Blue and green aren’t kept apart in pristine Aegean destination Çeşme where we have designed a lifestyle setting worthy of its location.
Soon it will take just four hours to reach this eternal blue from Istanbul, once the Izmir–Istanbul freeway opens.

AN EXTRAORDINARY PROJECT IN THE CENTER OF ÇEŞME

Çeşme is the most beautiful peninsula in the Aegean, and as soon as the new highway opens, a fantastic project called Folkart Hills will bring a brand new beachfront look to Çeşme with one-of-a-kind architecture, offering you and your loved ones a privileged lifestyle.
THE PEARL OF THE AEGEAN
Sea, sand, sun, surf, festivals, hidden bays, thermal waters. Çeşme is the haven-on-earth with its unique wonders. Your place is reserved at the most exclusive locale of this peninsula where life is always vibrant.
UNPARALLELED HARMONY OF BLUE AND GREEN FOLKART HILLS
BEACHFRONT LIVING

Nothing ever blocks your view at Folkart Hills, and all doors lead to the sea.
ENJOY THE DEEP BLUE WATERS OF ÇEŞME FROM YOUR PRIVATE PIER.
This is an exclusive world not only with its original architecture but also with a design that emanates luxury from every corner: suites conceived for every need, spacious balconies and terraces to host your guests, a concierge service, outdoor swimming pools, fitness and spa centers, and your pier just a stone’s throw away.
Night, day, sunset... all beautiful in their own right!

Folkart Hills at Çeşme
As the sun makes its way to the moon and you enjoy the sea, greet the night and your friends on a balcony that celebrates nature.
Welcome the blue on your suite’s lush green terrace. Take advantage of the view of the Aegean’s pearl Çeşme from this vantage point.

ENJOY TERRACE LIVING
Comfort will gain new meaning in the living rooms of the Folkart Hills Suites. Unforgettable times await you in your living room, where sea views enchant you with their beauty any time of the day.

COMFORT GAINS A NEW MEANING
You will adore the elegance and comfort of your bedroom, the place of tranquility in your suite, where you will enjoy the gentle Aegean breeze and welcome a never-ending blue.

More Beautiful Than You Dreamed

Your kitchen is the result of exquisite architectural design, turning your dining into something special. Delicious moments in the kitchen will be complemented by the warming glitter of the sun or by magnificent moonlight.
SOCIAL LIFE

Social Living Area:
- Outdoor pool
- Children’s pool
- Outdoor–indoor cafeteria
- Two-story indoor parking lot
- Fitness, Pilates and yoga centers
- Spa and steam
- Changing rooms for men and women
- Lobby and resting area
- 24-hour security
- Camera security system

Equipment
- Built-in white goods
- Heating and cooling with VRV system
- Automated water and electricity reading system
- Generator (for all areas and suites)
- Indoor parking of OGS entrance/exit
- Deck-covered terraces
- A private back garden in ground floor suites
- Automated irrigation system on all terraces and in common area gardens

Housekeeping
- Daily suite cleaning
- Dry cleaning service
- Laundry service
- Ironing service

Security
- Security camera recording and archiving in all common areas and at the main gate entrance
- Fire alarm and automatic fire extinguishing system in common areas
- Fire cabinets on floors
- Security alarm system, fire and water detector, and videophone in suites

General Services
- Professional building management
- General suite garden maintenance
- Technical and hygienic maintenance of common area pool
- Cleaning and maintenance of common areas
- Beach cleaning and maintenance services

Reception and Concierge Services
- Room service (10:00–22:00)
- General reservation services (restaurants, concerts, flights, and so on)
- Wake-up call service
- Newspaper/bread service
- Referral for emergency health services (doctor, nurse or ambulance services)
- Car wash
- Car rental/airport service
- VIP transfer services

Common Area Services
- Free Wi-Fi
- Game hall
- Pier
- Music broadcast
- American bar
- Showers and changing rooms

*These services will be provided at an additional cost.
1+1 FLOOR PLAN

FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary.

Living Area + Kitchen: 27 m²
Bedroom: 10 m²
Bathroom: 6 m²
Kitchen: 9 m²
Terrace: 11 m²
Garden: 12 m²

NET AREA: 52 m²
GROSS AREA: 84 m²
OVERALL GROSS AREA: 104 m²
FLOOR PLAN

FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary.

| NET AREA | 70 m² |
| GROSS AREA | 116 m² |
| OVERALL GROSS AREA | 144 m² |

1. Living Area: 24 m²
2. Kitchen: 7 m²
3. Bedroom 1: 13 m²
4. Bedroom 2: 14 m²
5. Bathroom: 5 m²
6. Hallway: 6 m²
7. Terrace: 19 m²
8. Garden: 13 m²
FLOOR PLAN

NET AREA | 104 m²
GROSS AREA | 207 m²
OVERALL GROSS AREA | 246 m²

1. Living Area | 28 m²
2. Kitchen | 7 m²
3. Bedroom 1 | 14 m²
4. Bedroom 2 | 9 m²
5. Bedroom 3 | 7 m²
6. Bathroom 1 | 5 m²
7. Bathroom 2 | 4 m²
8. Hallway | 9 m²
9. Terrace | 31 m²
10. Garden | 58 m²

FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary.
FLOOR PLAN

4+1

NET AREA 175 m²
GROSS AREA 393 m²
OVERALL GROSS AREA 460 m²

1 Living Area + Kitchen 47 m²
2 Bedroom 1 16 m²
3 Bedroom 2 10 m²
4 Bathroom 1 5 m²
5 Hallway 16 m²
6 Terrace 51 m²
7 Garden 126 m²
8 Bedroom 3 24 m²
9 Bedroom 4 24 m²
10 Bathroom 2 7 m²
11 Bathroom 3 7 m²
12 Laundry Room 7 m²
13 Hallway 2 6 m²

FOLKART YAPI A.Ş. reserves the right to make the changes it deems technically necessary.
Dilekci serves as a jury member in competitions at universities and professional platforms, as well as participates as speaker in academic conferences.

Durmuş Dilekci and his team strive to create a broad awareness with expansive know-how by introducing a different perspective on urban and architectural matters for diverse projects in private, public, and investment industries.
I like to celebrate the shared language of form, material, and light. This language makes up the spirit of the project. Each project speaks to me with its subject, contours, and environment. We have aimed at the unique language of the Folkart Hills project with these in mind.

Positioned across from Çeşme, this location needed a special approach to unearth its potential. We conceived the architecture on the basis of the area’s silhouette. The way we would develop the project with respect to the high sloping terrains was crucial. We aimed to create a design that conformed to the curves of the slopes but blended into the silhouette. We drove factions off the wall so the design could have a silhouette effect by incorporating three peaked geometries. These were set out on divided levels, thereby achieving a flowing silhouette and creating our own topography. We named the project after the language of this form.

We created surprise elements by changing the perspectives of all units in the project. Large and spacious courtyards and gardens were conceived within a main circulation area, and open garden areas were added to enrich your outdoor experience. Gardens that have uninterrupted sea views were included to strengthen the sense of distinction and of almost connection with the water.

Areas with large eaves form shadow zones that may be useful in sunny weather.

Additionally, restaurants, sports areas, and the social areas’ spa center are directly connected to the buildings. I believe that the design we have developed will offer new benefits and meaning to the project environment.
At Folkart Hills, a life beyond the cares of time and space awaits you with the highest standards and unprecedented advantages. You are welcomed to an exclusive life with spacious suites that blend luxury and elegance, rooms of peaceful and endless blue, living rooms perfect to host your guests, kitchens to enjoy cooking, and tastefully modern design elements.

THIS LIFE IS EXCLUSIVELY YOURS. MAKE THE MOST OF IT.
Please visit www.folkartcesme.com for all our Çeşme Projects.

FOLKART YAPI SANAYİ VE TİCARET A.Ş. reserves the right to make any changes it deems technically necessary.