bedroom	15.7 m²	17	Master Bedroom	25.74 m²
7	Guest Bathroom	5.37 m²	18	En-suite Bathroom	5.64 m²
8	Hall	9. 25m²	19	Laundry Room	4.97 m²
9	Corridor	13.31 m²	20	Balcony	16.67 m²
10	Bathroom	4.37 m²	21	Balcony	6.73 m²
11	Bedroom	20.55 m²			

Net Area (Including Balcony)	**280.59 m²**
Gross Saleable Area	**410.67 m²**
***Allocated Terrace Area**	**42.15 m²**

*** This brochure is intended for promotional and informational purposes only. The developer reserves the right to make any modifications.*
In the event of any contradiction between the property sizes and the schedule of finishes, the construction project and the sales agreement shall prevail.

Mesa
adds
value
to life.

mesa®
mesken
1969

Mesa continues to pioneer firsts and add value to life with over 57 years of experience and trust.

Over 10,000 employees

More than 14,000,000 square meters of residential and developed areas

Over 500 completed projects and more than 135,000 delivered housing units

Pioneering in the "Post-Delivery Service" Approach

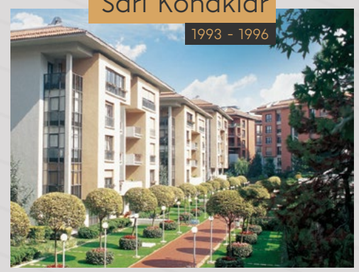
Mesa initiated the "branded housing" approach by handling post-delivery services holistically. Today, it maintains the same trust and quality with its ongoing projects.



Bahçeşehir Uydu Kenti
1989 - 2001



Capitol Shopping Mall
1990 - 1993



Sarı Konaklar
1993 - 1996



Mesa Nurol Bahçeşehir Evleri
2007 - 2013



Park Oran Konutları
2007 - 2013



Tema Istanbul
2011 - 2015



Yeşilyaka
2016 - 2018



Tema Bahçe
2017 - 2019



Mesa Bodrum
2018 - 2020



Mesa Orman
2018 - 2020



Tema Istanbul 2
2021 - 2023



Tema World
2022 - 2024

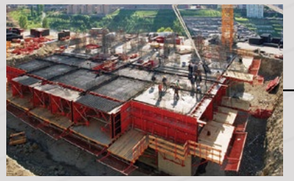


Kent Etiler
2023 - 2026

Mesa's Signature on the Firsts and the Best

1969 — **Mesa Mesken** — Founded to pioneer firsts and add value to lives.





The First Formwork System Application and Production Center — We pioneered the culture of safe construction in Türkiye. — 1978

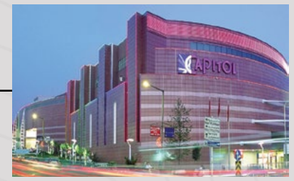
1980 — **Türkiye's First Satellite Town** — In the 1980s, we signed two distinct projects with Koru Sitesi and subsequently the **Bahçeşehir Uydu Kenti** projects, pioneering the first satellite city concept in Türkiye.





Atrium — We developed one of Türkiye's first shopping malls. — 1988

1993 — **Capitol AVM** — We built the first shopping mall on Istanbul's Anatolian Side.





Türkiye's First Smart Housing Project — With Sarı Konaklar, we brought technology to the center of daily life. — 1996

2004 — **Mesa Hastanesi** — As Mesa, we developed innovative and benchmarking reference projects in the field of healthcare.



mesa mesken 1969

Mesa Mesken established the industry's first "Customer Services Unit." — Mesa Mesken introduced a dedicated warranty programme for its developments and transformed into a "Lifestyle Brand". — 2009



Tema Istanbul — Best Mixed-Use Project — 2013

2013 — **Turkish Contractors Association Headquarters Building** — Our LEED Platinum Certified project has been honored with three prestigious awards.





Tüpraş RUP Project Main Control Building — We built the only refinery building certified with LEED Gold. — 2014

2016 — **Yeşilyaka Su & Yeşilyaka Koru** — We signed one of the most prestigious and largest projects in Büyükçekmece.





Tema Istanbul 2, an Iconic Project of the Turkish Construction Industry — Europe's Best Residential Project Best Mixed-Use Project Best Entertainment Park — 2018

2018 — **Mesa Orman Çubuklu** — We created an exceptional living environment nestled alongside Beykoz Forest, one of the city's natural oxygen reserves.





Tema World — Türkiye's Best Entertainment Park Award — 2022

2026 — We designed a city in Başakşehir that shapes the Istanbul of the future. — mesa yenikent BAŞAKŞEHİR



mesa yenikent
BAŞAKŞEHİR

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