

 **RÖNESANS**
GAYRİMENKUL

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RÖNESANS GAYRİMENKUL YATIRIM OFFICE PORTFOLIO

153.000

SQUARE METERS

LEED CERTIFIED

A+

OFFICE DEVELOPMENT

RÖNESANS BİZ
MECİDİYEKÖY
14.500 m² GLA

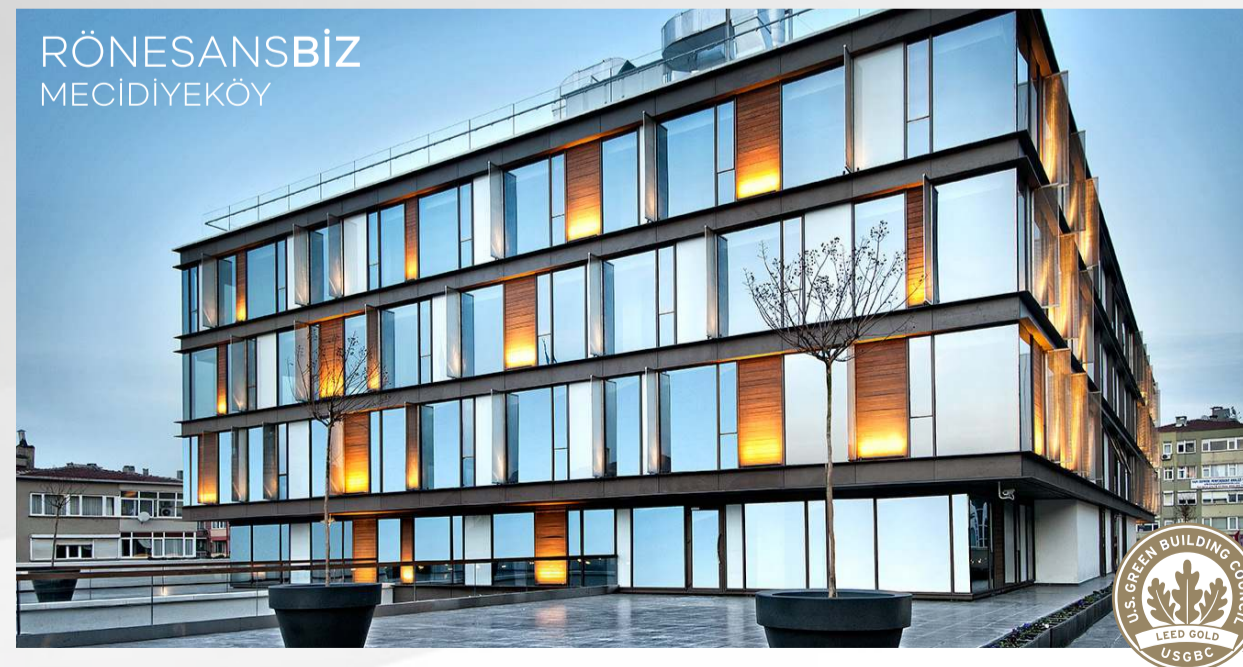
2013

2015
RÖNESANS BİZ
KÜÇÜKYALI
50.000 m² GLA

2015
ALLIANZ TOWER
45.000 m² GLA

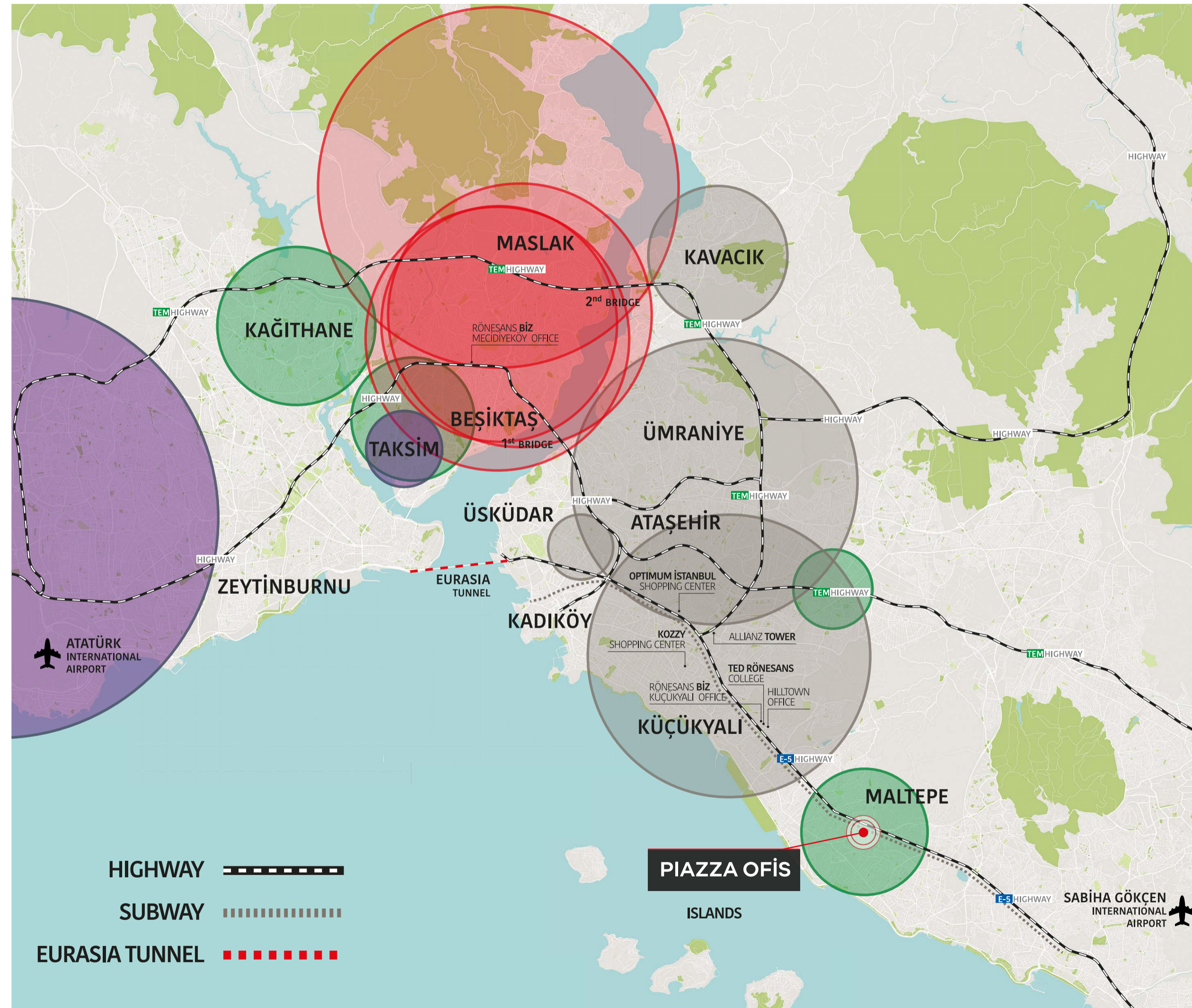
2017
HILLTOWN OFFICE
9.500 m² GLA

2019
PIAZZA OFFICE
34.000 m² GLA





ISTANBUL OFFICE DISTRICTS



CENTRAL BUSINESS DISTRICT

LEVENT
ETİLER
MASLAK
Z.KUYU - E.TEPE-G.TEPE
BEŞİKTAŞ
BALMUMCU

OTHER (EUROPE)

TAKSİM
NİŞANTAŞI
ŞİŞLİ
FULYA

OTHER (ASIA)

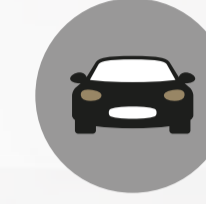
KOZYATAĞI
ALTUNİZADE
KAVACIK
ÜMRANIYE

DEVELOPING OFFICE DISTRICTS

KARTAL
MALTEPE
BATI ATAŞEHİR
KAĞITHANE
BOMONTİ
PİYALEPAŞA



LOCATION



10min

MALTEPE SHORE

24min

SABIHA GÖKÇEN INTERNATIONAL AIRPORT

30min

1st BRIDGE

31min

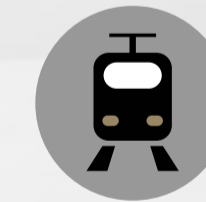
2nd BRIDGE

46min

3rd BRIDGE

51min

ATATÜRK INTERNATIONAL AIRPORT



15min

ÜNALAN

20min

AYRILIK ÇEŞMESİ

22min

KADIKÖY

TRANSFER POINT



GENERAL INFORMATION

- ▶ **GRAND VIEW** TO THE MARMARA SEA AND **PRINCES' ISLANDS**
- ▶ **DIRECT SUBWAY CONNECTION** & LOCATED ADJACENT TO THE **E-5 HIGHWAY**
- ▶ **PRIVATE TERRACE AND BALCONIES** ON EACH OFFICE FLOOR
- ▶ **1 PARKING LOT** PER 50M²GLA OFFICE SPACE
- ▶ **A+ GRADE** PREMIUM OFFICES WITH **HIGH EFFICIENCY RATES VARYING BETWEEN 84%-91%**
- ▶ OFFICE FLOOR PLATES WITH **UP TO 3.250 M²GLA**
- ▶ **MAXIMUM DAYLIGHT EFFICIENCY** WITH GLAZED FACADES THROUGHOUT
- ▶ **LEED GOLD** CERTIFIED
- ▶ **SINGLE OWNERSHIP** AND RÖNESANS' INTERNATIONAL KNOWLEDGE AND EXPERIENCE IN **BUILDING MANAGEMENT**
- ▶ **COMPETITIVE BUILDING MANAGEMENT COSTS**

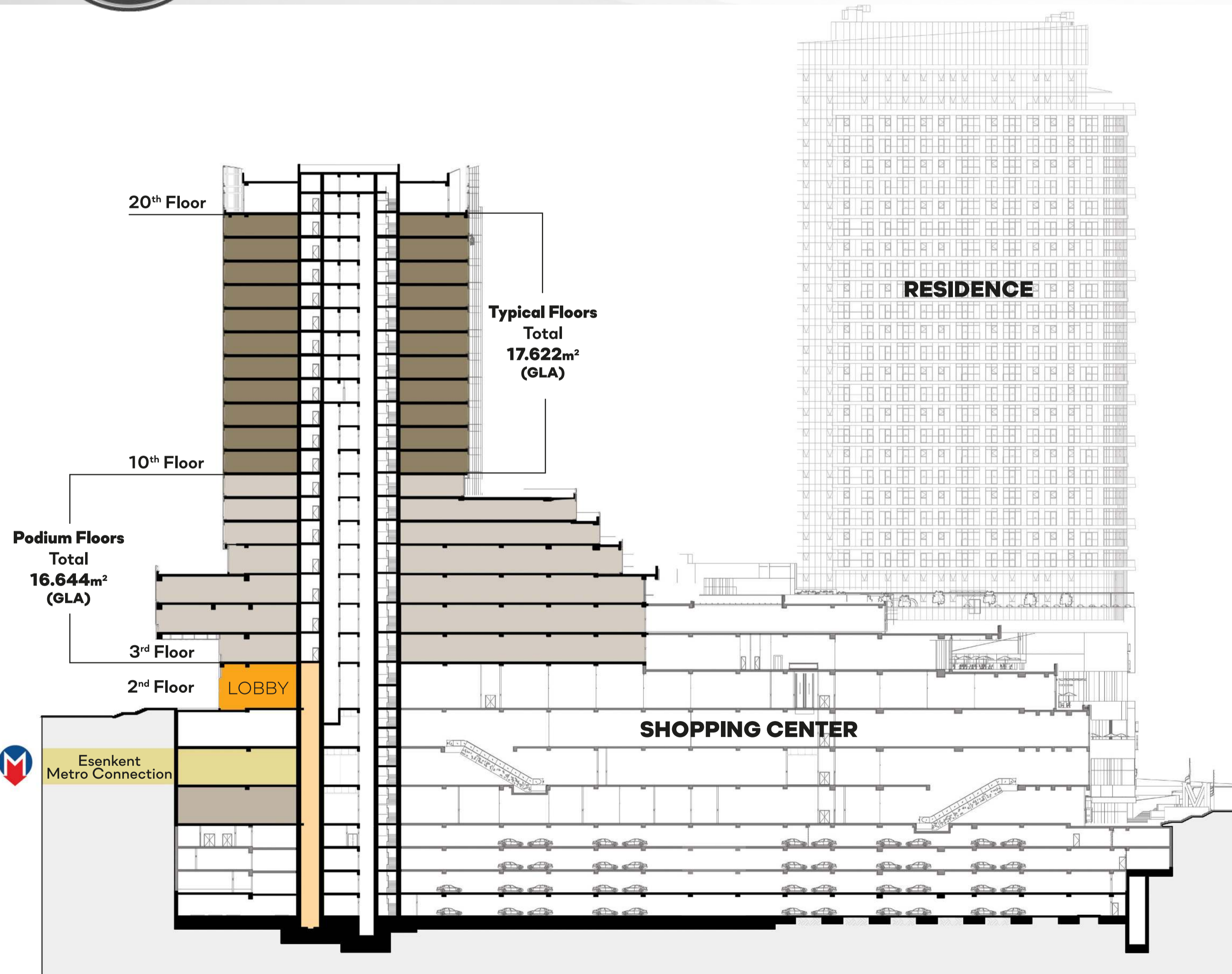


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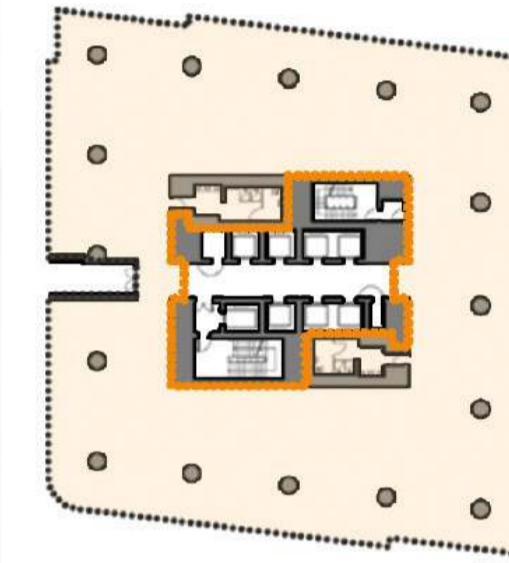
- ▶ COMPLIANCE TO INTERNATIONAL **HS&E STANDARDS**
- ▶ HOUSING OPPORTUNITIES IN PIAZZA **RESIDENCES**
- ▶ **MULTIPLE AMENITIES** IN VICINITY
 - PARK WITH RUNNING TRACK
 - KINDERGARDEN
 - HOSPITAL AND PHARMACIES
 - VARIOUS EATING AND DRINKING ALTERNATIVES
 - CAR WASH AND GAS STATION
- ▶ ACCESS TO RICH AMENITIES THROUGH **DIRECT CONNECTION** TO PIAZZA SHOPPING CENTER
 - FITNESS CENTER
 - BISTROS AND CAFES WITH OPEN TERRACES
 - RICH VARIETY OF FINE DINING AND FAST FOOD ALTERNATIVES
 - DRY CLEANING AND SHOE SHINE PARLOUR
 - HAIR DRESSER / BARBER
 - BOOKSTORE, STATIONARY STORE, ELECTRONICS SUPERMARKET
 - MEETING AND SEMINAR ROOMS
 - SUPERMARKET



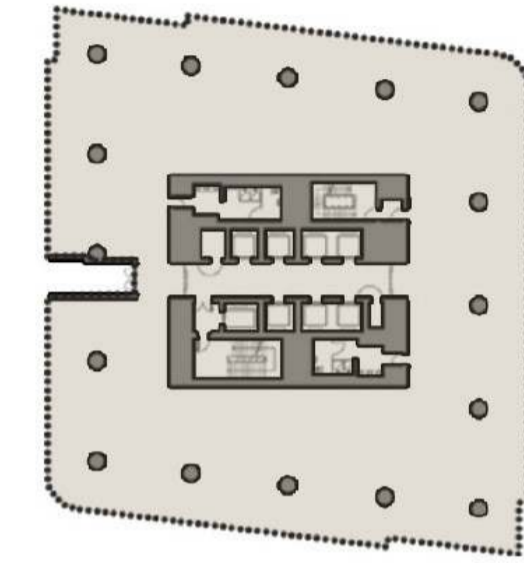
SECTION



TYPICAL FLOOR **NET / GROSS AREA CHART**



PLAN
SHOWING
NET AREA



PLAN
SHOWING
GROSS ARE

FLOOR	NET AREA	GROSS AREA (GLA)	TERRACE BALCONY	EFFICIENCY
3	2,388 m ²	2,637 m ²	159 m ²	91%
4	2,659 m ²	3,002 m ²	323 m ²	89%
5	2,921 m ²	3,255 m ²	390 m ²	90%
6	1,637 m ²	1,957 m ²	1,028 m ²	84%
7	1,879 m ²	2,200 m ²	166 m ²	85%
8	1,715 m ²	2,037 m ²	162 m ²	84%
9	1,309 m ²	1,556 m ²	448 m ²	84%
10	1,355 m ²	1,602 m ²	20 m ²	85%
11	1,355 m ²	1,602 m ²	20 m ²	85%
12	1,355 m ²	1,602 m ²	20 m ²	85%
13	1,355 m ²	1,602 m ²	20 m ²	85%
14	1,355 m ²	1,602 m ²	20 m ²	85%
15	1,355 m ²	1,602 m ²	20 m ²	85%
16	1,355 m ²	1,602 m ²	20 m ²	85%
17	1,355 m ²	1,602 m ²	20 m ²	85%
18	1,355 m ²	1,602 m ²	20 m ²	85%
19	1,355 m ²	1,602 m ²	20 m ²	85%
20	1,355 m ²	1,602 m ²	20 m ²	85%
TOTAL	29,413 m²	34,266 m²	2,896 m²	86%



TYPICAL FLOOR PLAN



GROSS OFFICE AREA
1.602 m²
EFFICIENCY: %85

NO. of DESKS

Manager	2 Person
Open Office	134 Person
TOTAL	136 Person

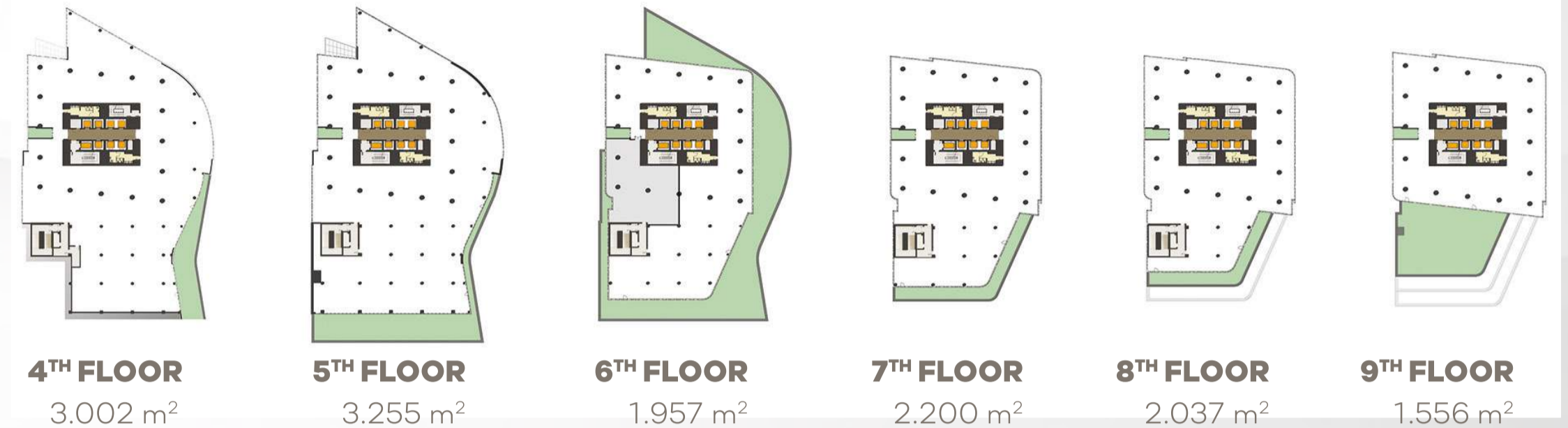
MEETING ROOMS

2 Person	2 Pcs.
6 Person	1 Pcs.
10 Person	1 Pcs.

OTHERS

Reception	1 Pcs.
Kitchen / Break-Out	1 Pcs.
Interview Room	4 Pcs.
IT / Electrical	1 Pcs.
Archive	1 Pcs.
Print Area	2 Pcs.
Storage	1 Pcs.
Waiting Lounge	1 Pcs.
Reactorium	1 Pcs.

PODIUM FLOOR PLANS



4TH FLOOR 3.002 m² **5TH FLOOR** 3.255 m² **6TH FLOOR** 1.957 m² **7TH FLOOR** 2.200 m² **8TH FLOOR** 2.037 m² **9TH FLOOR** 1.556 m²

3TH FLOOR GROSS OFFICE AREA
2.637 m²
EFFICIENCY: %91

NO. of DESKS

Manager	6 Person
Supervisor	4 Person
Open Office	162 Person
Hotdesk	4 Person
TOTAL	176 Person

MEETING ROOMS

Seminar (50 prs)	1 Pcs.
4 - 5 person	12 Pcs.
10 - 14 person	4 Pcs.
Interview Room	12 Pcs.
TOTAL	29 Pcs.

OTHERS

Reception	2 Pcs.
Waiting lounge	2 Pcs.
Postal Room	1 Pcs.
Cafeteris / Tea Point	2 Pcs.
Break-Out	2 Pcs.
Cloakroom	2 Pcs.
Terrace / Balconies	2 Pcs.
Lactorium	1 Pcs.
Print Area	4 Pcs.
IT / HUB Room	2 Pcs.
Electrical	1 Pcs.
Storage	2 Pcs.
Archive	1 Pcs.



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