

T H E
RESIDENCES
E A S T W E S T

nova

KONUT İNŞAAT YATIRIM A.Ş.

**A SMART WAY OF LIFE DESIGNED WITH
TOMORROW'S TECHNOLOGY**

A VIEW TO ENJOY

IN THE HEART OF BAGDAT AVENUE

**PEACEFUL AND AWAY FROM THE
HUSTLE AND BUSTLE**

FULL OF PEACE AND SECURITY

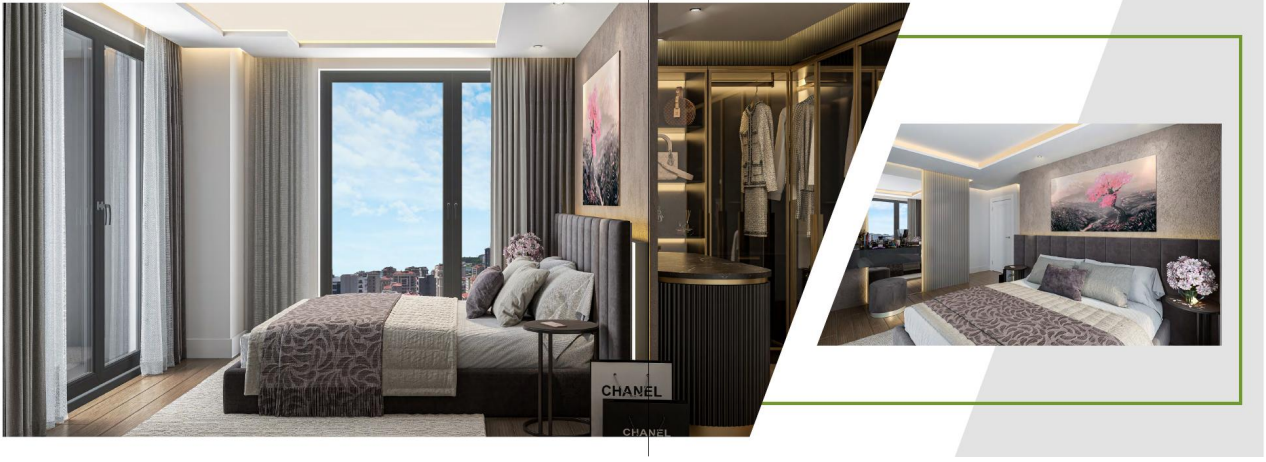


DIFFERENT STYLES, QUALITY LIVING.

NOVA MEMBERSHIP APP

The NOVA Membership App is an infrastructure platform established to meet the technical requirements of Nova Construction's three projects in the Ciftehavuzlar area. With the app at your fingertips, the services you need are only one step away, together with the benefit of low service charges.











EAST WEST - PROJECT OVERVIEW

Located at a prestigious point on Bagdat Avenue, EAST WEST enjoys a unique setting and sea views. Set on a 3,523 m² plot, the development comprises two blocks, Ground + 14 floors and 62 apartments.

Combining modern design and functionality, this exclusive project offers residents a comfortable, luxurious and peaceful living environment.

Site access: Bagdat Avenue entrance, pedestrian entrance, car park entry/exit, vehicle waiting area, security checkpoint and fire stairs.

EAST - 3+1 / 4+1 PLANS

All areas and dimensions below are reproduced from the original brochure.

Space	4+1	3+1
Living Room	39.33 m ²	39.33 m ²
Kitchen	13.29 m ²	13.29 m ²
Hall	8.69 m ²	8.69 m ²
Entrance Hall	6.84 m ²	6.84 m ²
Master Bedroom	20.22 m ²	20.22 m ²
Master Bathroom	4.60 m ²	4.60 m ²
Bedroom 1	12.05 m ²	12.05 m ²
Bedroom 2	11.84 m ²	11.84 m ²
Bathroom	4.55 m ²	4.55 m ²
WC	2.52 m ²	2.52 m ²
Balcony	7.11 m ²	7.11 m ²
Gross Area	147.24 m ²	147.24 m ²
Net Area	134.67 m ²	134.99 m ²
French Balcony	+8.46 m ²	+8.46 m ²

EAST - 4+1 DUPLEX

All areas and dimensions below are reproduced from the original brochure.

Space	Lower Floor	Upper Floor
Living Room	59.05 m ²	-
Kitchen	18.83 m ²	-
Corridor	8.45 m ²	4.62 m ²
Entrance Hall	6.66 m ²	2.04 m ²
Guest Bedroom	16.75 m ²	-
Guest Bathroom	4.60 m ²	-
Staff Room	4.89 m ²	-
Staff Bathroom	2.52 m ²	-
WC	2.56 m ²	-
Balcony	7.00 m ²	-
Master Bedroom	-	29.81 m ²
Master Bathroom	-	7.92 m ²
Bedroom	-	17.90 m ²
Bathroom	-	3.02 m ²
Additional Bedroom	-	10.00 m ²
Bedroom Bathroom	-	3.06 m ²
Gross Area	148.72 m ²	100.25 m ²
Net Area	131.30 m ²	78.37 m ²
Terrace / French Balcony	+5.07 m ²	+9.52 m ²
TOTAL GROSS AREA	248.97 m ²	
TOTAL NET AREA	209.67 m ²	
FRENCH BALCONY + TERRACE	14.59 m ²	

WEST - 3+1 / 4+1 PLANS

All areas and dimensions below are reproduced from the original brochure.

Space	4+1	3+1
Living Room	36.80 m ²	36.80 m ²
Kitchen	13.29 m ²	13.29 m ²
Hall	8.69 m ²	8.69 m ²
Entrance Hall	6.84 m ²	6.84 m ²
Master Bedroom	20.22 m ²	20.22 m ²
Master Bathroom	4.60 m ²	4.60 m ²
Bedroom 1	12.05 m ²	12.05 m ²
Bedroom 2	11.84 m ²	11.84 m ²
Bathroom	4.55 m ²	4.55 m ²
WC	2.52 m ²	2.52 m ²
Balcony	5.54 m ²	5.54 m ²
Gross Area	143.22 m ²	143.22 m ²
Net Area	130.89 m ²	130.56 m ²
French Balcony	8.46 m ²	8.46 m ²

WEST - 4+1 DUPLEX

All areas and dimensions below are reproduced from the original brochure.

Space	Lower Floor	Upper Floor
Living Room	56.51 m ²	-
Kitchen	18.83 m ²	-
Corridor	8.45 m ²	-
Entrance Hall	6.66 m ²	-
Guest Bedroom	16.75 m ²	-
Guest Bathroom	4.60 m ²	-
Staff Room	4.89 m ²	-
Staff Bathroom	2.52 m ²	-
WC	2.73 m ²	-
Balcony	5.44 m ²	-
Gross Area	145.29 m ²	97.25 m ²
Net Area	127.37 m ²	75.51 m ²
Terrace / French Balcony	+5.07 m ²	+9.52 m ²
TOTAL GROSS AREA	242.54 m ²	
TOTAL NET AREA	202.88 m ²	
FRENCH BALCONY + TERRACE	14.59 m ²	



RELAX, RECHARGE, FEEL AT PEACE.

Refresh both body and mind and unwind from the day's fatigue with a relaxing massage or in the sauna. And of course, we have also thought of those who would never give up the traditional Turkish bath.





**DISCOVER YOUR STRENGTH - REACH
YOUR GOAL**

WHERE ART MEETS RHYTHM.





SPACE DESIGN & FEATURES

- Smart building design and advanced automation features
- Sound insulation between rooms to enhance living comfort
- Environmentally friendly, fresh-air, energy-efficient VRF system
- Underfloor heating for warmth and comfort
- Electric vehicle charging stations
- CCTV access to common areas and the building entrance from your home
- 24/7 security service
- Bespoke kitchen design
- Art studio
- Music room
- Indoor swimming pool
- Spa
- Padel tennis court
- Walking track
- Fitness & Wellness
- Meeting and guest reception room
- Cinema room
- Yoga & Pilates room
- Concierge service
- Reception service
- Mail and parcel acceptance
- Reservations and ticket arrangements
- Nova Membership App
- Air-conditioning control
- Fire and security system maintenance
- Exterior window cleaning
- Pest control
- Common-area landscaping maintenance
- In-apartment repair service

WHERE ARE WE?

EAST WEST is just a 5-minute walk from Ozgurluk Park and Goztepe Park, offering a breath of fresh air for those seeking a life surrounded by nature while remaining in the city.

Take your coffee and enjoy the peaceful sound of birds from a park bench, or watch your children run and play. At the end of the day, everyone is happy here.

ABOUT NOVA

Nova was founded in Istanbul in 2000. Since its establishment, it has worked to contribute to the development of the national economy and strengthen the country's presence in international markets.

Customer satisfaction is at the forefront of every investment. Nova develops projects that respect nature, greenery and the environment, comply with legal requirements, and combine high quality and technology with safety, functionality and aesthetics. The aim is to build not only for today, but for the future.

Through major investments in construction, architecture and urban regeneration, Nova aims to serve more people and create added value through employment. Internationally, the company has completed more than 385,000 m² of residential, commercial, educational and industrial construction. Operating through contracting and fixed-price projects, Nova specialises in superstructure contracting, combining modern design, advanced technology and rapid delivery.

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