EFE·S

RESIDENCE

KARAMÜRSEL

The Eagle's Nest

2026CATALOGUE

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The Eagle's Nest

An eagle never builds its nest just anywhere. It chooses height; it chooses a place from which it can see the horizon. And above all, it chooses the firmest rock — because the nest is where its young will grow.

90%

An Eagle's View

90% of the apartments look out over the Gulf of İzmit and the Osmangazi Bridge. Thanks to the hillside setting, you see the gulf from above every morning, just as an eagle does.

18,000 m^3

The Work Beneath the Ground

A building's strength begins below ground. 18,000 m^3 of earth was excavated on the site; the nest was built deep, not on the surface.

C35

Raft Foundation, Shear Walls

The buildings rise on a raft foundation of C35-class concrete that spreads the load into the ground as a single piece. Both blocks sit on the enclosed car park beneath them, which is surrounded by reinforced concrete walls. Each apartment's enclosed parking space and storage room lie within this solid structure.

An eagle builds its nest once and returns to it for years.
Efe's Residence was built the same way: solid, elevated and lasting.

About the Project

In nature, close to the sea, with easy access to the city

Set on the Marmara coast of Kocaeli, Karamürsel is one of the rare towns where the calm of the sea meets the peace of green nature. Efe's Residence was designed to bring the needs of modern life into harmony with the quiet rhythm of nature in this unique landscape.

Developed in partnership by Derin Gayrimenkul and Enarch London and built with the assurance of İvme Yapı, the project consists of two elegant buildings, Block A and Block B. It offers unit types from 1+1 to 4+1, from garden duplexes to mid-floor apartments and roof duplexes. Every apartment has its own storage room and an enclosed parking space for one car.

Garden duplexes promise a life intertwined with nature. Mid-floor apartments offer practical, airy living on a single level. The panoramic terraces of the roof duplexes on the upper floors let you rediscover the gulf and the Osmangazi Bridge every day. Landscaped green areas and a children's playground enrich life in the community, while quiet, spacious interiors remind you that home is a peaceful refuge.

PROJECT DETAILS

PROJECT DEVELOPMENT
Derin Gayrimenkul & Enarch London

ARCHITECTURAL DESIGN
Enarch London

CONTRACTOR
İvme Yapı

NUMBER OF BLOCKS
2 (Block A & Block B)

NUMBER OF UNITS
A: 19 units · B: 18 units

UNIT TYPES
1+1, 2+1, 3+1, 4+1 (Garden / Mid-Floor / Roof)

LOCATION
Karamürsel · Kocaeli

Project Amenities

Everything a comfortable life needs, right where it belongs

Enclosed Parking
Dedicated to each apartment

Secure parking space for one car

Storage Room
For every apartment

Separate space for your belongings

Lift Between the Blocks
Between Block A and Block B

Move between the blocks by lift

Landscaping & Green Space
Between and around the blocks

Landscaped green areas

Generator System
Serves all apartments

No power cuts

Water Tank & Booster Pump
Uninterrupted water supply

Your water never runs out

Children's Playground
Safe & open space

Designed especially for children

24-Hour Security
Closed-circuit cameras (CCTV)

24/7 monitoring & recording

Location

Karamürsel: where history, sea and nature meet

Karamürsel, a distinguished district on Kocaeli's Sea of Marmara coast, has in recent years become one of Türkiye's rising places to live, thanks to its thousand-year heritage and natural beauty. Fast connections to Istanbul make it an ideal alternative for those who want to leave the fatigue of city life behind.

Thanks to the Yavuz Sultan Selim and Osmangazi bridges, Istanbul's European and Asian sides, Sabiha Gökçen Airport and Bursa are all within minutes' reach. Where its green hillsides meet the sea, Karamürsel is an address in the very heart of nature for those who prefer a calm life — yet never cut off from the city.

The region's new-generation investment potential makes Karamürsel one of the country's most sought-after locations, both for living and for capital growth.

TRAVEL TIMES

Karamürsel Centre	5 min
Yalova	30 min
Osmangazi Bridge	20 min
Sabiha Gökçen Airport	45 min
Kadıköy / Istanbul	1 h 10 min
Bursa	55 min
Lake Sapanca	40 min



BLOCK

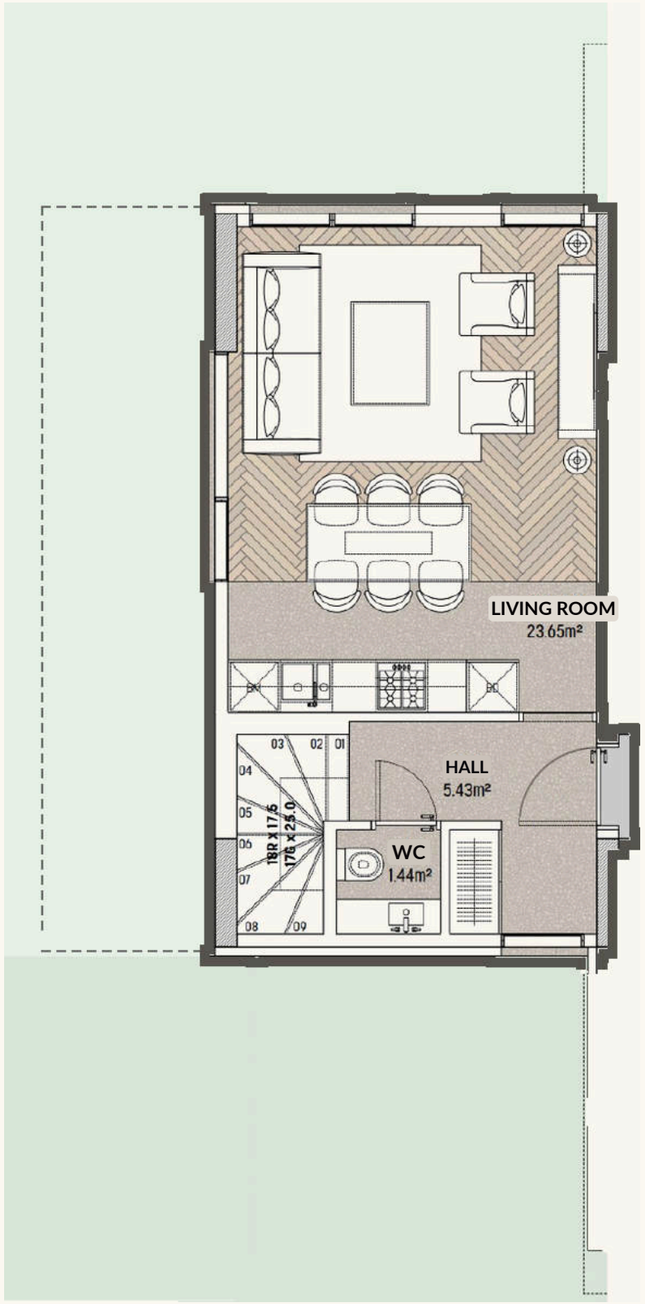
Floor Plans

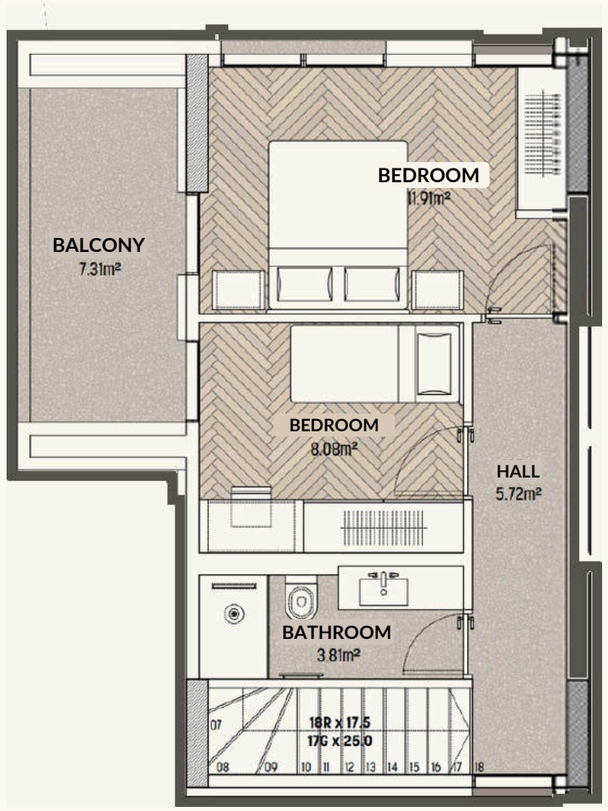
Block A Floor Plans

19RESIDENCES

A.01

Block A · 2+1 Garden Duplex





NET AREA

84.85 m²

GROSS AREA

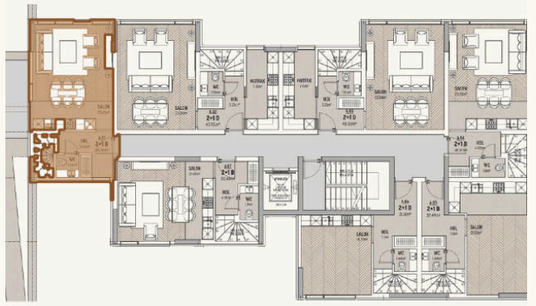
110.30 m²

GARDEN USE AREA (APPROX.)

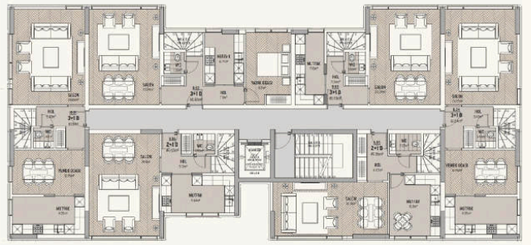
~60 m²

LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

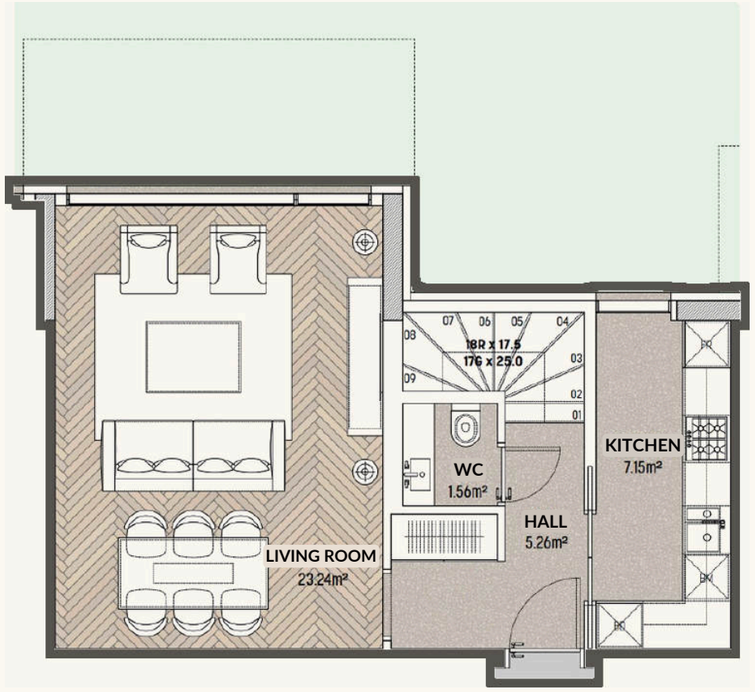
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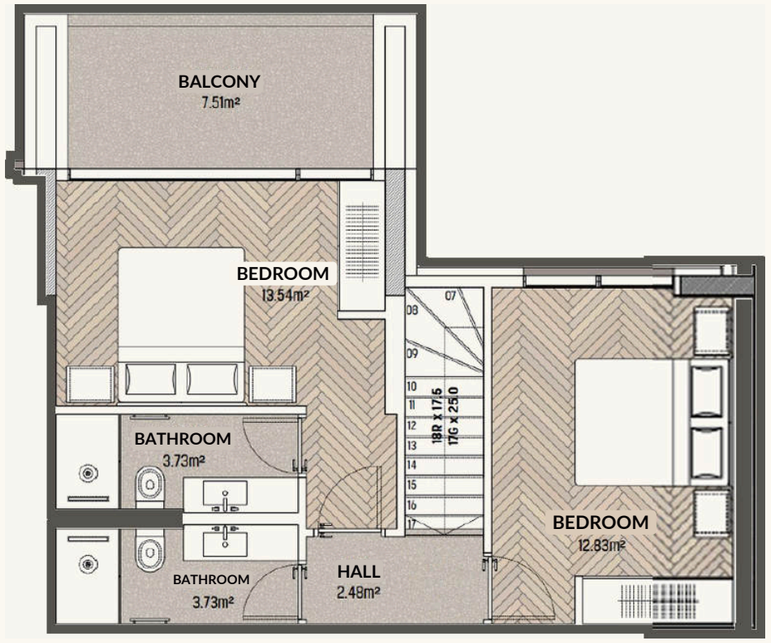
Block A · 2+1 Garden Duplex

NET AREA
100.23 m²

GROSS AREA
130.30 m²

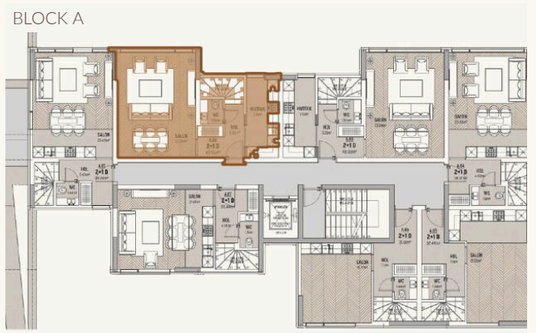
GARDEN USE AREA (APPROX.)
~30 m²



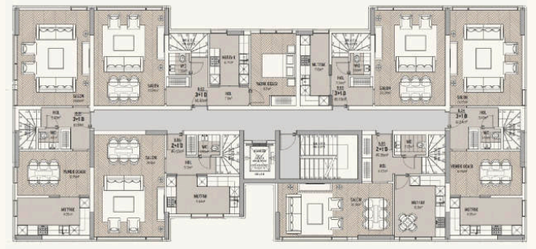


LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

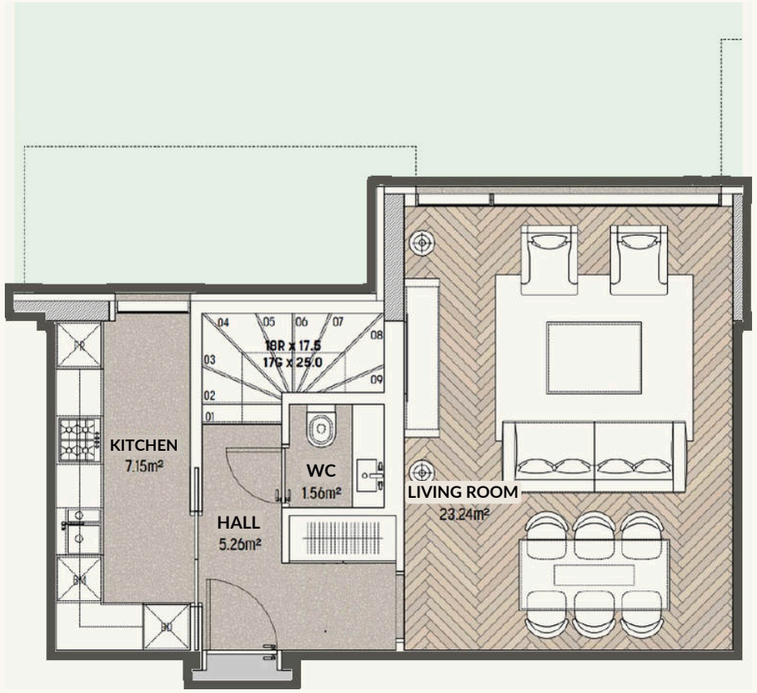
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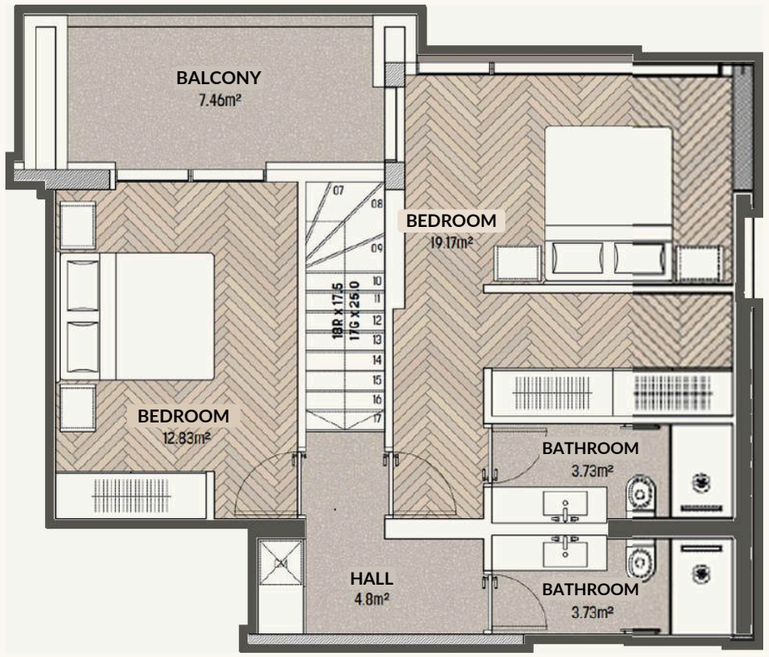
Block A · 2+1 Garden Duplex

NET AREA
109.14 m²

GROSS AREA
141.88 m²

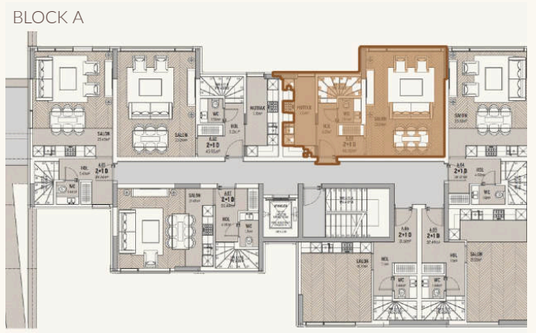
GARDEN USE AREA (APPROX.)
~30 m²



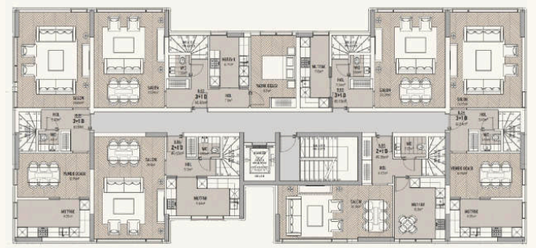


LOCATION

BLOCK A



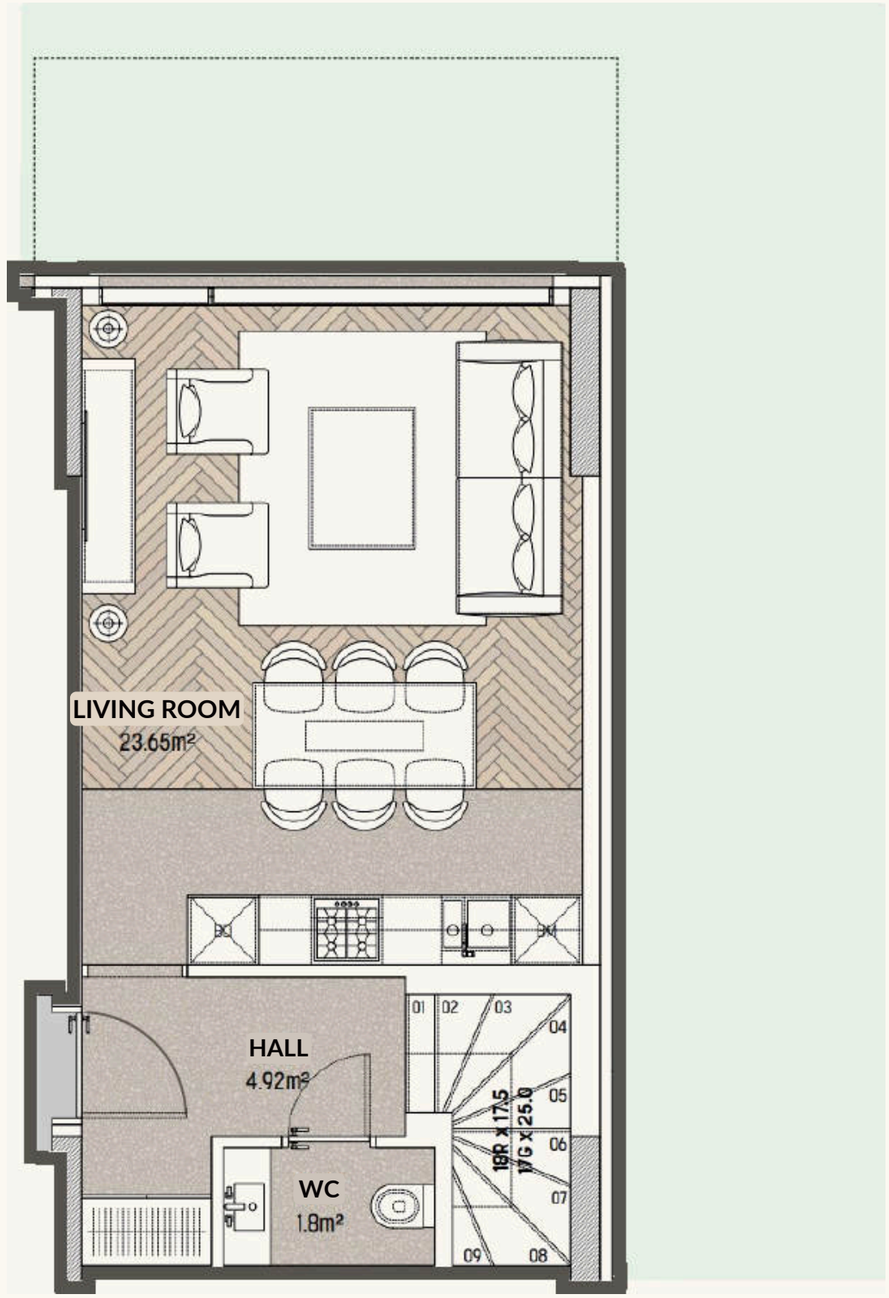
BLOCK B

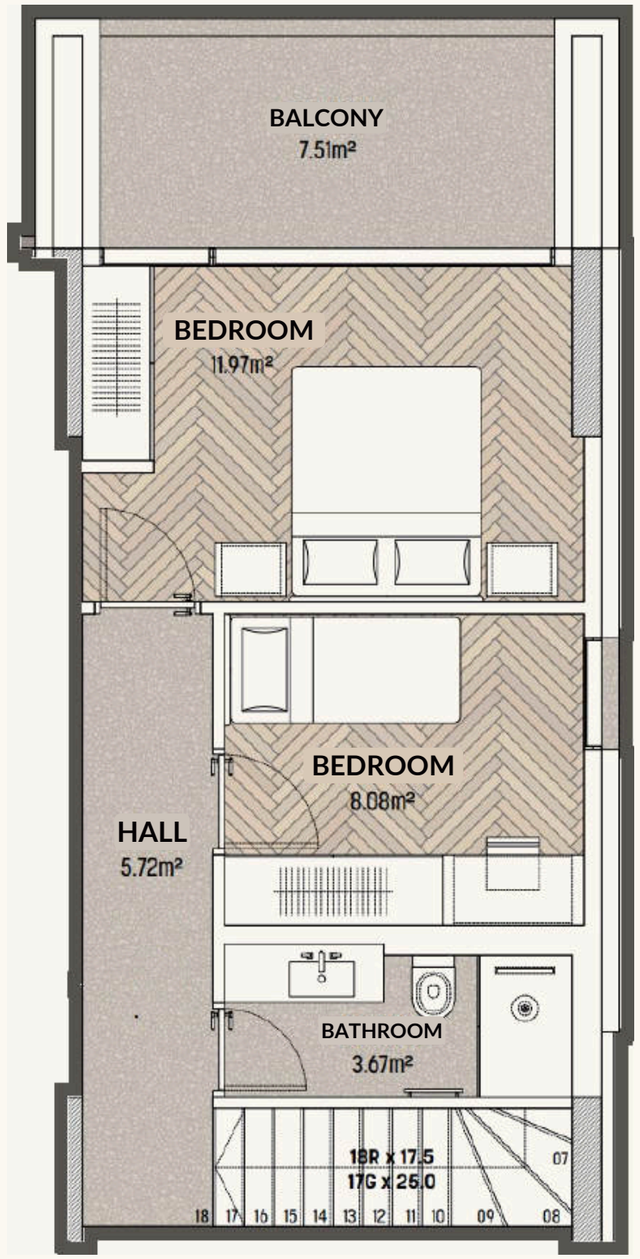


Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.04

Block A · 2+1 Garden Duplex





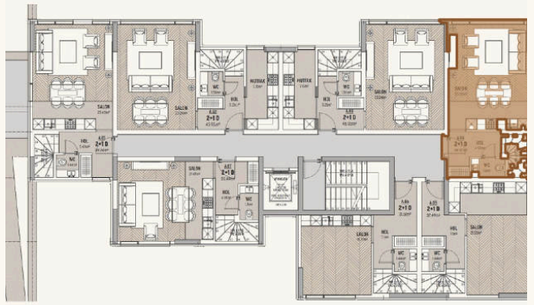
NET AREA
84.61 m²

GROSS AREA
109.99 m²

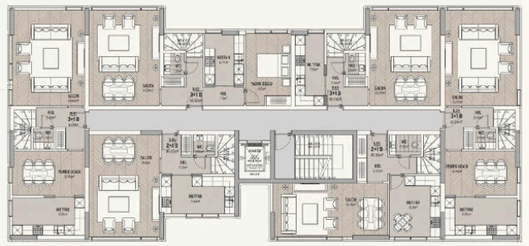
GARDEN USE AREA (APPROX.)
~45 m²

LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

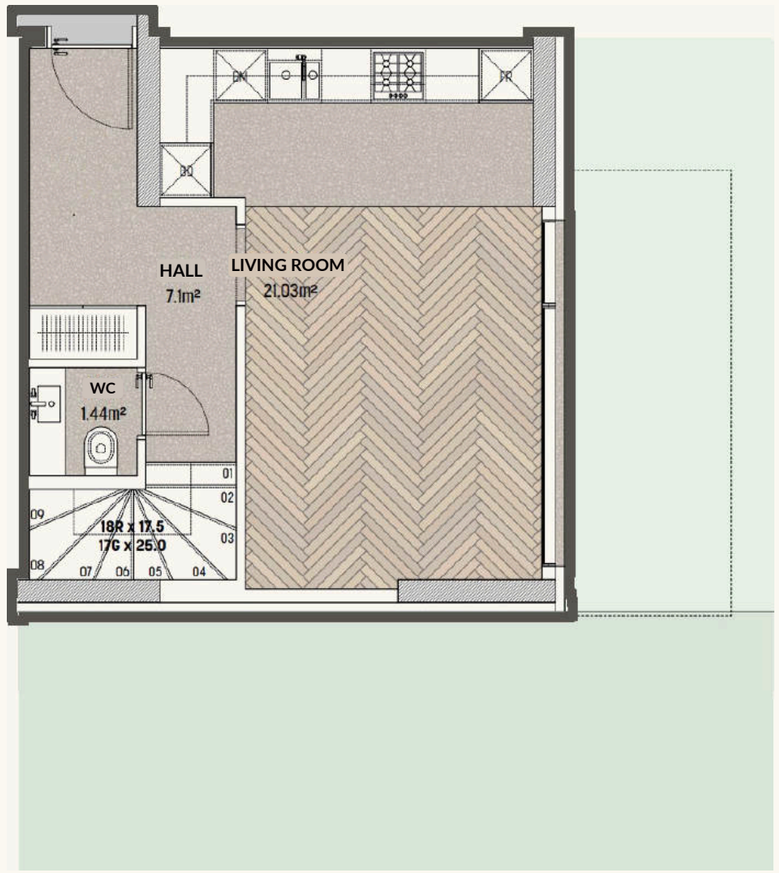
A.05

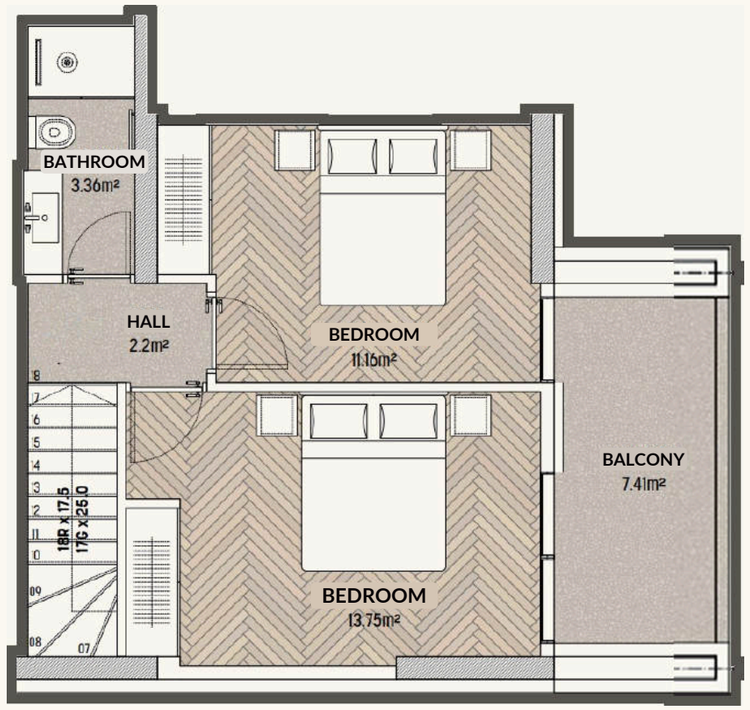
Block A · 2+1 Garden Duplex

NET AREA
84.95 m²

GROSS AREA
110.44 m²

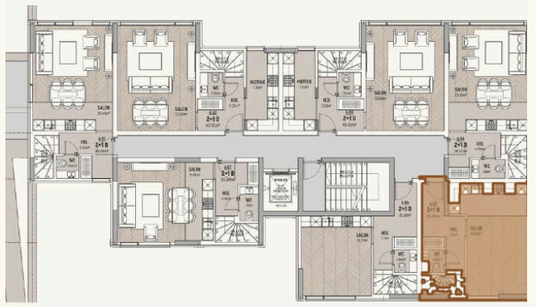
GARDEN USE AREA (APPROX.)
~45 m²



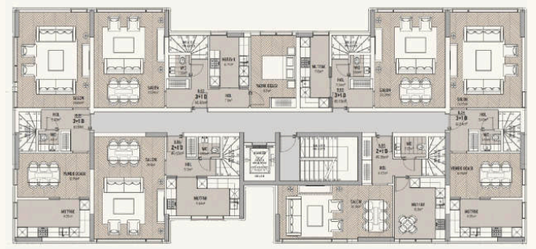


LOCATION

BLOCK A



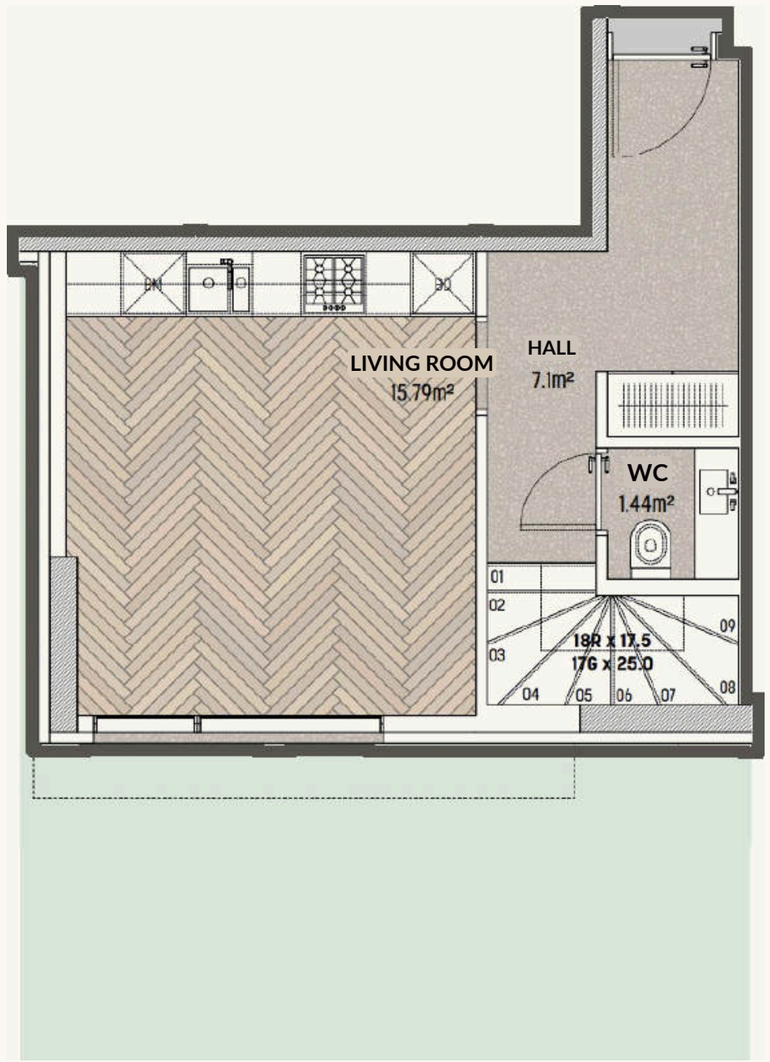
BLOCK B

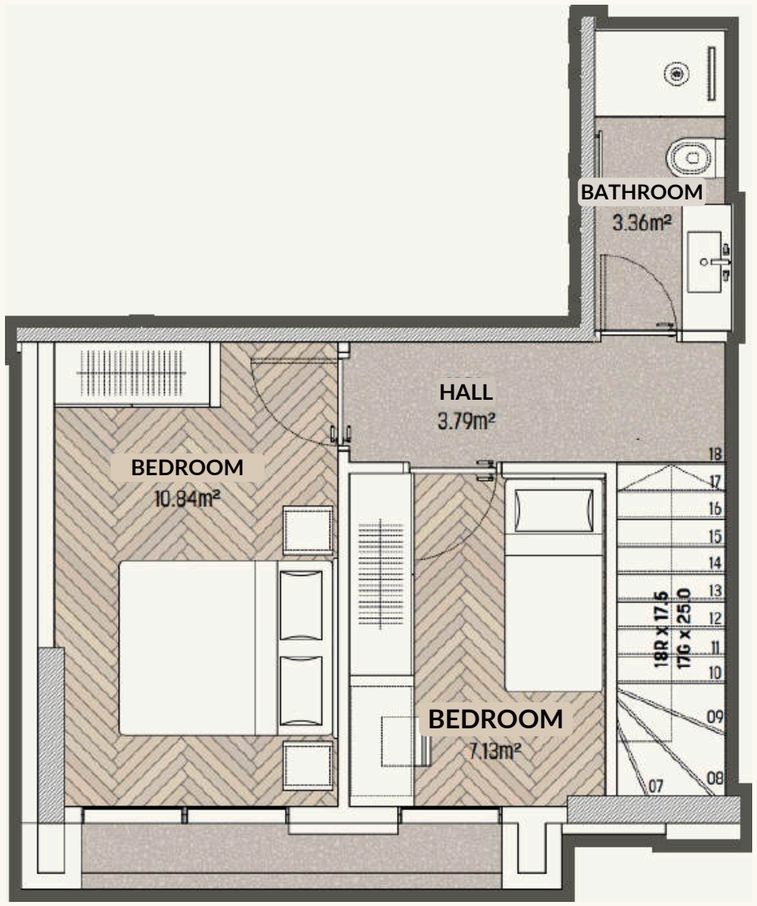


Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.06

Block A · 2+1 Garden Duplex





NET AREA

66.91 m²

GROSS AREA

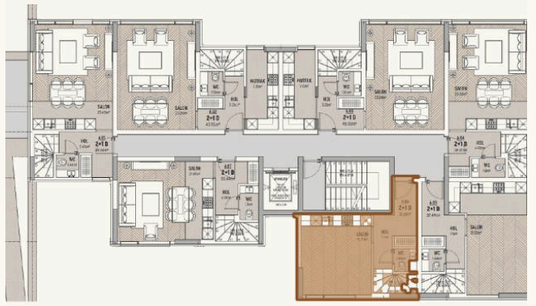
86.98 m²

GARDEN USE AREA (APPROX.)

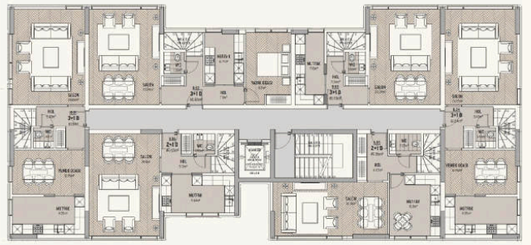
~20 m²

LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

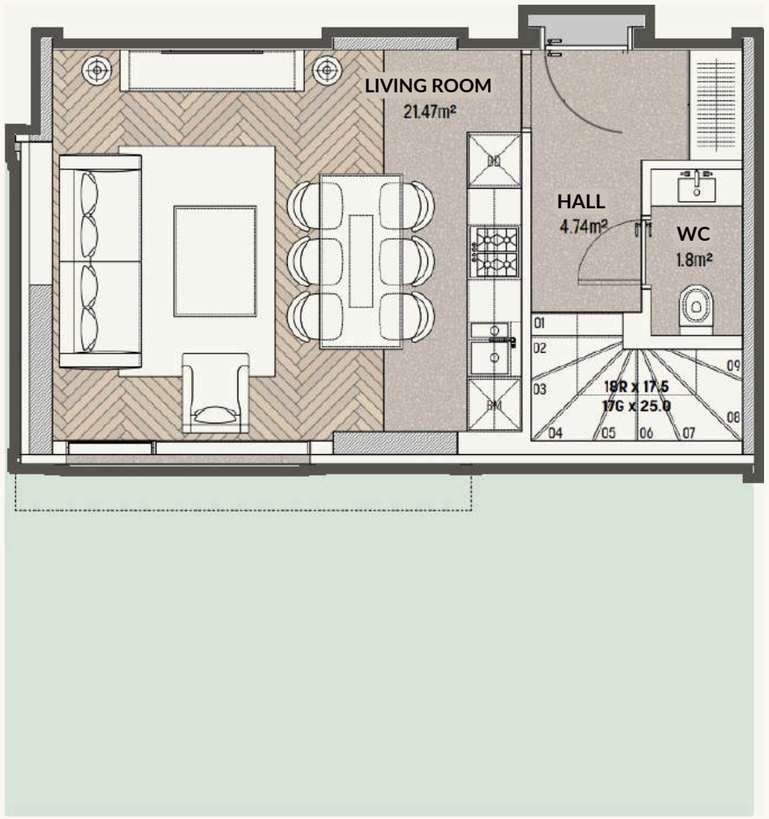
A.07

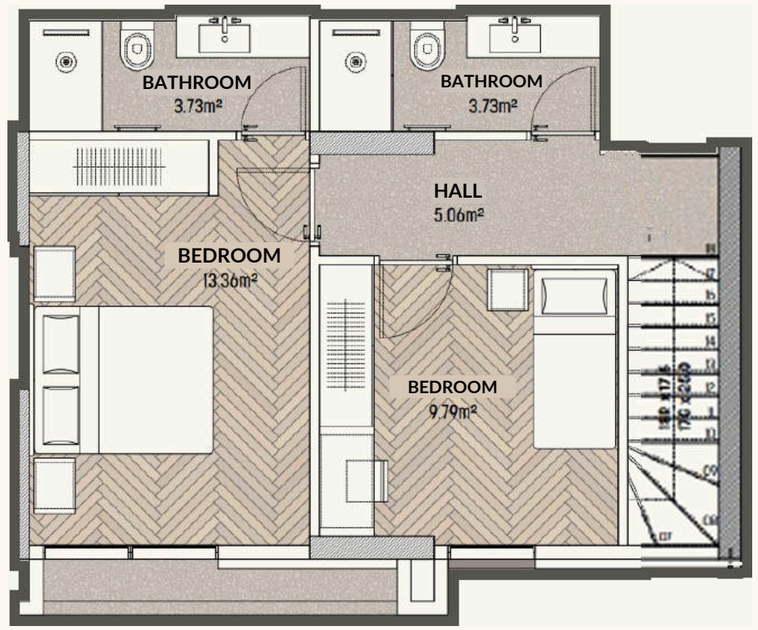
Block A · 2+1 Garden Duplex

NET AREA
82.43 m²

GROSS AREA
107.16 m²

GARDEN USE AREA (APPROX.)
~25 m²



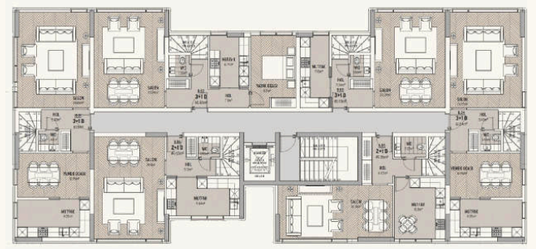


LOCATION

BLOCK A



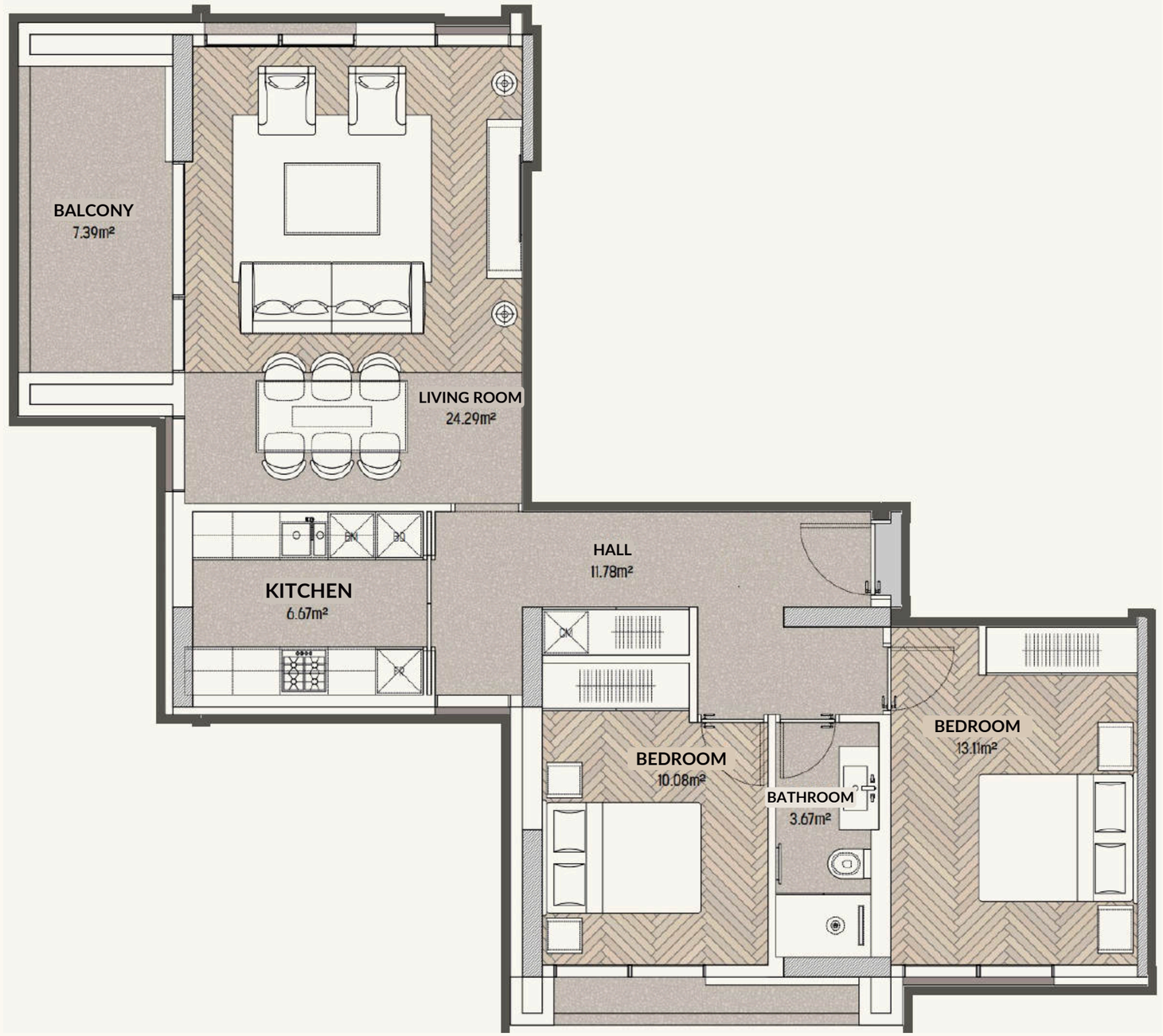
BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.08

Block A · 2+1 Apartment



NET AREA

88.67 m²

GROSS AREA

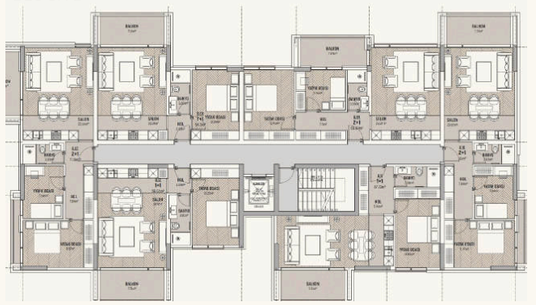
115.27 m²

LOCATION

BLOCK A



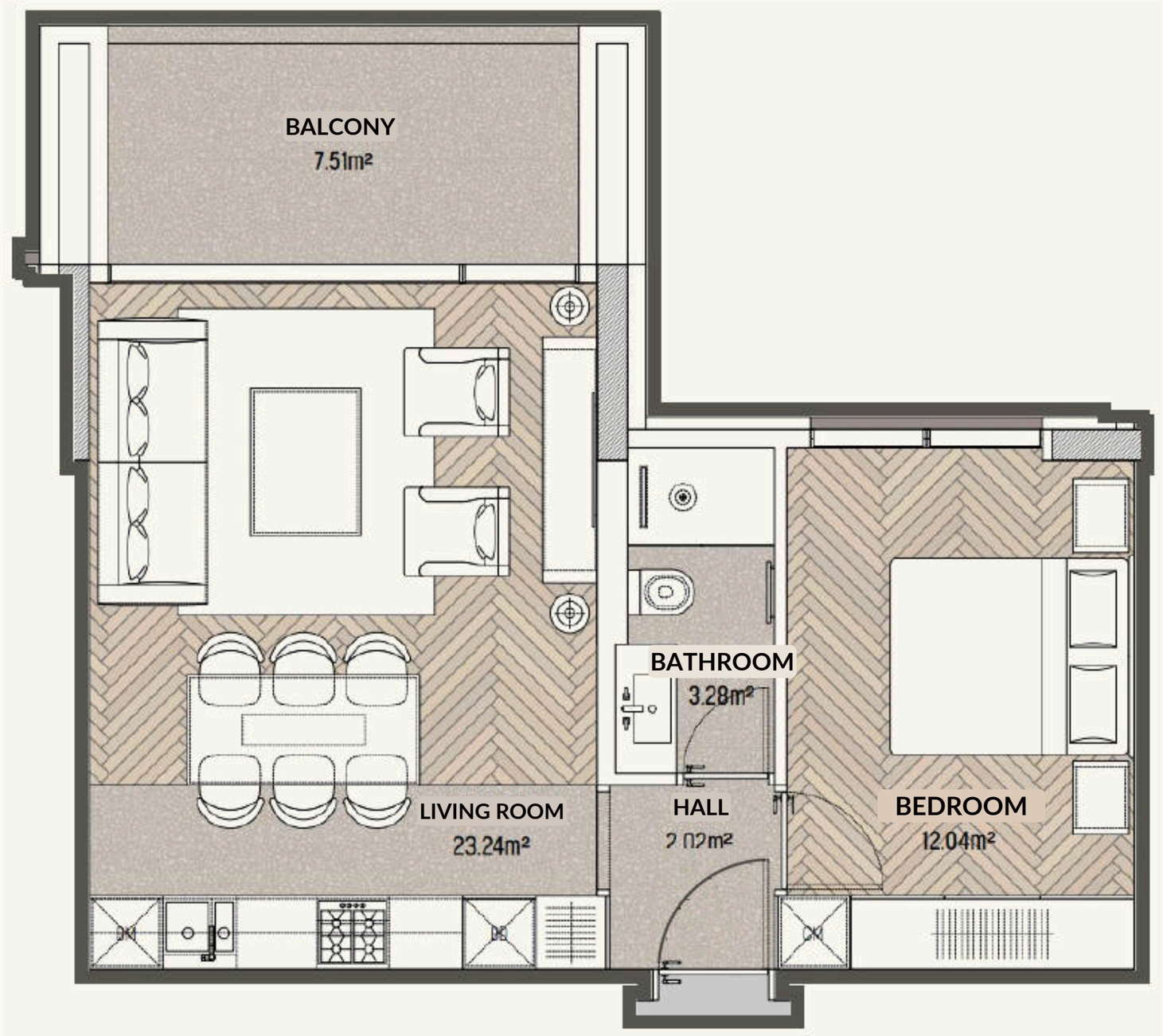
BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.09

Block A · 1+1 Apartment



NET AREA

54.30 m²

GROSS AREA

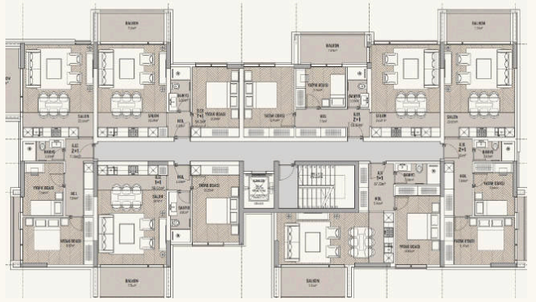
70.59 m²

LOCATION

BLOCK A



BLOCK B



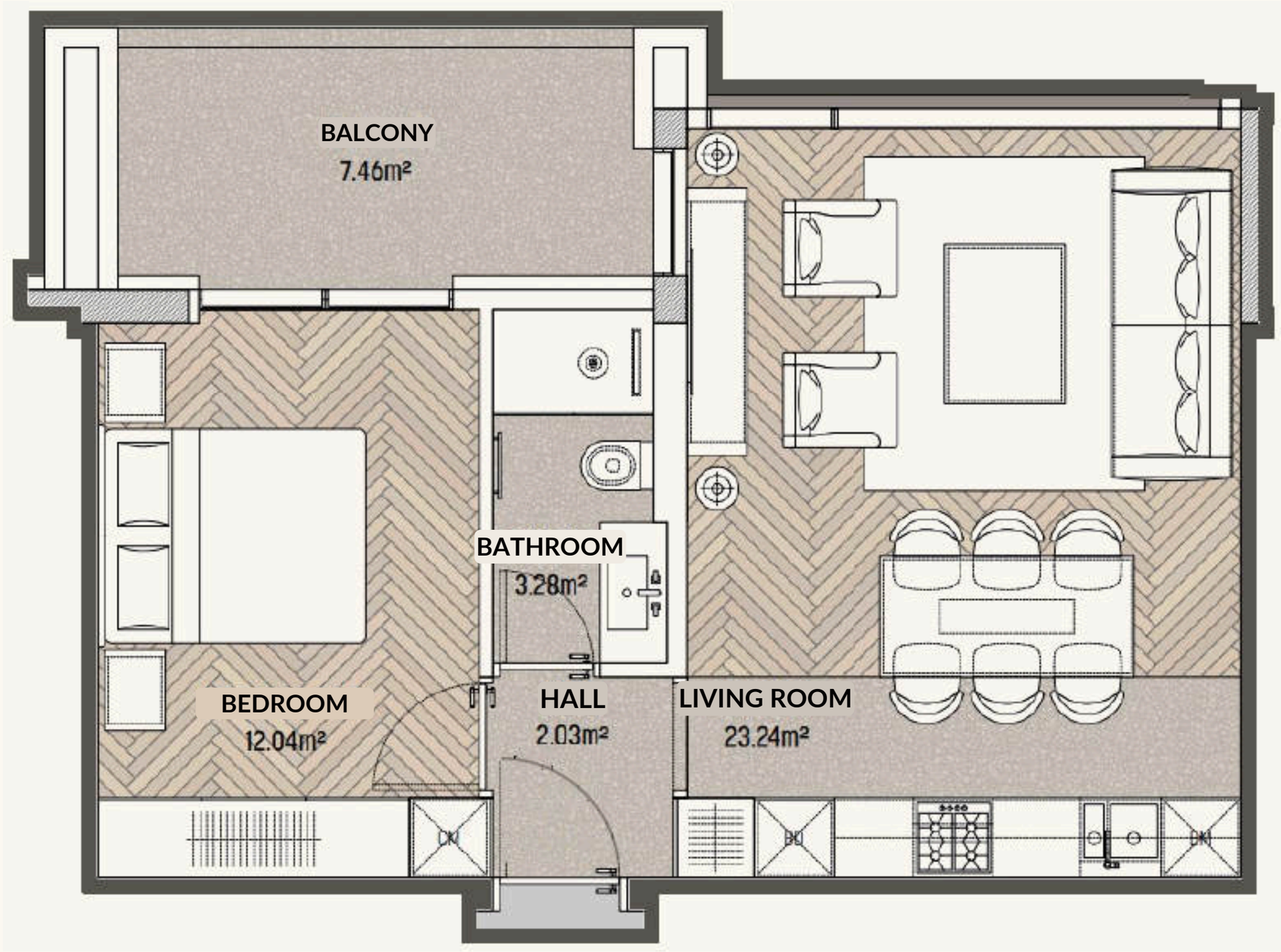
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.10

Block A · 1+1 Apartment

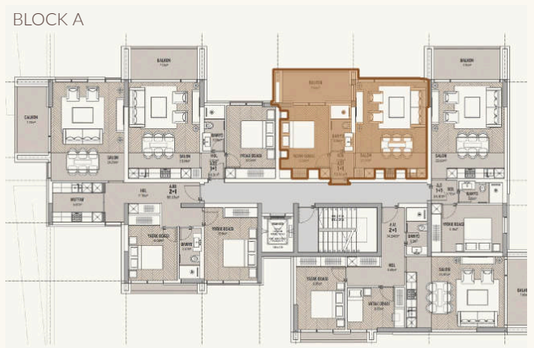
NET AREA
53.96 m²

GROSS AREA
70.15 m²

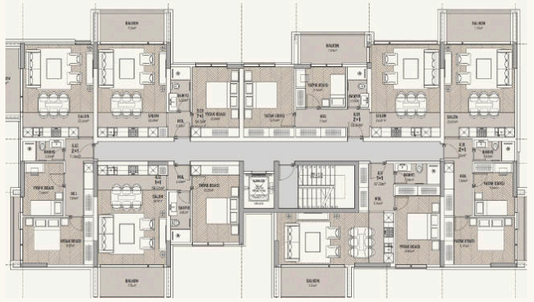


LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.11

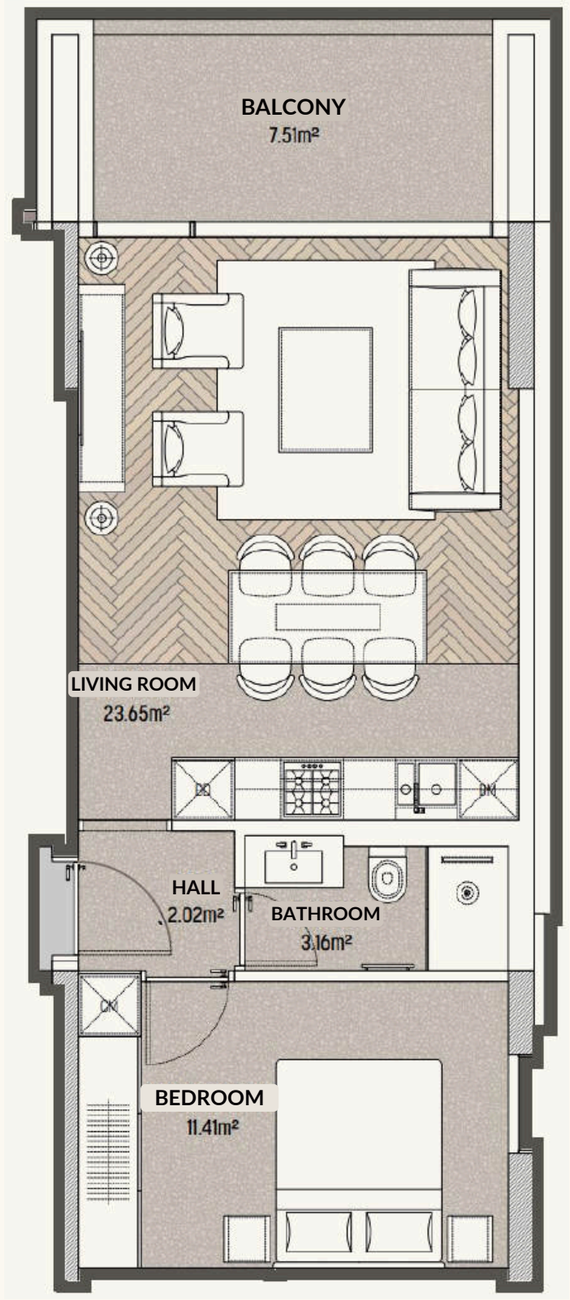
Block A · 1+1 Apartment

NET AREA

54.41 m²

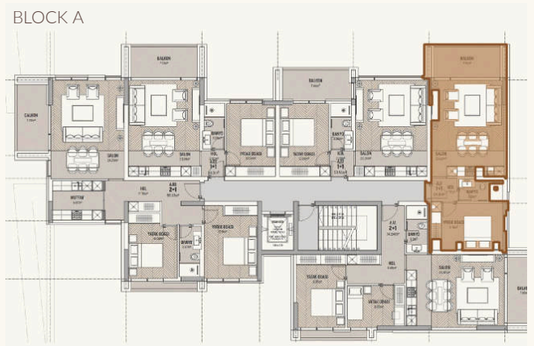
GROSS AREA

70.73 m²

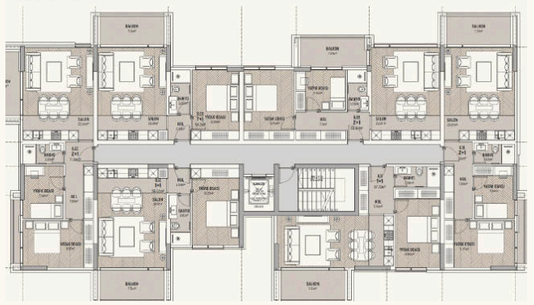


LOCATION

BLOCK A



BLOCK B



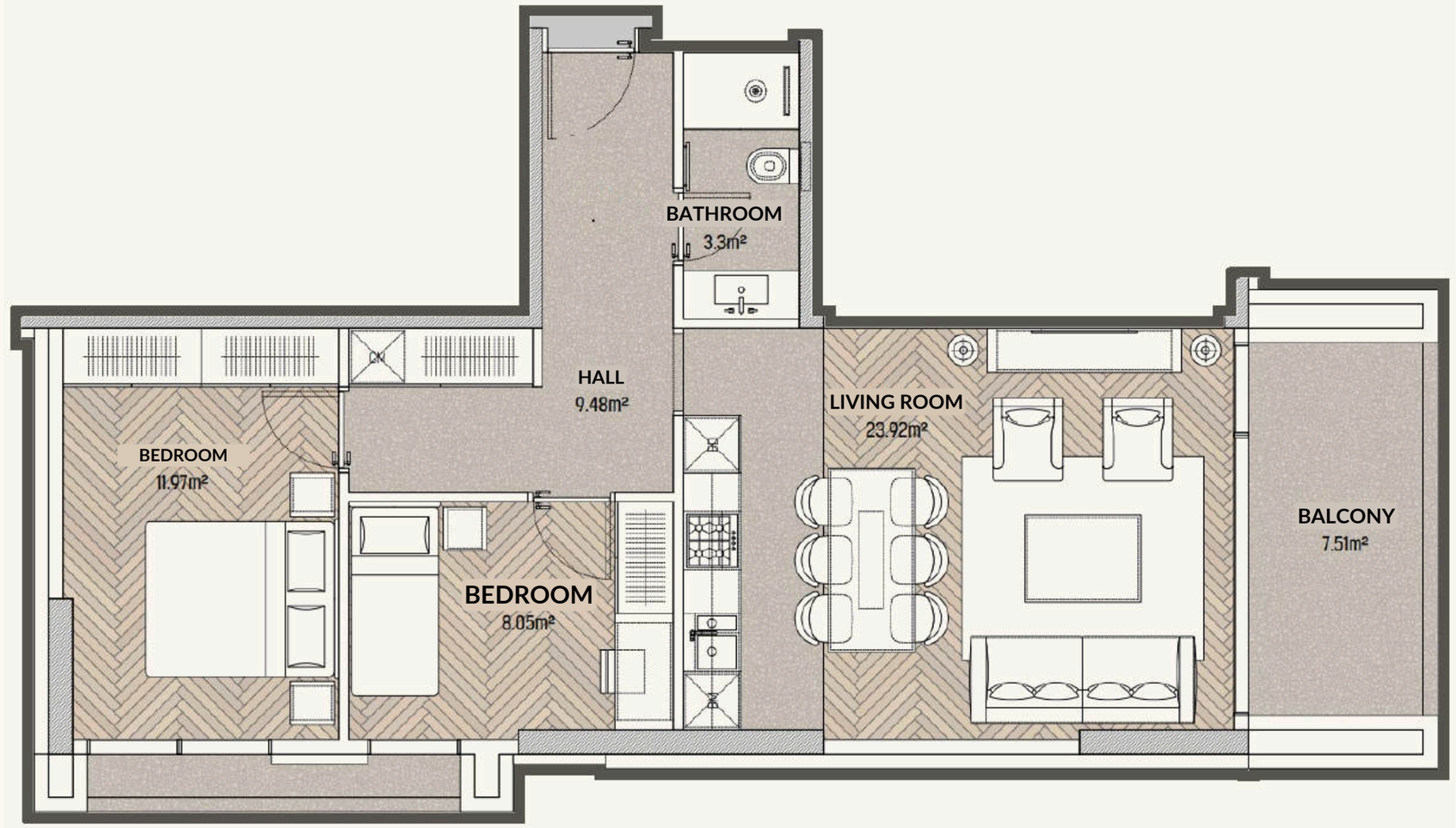
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.12

Block A · 2+1 Apartment

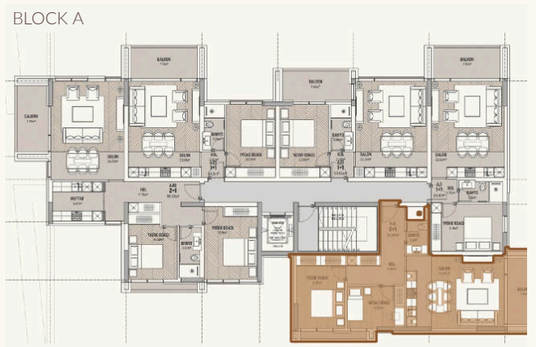
NET AREA
74.84 m²

GROSS AREA
97.29 m²

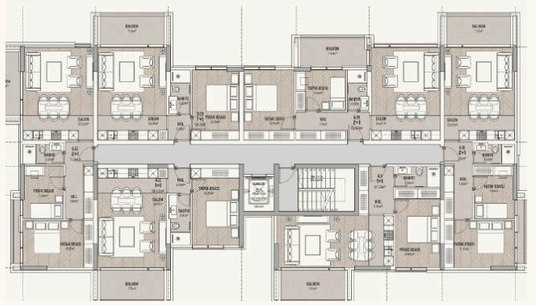


LOCATION

BLOCK A



BLOCK B



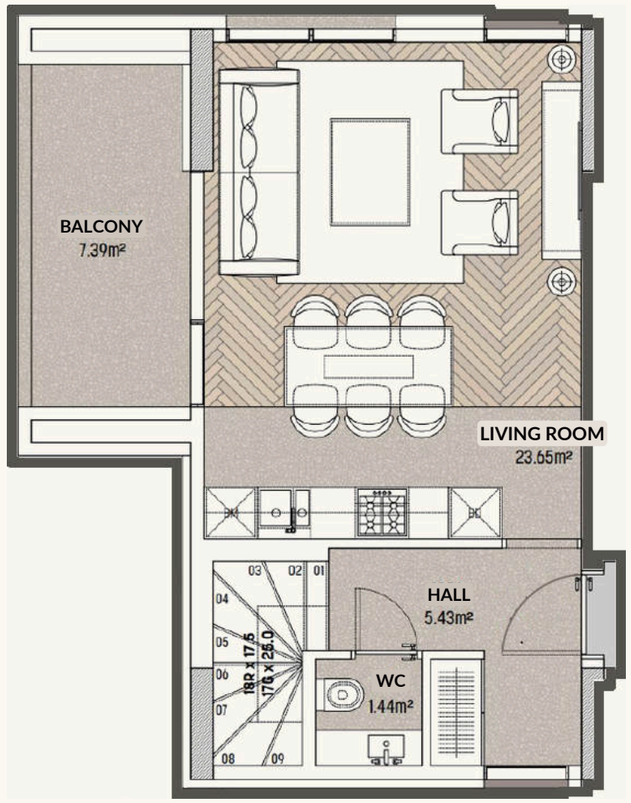
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

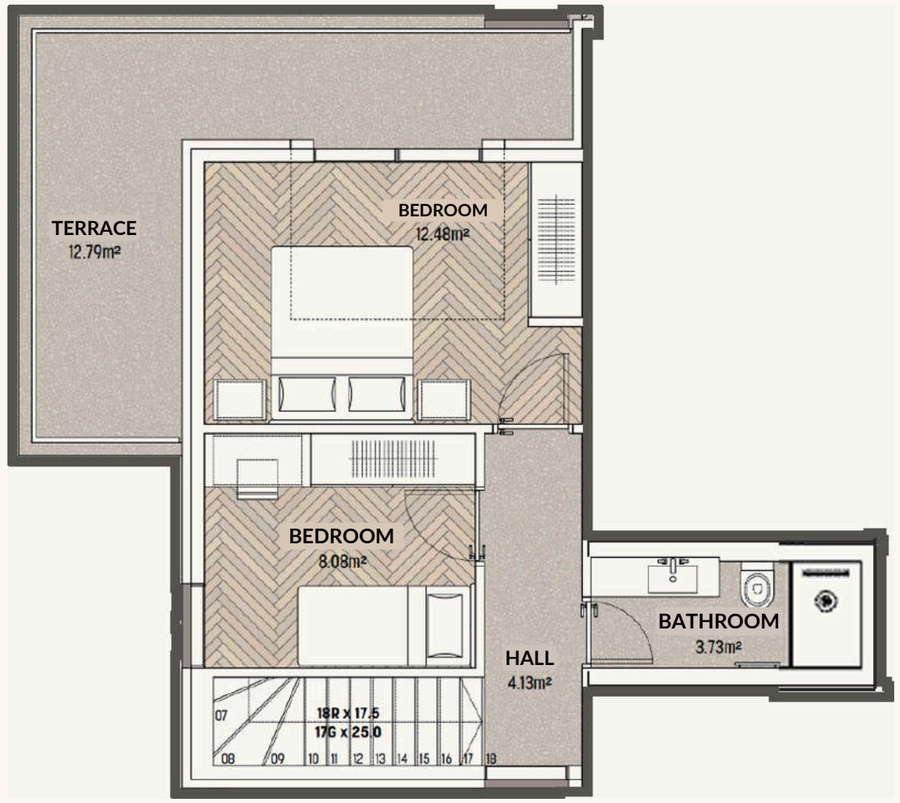
A.13

Block A · 2+1 Roof Duplex

NET AREA
97.71 m²

GROSS AREA
127.02 m²





LOCATION

BLOCK A



BLOCK B



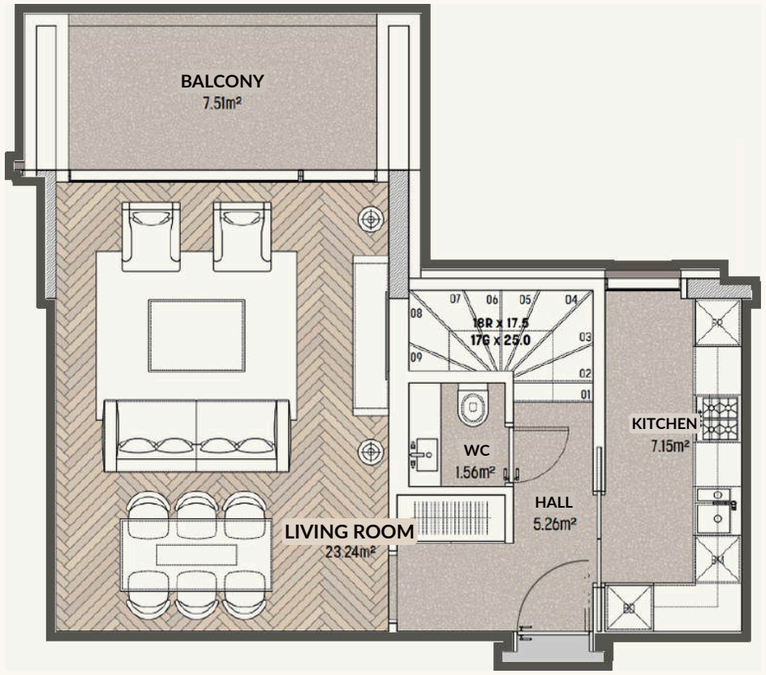
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

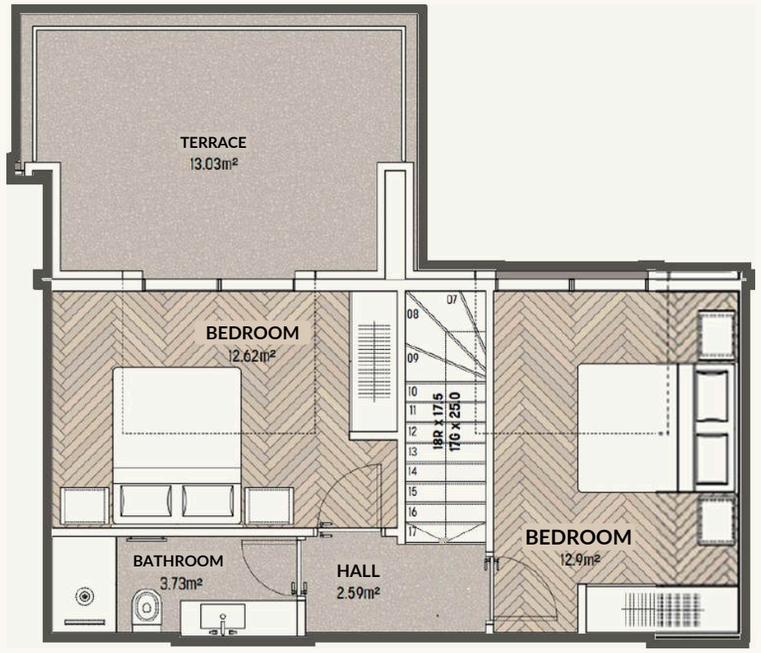
A.14

Block A · 2+1 Roof Duplex

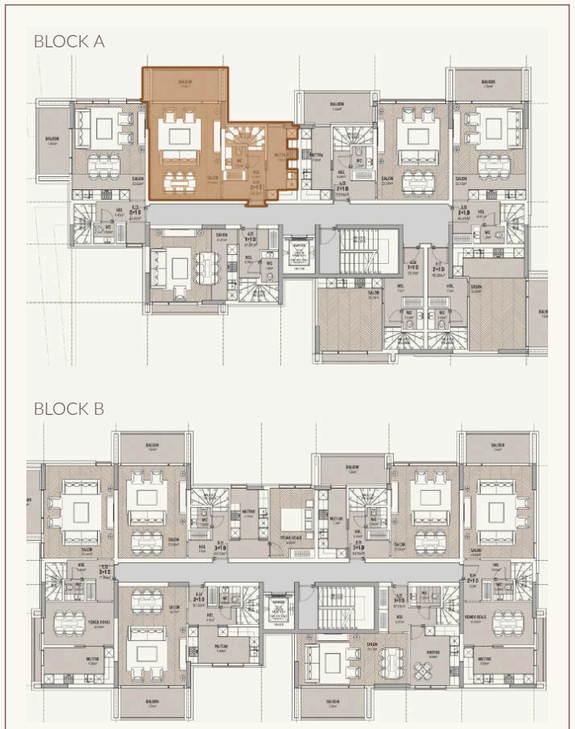
NET AREA
108.60 m²

GROSS AREA
141.18 m²





LOCATION



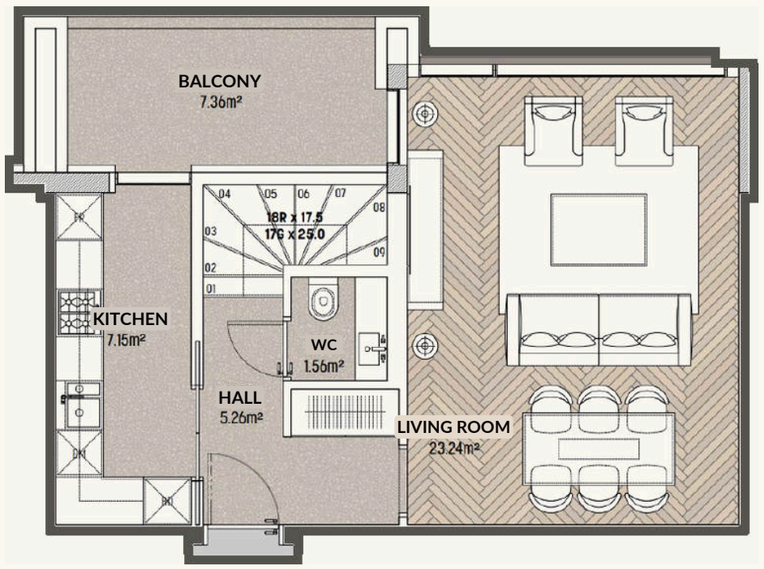
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

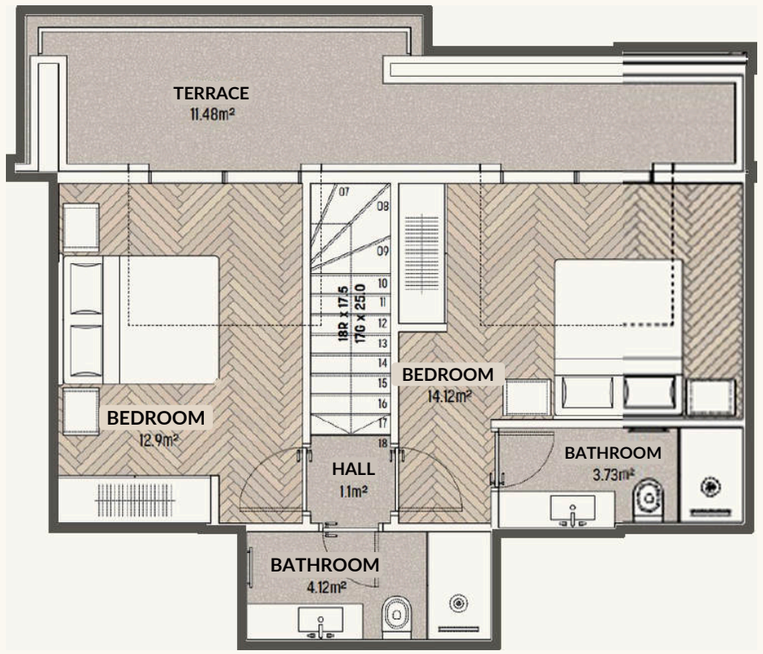
A.15

Block A · 2+1 Roof Duplex

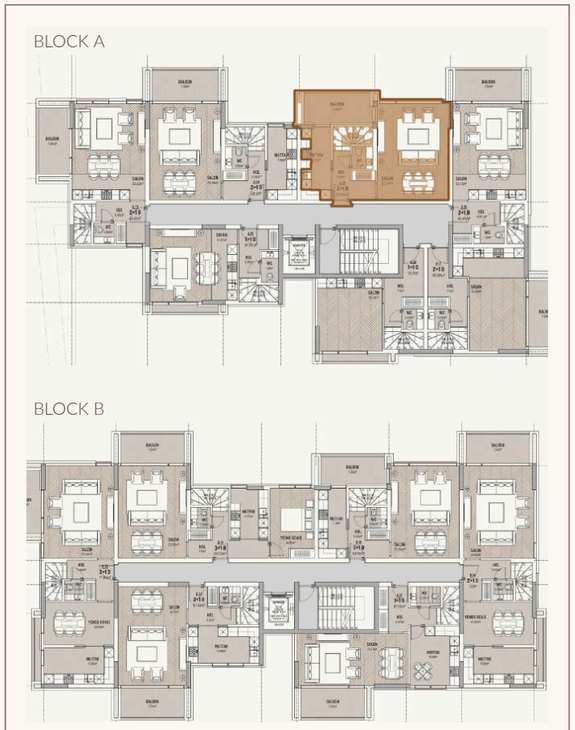
NET AREA
112.71 m²

GROSS AREA
146.52 m²





LOCATION



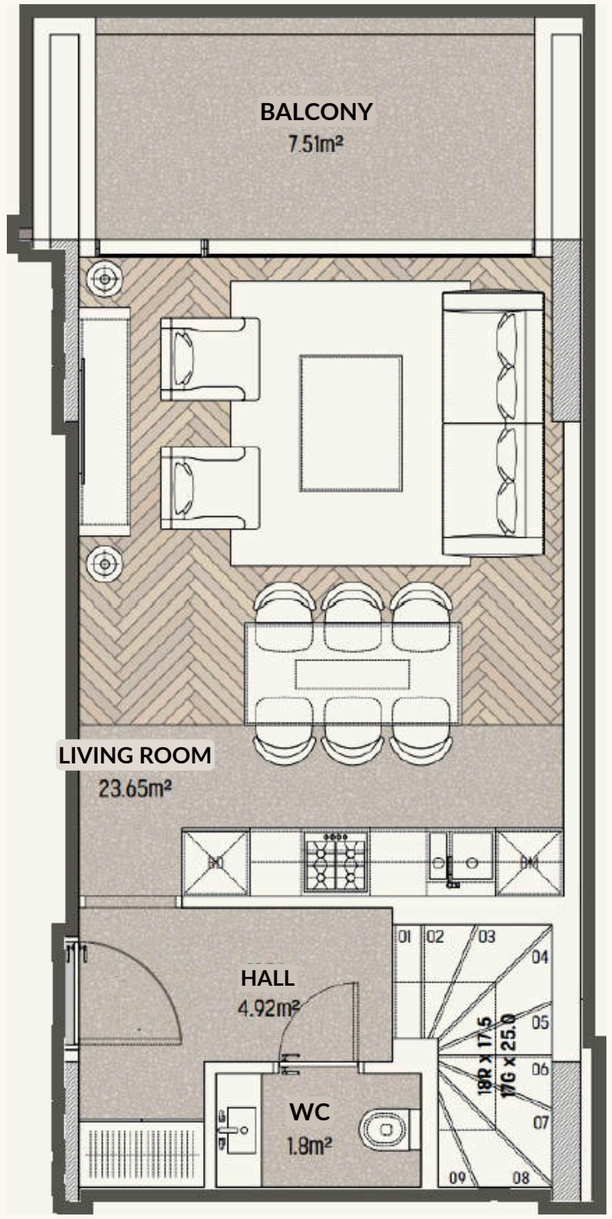
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.16

Block A · 2+1 Roof Duplex

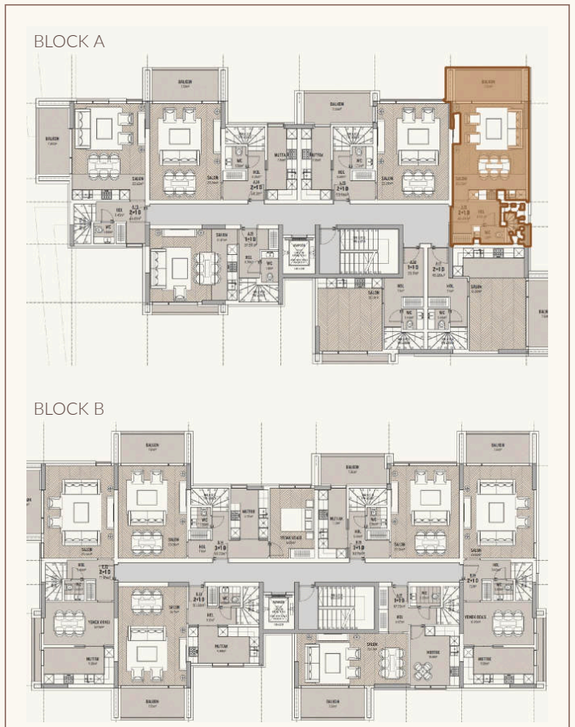
NET AREA
97.55 m²

GROSS AREA
126.81 m²





LOCATION



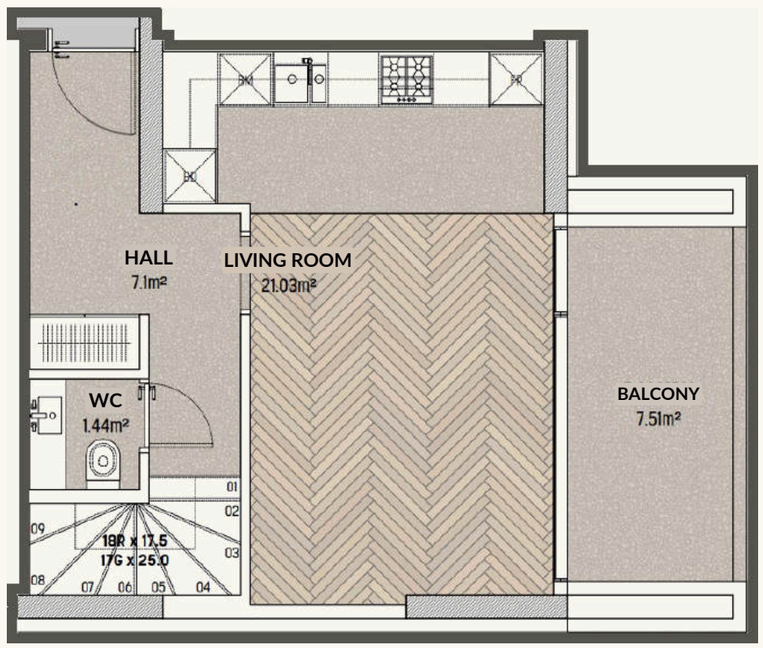
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

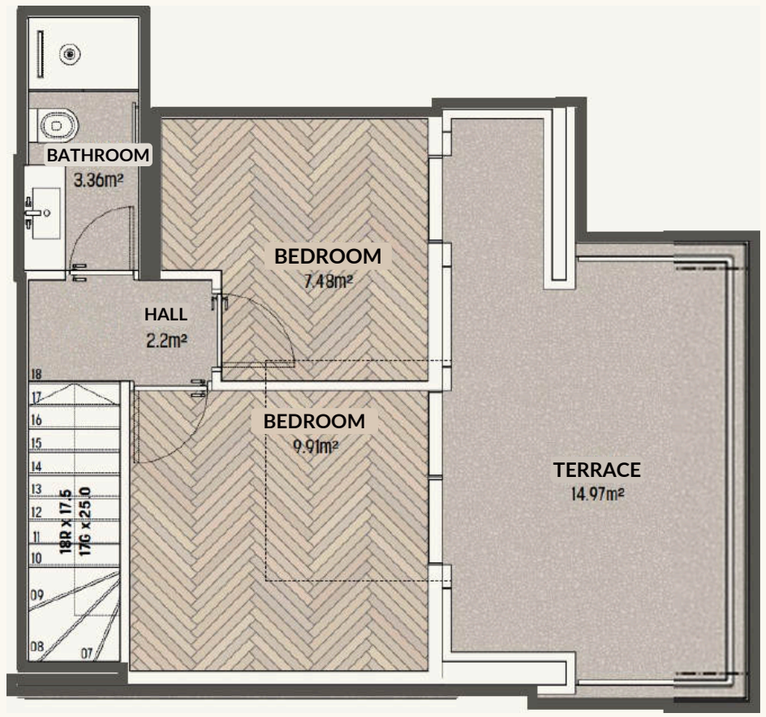
A.17

Block A · 2+1 Roof Duplex

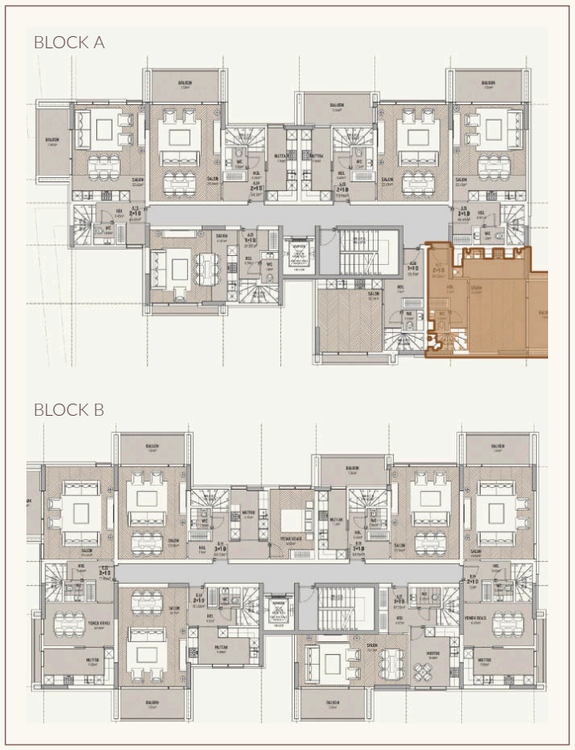
NET AREA
93.32 m²

GROSS AREA
121.32 m²





LOCATION



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

A.18

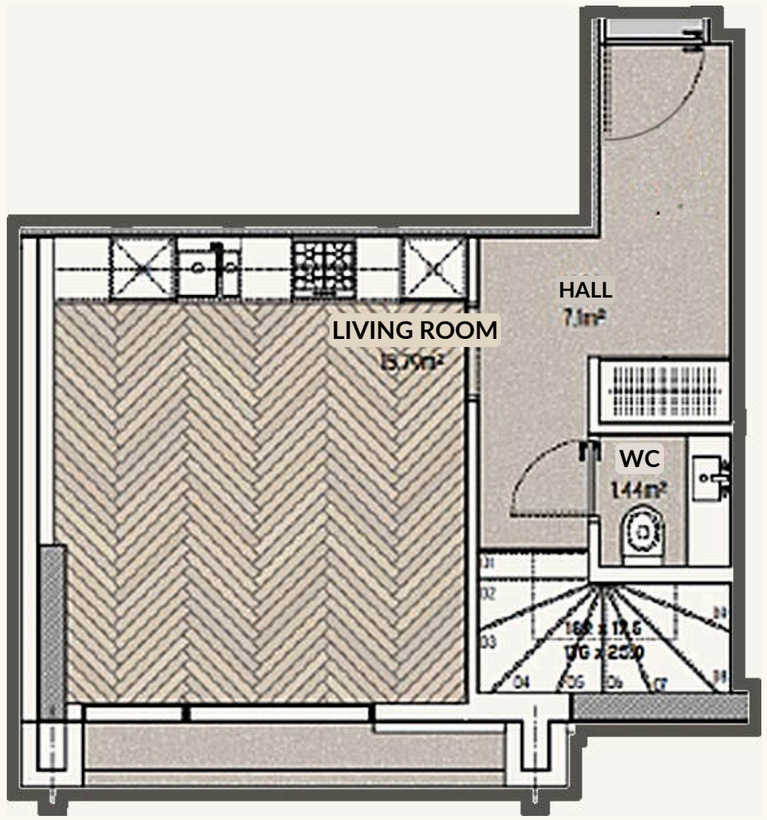
Block A · 1+1 Roof Duplex

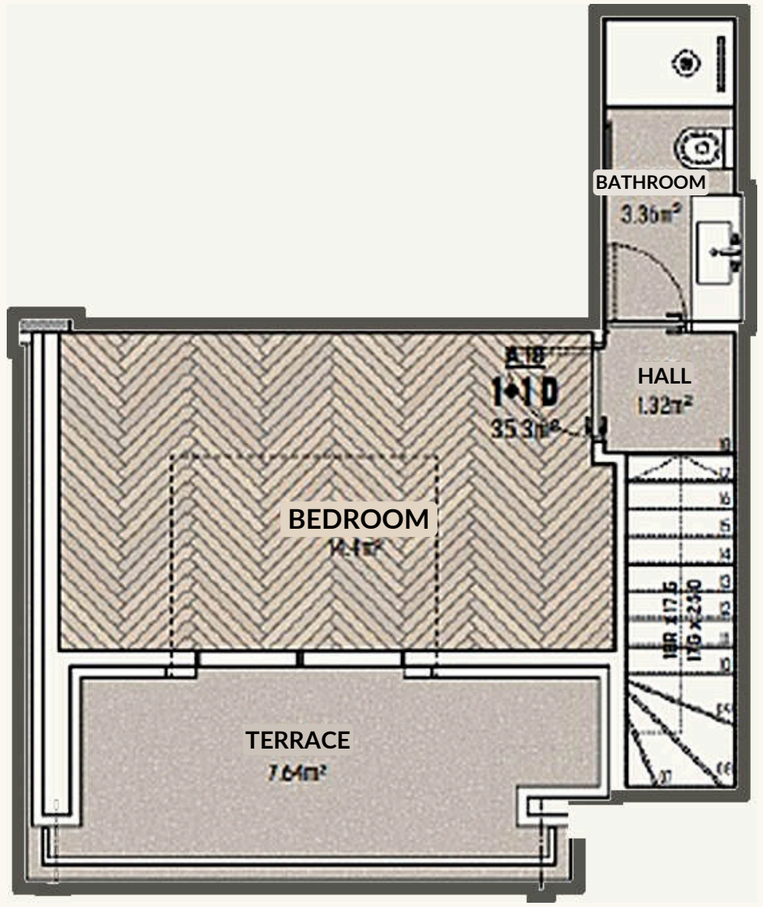
NET AREA

69.00 m²

GROSS AREA

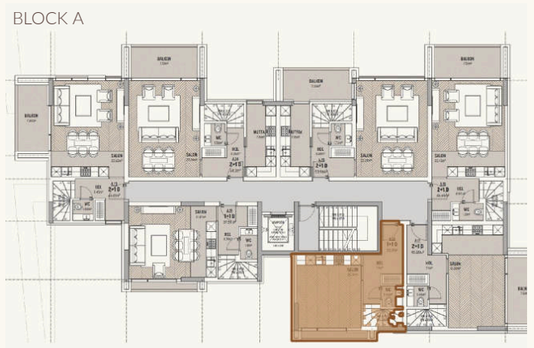
89.70 m²





LOCATION

BLOCK A



BLOCK B



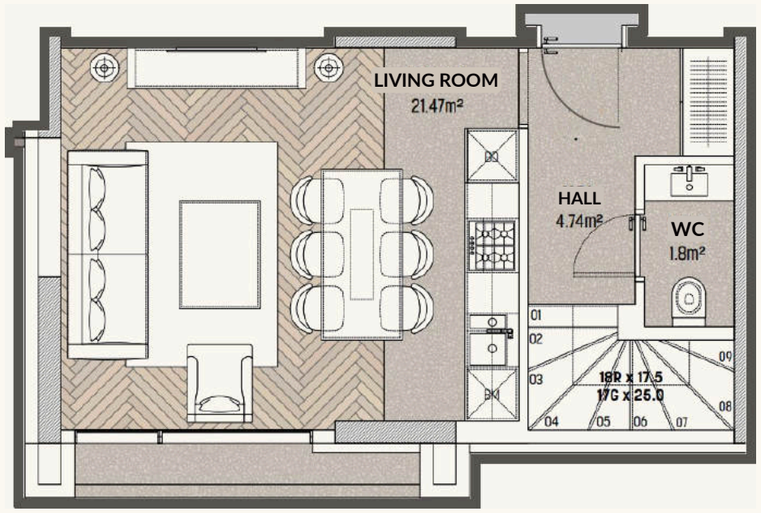
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

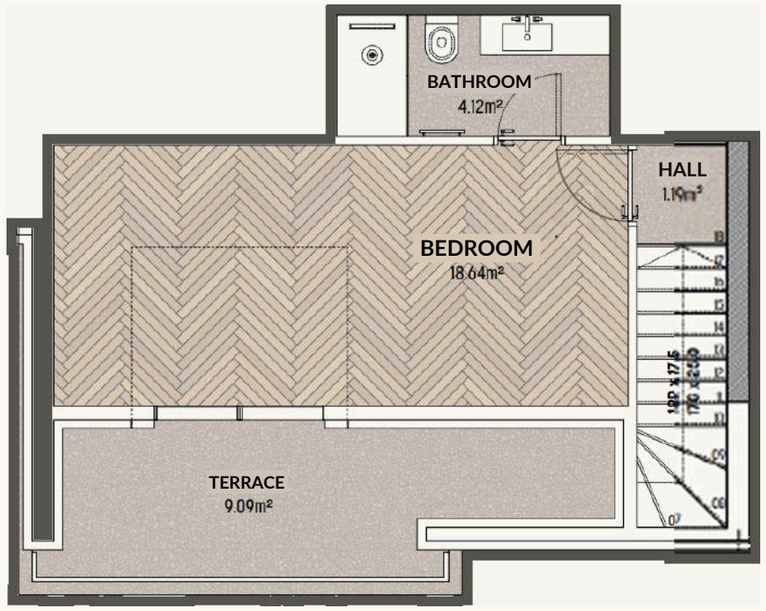
A.19

Block A · 1+1 Roof Duplex

NET AREA
79.96 m²

GROSS AREA
103.95 m²





LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B

BLOCK

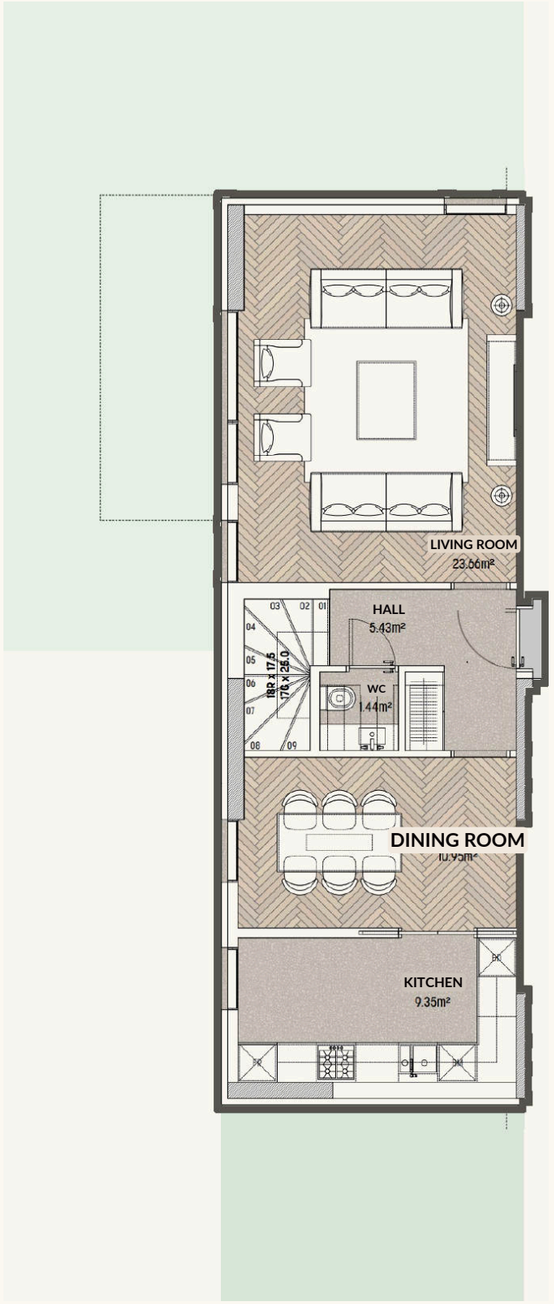
Floor Plans

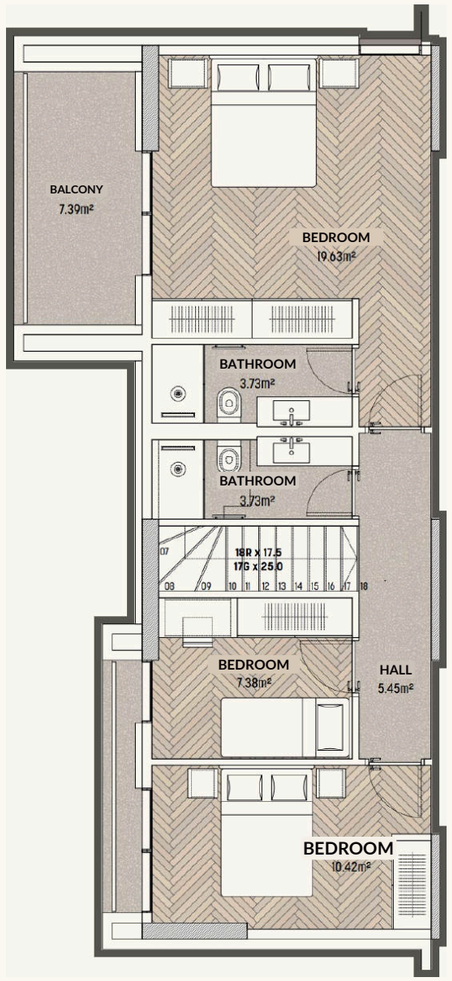
Block B Floor Plans

18RESIDENCES

B.01

Block B · 4+1 Garden Duplex





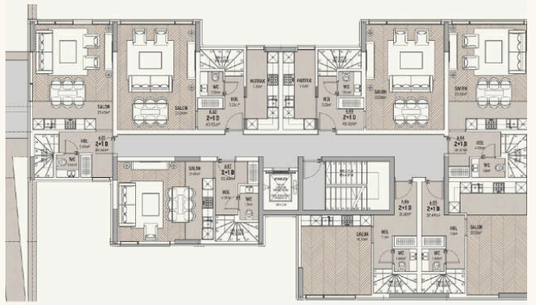
NET AREA
133.46 m²

GROSS AREA
173.50 m²

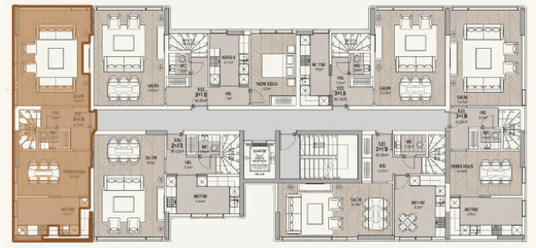
GARDEN USE AREA (APPROX.)
~60 m²

LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

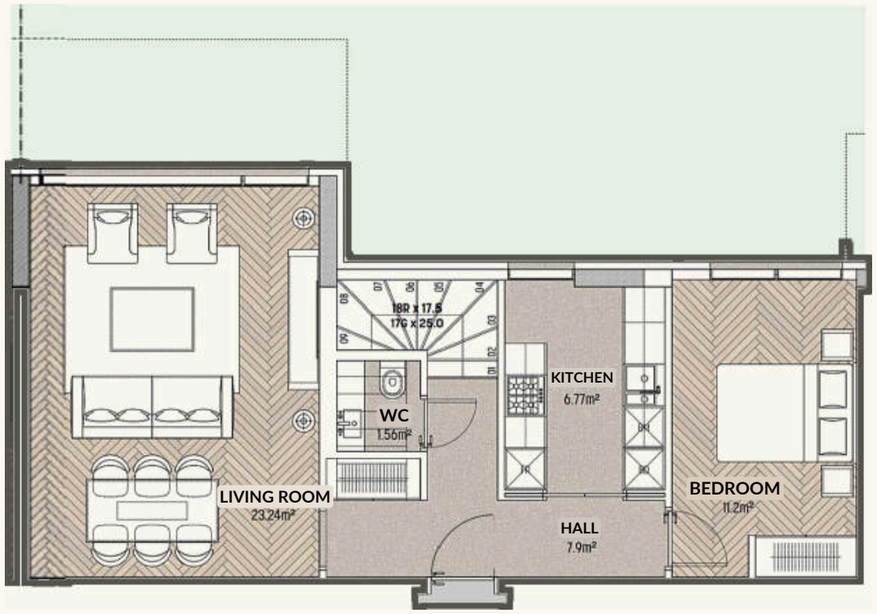
B.02

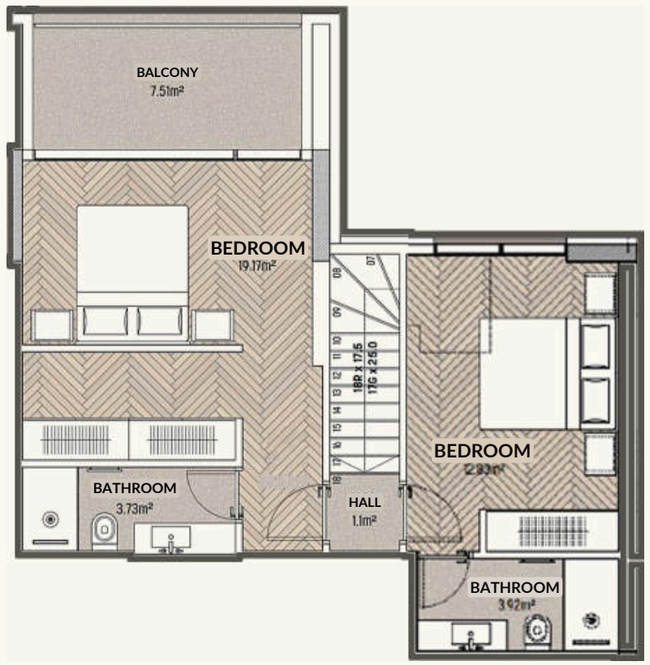
Block B · 3+1 Garden Duplex

NET AREA
119.73 m²

GROSS AREA
155.65 m²

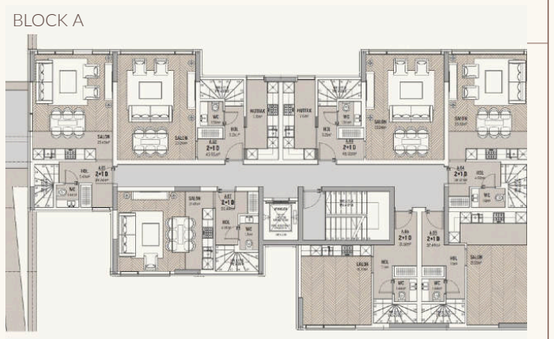
GARDEN USE AREA (APPROX.)
~40 m²





LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

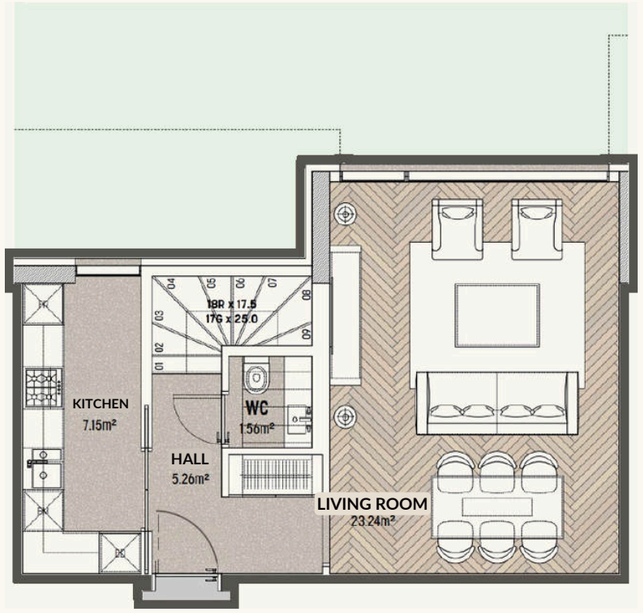
B.03

Block B · 3+1 Garden Duplex

NET AREA
119.20 m²

GROSS AREA
154.96 m²

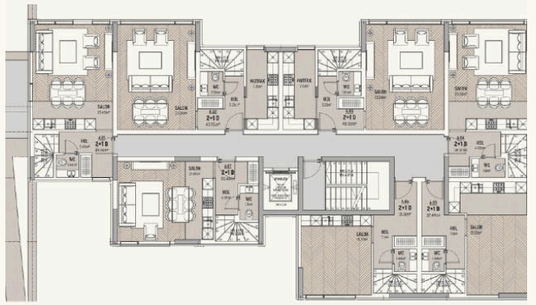
GARDEN USE AREA (APPROX.)
~30 m²



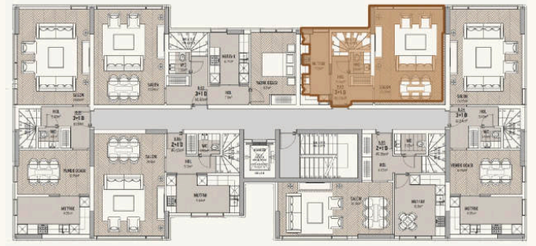


LOCATION

BLOCK A



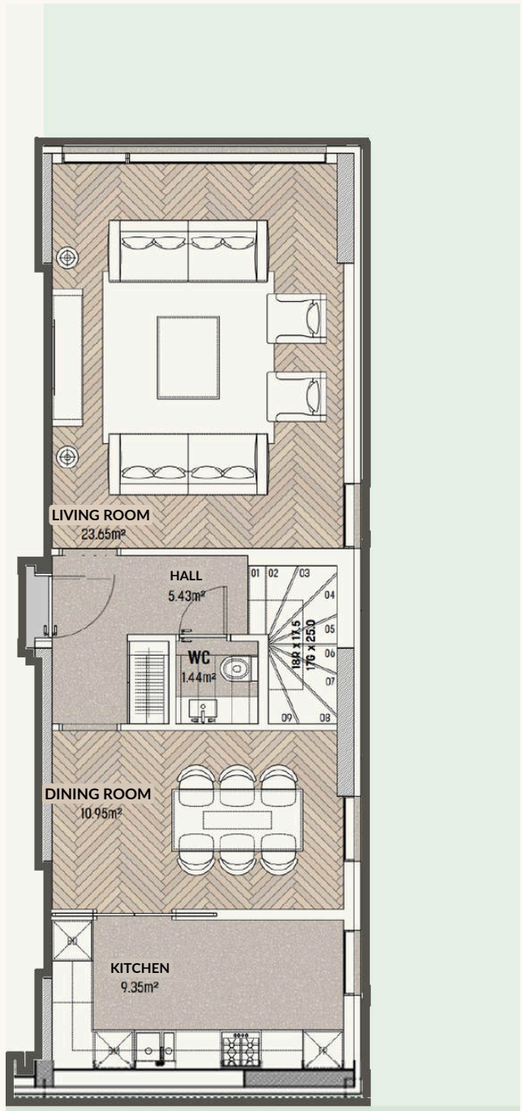
BLOCK B

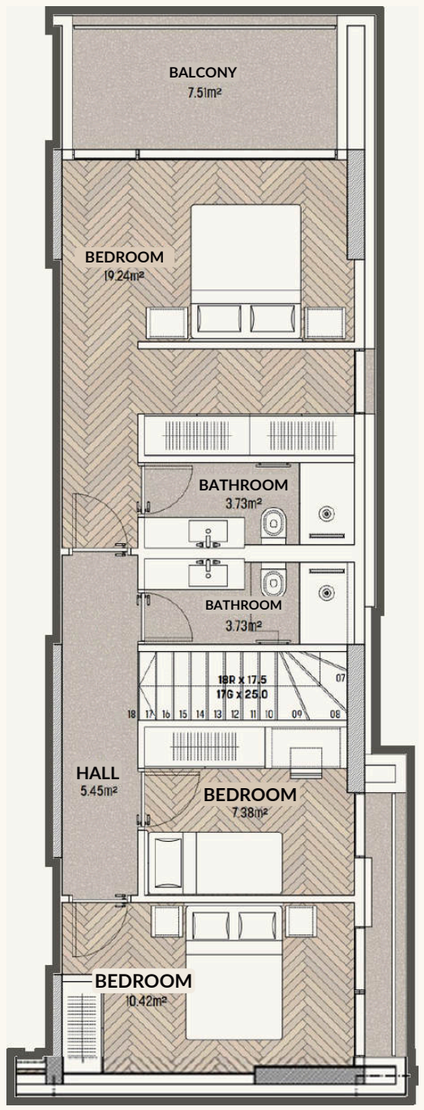


Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.04

Block B · 4+1 Garden Duplex





NET AREA

133.54 m²

GROSS AREA

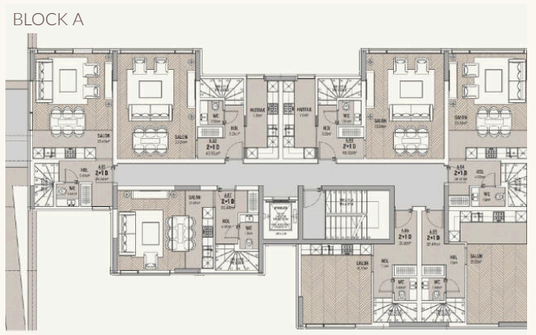
173.60 m²

GARDEN USE AREA (APPROX.)

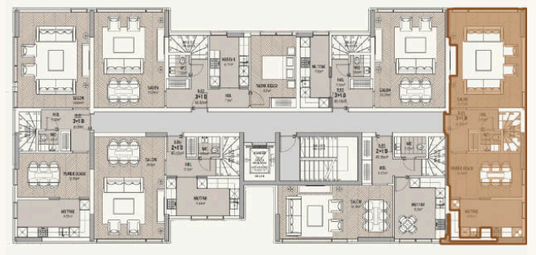
~80 m²

LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

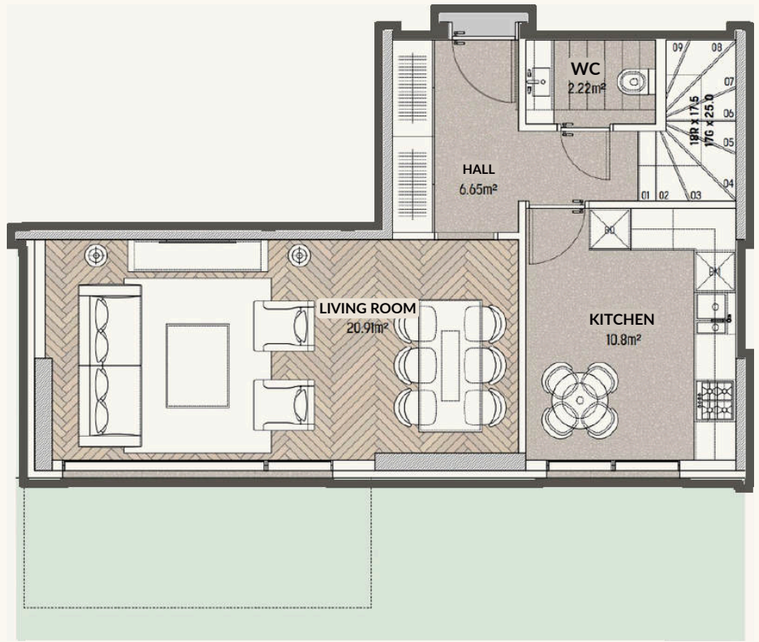
B.05

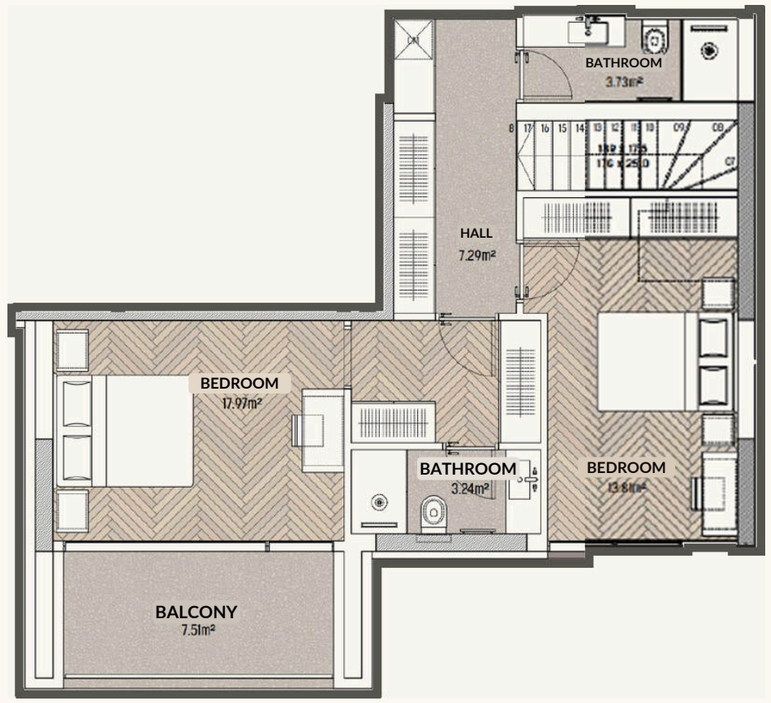
Block B · 2+1 Garden Duplex

NET AREA
114.55 m²

GROSS AREA
148.91 m²

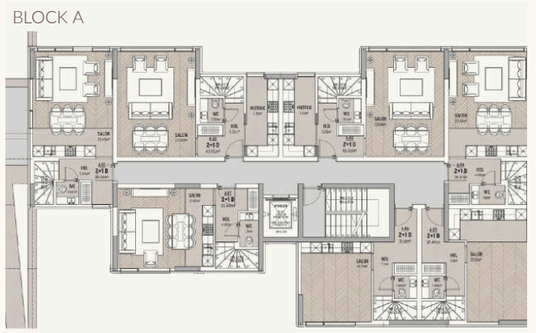
GARDEN USE AREA (APPROX.)
~30 m²



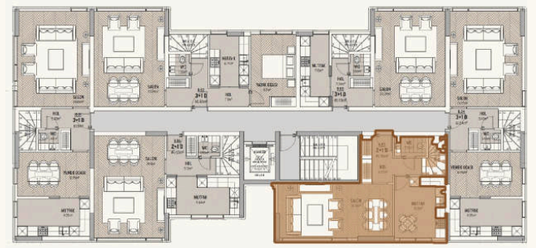


LOCATION

BLOCK A



BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.06

Block B · 2+1 Garden Duplex

NET AREA
115.90 m²

GROSS AREA
150.67 m²

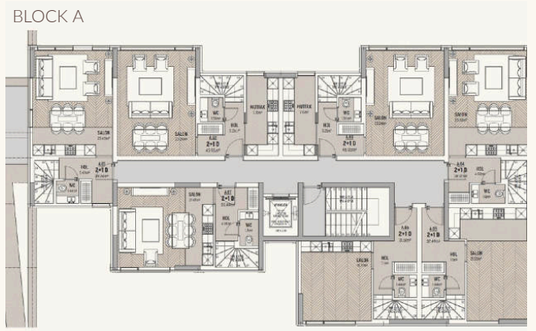
GARDEN USE AREA (APPROX.)
~30 m²





LOCATION

BLOCK A



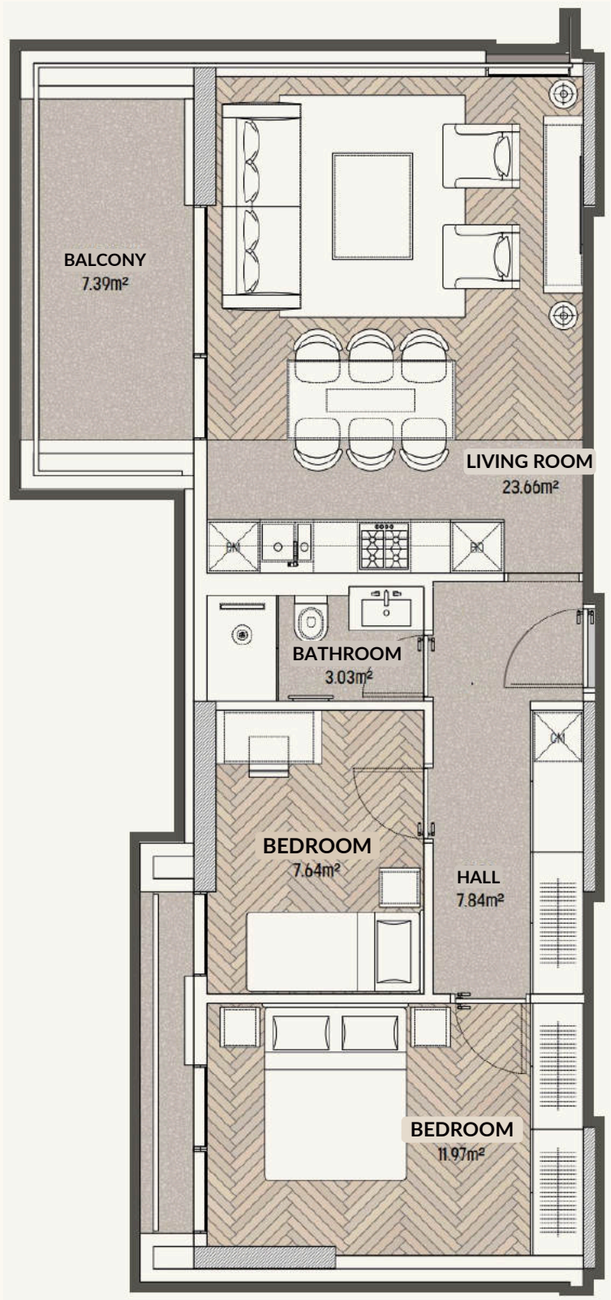
BLOCK B



Garden use area: an approximate value measured from the plan.
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.07

Block B · 2+1 Apartment



NET AREA

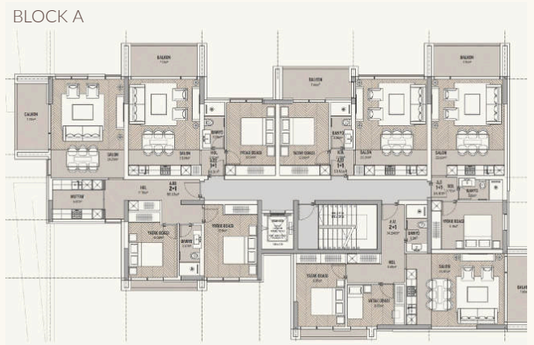
71.96 m²

GROSS AREA

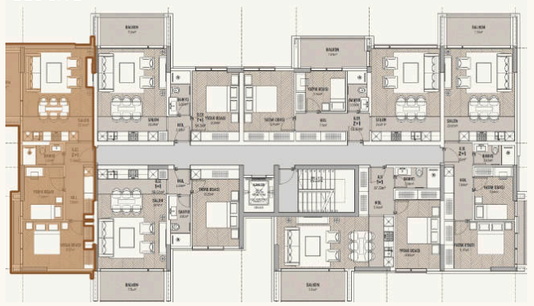
93.55 m²

LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.08

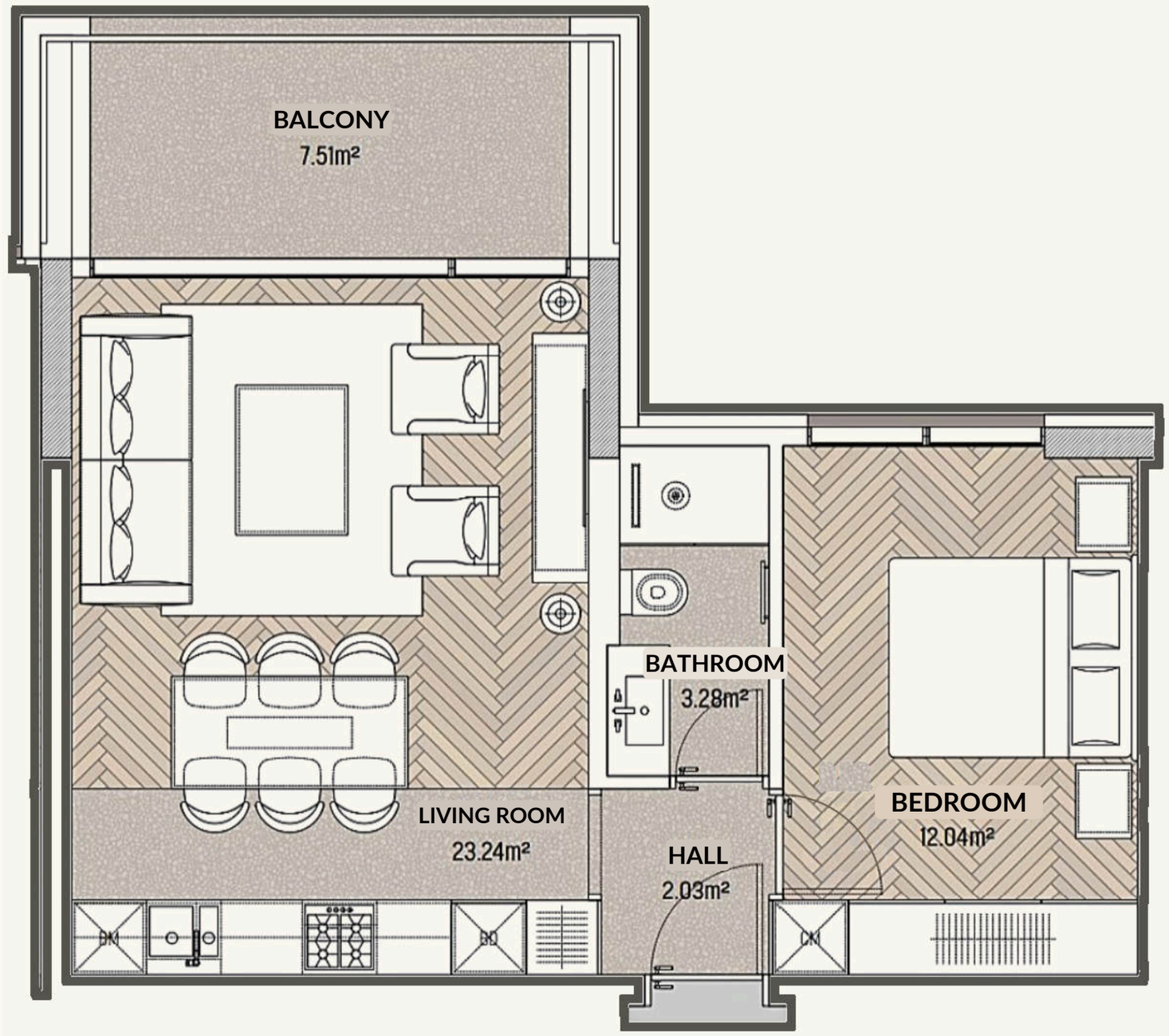
Block B · 1+1 Apartment

NET AREA

54.30 m²

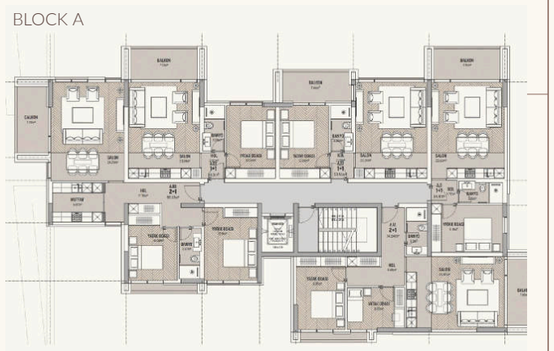
GROSS AREA

70.59 m²

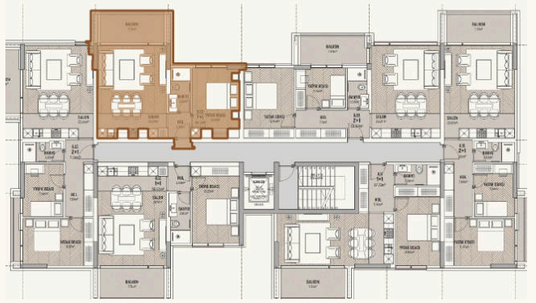


LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.09

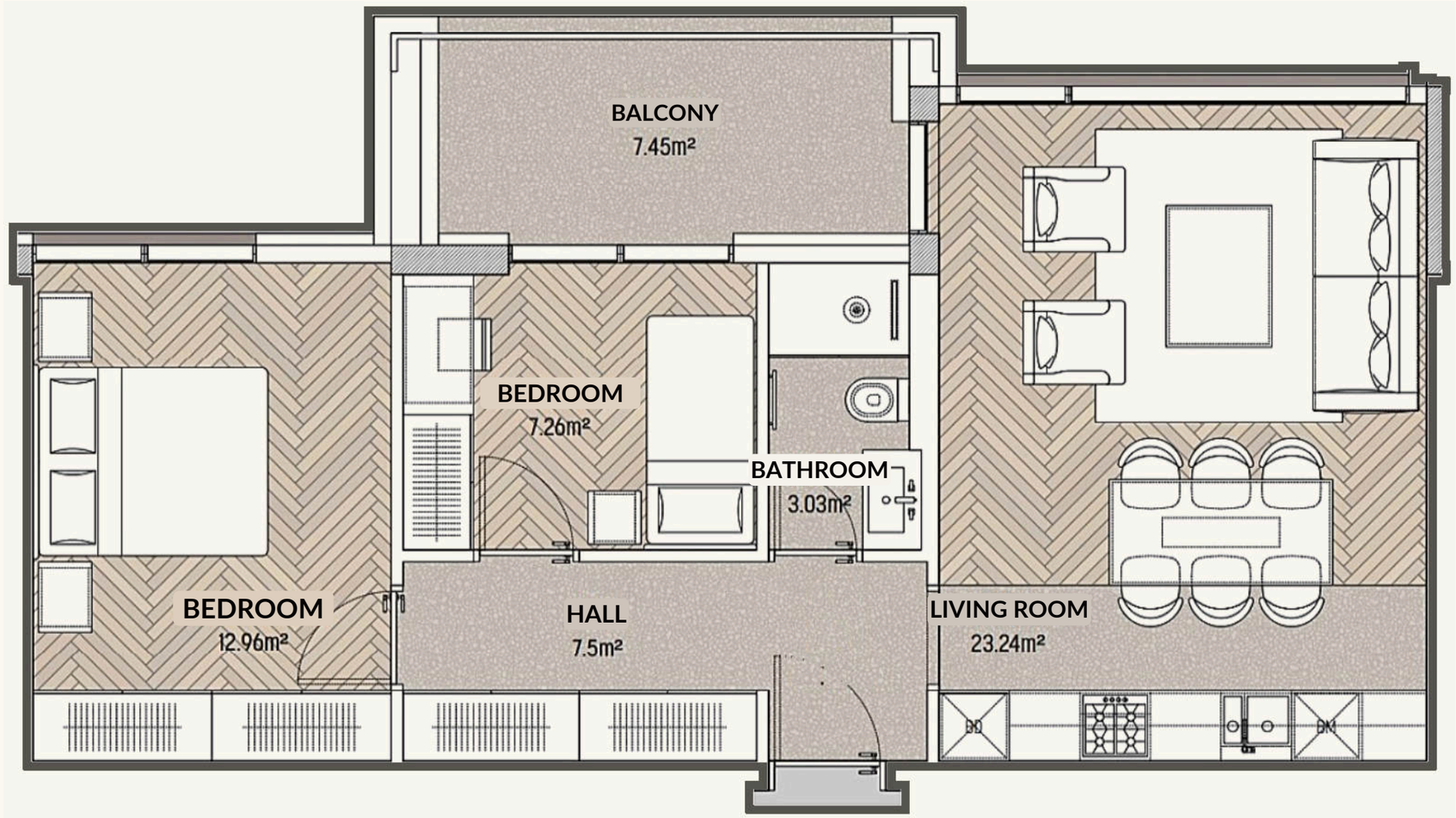
Block B · 2+1 Apartment

NET AREA

68.89 m²

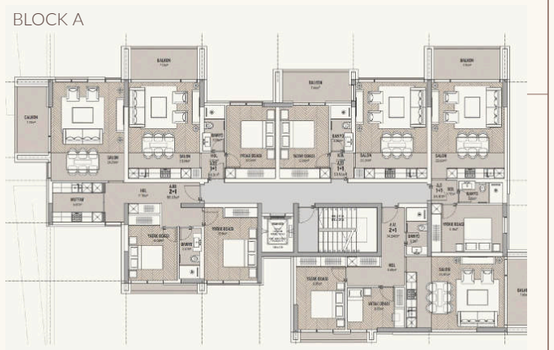
GROSS AREA

89.56 m²



LOCATION

BLOCK A



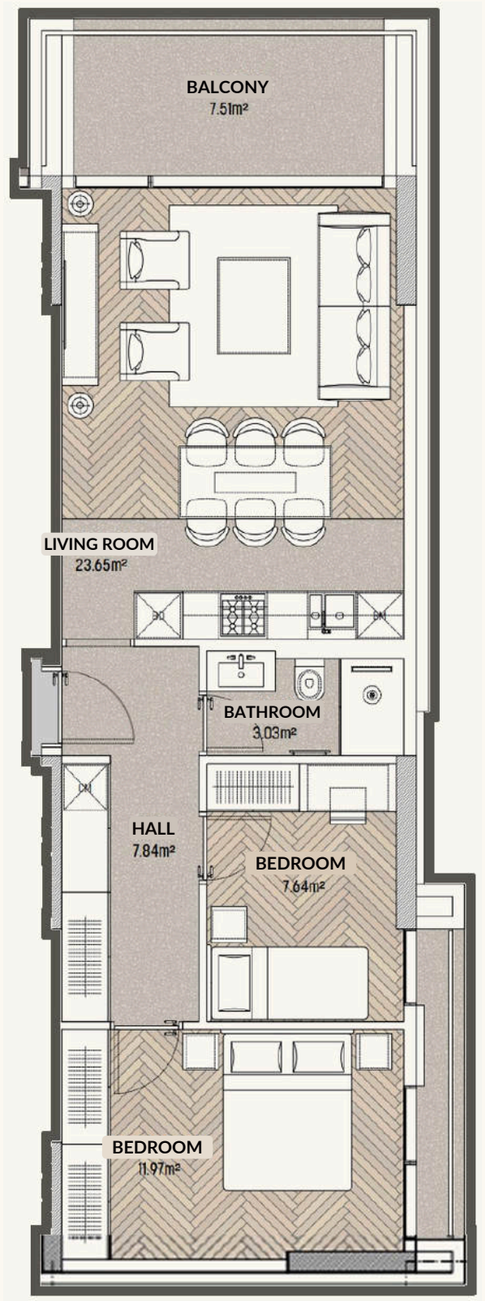
BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.10

Block B · 2+1 Apartment



NET AREA

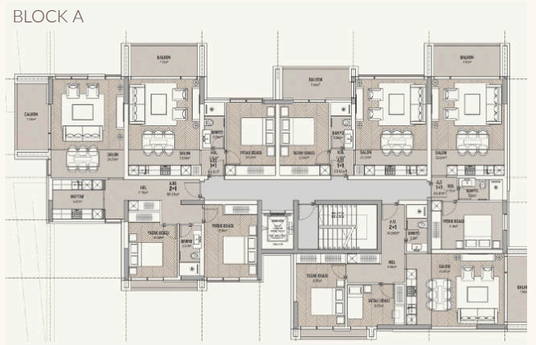
72.00 m²

GROSS AREA

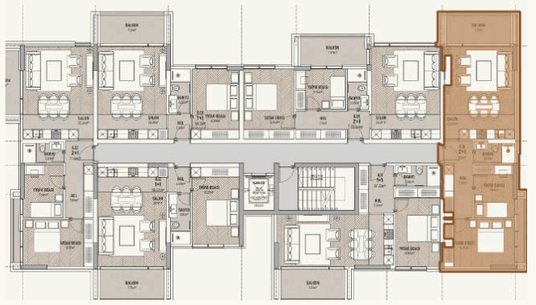
93.60 m²

LOCATION

BLOCK A



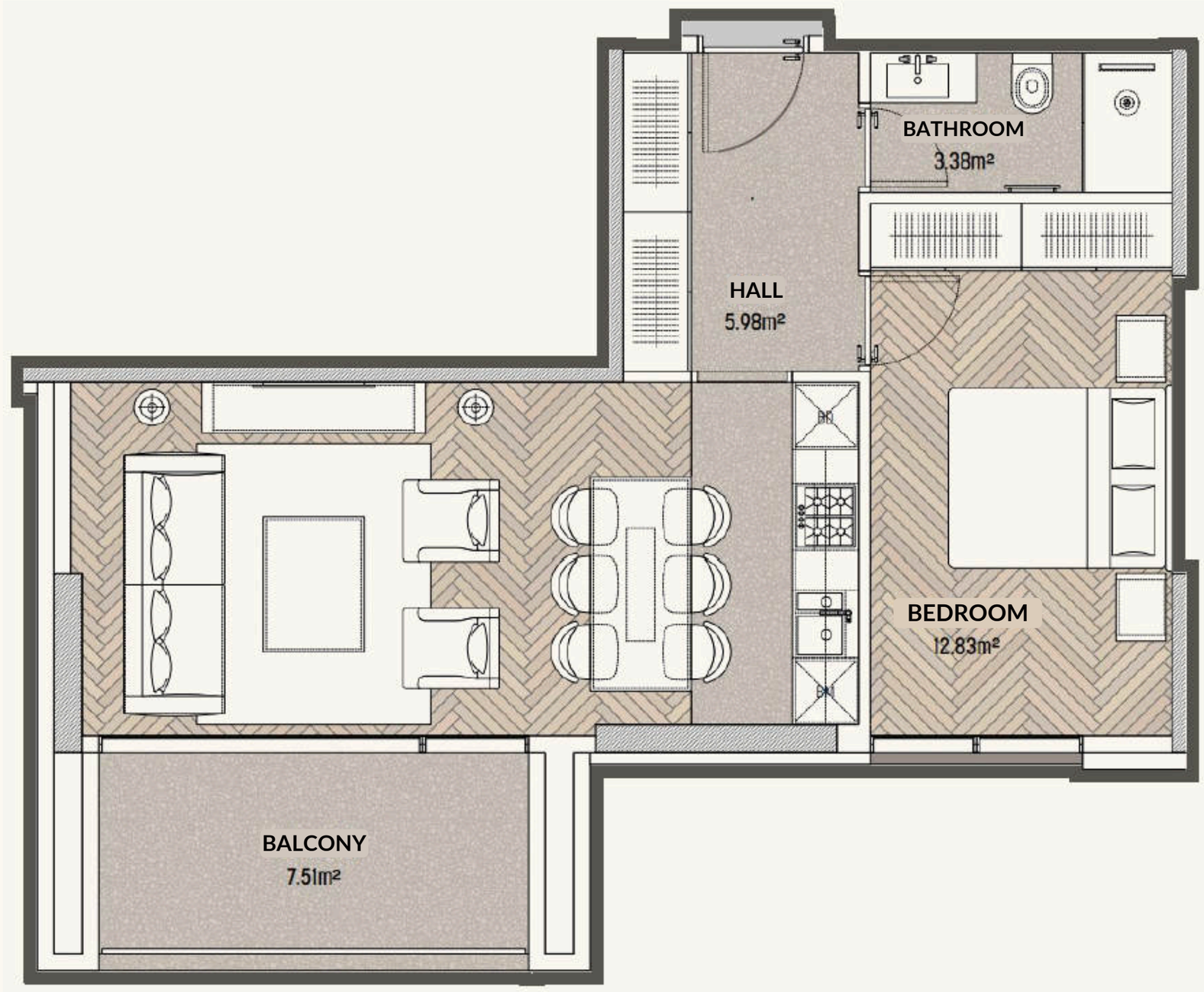
BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.11

Block B · 1+1 Apartment



NET AREA

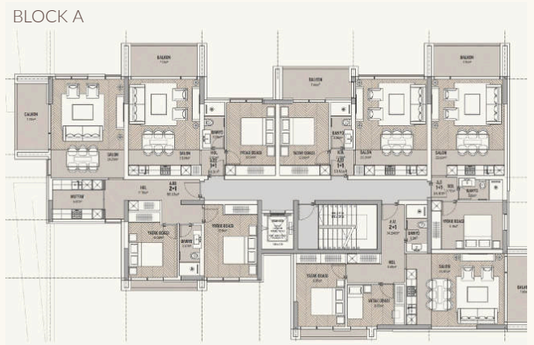
57.73 m²

GROSS AREA

75.05 m²

LOCATION

BLOCK A



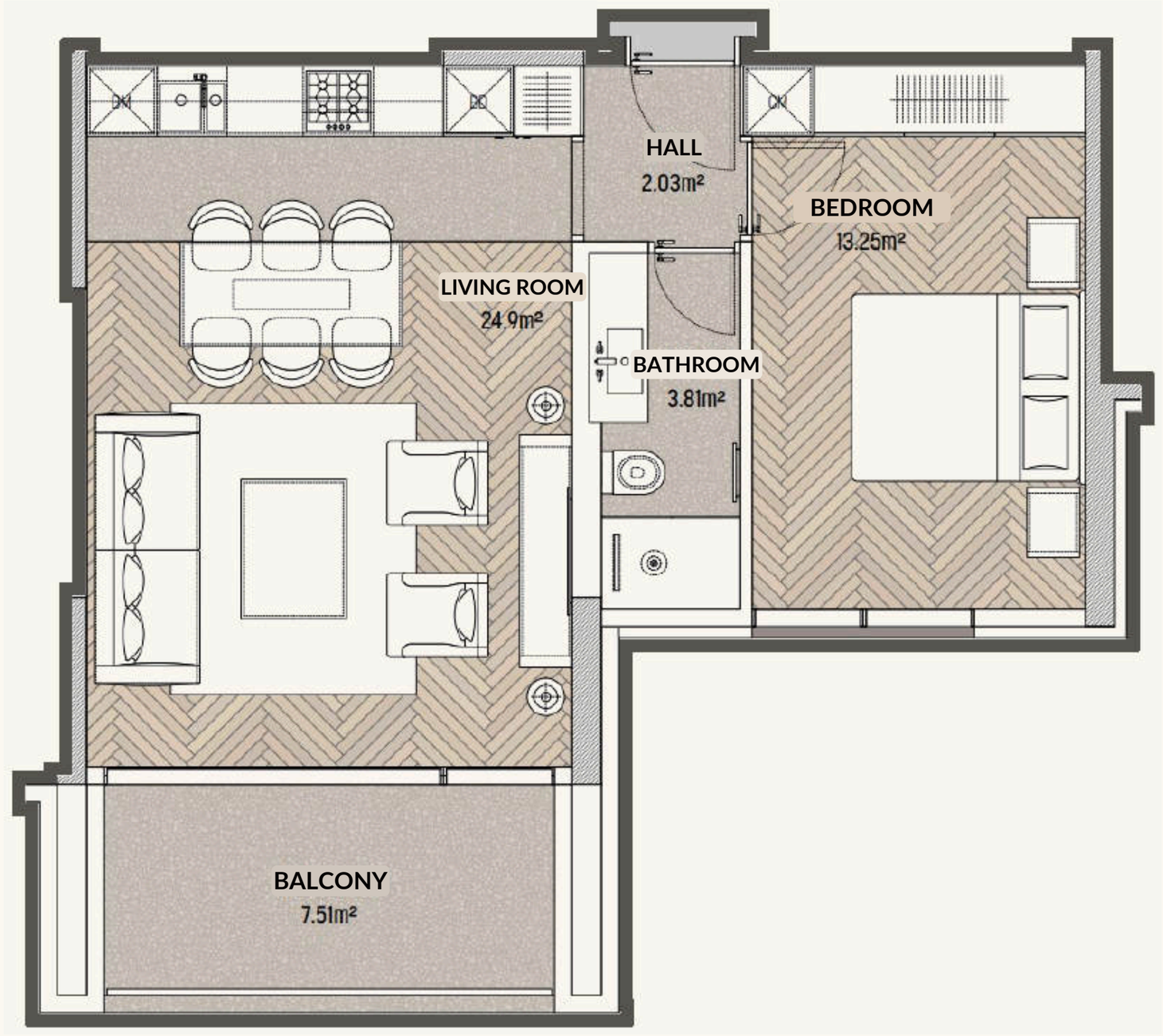
BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.12

Block B · 1+1 Apartment



NET AREA

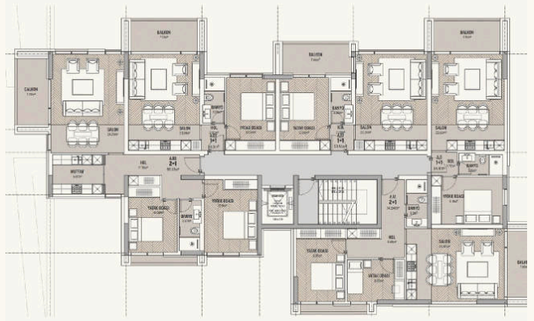
58.06 m²

GROSS AREA

75.48 m²

LOCATION

BLOCK A



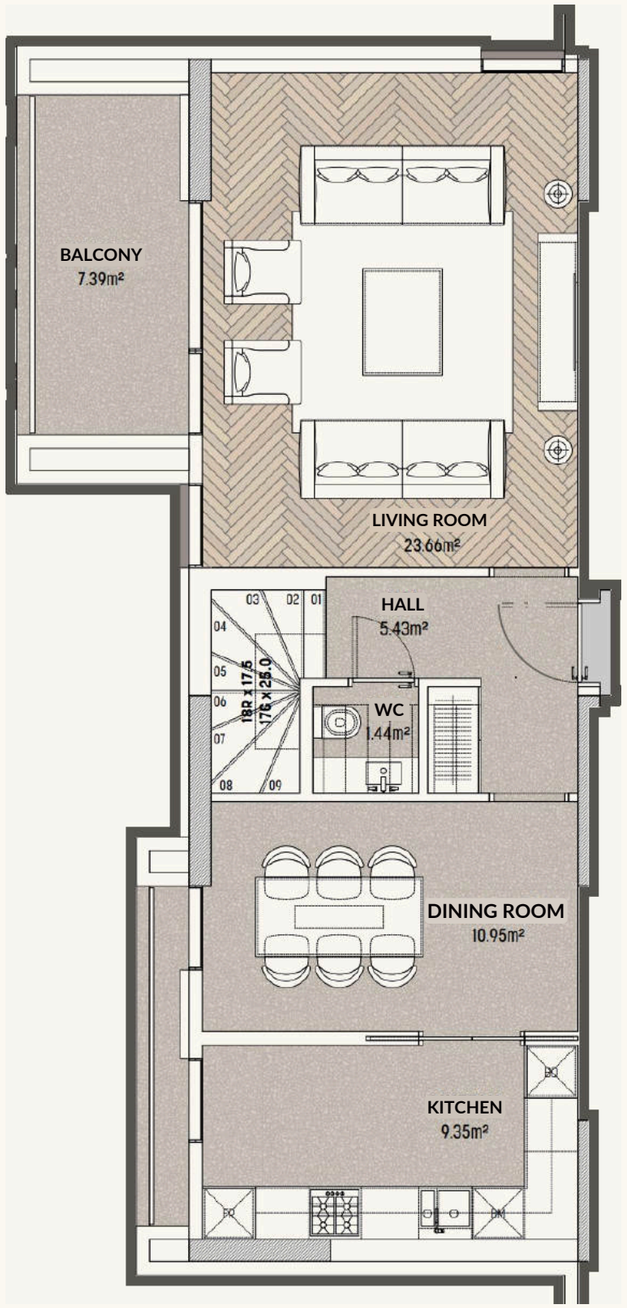
BLOCK B

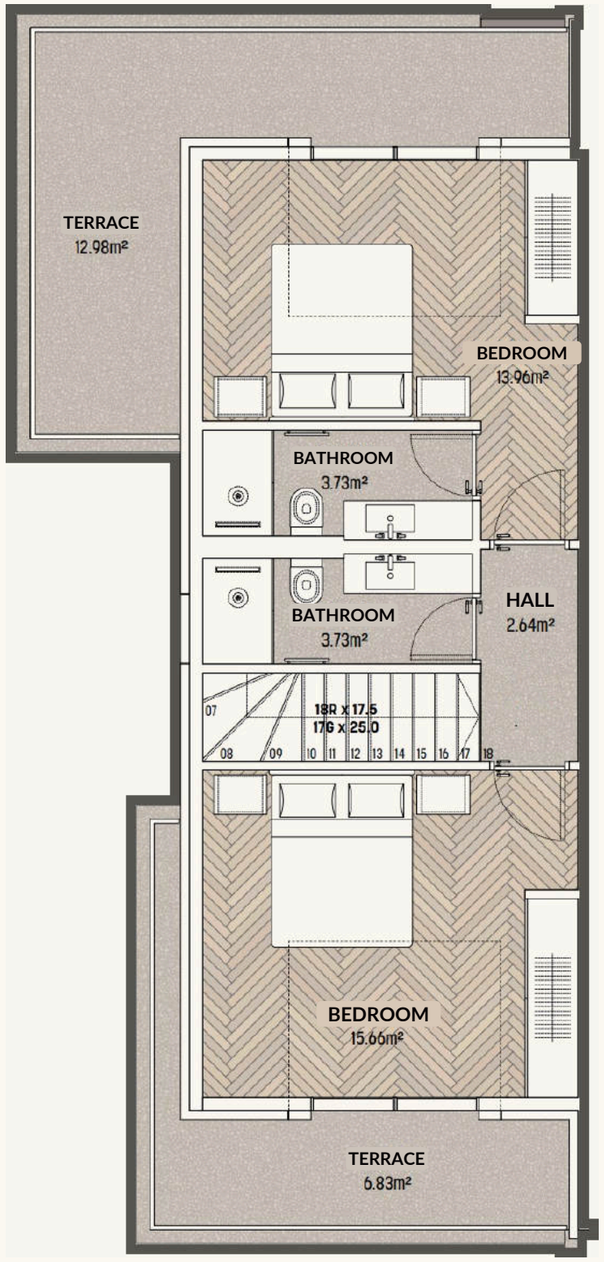


Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.13

Block B · 3+1 Roof Duplex





NET AREA

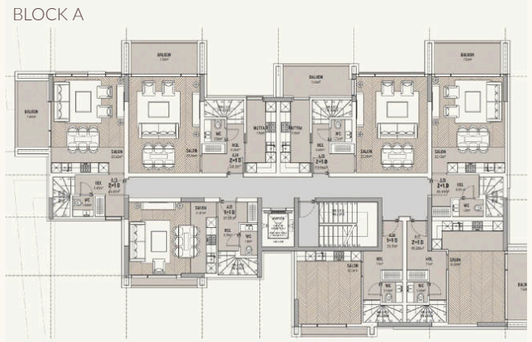
143.92 m²

GROSS AREA

187.10 m²

LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.14

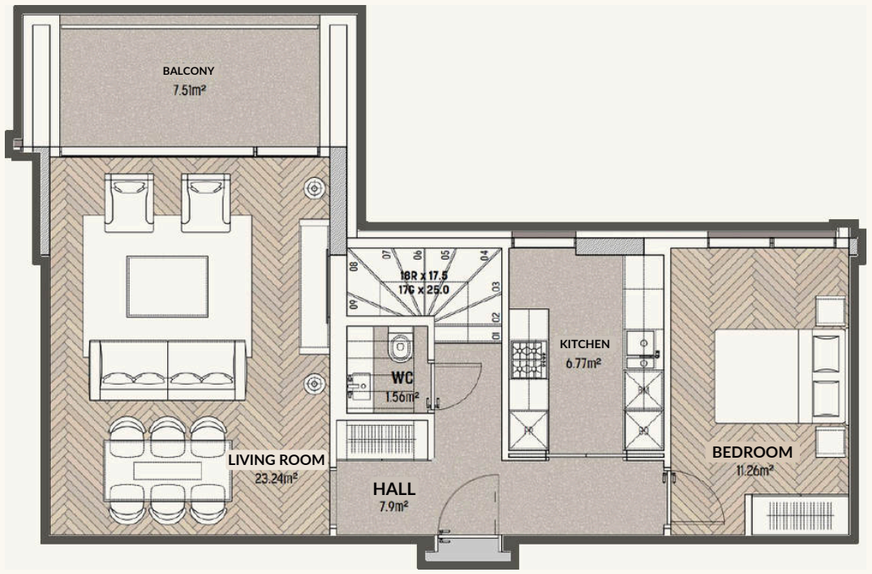
Block B · 3+1 Roof Duplex

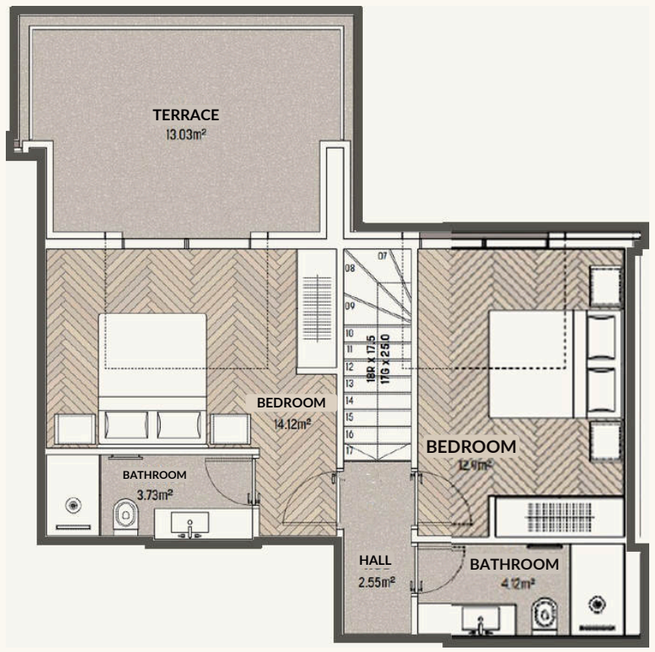
NET AREA

128.10 m²

GROSS AREA

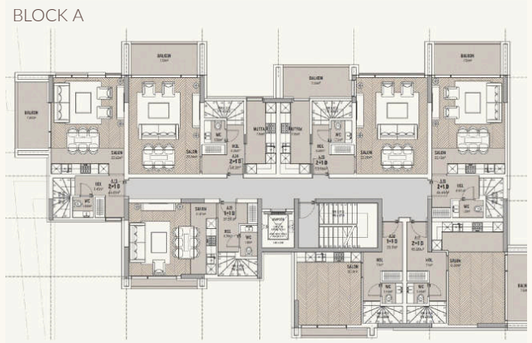
166.53 m²





LOCATION

BLOCK A



BLOCK B



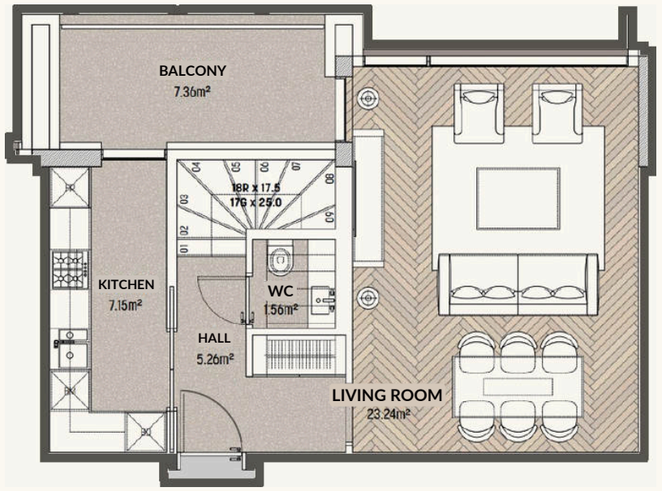
Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

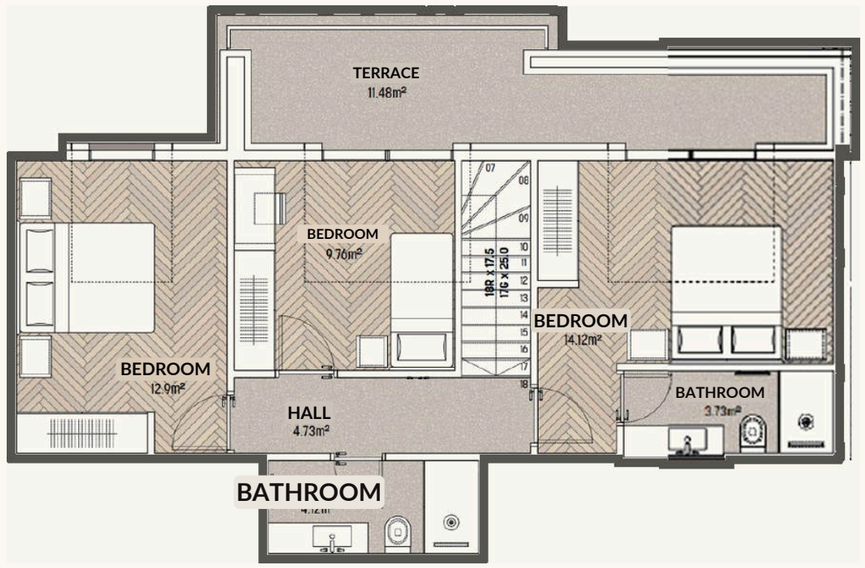
B.15

Block B · 3+1 Roof Duplex

NET AREA
127.23 m²

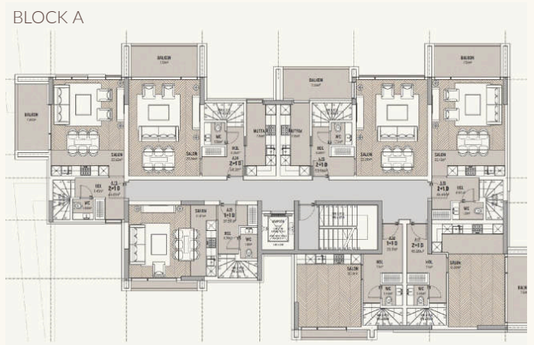
GROSS AREA
165.40 m²



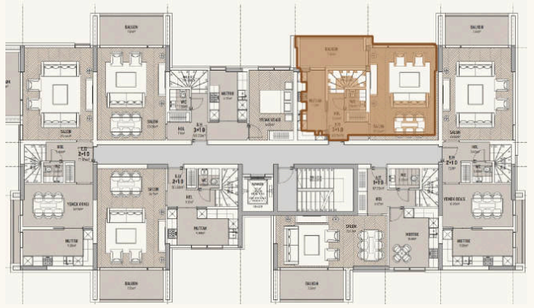


LOCATION

BLOCK A



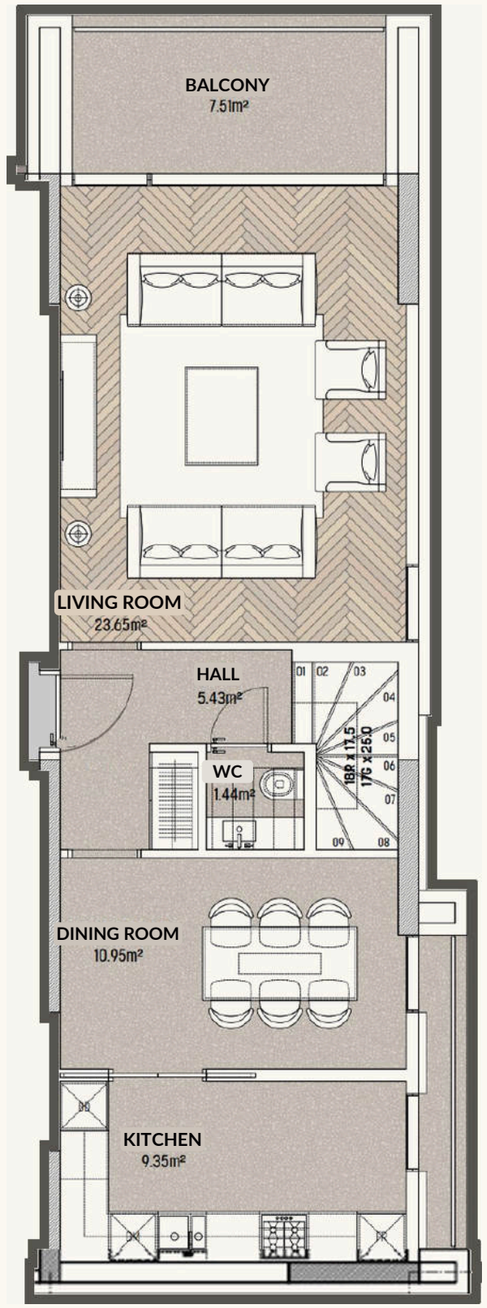
BLOCK B

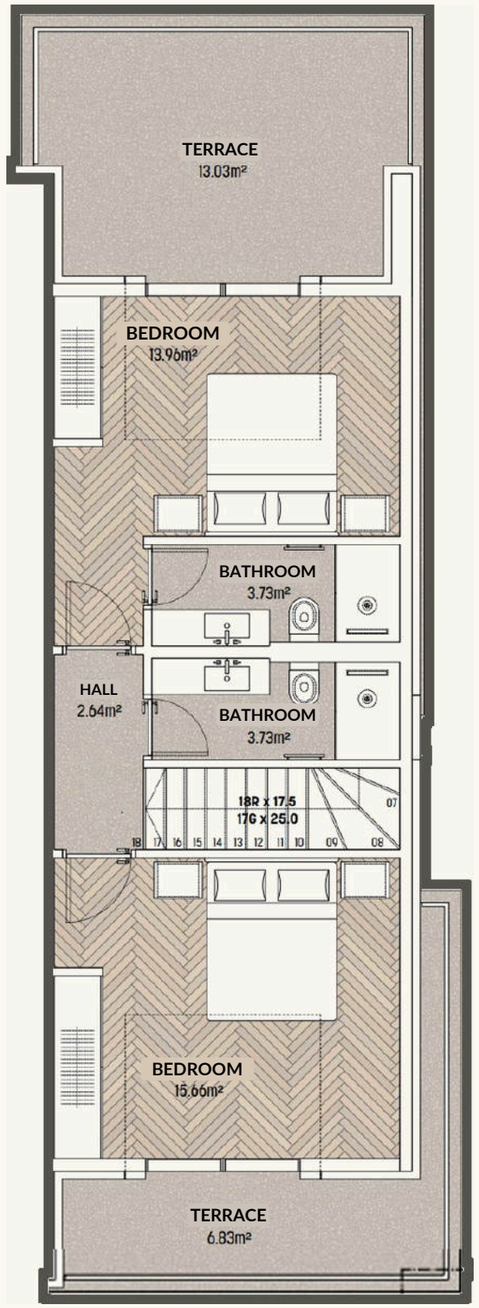


Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.16

Block B · 3+1 Roof Duplex





NET AREA

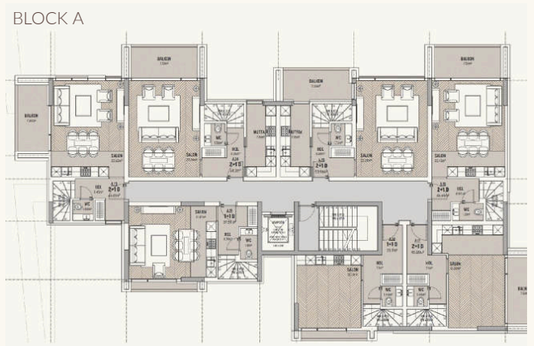
144.00 m²

GROSS AREA

187.20 m²

LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.17

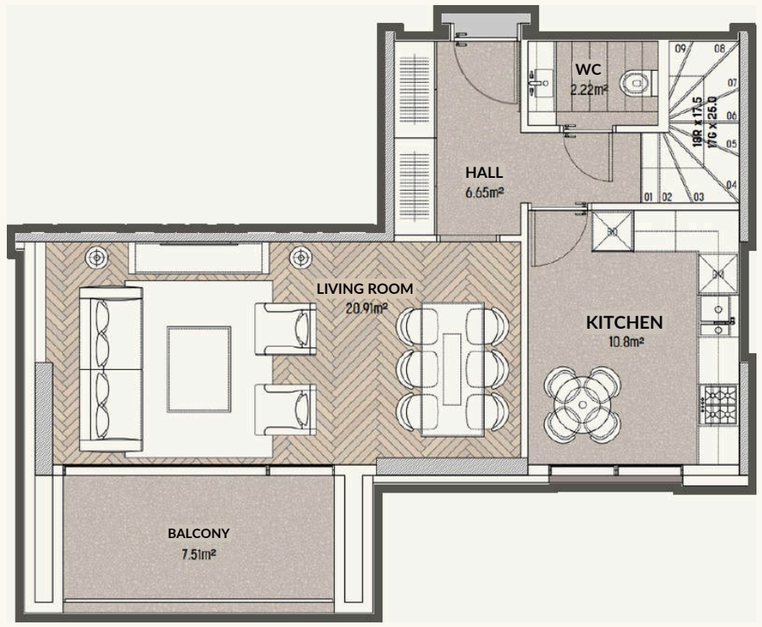
Block B · 1+1 Roof Duplex

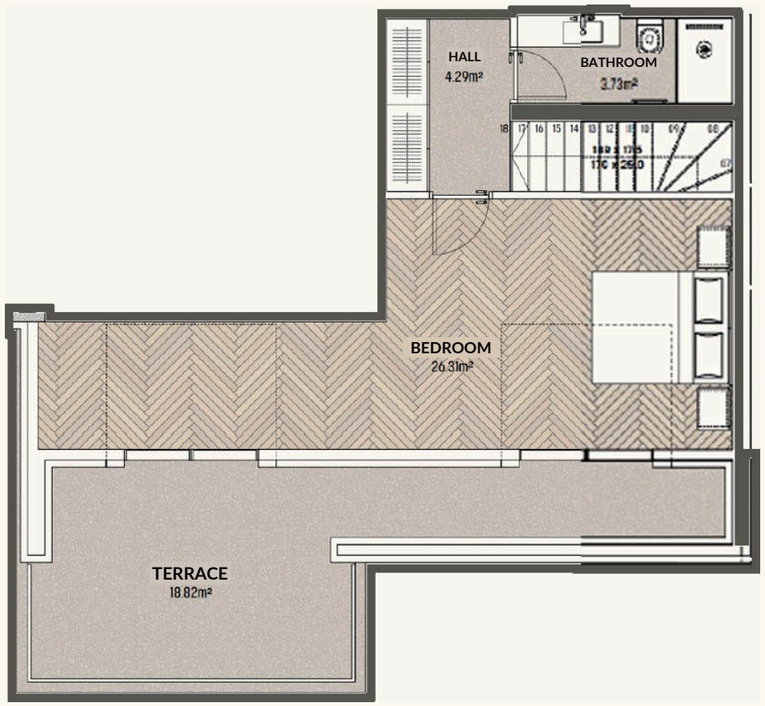
NET AREA

122.92 m²

GROSS AREA

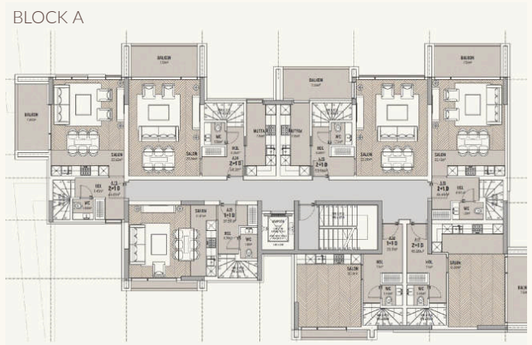
159.80 m²





LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

B.18

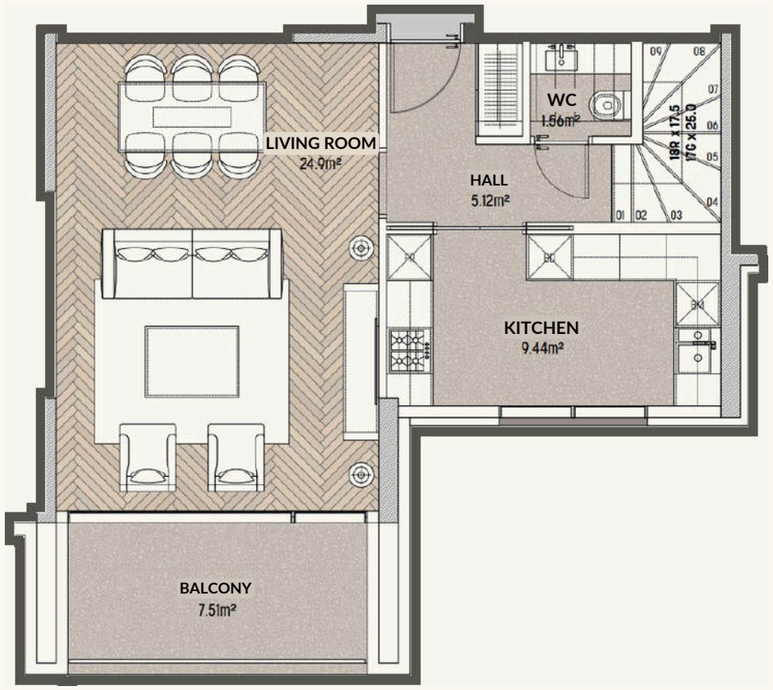
Block B · 2+1 Roof Duplex

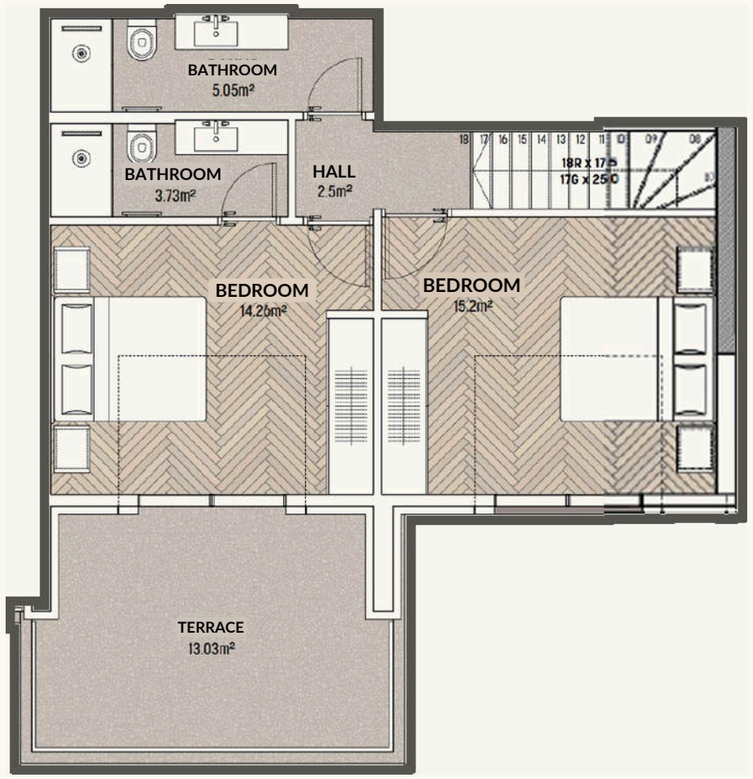
NET AREA

124.32 m²

GROSS AREA

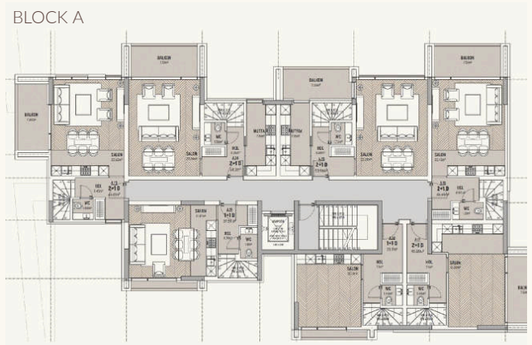
161.62 m²





LOCATION

BLOCK A



BLOCK B



Net m²: measured including the apartment's walls. · Gross m²: includes the share of common areas.

About Us

İvme Yapı · Enarch London · Derin Gayrimenkul

CONTRACTOR

İVME YAPI

30+ years · Buildings designed around earthquake safety

İvme Yapı is a long-established construction company that has been active in the sector for more than 30 years, producing solid, modern buildings designed around earthquake safety. Engineering discipline, material quality and modern construction technologies are its indispensable principles in every project.

Efe's Residence is being built by İvme Yapı, which holds full responsibility for its construction.

ARCHITECTURAL DESIGN

ENARCH LONDON

An architectural design firm that has been operating in London for more than 25 years and is internationally recognised in the A+ category. Its design language blends the aesthetics of contemporary architecture with local culture and is built on creating user-focused, functional and timeless spaces.

PROJECT DEVELOPMENT & SALES

DERİN GAYRİMENKUL

A long-established real estate firm that has managed every stage of project development and sales since 2010. With the projects it has delivered in Göktürk, Karamürsel, Başiskele and Cappadocia, it has become a trusted name for investors and homeowners alike.

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