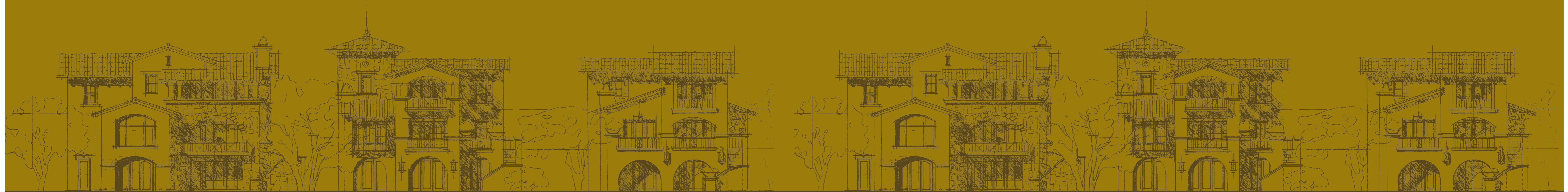
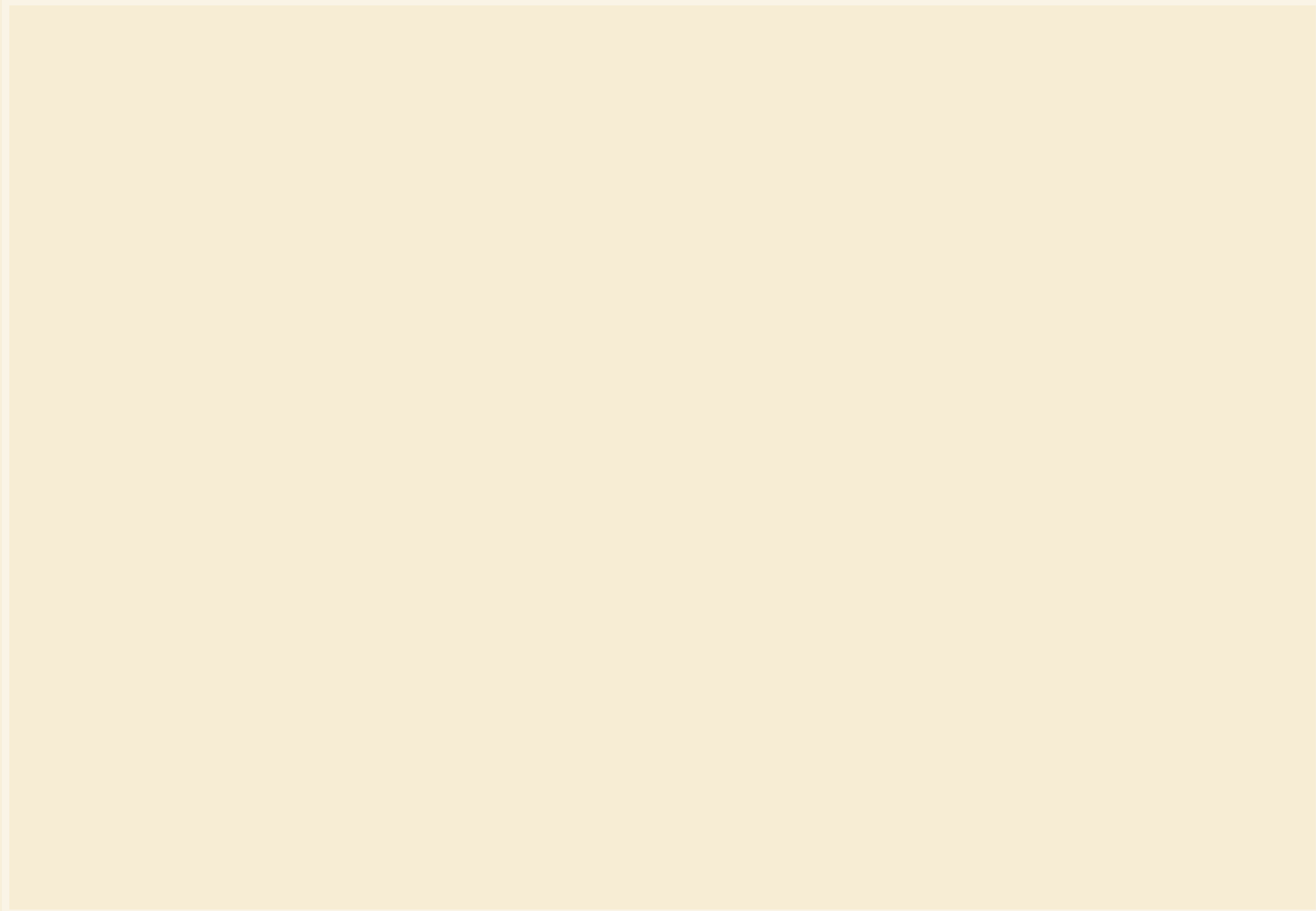



TUSCAN
VALLEY





Certain images in this catalog have been solely used for providing information on the Tuscan lifestyle and do not represent or imply an actual or promised rendering of the landscape or technical specifications of the Tuscan Valley Project. Emaar Turkey retains the rights to amend, modify or revoke any and all aspects of the Project, including the technical specifications, amenities, services, site plans, projects and floor plans; sketching, fully or partially, with its sole discretion.



World class property developer

EMAAR,

has brought its vision and international experience to
its first project in Turkey, to create

Tuscan Valley,

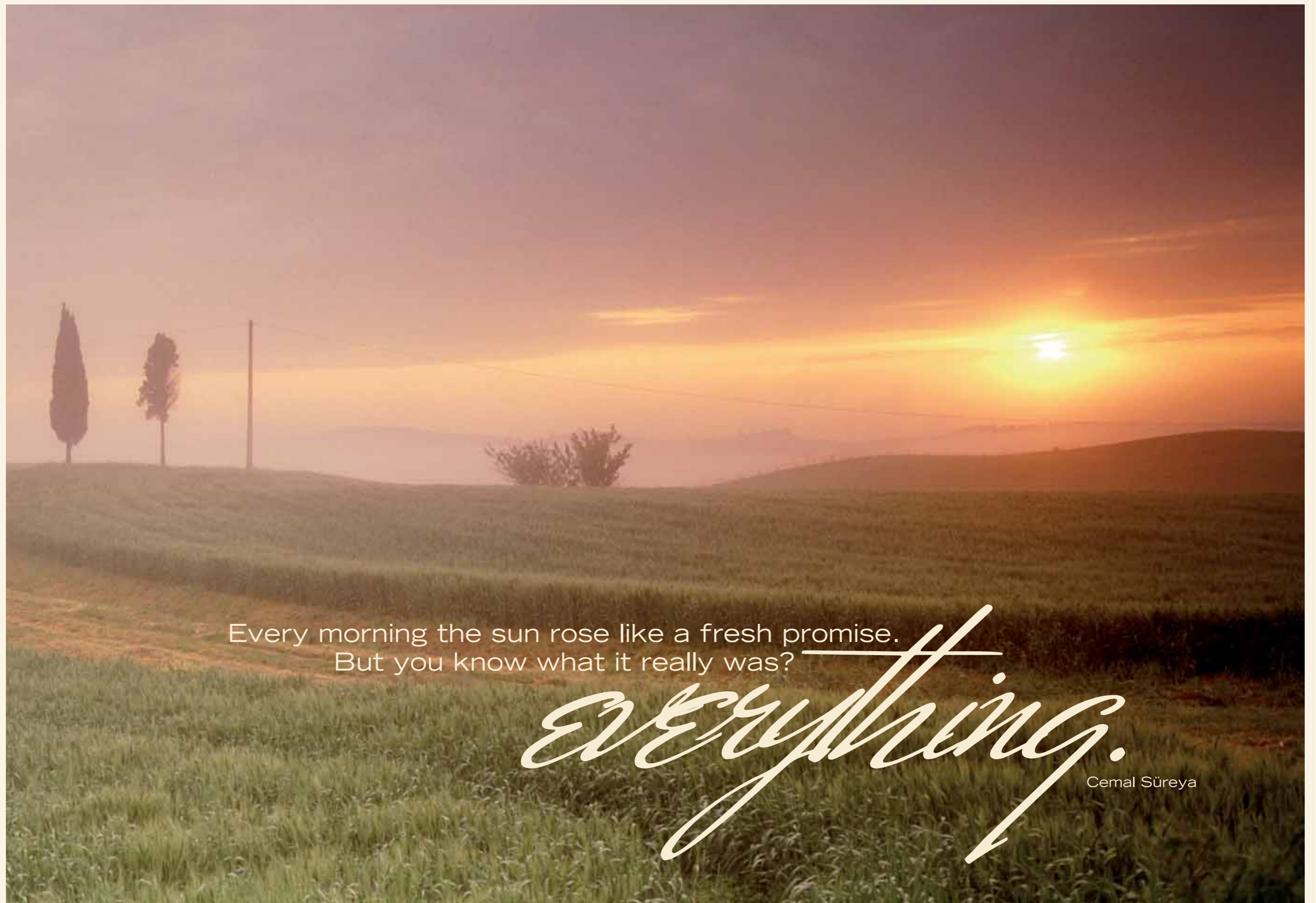
where nature and modern life merge, creating a
flawless lifestyle.

Tuscan Valley villas offer comfort, luxury and privileged life to their
residents with completed ready to move in villas.

**With the new reciprocity law now you can purchase properties directly
under your name and enjoy becoming a resident in Tuscan Valley.**







Every morning the sun rose like a fresh promise.
But you know what it really was?

everything.

Cemal Süreya



Tuscan



A fairy tale lifestyle inspired by Mediterranean traditions...

A World Leader brings a World-class Project to Istanbul...

An authentic Tuscan experience, from its building stones to its texture and its flavor to its culture...

An architectural mosaic blossomed on the heritage of centuries, meets a modern, urban lifestyle
in Istanbul's Tuscan Valley.

Tuscan Valley, the new style of Mediterranean living!

Valley



Live



Tuscan Style With All Its Priceless Little Pleasures

Under the Mediterranean sun, a Tuscan flavoured neighbourhood, replete with cypress trees, fresh air, ochre-colored villas and a trattoria.

Live the Mediterranean dream in a villa designed and built to international standards in one of Istanbul's most exclusive and attractive communities located on almost 200 hectares, where the air is clean and the view is breathtaking.

Profitably



The Future You've



Legacy For Your Family

More than simply pride, an Emaar Tuscan Valley home affords you the comfort of leaving a prized legacy for your children. It is a home and a neighborhood that will continue to appreciate and gain prestige as the years turn and your family grows.

Always Dream Of



Natural Living, In



The Beauty Of Getting Back To Nature!

At Tuscan Valley, you can ride at the next door 375 acre equestrian center.
Enjoy of nature at Park Verde, where there are lot's of green areas and
a hiking trail about 2 km long in range.
You will catch up with a healthy and energetic life during sports at
Tuscan Valley.

Everything You Do



Good Times at



An Uplifting Lifestyle That Redefines The Art Of Living!

You'll find everything that makes life colorful and exciting, from shops to restaurants right on Tuscan Shopping Arcade.

Outdoor Living at Tuscan Valley

Common spaces and parks adjoining woods offering excellent vistas

Walking and jogging trails

Restaurants and Cafés

Supermarket - Flower Shop - Pastry Shop - Butcher - Delicatessen

Dry cleaner - Hairdresser and Beauty Salon

Pharmacy - Pet Shop

Tuscan Shopping Arcade





Dolce Vita Sports & Life Club

A Recreation Center Full of Life

Offering a brand-new lifestyle and a wide array of social opportunities to its residents, Tuscan Valley Houses feature 5.400 sqm covered space and 10.500 sqm open-air space for recreation and social facilities. The project includes many fully-equipped facilities such as outdoor and indoor swimming pools, tennis and squash courts. The 16.000 sqm recreation area designed by Architect Mahmut Anlar has a unique concept built on state of the art technology.



a Fresh Spirit and a



A Healthy Getaway For Body And Soul!

Breathe deep, everyday you'll wake to the fragrant scent of over trees...
At your Tuscan Valley health club nestled on the grand slope of the linear parkway
with breathtaking views, you can join a fitness, aerobics, yoga or pilates class or a
tennis, basketball match or a swimming competition at your indoor and outdoor pools.

For a Healthy Life...

Tennis, racquetball and squash courts
Basketball courts
Indoor and outdoor swimming pools
Mini football field
Aerobics, Yoga and Pilates Studios
Spa and Beauty Center

Sound Body



Nearby Schools

Alkev-Alman High School
Alkev-Alman Kindergarten
Istanbul International Community School
Istanbul International Community Kindergarten
Yıldızlar College
Fatih University
Beykent University
Bahçeşehir University
Kültür 2000 College - Kindergarten, Primary School, High School



Nearby Hospitals

Acibadem Hospital
Büyükçekmece Private Hospital
Tem Private Hospital
Medicana Private Hospital



Tuscan Valley Security Service and Other Services

24-hour security service
24-hour technical and maintenance service
24-hour ambulance service



Tuscan Valley Customer Care

Authentic



The Pleasure Of True Comfort!

At Tuscan Valley, all the conveniences you need and everything it takes to make life complete are right next-door, adding value to the quality of your life and your investment...

Nearby schools and hospitals...
Maintenance and security services...
The added benefits of a life you have been dreaming of.

Comfort



Un Incomparable



The Aesthetics Of A Sophisticated Lifestyle!

Emaar Turkey has created an architectural achievement, interpreting Tuscan style for the local taste by blending the ancient look and feel of Tuscany to contemporary needs and desires.

The Tuscan style is simple yet elegant, almost organic in nature.

Architectural forms and unique touches are reflected in arched windows with wrought iron enclosures, colorful shutters, soaring ceilings in galleries, fountains, fireplaces and courtyards.

The natural shades of the stone meets the terracota of the soil, the rich greens of vineyards and smokey greens of olive orchards.

Setting





DREAMS COME TRUE

Emaar's vision and world class experience have been combined in our first project in Turkey to present you with not only a whole new lifestyle but also an exceptional investment opportunity.

At Tuscan Valley, you'll find a lifestyle investment we call "the art of profitable living"...





Phases of the Tuscan Valley Project

Phase 1: 174 villas, the main Recreation Area and the Recreation Center have been completed in 2009.

Phase 2: 26 semi-detached villas, 28 apartments and Tuscan Shopping Arcade have been completed in 2012.

Phase 3: 201 homes to be completed.

Phase 4: 54 homes to be completed.

Total: 493 homes and the buildings constituting the Tuscan Valley community will be built.

The Creative Team Behind the Project

- Master Planning - Community Design and Architectural Design: JZMK Partners, Southern California & AE Architectural Studio, Istanbul, Turkey
- Interior Design: Ziccardi Design Inc. California and Merve Kösematoğlu Interior Design Istanbul
- Landscape Architecture Concept: Lem Design, Italy, ALD Design and Betula Landscape based in Istanbul
- Static and Seismic / Earthquake Engineering: Istanbul Technical University and Erdemli Engineering
- Legal and Tax Advisors for the International Investors: Pricewaterhouse Coopers
- Recreation Center: Geomim, Architect Mahmut Anlar





Park Verde

At Tuscan Valley, by The Sea Of Marmara and Büyükçekmece Lake, you will wake up to the breath taking view of the water and the 2 km vista of woods with every shade of green.



TUSCAN[®]
VALLEY

TUSCAN VALLEY VILLA TYPES

TUSCAN VALLEY VILLA TYPES



TUSCAN I

Gross: 395 m² **Net:** 250 m²

- 5 Bedrooms
 - Master suite
 - 2 bedrooms with bathrooms
 - Study / Guest room
 - Maid's suite
 - Dining room and living room with high ceiling
- Family room • Laundry and laundry chute between floors
 - One-car garage • Free areas for multipurpose use
(Swimming pool, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TOSKANA IA

Gross: 408 m² **Net:** 267 m²

- 5 Bedrooms
 - Master suite
 - 2 bedrooms with bathrooms
 - Study / Guest room
 - Maid's suite
- Dining room and double space living room • Family room
 - Laundry and laundry chute between floors
- One-car garage • Free areas for multipurpose use
(Swimming pool, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN II

Gross: 489 m² **Net:** 325 m²

- 6 Bedrooms
 - Master suite
 - 2 bedrooms with bathrooms
 - 1 bedroom with a shared bathroom
 - Study room with bathroom / Guest room
 - Maid's suite
 - Dining room and double space living room • Family room
 - Laundry room and laundry chute between floors
 - Two-car garage • Free areas for multipurpose use
- (Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN III

Gross: 695 m² **Net:** 457 m²

- 7 Bedrooms
 - Master suite
 - 4 bedrooms with bathrooms
 - Study / Guest room
 - Maid's suite
- Dining room and living room with high ceiling
- Family room • Laundry room and laundry chute between floors
- Two-car garage with storage area • Free areas for multipurpose use
(Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN IV

Gross: 704 m² Net: 448 m²

- 7 Bedrooms
 - 56 m² master suite featuring a study room
 - 3 bedrooms with bathrooms
 - 2 bedrooms with a shared bathroom
 - Maid's suite
 - Living room and dining room • Family room
 - Laundry room and laundry chute between floors
 - Two-car garage • Free areas for multipurpose use

(Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN V

Gross: 704 m² **Net:** 463 m²

- 5 Bedrooms
 - Master suite
 - 3 bedrooms with bathrooms
 - Maid's suite
 - High ceiling living room • Dining room • Family room
 - Laundry room and laundry chute between floors
 - Two-car garage • Free areas for multipurpose use
- (Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN VI

Gross: 705 m² **Net:** 449 m²

- 5 Bedrooms
 - Master suite
 - 2 bedrooms with bathrooms
 - Study / Guest room
 - Maid's suite
- Double space main entrance
- Living room with high ceiling and dining room
- Family room
- Laundry room and laundry chute between floors
- Two-car garage
- Free areas for multipurpose use
(Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN VII

Gross: 845 m² **Net:** 578 m²

- 7 Bedrooms
 - Master suite
 - 3 bedrooms with bathrooms
 - 1 bedrooms with a shared bathroom
 - Study / Guest room
 - Maid's suite
- Living room with double space and dining room • TV room • Family room
 - Laundry room and laundry chute between floors
 - Two-car garage • Free areas for multipurpose use

(Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN VIII

Gross: 940 m² **Net:** 655 m²

- 5 Bedrooms
- 94 m² master suite featuring study room with high ceiling
 - 2 bedrooms with bathrooms
 - Study / Guest room
 - Maid's suite
 - 56 m² Guest House (Casita)
- Double space main entrance
- Living room and dining room
- Family room
- Laundry room and laundry chute between floors
- Two-car garage
- Free areas for multipurpose use
(Swimming pool, elevator, fireplace, kitchenette in the garden floor, Turkish bath, sauna, home gym, home theatre and wine cellar are optional.)



TUSCAN[®]
VALLEY

TUSCAN VALLEY
SEMI-DETACHED VILLAS AND APARTMENTS

TUSCAN VALLEY SEMI-DETACHED VILLAS



TUSCAN IX

Gross: 262 m² **Net:** 149 m²

- 4 Bedrooms
 - Master suite
- 2 bedrooms with a shared bathroom
 - Maid's suite
- Dining room and living room with double space
 - Kitchen with a pantry
 - Laundry room • Terrace
 - Open garage

TUSCAN VALLEY APARTMENTS



TUSCAN X

Gross: 224 m² or 253 m² **Net:** 149 m²

- 4 Bedrooms
 - Master suite
- 2 bedrooms with a shared bathroom
 - Maid's suite
- Dining room and living room
 - Kitchen
- Laundry room • Terrace
- Storage • Open garage

Tuscan Valley has all the alluring details to suit your lifestyle...*

Your villa, designed in authentic Tuscan and Mediterranean style, features brands that make a good investment even better.

Porcelanosa ceramics from Spain, featuring a range of color and design options.

Villerory & Boch from Germany.

CERIM & IRIS Ceramica ceramics and **Snaidero** kitchens from Italy, offering a range of finishes and colors in modern, classic and rustic styles, as well as **Miele** appliances.

Plus:

Rehau windows

Duravit bathroom fixtures

Hans-Grohe faucets

LG air-conditioning system

Viessmann smart heating system

Granite or Corian kitchen counter in your choice of colors

Garage

Two living rooms

Italian laminate parquet in your choice of colors featured in living rooms and bedrooms

Central cable and satellite TV network

Master bedrooms featuring walk-in dressing rooms

Master bathrooms featuring marble walls and floors and Jacuzzi

Laundry room and laundry chute between floors

Optional swimming pool, fireplace, sauna, Turkish bath and wine cellar

Enjoy all the comforts of home...

*The information mentioned above is valid for Phase 1 & Phase 2 and Emaar Turkey retains the rights to amend, modify and revoke the mentioned information and brands in the other phases of the project.



*The Home of
your dreams*





Tuscan Style Living





The Difference is in the Details





Experience an idyllic life





The New Definition of Comfort





Serenity at Your Home





Expect Professionalism



A World Class Developer

EMAAR Properties PJSC, listed on the Dubai Financial Market, is a global property developer that has a significant presence in key markets world-wide with 6 key business segments and over 60 active companies. Besides building residential and commercial properties, the company also has proven competencies in shopping malls & retail, hospitality & leisure, technology and financial services sectors.

EMAAR inaugurated Burj Khalifa, the world's tallest building, and has opened The Dubai Mall, the world's largest shopping and entertainment destination. EMAAR holds five Guinness World Records - the Tallest Building and tallest man-made structure ever for Burj Khalifa, largest shopping centre for The Dubai Mall, Dubai Aquarium & Underwater Zoo and highest restaurant from ground level for At.mosphere.

EMAAR has joined hands with Giorgio Armani to strengthen its presence in hospitality. Following the success of the Armani Hotel Dubai, located in Burj Khalifa, the world's tallest building, the Armani Hotel Milano opened in Milano in 2011. EMAAR, launched "The Address Hotels + Resorts", the five-star premium hotel brand in 2008, bringing a new identity to the concept of hospitality. The Address Hotels will have a presence in all markets where EMAAR has a geographic footprint, starting off with the six hotels; Downtown Dubai, The Dubai Mall, Dubai Marina, Montgomerie Dubai, The Palace - Old Town and The BLVD.

For more information, visit us at www.emaar.com

The Firsts: The Emaar Signature Projects

Emaar Properties attracts the interest of various circles not only with projects on the global scale but also with several firsts and mosts.

- The world's tallest building "Burj Khalifa"
- The Dubai Mall is the largest shopping and entertainment destination in the world with an area of 1.125.000 sqm.
- The world 's largest indoor "Gold Souk" located in the Dubai Mall
- Dubai Marina, one of the largest waterfront development of its kind in the region.





Burj Khalifa, The World's Tallest Building

Standing tall at 828 metres, Burj Khalifa forms the centre of Downtown Dubai, the flagship project of Emaar Properties in Dubai. Burj Khalifa, derives its design inspiration from the desert flower, Hymenocallis and incorporates patterning systems that are embodied in Islamic architecture.

A mixed-use tower, Burj Khalifa has residences and commercial spaces apart from the Armani Hotel Dubai, a luxury hotel developed by Emaar in association with haute couture major Giorgio Armani S.p.A.

There are also recreational facilities and entertainment venues including four luxurious pools and a cigar club, a library, exclusive residents' lounge, serviced residences, 15,000 sq ft of fitness facilities and an observatory.

HISTORY RISING

The Burj Khalifa has overtaken Toronto's CN Tower (553.33m) and Taipei 101 in Taiwan (508m), to become the world's tallest structure.

Burj Khalifa is the first mega-high-rise in which certain elevators are programmed to permit controlled evacuation for certain fire or security events.

The tower contains the world's highest elevator installation.

The observation lifts of Burj Khalifa with a capacity of 21 persons, are the most distance taking lifts of the world from down to up. The lifts have a speed of 10 m/second.

If laid end to end, all the rebar (steel wired concrete reinforcement) used in the tower would extend over a quarter of the way around the world.

During construction, 330 thousands meters cube concrete, 39 thousands metric tone steel rebar and 142 thousands glass were used.





Dubai Marina



The Dubai Mall

The Dubai Mall, one of the largest malls in the world and located within Downtown Dubai, is the premier lifestyle destination for shopping and entertainment.

With a total internal floor area of 1.125.000 sqm, The Dubai Mall has more than 1,200 retail outlets including two anchor department stores and over

120 food and beverage options. The Dubai Mall offers an unparalleled retail mix combined with world-class dining, entertainment and leisure attractions that will revolutionise the concept of the shopping mall experience.

Here, you find a world-class Aquarium and the world's largest indoor Gold Souk. A 440,000 sq ft fashion precinct dedicated to haute couture positions The Dubai Mall as the fashion capital for the region. A strong family entertainment theme includes KidZania®, an innovative children's 'edu-tainment' concept that is being introduced to the region for the first time, a 76,000 sq ft SEGA indoor theme park, a 22 screen Cineplex and an Olympic-size Ice Rink. The Dubai Mall was opened in November 2008.



Dubai Marina

Offering Riviera-style living in a sophisticated environment, Emaar's Dubai Marina is one of the largest waterfront developments of its kind in the region. With a total development area of 50 million sq ft, Dubai Marina encompasses a large canal with 3.5 km of waterfront offering access to the sea from both ends. Frilling the canal are waterfront living apartments.

The project features several high-rises with luxury apartments as well as villas set against the backdrop of a Marina. With yachts moored along the Marina and some of the city's best dining, entertainment and leisure facilities, Dubai Marina is the first choice for the stylish and sophisticated. Other attractions include the Dubai Marina Mall, the Dubai Marina Yatch Club and an 8-storey tower dedicated to diverse cuisines.



Emirates Living

Emirates Living is a lifestyle concept from Emaar that encompasses some of its key master-planned residential communities including Emirates Hills, The Lakes, The Greens, The Meadows, The Springs and The Views.

A collection of neighbourhoods, Emirates Living embodies Emaar's commitment to delivering luxurious homes set in tranquil settings offering residents all amenities including community centres, golf courses, retail outlets, health and fitness centres and schools.



King Abdullah City

Spread over 55 million square meters, King Abdullah City will be divided into six distinctive zones, each making contributions to the city's fulfillment of its objectives.

In every one of the six zones, investors are presented with limitless opportunities in property development, commerce, industry, finance, education, recreation and healthcare.

EMAAR

The core business of Emaar Properties is real estate development and Emaar has been growing its businesses almost on a daily basis. With a view to increasing the value it creates for its shareholders, the company is now diversifying its investments and will continue to invest in profitable businesses.

Emaar Hospitality Group

Emaar Hospitality Group LLC manages Emaar Properties PJSC growing roster of hospitality and leisure projects, ensuring residents of Emaar's master planned communities have access to exceptional facilities and services. Emaar Hospitality Group owns and manages a diverse and award-winning portfolio of leisure assets, including golf resorts, a polo and equestrian club, health clubs, and the Dubai Marina and associated yacht club. 'Nuran,' is Emaar Hospitality Groups own brand for serviced residences, and has been developed for corporate travelers wishing to stay for an extended business or leisure trip.

The Address Hotels + Resorts, the 5 star premium hotel brand launched by Emaar Hospitality Group, brings a new identity to the hospitality and service offering of Dubai and the region. The Address features a bouquet of experiences offering a unique essence for business and leisure travellers. The first of The Address Hotels is The Address Downtown Dubai. It is followed by the launch of The Address Dubai Mall, The Address Dubai Marina and The Address Montgomerie.

Emaar, who started 5 stars hotel chain project The Address Hotels + Resorts in 2008, also opened for use; Downtown Dubai, The Dubai Mall, Dubai Marina, The Palace - Old Town and The BLVD.

Emaar Hotels & Resorts

Emaar Hotels & Resorts, a subsidiary of Emaar Properties, has embarked on an ambitious global expansion program through its strategic tie-up with leading haute couture company, Giorgio Armani S.p.A. Armani Hotels & Resorts, a result of the collaboration, will unveil a collection of luxury hotels, resorts and residences in key international cities with one of the first Armani Hotel and Armani Residences that was opened at Burj Khalifa, the world's tallest building which is at the heart of Emaar's Downtown Dubai project. The second Armani Hotel was opened in Milan. This will be followed by the launches of the Armani Hotels & Resorts in Marrakech, and subsequently in other international destinations such as New York, Shanghai and London. All the properties in the portfolio will be designed to the finest detail by Giorgio Armani himself.

Emaar Malls Group

The aggressive investments of Emaar in retail sector, include shopping malls which offer to its visitors shopping and entertainment together. The admiral ship of those investments, The Dubai Mall which hosts more than 1200 shops in it, is an attraction center also, for Burj Khalifa Project. Other important projects developed by Emaar in this area are; Dubai Marina Mall, Gold & Diamond Park, Souk Al Bahar and Cairo Gate Emaar.

Emaar Retail

Emaar Retail, which operates in entertainment and retail area and a partner company of Emaar Malls Group, offers unique and innovative entertainment and retail experiments. Emaar Retail pursues, entertainment and retail operations of Emaar including, Dubai Aquarium & Underwater Zoo, Dubai Ice Pist, KidZania, Sega Republic, Reel Cinemas and Armani / Casa.

Emaar Commercial Leasing

Emaar Commercial Leasing Downtown pursues, rental operations of Emaar Square which placed on Sheikh Zayed Street in Dubai.

Emaar Technologies

Emaar Technologies is a subsidiary of Emaar Properties PJSC that caters for the growing need of professional ICT Services in the region. With vast experiences in Real Estate, Retail, Hospitality, Education, Financial and Healthcare Solutions, Emaar Technologies has great confidence in expanding its horizons to a much larger set of clients across the region.



EMAAR TURKEY

Since 2006, EMAAR is operating in Turkey with its investment in real estate development.

The company is currently in the process of constructing Tuscan Valley in Istanbul Büyükçekmece Lake Valley, established on a 1 million 700 thousand m² area. Tuscan Valley consist of 12 different types of 524 residences at the final fourth phase.

After the completion of the first phase with the construction of 174 villas and Dolce Vita Sports & Life Club, life has started in Tuscan Valley. The second phase is also completed and consists of the Tuscan Shopping Arcade and semi-detached villas as well as villa apartments enjoying lake and sea views.

As a new investment, Emaar Turkey is developing "Emaar Square" a multi-purpose project consisting of residences, a shopping mall with an entertainment complex, office and a five-star hotel at Çamlıca, in Istanbul.

In addition to its current investments, Emaar Turkey plans to invest in tourism, entertainment, shopping mall development, retail and commercial rental business. Emaar aims to be the long-term, value-adding company in Turkey and manage all its projects with great perfection.

For more information, please visit www.emaar.com.tr



- ❁ Take TEM (E-80) Highway to Edirne direction.
- ❁ If you come from the city centre 16 kms ahead, you will pass the Mahmutbey toll gates.
- ❁ After 18 kms. slightly right on to Hadımköy-Büyükçekmece exit.
- ❁ Pass the Hadımköy toll gates and take the first right.
- ❁ After 350 metres make a U-turn and then turn first right. You'll see Alkent 2000 gated community on your right hand side as well as Tuscan Valley direction signage.
- ❁ Follow Tuscan Valley signages. They will directly get you to the Tuscan Valley Sales Office (Approx. 2 kms)



Lake Valley, Hadımköy, Büyükçekmece, 34500 İstanbul, Turkey
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Head Office Tel: +90 212 329 28 00 Head Office Fax +90 212 328 16 26
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