

ANDO

Living



TOMTOM TOWNHOUSE



This is not just an apartment to stay and live,
but a *lifestyle-serviced residence* built around
business and leisure, connecting a community
of *travellers and locals* alike.

ISTANBUL

Turkey's cultural and financial center, a melting pot of many civilizations. Fascinating city built on two continents, divided by the Bosphorus Strait.





ISTANBUL

BRIDGE BETWEEN EAST AND WEST

Capital of byzantian, roman and ottoman empires, istanbul is the city between two continents, europe and asia, it is a city full of beautiful contrasts. Delightful old quarters are found right next to avantgarde architectures. The great contrast of vibrant cultural scenes and streets of old boroughs construct the unique cityscape of istanbul.

Contrasts could also be found in delicacies, where traditional turkish cuisine and exciting new dishes are served on the same table. You might also spot local small businesses and international brands coexisting on the same streets. There is an array of renowned scenic viewpoints from its bosphorus promenades.

RIGHT PAGE
BEYOGLU NEIGHBOURHOOD IN ISTANBUL, TURKEY





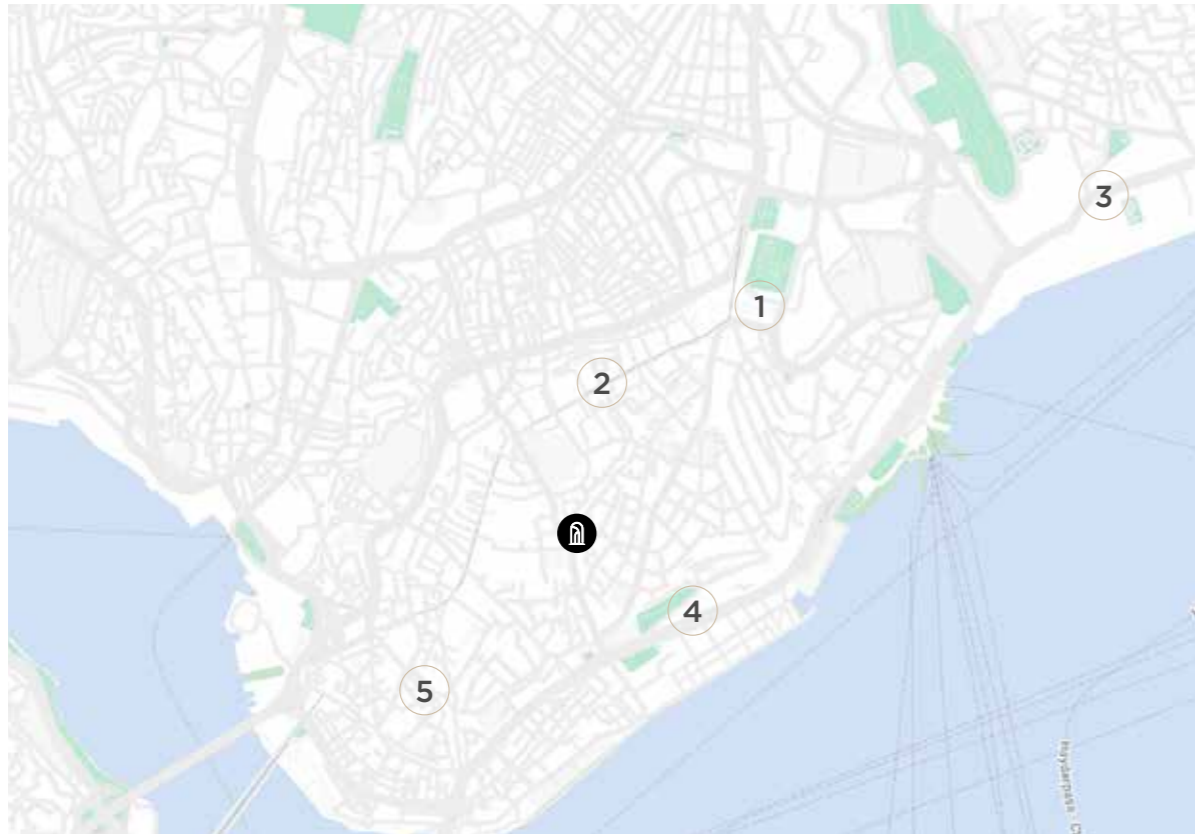
TOMTOM NEIGHBOURHOOD

A SERENE LIFE IN A HISTORICAL DISTRICT;
TOMTOM TOWNHOUSE

TOP
VIEW OF BOSPHORUS
FROM HISTORICAL PENINSULA

“
Travel with *ease*, live like a *local*.
”

“
 A unique project in the heart of
Tomtom designhood
 ”



1. TAKSIM SQUARE / 2. ISTIKLAL STREET / 3. DOLMABAÇE PALACE / 4. GALATAPORT / 5. GALATA TOWER

Tomtom design district is the part of Istanbul's most up and coming development areas located in Beyoğlu district between Istiklal, Çukurcuma and Karaköy. This district is home to many ex-embassies, foreign schools, museums and has many trendy restaurants, designer stores and art galleries. Walking distance from Galataport, this district gathers the best entertainment, retail and touristic attractions of Istanbul in one location.

Despite its central location and convenient accessibility, Tomtom neighbourhood still preserves its self-contained, calm and peaceful atmosphere due to the consulates, schools and gardens in the area. Boğazkesen Street is a unique region, where one can almost feel in a time tunnel thanks to the buildings' period facades.



LEFT PAGE
 PLACES OF INTERESTS

RIGHT PAGE
 CONCEPT ILLUSTRATION

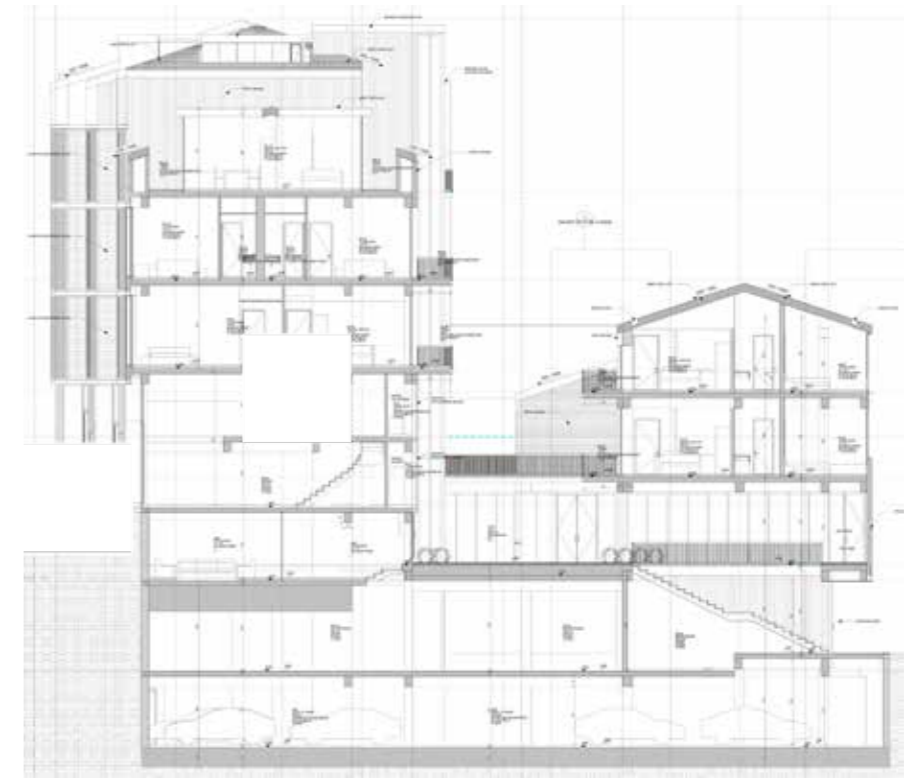
TOMTOM TOWNHOUSE

*An iconic project combining history and modernism.
Its courtyard is a modern interpretation of historical
courtyards of Beyoğlu.*



ANDO LIVING

TOMTOM TOWNHOUSE OVERVIEW



TOURISTIC APARTMENTS
1.603 sqm, 20 units

COMMON & TECHNICAL AREA
1.412 sqm

RETAIL
1.051 Sqm, 6 units

TOTAL CONSTRUCTION AREA
4.066 sqm, 26 units

LEFT PAGE
ANDO LIVING TOMTOM TOWNHOUSE RENDERING

RIGHT PAGE
SKETCH OF FACADE

“
*Historical architecture restored
 for the modern traveller.*
 ”



HISTORIC AND MODERN BUILDING

Ando Living Tomtom Townhouse is designed by Aga Khan awards winner, famous architect Han Tümerarkin. It is an iconic project combining history and modernism. Its courtyard is a modern interpretation of historical courtyards of Beyoğlu.

LEFT PAGE
 CONCEPT ILLUSTRATION



APARTMENTS

20 fully furnished apartments from T1 to T3 are decorated with the meeting promads' needs. Having outside spaces from balconies to big terraces, you will enjoy the Peninsula view from some parts of the penthouses.

Tomtom Townhouse has two elevator cores, which serve two attached buildings and one two-floor building in the project. On the courtyard there is a three-bedroom unit with garden terrace and its own entrance. The units are variable by facades, expositions and ceiling heights.

The Project covers a 4066 sq. m total construction area including the retail on the street floor.

CLUB

The residents will benefit from all the facilities of Ando Living Tomtom Club at a few steps away. Tomtom Townhouse will also have an extendable living room and a gym for the private use of Ando Living residents.

RIGHT PAGE
 TOMTOM CLUB COURTYARD RENDERING

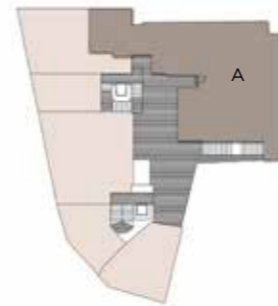
APARTMENT PLANS



TOMTOM TOWNHOUSE

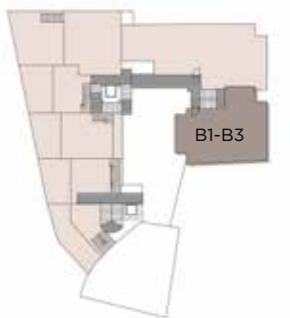
COURTYARD PLAN





APARTMENT A / T3

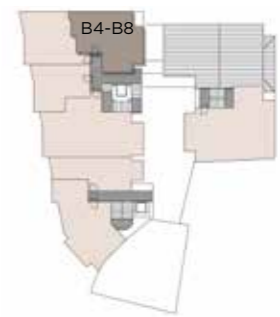
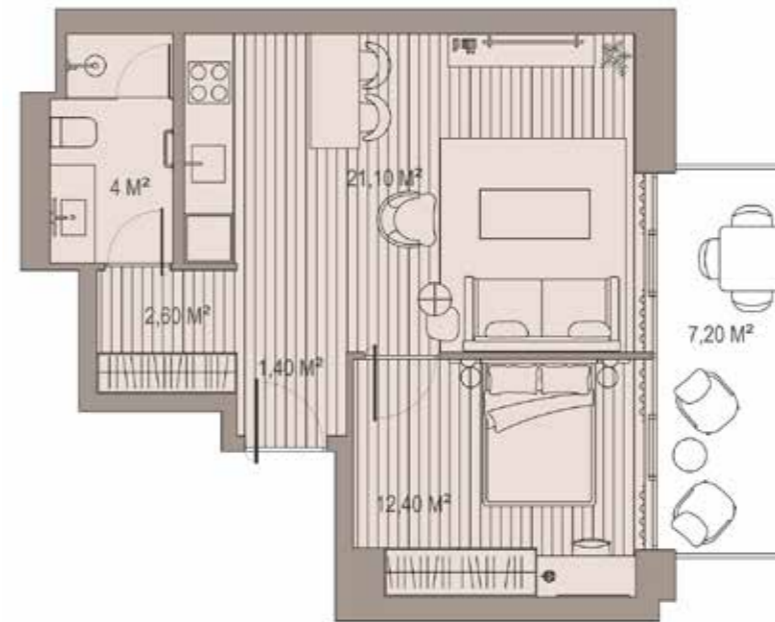
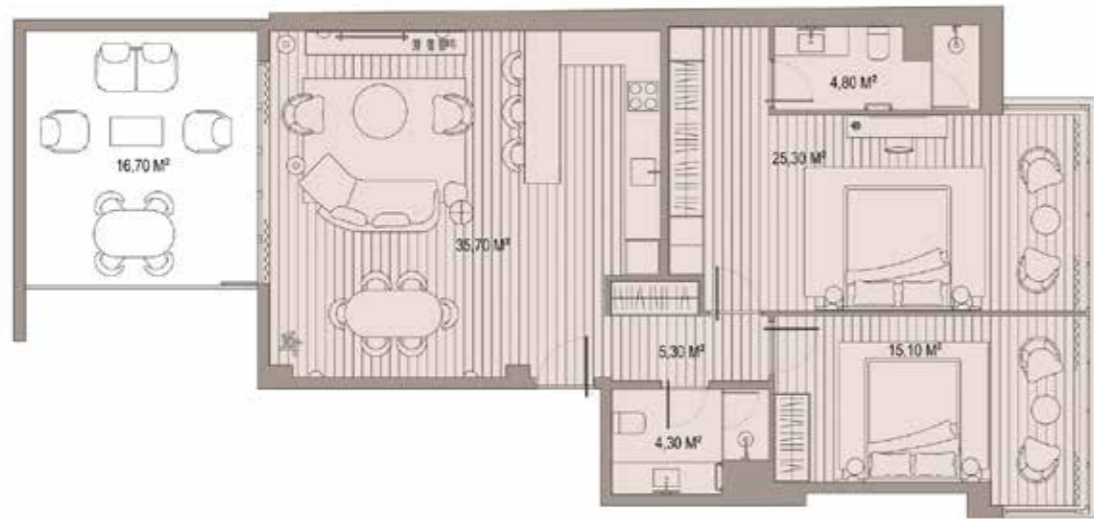
Gross private area 285,5 sqm
 Ceiling height 3,50 m
 Exposition: Çukurcuma street + courtyard
 Courtyard



APARTMENT B1-B3 / T2

Gross private area 103 sqm
 Ceiling height: 3,34 m *B3 - 4,00 m / 2,60 m
 Exposition: Çukurcuma street + courtyard
 Mezzanine / 1st floor





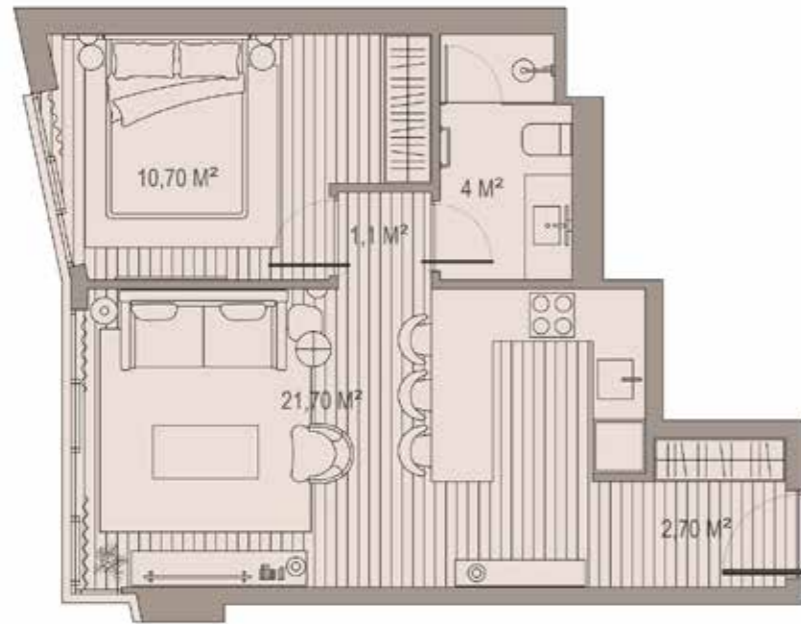
APARTMENT B2 / T2

Gross private area 149,30 sqm
Ceiling height 5,20 m / 3,10 m
Exposition: Çukurcuma street + courtyard
Mezzanine

APARTMENT B4-B8 / T1

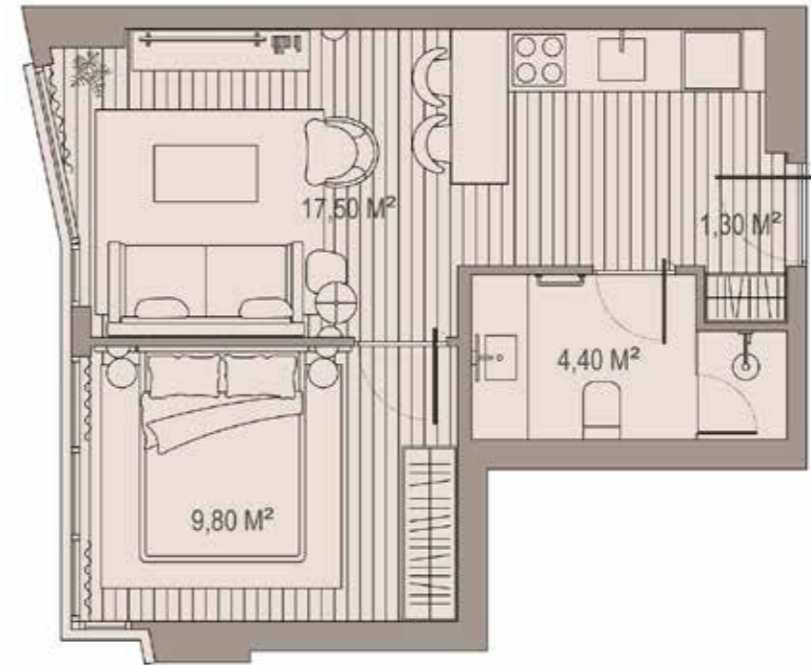
Gross private area 69,30 sqm
Ceiling height 3,50 m
Exposition: Courtyard
1st - 2nd floor





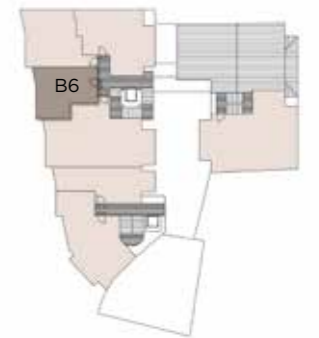
APARTMENT B5-B9 / T1

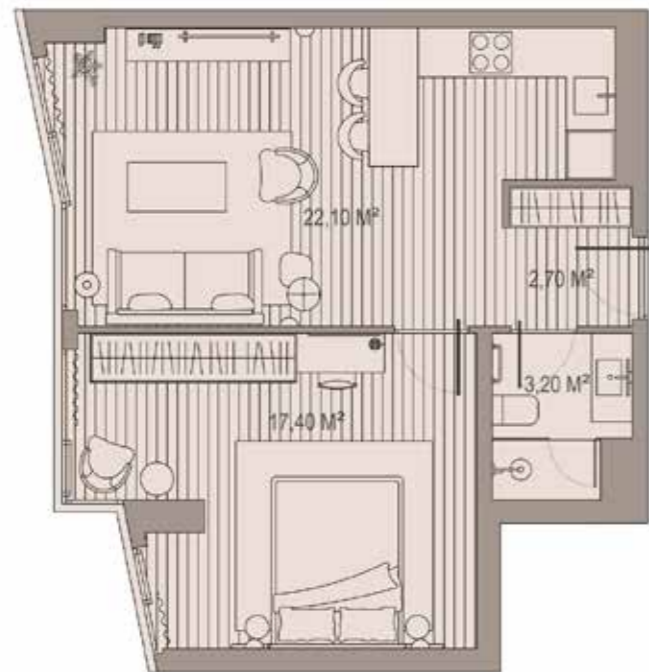
Gross private area 60,10 sqm
 Ceiling height 3,50 m
 Exposition: Bostanbaşı street
 1st - 2nd floor



APARTMENT B6 / T1

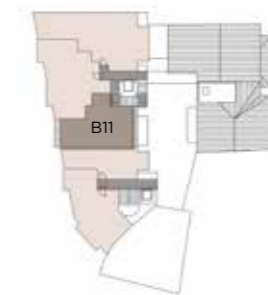
Gross private area 48,20 sqm
 Ceiling height 3,50 m
 Exposition: Bostanbaşı street
 1st floor





APARTMENT B10 / T1

Gross private area 65,50 sqm
 Ceiling height 3,50 m
 Exposition: Bostanbaşı street
 2nd floor



APARTMENT B11 T3 PENTHOUSE

Gross private area 148,60 sqm
 Ceiling height lower floor 3,50 m – upper floor 3,00 m / 2,40 m
 Exposition: Bostanbaşı street + courtyard
 2nd - 3rd floor





APARTMENT B12 / T3 PENTHOUSE

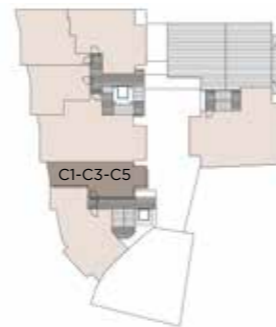
Gross private area 192,60 sqm
 Ceiling height lower floor 3.60 m – upper 2nd floor .90 m / 2.40 m / 1.40 m
 Exposition: Bostanbaşı street + courtyard
 3rd - 4th floor



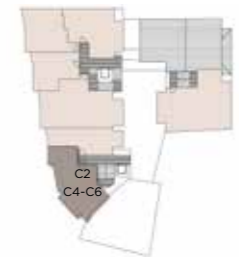
APARTMENT B13 / T3 PENTHOUSE

Gross private area 174,60 sqm
 Ceiling height lower floor 3.60 m – upper 2nd floor .70 m / 2.40 m / 1.60 m
 Exposition: Bostanbaşı street
 3rd - 4th floor





APARTMENT C1-C3-C5 / T1
 Gross private area 50,60 sqm
 Ceiling height 3,00 m *C5 - 4,80 m / 3,50 m
 Exposition: Bostanbaşı street + courtyard
 1st - 2nd - 3rd floor



APARTMENT C2-C4-C6 / T2
 Gross private area 78,80 sqm
 Ceiling height 3,00 m * C6 - 4,80 m / 3,50 m
 Exposition: Bostanbaşı street + courtyard
 1st - 2nd - 3rd floor



ARCHITECT



ARCHITECT

HAN TÜMERTEKİN

Han Tümertekin established Mimarlar and Han Tümertekin Project Consultancy Services Ltd. in Istanbul in 1986. Tümertekin, has carried out projects in Turkey, the Netherlands, Japan, Canada, United Kingdom and France.

In addition to his professional studies, Tümertekin has taught courses on architecture since 1992, and is one of the founders and executives of Istanbul Bilgi University Architecture Master's program.

Publications such as Domus, Abitare, Architectura Viva, d'Architecture, 'World Atlas of Contemporary Architecture', 'Atlas of 21st Century World Architecture' included the works of Tümertekin., whose SM House was exhibited at the Mies van der Rohe awards and won the 2004 Ağa Han Architecture Award with the "B2 House". Tümertekin, who is also on the jury of 2007 Ağa Han Architecture Award, has been a member of the Board of Directors of Ağa Han Architecture Awards since 2008.



FINISHING LIST



TOMTOM TOWNHOUSE

FINISHINGS LIST

GENERAL FEATURES

FACADE	<p><i>Exterior spans:</i></p> <p><i>Balconies:</i></p> <p><i>Main entrance door:</i></p> <p><i>Interior spans:</i></p> <p><i>Lift:</i></p>	<p><i>Render coating painted grey + facade brick + metal plating</i></p> <p><i>Wood deck or stone or tiles (flooring); steel ballustrades</i></p> <p><i>painted black</i></p> <p><i>Metal + Glass</i></p> <p><i>Painted light grey</i></p> <p><i>Schindler , Otis, Tyssen or equivalent</i></p>
SPECIAL EQUIPMENT	<p><i>Air conditioning:</i></p> <p><i>Water heating:</i></p> <p><i>Kitchen fume extraction:</i></p> <p><i>Waste and domestic water:</i></p> <p><i>Fire detection system:</i></p> <p><i>Access control:</i></p>	<p><i>Integrated</i></p> <p><i>Water tank</i></p> <p><i>Built-in</i></p> <p><i>According to the engineering</i></p> <p><i>According to the engineering</i></p> <p><i>According to the engineering</i></p>

COMMON AREAS

BUILDING ENTRANCE	<p><i>Floor and skirt:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>Stone or tiles or equivalent</i></p> <p><i>Smooth plaster painted</i></p> <p><i>Smooth plaster white painted</i></p>
STAIRCASE	<p><i>Floor:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>Stone or tile or equivalent</i></p> <p><i>Smooth plaster</i></p> <p><i>Smooth plaster white painted</i></p>

APARTMENTS

HALL AND CIRCULATION AREA	<p><i>Floor:</i></p> <p><i>Skirting:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>Wood flooring varnished</i></p> <p><i>MDF skirting white lacquered</i></p> <p><i>Water based satin paint</i></p> <p><i>Smooth plasterboard white painted</i></p>
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APARTMENTS

LIVING ROOM	<p><i>Floor:</i></p> <p><i>Skirting:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>Wood flooring varnished</i></p> <p><i>MDF skirting white lacquered</i></p> <p><i>Water based satin paint</i></p> <p><i>Smooth plasterboard white painted</i></p>
KITCHENETTE	<p><i>Cupboards:</i></p> <p><i>Counter worktop:</i></p> <p><i>Hob vitroceramic cook-top:</i></p> <p><i>Oven:</i></p> <p><i>Microwave:</i></p> <p><i>Dishwasher:</i></p> <p><i>Washing machine:</i></p> <p><i>Fridge-freezer:</i></p> <p><i>Extractor:</i></p> <p><i>Water tap:</i></p>	<p><i>Cupboards lacquered waterproof mdf</i></p> <p><i>Stone or composite material or equivalent</i></p> <p><i>Arçelik, Bosch or Siemens, or equivalent</i></p> <p><i>Arçelik, Bosch or Siemens, or equivalent</i></p> <p><i>Arçelik, Bosch or Siemens, or equivalent</i></p> <p><i>Arçelik, Bosch or Siemens, or equivalent</i></p> <p><i>Arçelik, Bosch or Siemens, or equivalent</i></p> <p><i>Arçelik, Bosch or Siemens, or equivalent</i></p> <p><i>Built-in (Arçelik , Bosh or Siemens, or equivalent)</i></p> <p><i>Mixer water tap Franke or Vitra, or equivalent</i></p>

BEDROOMS	<p><i>Floor:</i></p> <p><i>Skirting:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>Wood flooring varnished</i></p> <p><i>MDF skirting white lacquered</i></p> <p><i>Water based satin paint</i></p> <p><i>Smooth plasterboard white painted</i></p>
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BATHROOM AND SANITARY WARES	<p><i>Floor:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling smooth waterproof:</i></p> <p><i>Counter sink:</i></p> <p><i>Shower:</i></p> <p><i>Taps:</i></p>	<p><i>Light natural stone or tiles or equivalent</i></p> <p><i>Light epoxy waterproof resin or natural stone or tiles or equivalent</i></p> <p><i>Light epoxy waterproof resin or smooth waterproof plasterboard paint</i></p> <p><i>Natural stone or composite material or equivalent</i></p> <p><i>Shower base in natural stone or composite material or tiles or equivalent</i></p> <p><i>Vitra or Artema, or aquivalent</i></p>
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JOINERY	<p><i>Wardrobes doors:</i></p> <p><i>Interior doors:</i></p>	<p><i>Wardrobe in wood veneer or laquered mdf or equivalent</i></p> <p><i>Lacquered waterproof mdf or melamine interiors or equivalent</i></p>
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THE INFORMATION CONTAINED IN THIS LIST IS MERELY INDICATIVE AND MAY, FOR TECHNICAL, COMMERCIAL OR LEGAL REASONS, BE SUBJECT TO CHANGE OR VARIATION WITHOUT NOTICE. THE 3D RENDERINGS INCLUDED IN THIS LIST ARE INDICATIVE AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THESE RENDERINGS AND DOCUMENT DO NOT REPRESENT A CONTRACT AND ARE NON-BINDING. ANDO LIVING TOMTOM TOWNHOUSE - FEBRUARY 2023

Q&A



Q&A

ANDO LIVING TOMTOM TOWNHOUSE

WHAT TYPES OF APARTMENTS DOES TOMTOM TOWNHOUSE OFFER?

Ando Living Tomtom Townhouse consists of 34 units in total which include 12 one bedroom, 7 two-bedroom and 4 three-bedroom apartments and 8 retail units.

WHERE IS TOMTOM TOWNHOUSE LOCATED?

The open address for Tomtom Townhouse is Firuzaga Mahallesi Cukurcuma Caddesi No:7 Beyoglu Istanbul

ARE TOMTOM TOWNHOUSE APARTMENTS ELIGIBLE FOR TURKISH CITIZENSHIP?

Tomtom Townhouse enables investors to apply for a Turkish Citizenship with a minimum investment of USD 400.000.

WHEN WILL TOMTOM TOWNHOUSE HOUSES BE DELIVERED?

The construction will start in March 2023, and is projected to take 20 months.

The estimated delivery date is December 2024, and operations will start after the obtainment of all the necessary permits.

WHAT IS A TOURISTIC APARTMENT?

A touristic apartment has an operating entity that manages and rents out the units for short and long term stay, generating income for the owners.

The building will include an extendable living room for tourists to benefit from and will also be positioned a few walking steps away from the Ando Living Tomtom Club which offers extensive amenities.

CAN OWNERS LIVE IN THE APARTMENTS?

For all owners, there is a free usage package of 14 days at low season ADR (average daily rate) which the owner can choose to spend in their unit / building or any other Ando Living projects worldwide.

If an owner wants to live or stay in their apartment longer than the standard package, there will be special packages or discounts on the rates provided to choose from.

WHAT IS THE EXPECTED RETURN?

The variable model is expected to generate an annual revenue of 4% to 6% (not guaranteed) starting from the date of the operations.

HOW WILL THE REPAIR OR RENOVATION OF THE BUILDING WORK?

The building will be delivered new with a 2-year guarantee on the equipment, and a 5-year guarantee on the building structure.

In the event of a need for common repairs and/or maintenance of the property, (ie: facade painting, roof repairs etc.) a vote will be held during the building management meetings.

WILL I HAVE TO PAY ANY OTHER FEES OUT OF MY NET INCOME?

The owner bears any type of income tax and/or property tax applicable by Turkish Law.

WHAT ARE THE AMENITIES AT TOMTOM CLUB?

Club facilities will include a concept store, restaurant, bar, rentable living rooms, working facilities, a fully equipped gym and a courtyard.

WHAT IS INCLUDED IN THE DECORATION PACKAGE?

All furniture, accessories, TV, kitchen appliances, cutlery, dinnerware, domestic appliances, kitchen utensils, bedsheets, towels and other necessities are included in the decoration package. Also, a provision will be reserved for FF&E regarding the repairs or changes in the units that are deemed necessary.

CAN I SELL MY APARTMENT AS A CONVENTIONAL RESIDENTIAL APARTMENT?

Yes, the owners can sell their units to another buyer. The sale will be through a title deed transfer, together with the Operating Agreement.

HOW DO I MAKE A RESERVATION?

To make a reservation please send an email to sales@optylonkrea.com with the copy of your Passport and the details of the unit that you want to reserve. Once your request is received, we will circulate a Reservation Form to be signed by both parties. After that, we will require a transfer proof of your reservation fee to complete the reservation.

WHAT IS THE PAYMENT SCHEDULE?

50% of the payment shall be made during the signing of the Sales Agreement and the remaining amount shall be paid monthly up until delivery. The furniture package shall be paid in 2 installments, the first on July 15th 2024 and the second on October 15th 2024.

IS THE RESERVATION FEE REFUNDABLE?

The reservation fee is refundable within 14 days from date of the signing of the Reservation Contract.



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Lisbon, Porto, Alentejo, Istanbul

