

BAYER

İNŞAAT

2024

www.bayerinsaat.com.tr



About Us

Bayer, with its prestigious and reliable history in the construction sector, strives to continuously evaluate and improve the quality of its services in the perspective of innovative operational and management approaches, inheriting a significant legacy. Since its entry into the industry, Bayer has been carrying out projects in various regions, including the elite locations of Istanbul, and has been committed to constructing unique, private, and luxurious living spaces that offer a spacious and optimal living experience on its enduring journey towards long-term goals.

"To bring your vision to life, we blend aesthetics, quality, and innovation together."





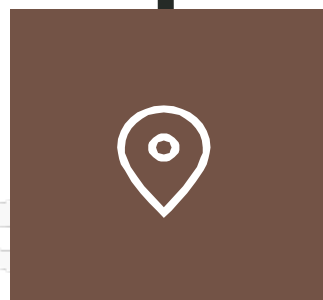
Trust

We conduct ourselves in a manner that earns trust, both for ourselves and our organization.



Transparency

We share information with each other, learn together, and grow together.



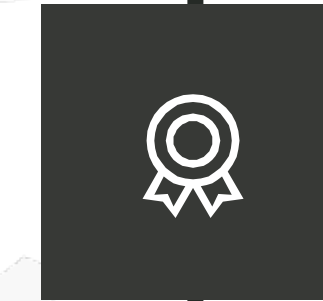
Honesty

We adhere without exception to relevant laws, regulations, and internationally recognized ethical values in all our activities.



Innovation

We closely follow modern, creative, and pioneering approaches that create value.



Excellence

We prioritize excellence in the results we achieve and the manner in which we achieve them.



Sustainability

We embrace a corporate sustainability mindset, acknowledging economic, environmental, and social responsibilities to internal and external stakeholders.



BAYER

İNŞAAT

Projects in Development

Building Excellence with 50 Years of Industry Expertise

www.bayerinsaat.com.tr

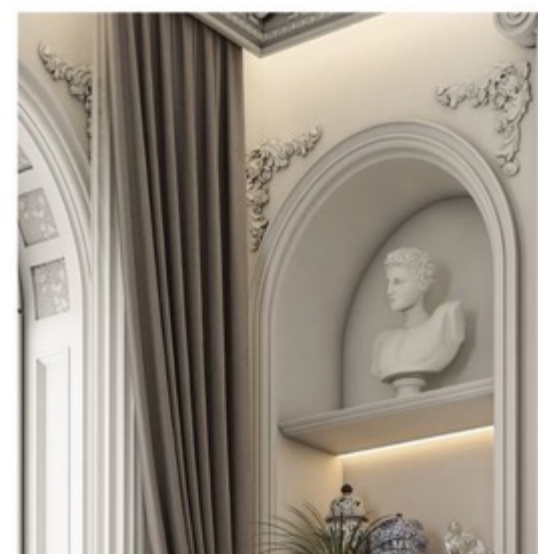
BARBAROS BOULEVARD





BARBAROS BOULEVARD RESIDENTIAL PROJECT

Our project, located in the most valuable location in Istanbul, is getting ready to offer a unique living experience with its views of the Bosphorus and the historical peninsula. With our Barbaros Boulevard residential project, which elevates standards and reinterprets the modern way of life, you will experience Istanbul in the most privileged way.



7.713.50 m²
LAND AREA 1

7.324.67 m²
LAND AREA 2

15.038.17
TOTAL LAND AREA



E-5
ÇEVRE YOLU
1 DK.

BAYER
ZİNCİRLİKUYU
PROJESİ

BÜYÜKDERE
CADDESİ
1 DK.

ZORLU
CENTER
2 DK.

DEDEMAN
1 DK.

BARBOROS
BULVARI
1 DK.

BARBAROS
PROJESİ

E-5
ÇEVRE YOLU
1 DK.

AMERİKAN
HASTANESİ
10 DK.

15 TEMMUZ
ŞEHİTLER KÖPRÜSÜ
5 DK.

YILDIZ PARKI
1 DK.

ÇIRAĞAN
SARAYI
10 DK.

MAÇKA PARKI
1 DK.

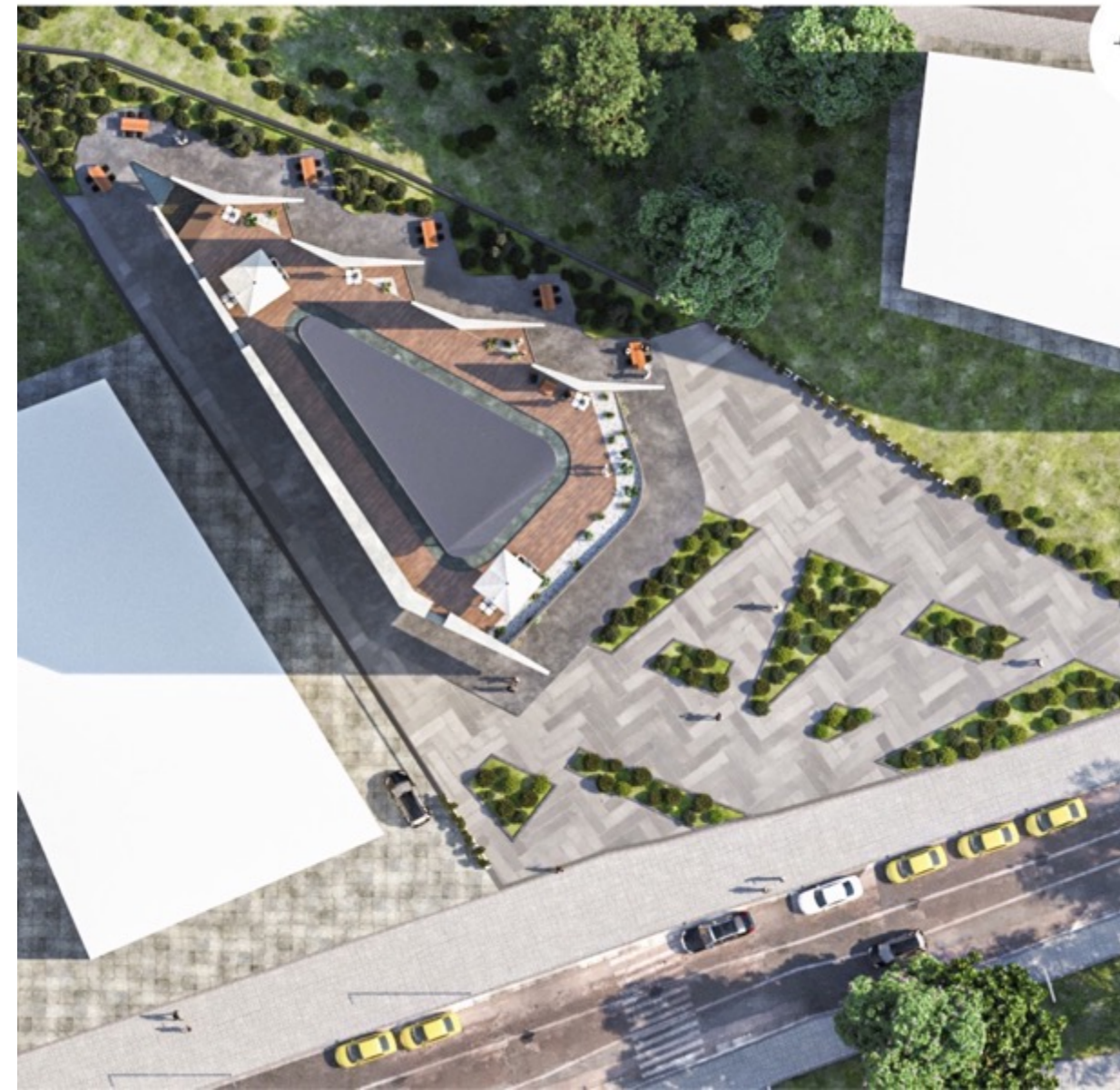
CONRAD
1 DK.

DOLMABAĞÇE
SARAYI
10 DK.



BAYER ZINCIRLIKUYU PROJECT



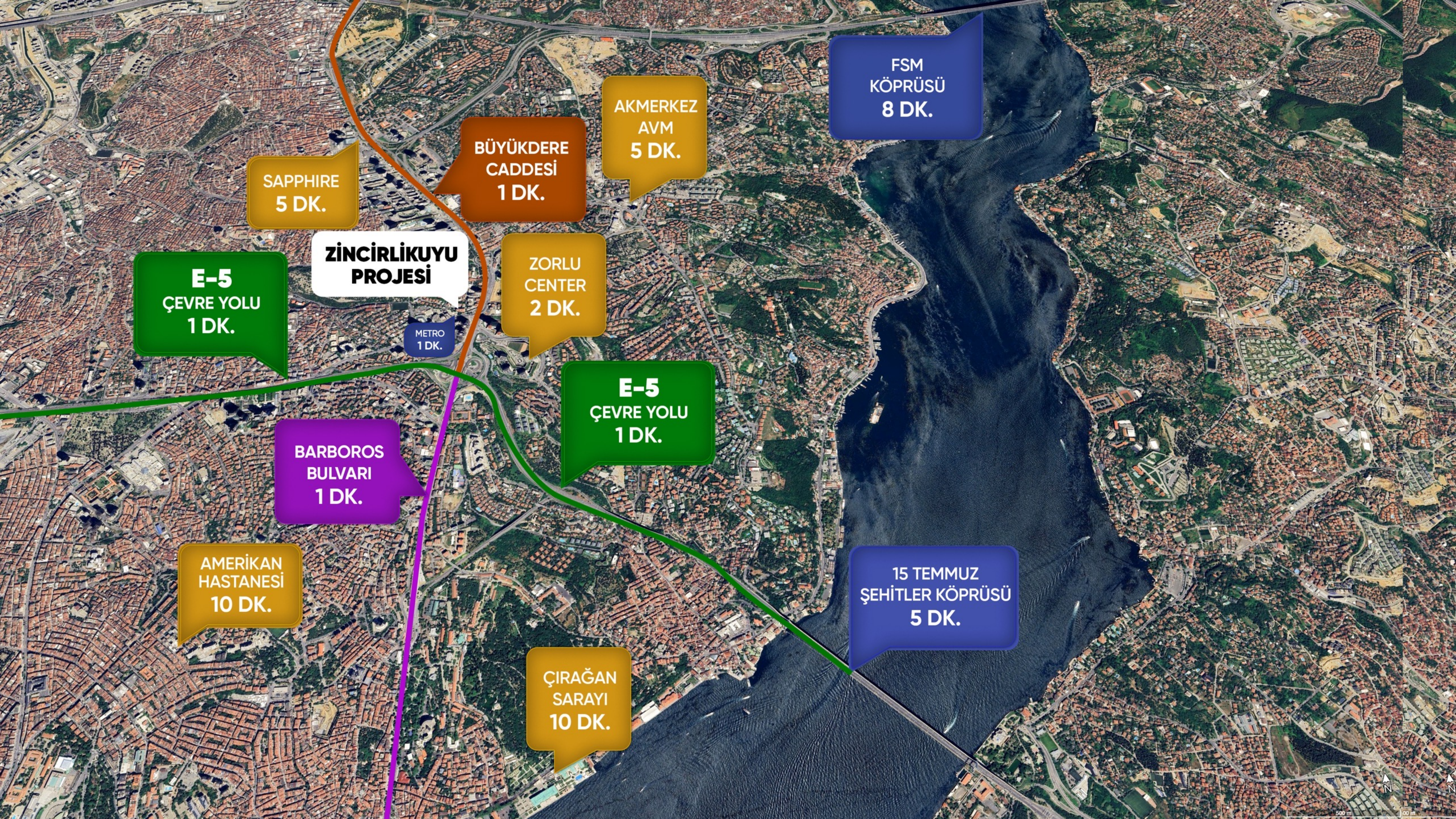


ZINCIRLIKUYU RESIDENTIAL PROJECT

In the heart of business and life, we are preparing a magnificent project in Zincirlikuyu that will complement the dazzling architecture of the city with its highly valuable location, easy accessibility, views, comfort, and design.

2,509,41 m²
LAND AREA





FSM
KÖPRÜSÜ
8 DK.

AKMERKEZ
AVM
5 DK.

BÜYÜKDERE
CADESİ
1 DK.

SAPPHIRE
5 DK.

ZİNCİRLİKUYU
PROJESİ

ZORLU
CENTER
2 DK.

METRO
1 DK.

E-5
ÇEVRE YOLU
1 DK.

E-5
ÇEVRE YOLU
1 DK.

BARBOROS
BULVARI
1 DK.

AMERİKAN
HASTANESİ
10 DK.

15 TEMMUZ
ŞEHİTLER KÖPRÜSÜ
5 DK.

ÇIRAĞAN
SARAYI
10 DK.



BAYER

İNŞAAT

ONGOING PROJECTS

Building Excellence with 50 Years of Industry Expertise

www.bayerinsaat.com.tr

ACIBADEM
KONAKLARI



www.acibademkonaklari.com



ACIBADEM KONAKLARI



NEXT-GENERATION MANSION LIVING

In one of Istanbul's most valuable and prestigious neighborhoods, Acibadem, Acibadem Mansions offer a unique blend of modern life and neighborhood culture with their magnificent architecture. Explore the most valuable next-generation mansion living in the region.

54.300 m²
PROJECT AREA

348
INDEPENDENT SECTIONS

7.000 m²
LANDSCAPE AREA

800 m²
SOCIAL AREAS



LIVING

The project offers opportunities with different apartment options, including 3+1 and 5+1 garden duplex choices.

SOCIAL AREAS

Children's play areas
Walking path
Indoor swimming pool
Sauna
Fitness center
Children's club
Parking
Security



ACIBADEM KONAKLARI

Located in the most valuable and prestigious neighborhood of Acibadem in Istanbul, Acibadem Mansions provide a generational mansion living with a project area of 54,300 m², 348 independent sections, 7,000 m² landscape area, and 800 m² social areas.

LOCATION

VALİDEBAĞ KONUSUNA 1 min.
AVRASYA TÜNELİ 2 min.
ACIBADEM CADDESİ 2 min.
KOŞULU CADDESİNE 2 min.
METRO 5 min.
KADIKÖY 5 min.
ÜSKÜDAR 5 min.
15 TEMMUZ KÜPRÜSÜ 15 min.

ADDRESS

ACIBADEM MAH. POSTACI SK.VE DERYA SK.
KÖŞESİ ÜSKÜDAR / İSTANBUL

15 TEMMUZ Ş.
KÖPRÜSÜ
5 DK

BAĞLANTI
YOLU
2 DK

ÜSKÜDAR
5 DK

KADIKÖY
5 DK

VALİDEBAĞ
KORUSU
1 DK

ACIBADEM
KONAKLARI

ACIBADEM
CADDESİ
1 DK







PRESTIGIOUS LUXURY FAMILY RESIDENCES

Address Ankara Houses offer a privileged life in Yenimahalle, one of the best residential areas in Ankara, just 1 minute away from Etlik City Hospital.

In a project that combines the necessities of modern life with the warmth of the neighborhood, the magnificent landscape, spacious apartments, and unique street shops add color to your life.

164.117 m²
PROJECT AREA

2.486
NUMBER OF RESIDENCES

81
COMMERCIAL AREA

74.000 m²
LANDSCAPE AREA



LIVING

In the project that offers opportunities with different apartment options, there are 2+1, 3+1, and 4+1 apartment choices.

SOCIAL AREAS

Spacious landscape area
2 KM uninterrupted walking track
Children's play areas
Volleyball, football, basketball, and tennis courts
Indoor swimming pool
Fitness center
Sauna
Turkish bath
Indoor parking



ADRES ANKARA

Located on valuable lands in Yenimahalle, the project consists of a total of 164,114 m² in 3 phases. Address Ankara Houses, with its wide roads, extensive landscape areas, street-level shops, and commercial spaces, is not only a valuable residential project but also a good investment for your future.

LOCATION

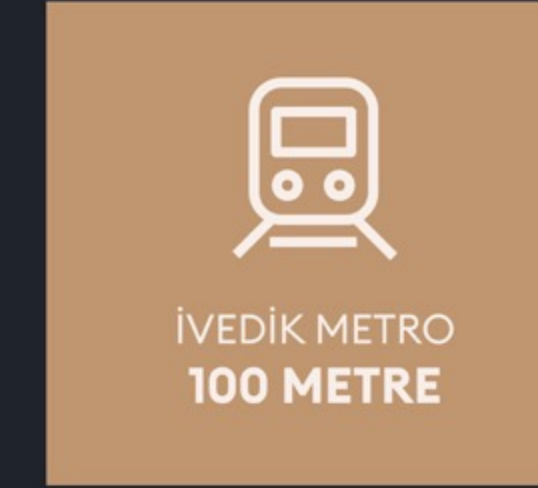
ETLİK ŞEHİR HASTANESİ 100 METERS
ANTERES AVM 100 METERS
İVEDİK METRO 100 METERS
YILDIRIM BEYAZIT ÜNİ. 500 METERS
YENİ ADLİYE BİNASI 1,5 KM
ATATÜRK ORMAN ÇİFTLİĞİ 1,5 KM
ANKAMALL AVM 3 KM
MİLLET BAHÇESİ 3,5 KM
GAZİ ÜNİVERSİTESİ 3,8 KM
GATA HASTANESİ 5 KM

ADDRESS

YENİ MAHALLE / ANKARA

ANKARA'NIN YÜKSELEN DEĞERLERİNDEN BİRİ OLACAK,
BİRÇOK NOKTAYA KOLAYCA ULAŞMANIZI SAĞLAYACAK,
YEŞİL İLE İÇ İÇE YER ALACAK VE MUTLULUĞUN KAPISINI
ARALAYACAK ADRES ANKARA EVLERİ,

ŞEHİRİN TRAFİĞİNE GİRMEYEN
YÜRÜYEREK 1 DAKİKA



YENİ ADLİYE BİNASI	1,5 KM
ATATÜRK ORMAN ÇİFTLİĞİ	1,5 KM
ANKAMALL AVM	3 KM
MİLLET BAHÇESİ	3 KM
GAZİ ÜNİVERSİTESİ	3,8 KM
ANKARA ÜNİVERSİTESİ	4,3 KM

GATA HASTANESİ	5 KM
ANADOLU BULVARI	5 KM
HIZLI TREN GARI	5,5 KM
OTOGAR	6 KM
FSM BULVARI	7 KM
HAVALİMANI	28 KM







THE ENDLESS BLUE OF THE SEA

Address Selimpaşa is located in the captivating coastal district of Silivri in Istanbul. When you look out of your windows, you will feel like you've stepped into a painting. Istanbul's unique beauties and the deep blue sea will embrace you. You'll feel like touching the depths of blue, embarking on a journey in the heart of the sea.

Two-vehicle parking, an open Olympic pool, and a pool and play area designed for the joy of your children await you.



8.400 m² PROJECT AREA	34 VILLA	3.000 m² SOCIAL USAGE	0 SEAFRONT
--------------------------------------------	--------------------	--------------------------------------------	----------------------



MARMARA DENİZİ





villas





BUEM YALIKAVAK: LUXURY AND PRIVILEGED LIVING...

Buem Villas offer living options of 5+1 and 4+1 in Bodrum Yalıkavak, one of the most popular centers of tourism. The project, consisting of a total of 11 villas, provides a luxurious and privileged life with its unique sunset and Yalıkavak view, enclosed parking, pool, and private beach for each villa.







BAYER

İNŞAAT

COMPLETED PROJECTS

Building Excellence with 50 Years of Industry Expertise

www.bayerinsaat.com.tr



Elysium Elit
Koşuyolu





ELYSIUM ELIT

Elysium Elit is located in Koşuyolu, one of the most beautiful neighborhoods of Istanbul, on a 10,000 m² area comprising 2 blocks. Designed by Çamoğlu Architecture, the interior design of the project is done by the renowned architect Melike Battal.



Elysium Elit
Koşuyolu

27.525 m²
PROJECT AREA

65
NUMBER OF RESIDENCES

15
COMMERCIAL AREA

6.500 m²
OPEN BAZAAR



AMENITIES

- Sauna
- Indoor and outdoor pool
- Walking paths
- Parking
- Security



LIVING

A Block, which consists of 54 residences, includes 3.5+1 and 4.5+1 apartments, while B Block, comprising 32 units, consists of 1+1 and 2+1 apartments.

SOCIAL AREAS

Fitness
Sauna
Indoor and outdoor pool
Walking paths
Parking
Security



ELYSIUM ELIT KOŞUYOLU

In this boutique project limited to 86 residences, A Block is 15 floors, and B Block is 7 floors. Beneath them, there is an open-air shopping center with a 6,500 m2 area.

LOCATION

METRO 1 min.
MARMARAY 1 min.
AVRASYA TÜNELİ'NE 3 min.
ARABALI VAPUR İSKELESİ 5 min.
METROBÜSE 5 min.
DENİZ OTOBÜSLERİNE 5 min.
15 TEMMUZ ŞEHİTLER KÖPRÜSÜ'NE
10 min.

ADDRESS

KADIKÖY / KOŞUYOLU / İSTANBUL

METRO 1 Min.
MARMARAY 1 Min.
AVRASYA TÜNELİ'NE 3 Min.
ARABALI VAPUR İSKELESİ 5 Min.
METROBÜSE 5 Min.
DENİZ OTOBÜSLERİNE 5 Min.
15 TEMMUZ ŞEHİTLER KÖPRÜSÜ'NE
10 Min.

ADDRESS

KADIKÖY / KOŞUYOLU / İSTANBUL

Marmara Denizi
Sea of Marmara





adres koru evleri
SANCAKTEPE





IN ITS NATURE PEACE IS HIDDEN

In Address Forest Houses, where we have established peace on solid foundations by building on rocky terrain; the forest consisting of 40-year-old pine trees right next to you brings many privileges, resembling a waterfall next to your home.

87.052 m²
PROJECT AREA

320
NUMBER OF RESIDENCES

37
COMMERCIAL AREA

2015
PROJECT YEAR



LIVING

Designed to meet every need with 2+1 and 3+1 apartment options.

SOCIAL AREAS

Waterfall
Grove
Children's play areas
Sports areas
Swimming pool
Fitness center
Sauna
Turkish bath
Parking



ADRES KORU EVLERİ

Address Forest Houses comprise 312 residences and 37 shops across 9 blocks.

LOCATION

Right next to the Samandıra Region 3rd Bridge connection road Pasaköy Toll Booths...

METRO 200 METERS
ŞEHİR HASTANESİ 1,5 KM
BELEDİYE BİNASI 2 KM
AYDOS ORMAN 4 KM
MALTEPE ÜNİVERSİTESİ 2,5 KM
YEDİTEPE ÜNİVERSİTESİ 6,5 KM
E-5 (D-100) KARAYOLU 9,5 KM
ATAŞEHİR FİNANS MERKEZİ 12 KM

ADDRESS

ATAKENT / HALKALI / İSTANBUL

METRO 200 METERS
ŞEHİR HASTANESİ 1,5 KM
BELEDİYE BİNASI 2 KM
AYDOS ORMAN 4 KM
MALTEPE ÜNİVERSİTESİ 2,5 KM
YEDİTEPE ÜNİVERSİTESİ 6,5 KM
E-5 (D-100) KARAYOLU 9,5 KM
ATAŞEHİR FİNANS MERKEZİ 12 KM

ADDRESS

ATAKENT / HALKALI / İSTANBUL



adres atakent evleri
HALKALI





IN THE HEART OF TRANSPORTATION NETWORKS

The Address Atakent Residences project is located in Atakent, known as the most accessible project in its region, right next to the Basın Ekspres, just a few minutes away from the TEM Highway.

22.274 m²
PROJECT AREA

398
NUMBER OF RESIDENCES

27
COMMERCIAL AREA

2016
PROJECT YEAR



LIVING

In the project that offers opportunities with different apartment options, there are 2+1, 3+1, and 4+1 apartment choices.

SOCIAL AREAS

Spacious landscape area
Children's park
Fitness
Sauna
Turkish bath
Indoor parking
ADDRESS ATAKENT

ADRES ATAKENT

The project, consisting of 5 blocks, includes 398 residences and 27 commercial units. The 2+1 apartments in the project range from gross 110 to 183 square meters, net 71 to 85 square meters; the 3+1 apartments range from gross 145 to 157 square meters, net 92 to 102 square meters; and the 4+1 apartments are gross 184, net 126 square meters in size.

LOCATION

BÜYÜKÇEKMECE BELEDİYESİ 2 Min.
İST. SABAHATTİN ZAİM ÜNİ. 4 Min.
KANUNİ SULTAN SÜLEYMAN EAH 5 Min.
MALL OF İSTANBUL AVM 8 Min.
MAHMUTBEY GİŞİLER 8 Min.
BASIN EKSPRES YOLU 5 Min.
E-5 ÇEVRE YOLU 10 Min.
ATATÜRK HAVALİMANI 10 Min.

ADDRESS

ATAKENT / HALKALI / İSTANBUL



KANUNİ SULTAN
SÜLEYMAN EAH
5 DK.



E-80
ÇEVRE YOLU
8 DK.

MALL OF
İSTANBUL
8 DK.

BASIN
EKSPRES YOLU
5 DK.

KÜÇÜKÇEKMECE
GÖLÜ
5 DK.

E-5
ÇEVRE YOLU
10 DK.

ATATÜRK
HAVALİMANI
10 DK.



A+LIVE
— ATASEHIR —





OUR STEP IS A+LIVE... OUR TITLE IS PROFIT CENTER

Rising in the center of Ataşehir, A+LIVE Ataşehir is next to the Financial Center and overlooks Çamlıca. A+LIVE is designed considering all the requirements of modern life, with profit at its core.

40.107 m²
PROJECT AREA

111
OFFICE

17
COMMERCIAL AREA

2016
PROJECT YEAR



LIVING

A+LIVE offers 28 different types of offices ranging from 40 m2 to 400 m2. These offices can be used either as a single unit or in 6 separate parts.

AMENITIES

Parking
Meeting rooms
Sports areas
Storage for each office
Marketplace
High floor intervals



A+LIVE

LOCATION

FİNANS MERKEZİ 750 METER
ANADOLU OTOYOLU 500 METER
ATAŞEHİR BELEDİYESİ 600 METER
ÜLKER SORT ARENA 1,3 KM
BULVAR AVM 1,3 KM
MİMAR SİNAN CAMİİ 1,4 KM
METROPOL AVM 2.4 KM
PALLADIUM AVM 2.4 KM
EMAR AVM 3.2 KM
AVRASYA TÜNELİ 6.6 KM

ADDRESS

BARBAROS MAHALLESİ BEGONYA SOKAK NO:7
ATAŞEHİR / İSTANBUL

FİNANS MERKEZİ 750 METER
ANADOLU OTOYOLU 500 METER
ATAŞEHİR BELEDİYESİ 600 METER
ÜLKER SORT ARENA 1,3 KM
BULVAR AVM 1,3 KM
MİMAR SİNAN CAMİİ 1,4 KM
METROPOL AVM 2.4 KM
PALLADIUM AVM 2.4 KM
EMAR AVM 3.2 KM
AVRASYA TÜNELİ 6.6 KM

ADDRESS

BARBAROS MAHALLESİ BEGONYA SOKAK NO:7
ATAŞEHİR / İSTANBUL

www.aliveatasehir.com

A+LIVE
— ATAŞEHİR —





THE PRESTIGIOUS DISTRICT OF THE ASIAN SIDE, KOŞUYOLU.

Buem Hotel Koşuyolu is located in the heart of Istanbul's Anatolian Side, just a few kilometers away from Fenerbahçe Şükrü Saraçoğlu Stadium, historical sites, and nightlife in Kadıköy. It features open and closed parking, a gym, a restaurant, a winter garden, lobby, and workspaces.

4.455 m²
PROJECT AREA

6
NUMBER OF FLOORS

59
NUMBER OF ROOMS

2019
PROJECT YEAR



Buem Hotel is situated next to Ayrılıkçeşme and Marmaray Train Station, only a few minutes' walk from Kadıköy city center. It has easy access to business centers like Kozyatağı, Ataşehir, and Ümraniye, and is just a short drive from luxury shops on the famous Bağdat Avenue.



www.bayerinsaat.com

"We are Building Excellence."

Contact

Barbaros Mah. Begonya Sok. A Live İş Merkezi 15.kat

Ataşehir – İSTANBUL

T: 90 216 340 24 03

info@bayerinsaat.com.tr



BAYER İNŞAAT IS AN " BAYRAKTAR " ESTABLISHMENT.

