



In the heart of the city
a new generation of living

INSIDE
KIDS

M A B Y A P I

Every Step Inspires Confidence **Every Step Creates Value**

At Mab, we manage the entire investment cycle with a holistic approach, from project development through sales and after-sales services. Beginning with market analysis, feasibility studies, financial modeling, and concept development, we seamlessly integrate each stage with architectural design, construction management, marketing, and sales strategies.



Mab Yapı is redefining modern urban living. Led by its founder, Mehmet Akif Beğen, Mab Yapı is a construction and development brand that combines 15 years of real estate expertise with a vision for contemporary city life, aiming to deliver sustainable and prestigious projects.

Mab Yapı is an innovative construction and project development brand established with the mission of advancing real estate development and redefining modern urban living. Its vision extends beyond constructing buildings to creating projects that enrich the way people live by seamlessly combining aesthetics with functionality.

With more than 15 years of industry experience, Mab Yapı brings extensive expertise in real estate development, investment, and project sales management.

Mab Yapı's first flagship development, Mab Halkalı, stands as the clearest reflection of the company's vision. With its maintenance fee-free living concept, exclusive social amenities, and sustainable revenue management model, Mab Yapı is redefining modern urban living.

Committed to transforming cities through distinctive developments, Mab Yapı continues to strengthen its position as a trusted and innovative brand in the industry.

"Every Promise Is a Signature"

Mehmet Akif Beğen



8.570

Total Customers



15

Years of Experience



5.000

Satisfied Customers



4.000+

Customer Leasing &
Property Management



mab
turkey



A New Generation of Maintenance Fee-Free Living

Mab Halkali's social amenities are designed with a dual-entrance concept and are also open for paid public access. It is intended that the revenue generated from commercial units and outdoor advertising spaces will be allocated to the property management budget, with the objective of covering shared operating expenses and providing homeowners with a maintenance fee-free living model.

Mab Halkalı is more than a residential development; it is a next-generation living destination where residential, social, and commercial spaces come together in a self-sustaining ecosystem. Redefining the traditional concept of residential living, Mab Halkalı introduces a pioneering maintenance fee-free living model.

At the heart of this unique concept lies an intelligent economic management model. Commercial units on the ground floor, outdoor advertising spaces, and social amenities accessible to the public generate a continuous source of revenue for the development. All income is allocated directly to the property management budget to cover shared operating expenses, including security, cleaning, landscaping, and technical maintenance. Through this innovative system, homeowners are able to enjoy the comfort of maintenance fee-free living.



Located in the heart of Halkalı, at the intersection of two main avenues overlooking Küçükçekmece Lake, MAB Halkalı presents an innovative living destination defined by contemporary low-rise architecture. Comprising 211 exclusive residences and 36 commercial units, it brings together the tranquility of refined living with the vibrancy of urban life.



Mab Halkalı is a pioneering development featuring a maintenance fee-free management model and advanced digital twin technology. A fully equipped fitness center, swimming pool, Turkish bath, and SPA facilities seamlessly integrate health and wellness into everyday life, while its 900 m² open terrace and 2,100 m² rooftop social areas offer the privilege of enjoying panoramic city views.

Within walking distance of the E5 highway and Halkalı Center, close to leading universities, and located directly beside the future tram line, Mab Halkalı places everyday convenience at your doorstep. With commercial spaces, food courts, and a supermarket integrated into the development, daily necessities are always within easy reach—eliminating the need to drive for your everyday needs.



**At the Gateway to Halkalı,
We Are Redefining Modern Urban Living.**



WWW.MABHALKALI.COM

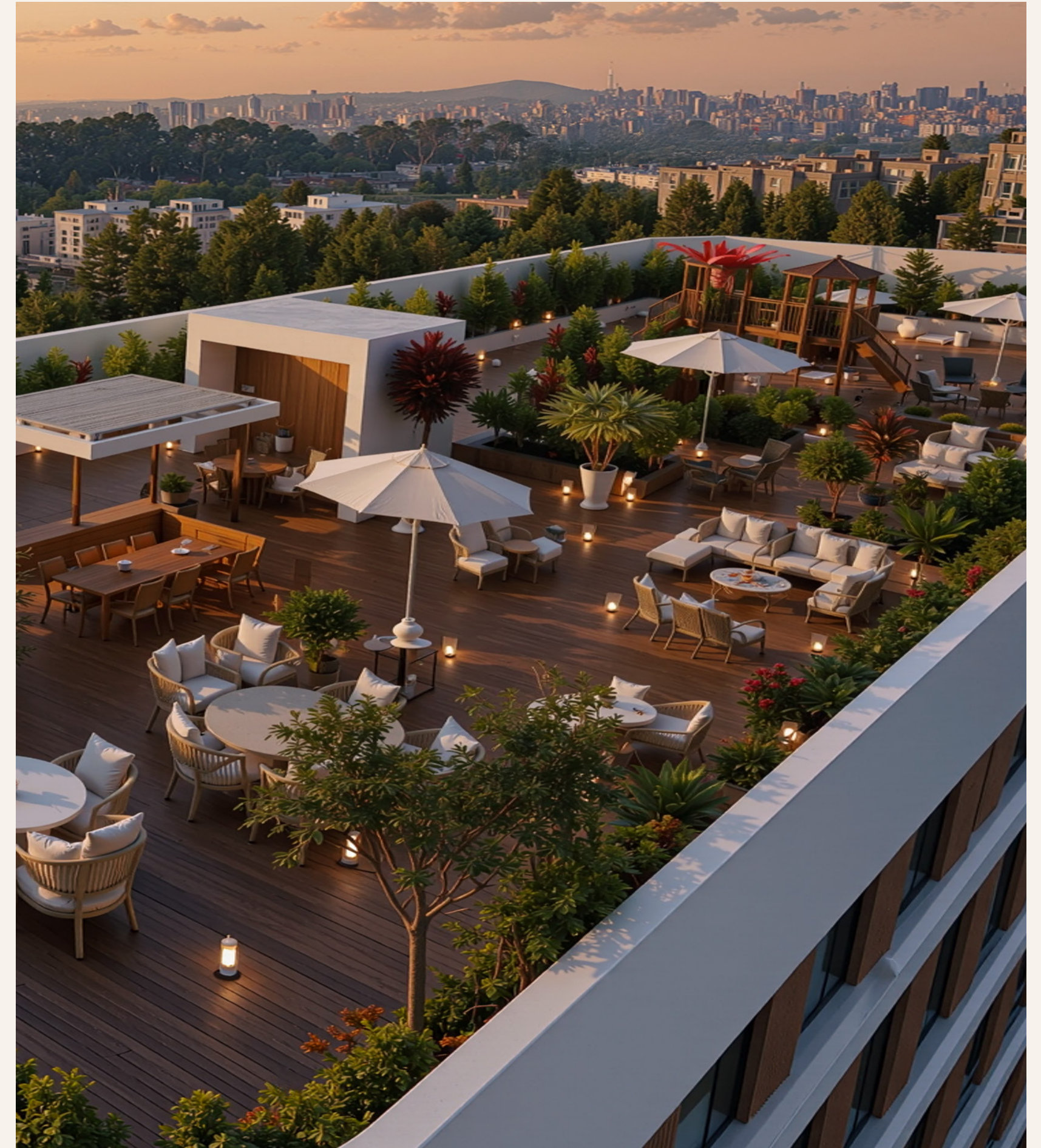


The project embraces a human-scale living experience through its contemporary low-rise architecture. With parking capacity for 256 vehicles across indoor and outdoor facilities, electric vehicle charging stations, solar panels, and rainwater harvesting systems, it offers a sustainable vision for the future.



Powered by digital twin technology, sensors integrated throughout the building continuously monitor humidity, temperature, smoke, and structural vibrations. Supported by artificial intelligence, potential faults and security risks can be identified in advance—ensuring uninterrupted safety, comfort, and peace of mind.

MAB HALKALI



M A B H A L K A L I

A New Generation of Refined Living

The 2,100 m² rooftop social areas are MAB Halkalı's most exceptional feature. Overlooking the city from above, with breathtaking views of the blue waters of Küçükçekmece Lake, this unique sky-level destination is more than a rooftop—it is the heart of the living experience.



Every corner offers a different way to experience life. One moment, you may find yourself immersed in a book while overlooking the lake; the next, enjoying meaningful conversations with your loved ones. It is a place where children play safely, unforgettable evenings are shared with friends, and every moment becomes truly valuable.

Neighboring the Sky, Open to Life.



Begin your mornings with the first light of day, a cup of coffee in hand, and breathtaking lake views before you. Leave the day's fatigue behind as you gather with family and friends on the terrace, and spend your weekends enjoying a match on the open-air tennis court with panoramic views of the city and the lake.

This is not simply the rooftop of a building—it is the center of life itself. A place where you can breathe, connect, embrace the view, stay active, and experience the energy of the city from above, making every moment exceptional.





A New Generation of Complete Living

Mab Halkali is a unique destination where every aspect of life comes together in one place. Here, everything you need is just a few steps away—while life itself is at the heart of where you live.

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Mab Halkalı's prestigious retail spaces feature distinctive façades designed for premium brands and bespoke retail concepts. Enhanced with unique architectural details, each space offers more than a shopping destination—it makes a statement. Positioned along the development's most prominent streets, these exclusive locations appeal to a discerning clientele.

Boulevard. Terrace. Prestige. Shopping. Serenity.
All in one place. All at Mab Halkalı.



At Mab Halkalı, shopping is far more than meeting everyday needs—it is an experience in itself. Designed around three distinct retail concepts, this exceptional mixed-use destination offers a unique atmosphere on every level.



At street level, the Boulevard Shops make everyday life effortless with a supermarket, pharmacy, and essential retail stores. At the project's most prestigious frontage, the Prestige Shops provide an exclusive retail destination, home to premium brands and bespoke boutiques. One level above, the Terrace Shops introduce a vibrant food and beverage experience, where cafés, restaurants, and stylish venues combine exceptional flavors with panoramic views of Küçükçekmece Lake. Three levels. Three distinct experiences. One complete lifestyle. At Mab Halkalı, everything you need is exactly where it belongs.



All in one place. All at Mab Halkalı.

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Dining Above the City

Terrace Shops

Located on the upper level, the Terrace Shops offer an entirely different experience. Designed with spacious terraces away from the bustle of the street, they are home to a curated selection of food and beverage venues. From breakfast cafés and fine dining restaurants to inviting cafés, every space is designed to bring together exceptional flavors, comfort, and atmosphere.





Everything You Need, Just Steps Away

Boulevard Shops

The Boulevard Shops are located at the intersection of two main avenues, right in the heart of the city and its pedestrian flow. With exceptional visibility, accessibility, and high foot traffic, they offer one of the area's most vibrant commercial destinations. Designed to meet the essentials of everyday life, the boulevard features a supermarket, pharmacy, dry cleaner, hair salon, and a carefully selected mix of convenience stores. Pick up fresh bread in the morning, stop by the market on your way home, greet your neighbors along the way, and rediscover the timeless spirit of street life.



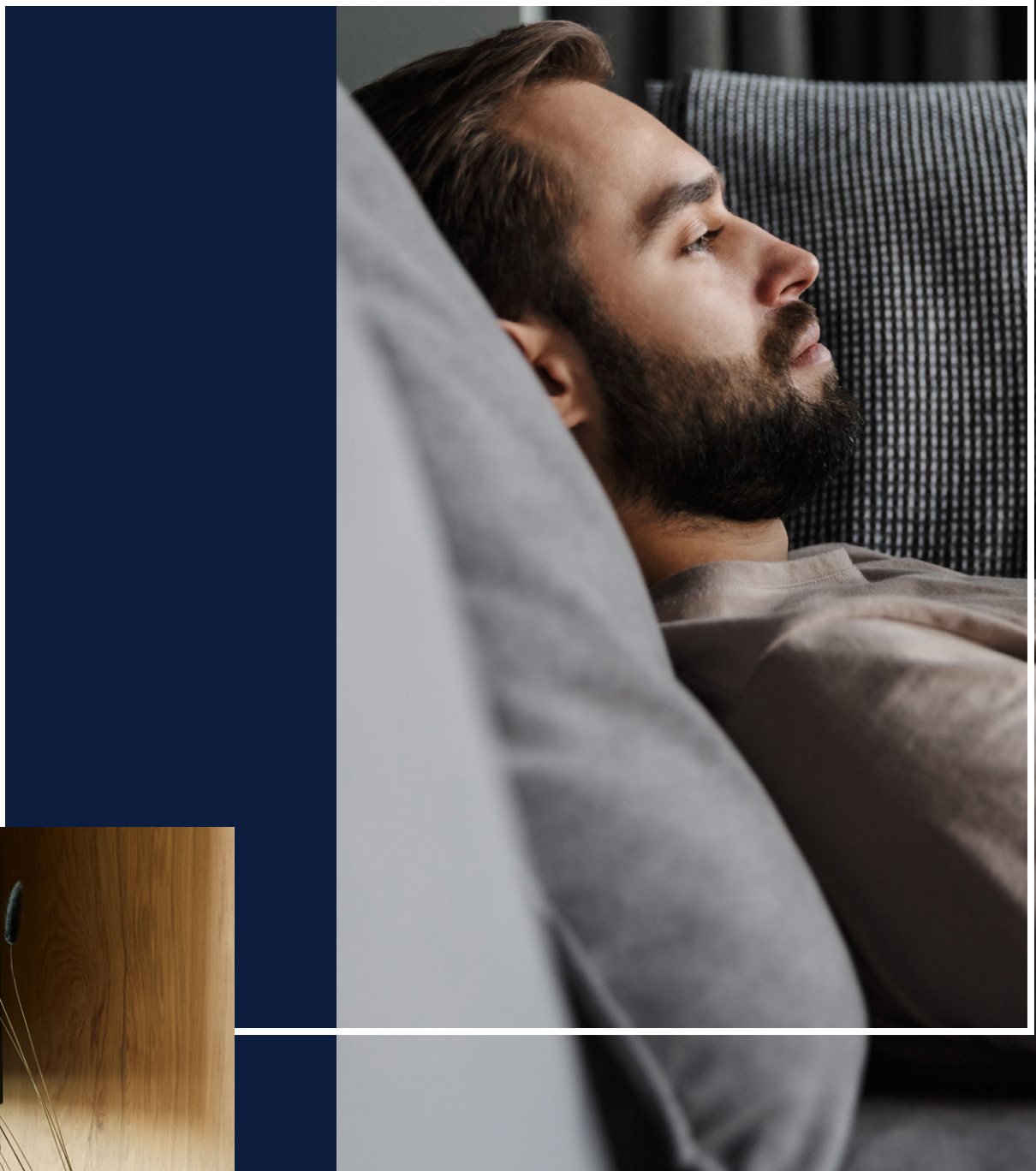


A New Generation of Prestigious Living

Spacious and filled with natural light, the lobby offers a warm welcome and an elegant setting for receiving your guests. Featuring contemporary seating, refined interiors, and carefully curated details, it is more than a transitional space—it is a place for meeting, socializing, and enjoying every moment of arrival.

Comfort in Every Detail, Quality in Every Corner...
 At Mab Halkalı, comfort is not simply a promise—it is a reality experienced every day. Bringing together the elegance of contemporary architecture with functional design, the project offers a spacious and breathable living environment through its modern low-rise architectural approach.

With a selection of residences ranging from 1+1 to 3+1, Mab Halkalı offers homes tailored to every lifestyle. Located in the heart of the city yet away from its hustle and bustle, it creates a peaceful living environment where every residence is thoughtfully designed with details that enhance comfort, simplify daily life, and elevate the living experience.



Quality at Mab Halkalı has been considered down to the finest detail. Premium thermal and acoustic insulation materials protect your living spaces from external elements, while elegant ceramic and laminate finishes create a refined aesthetic. Every element is designed to deliver the highest standards of safety without compromising on style.



Comfort in Every Detail, Quality in Every Corner

Expansive glazed surfaces invite natural light to become an integral part of the interiors. Sunlight flowing through every window fills your home with brightness, warmth, and a sense of openness. Ever-changing city views create a unique atmosphere throughout the day—from welcoming the morning light to unwinding in the evening against the backdrop of the illuminated skyline. Double-glazed window systems keep interiors cool in summer and warm in winter while enhancing energy efficiency. At Mab Halkalı, every detail is thoughtfully designed to maximize your comfort and peace of mind.



Spacious Interiors

Warm Living

The living spaces at Mab Halkalı are designed to host your family's most memorable moments with their spacious and airy layout. Natural light pours in through expansive windows, filling every room with warmth and vitality. Premium flooring, refined details, and a functional architectural design create a living area that is equally suited for relaxation and entertaining guests. Thoughtfully designed to meet the needs of modern living, this exceptional space brings together comfort, elegance, and everyday functionality.





A Place of Serenity

Comfortable Living

The bedrooms at Mab Halkali are private retreats where you can leave the day behind and unwind in complete comfort. Designed with calming color palettes, premium flooring, and functional wardrobes, they create an atmosphere of effortless elegance. Expansive windows invite abundant natural light, enhancing the sense of openness and tranquility. More than just a place to sleep, your bedroom is a personal sanctuary where you relax, recharge, and enjoy moments of peace.





Modern Design, Practical Functionality

Functional Living

The kitchens at Mab Halkali transform cooking into an enjoyable experience through contemporary design and a highly functional layout. Equipped with premium cabinetry, generous countertop space, and high-quality kitchen fittings, they are designed to meet the demands of modern living. Thoughtfully planned storage solutions, smart drawer systems, and refined details ensure that every kitchen is both elegant and practical. Whether preparing everyday meals or entertaining guests, this is a space where functionality and style come together effortlessly.





A New Generation of Secure Living

At Mab Halkali, security is seamlessly integrated with advanced technology. Powered by digital twin technology, humidity, temperature, smoke, and vibration sensors installed throughout the building detect potential issues before they occur, while artificial intelligence enables immediate response when needed. With 24/7 professional surveillance, controlled access systems, and comprehensive security measures, residents enjoy complete peace of mind. Fire detection and alarm systems, emergency lighting, and directional guidance signage provide an added layer of protection, ensuring preparedness for every situation.



TEM

TEM

mab
halkalı

Marmaray
Station

Küçükçekmece

E-5

Bakırköy

Atatürk
Airport

Marmaray

Florya
Sahil - Aqua

SEA OF MARMARA

M A B H A L K A L I

Within walking distance of the E5 Highway and Halkalı Center. Close to leading universities including Arel, Biruni, Sabahattin Zaim, and Aydın. Positioned directly beside the future tram line. Located at the intersection of two main avenues, at the gateway to Halkalı. The city is at your feet.

MARMARAY STATION	1 KILOMETER	1 MIN
METROBÜS STATION	1.4 KILOMETERS	4 MIN
E-5 HIGHWAY	1.5 KILOMETERS	5 MIN
HIGH-SPEED RAIL (HALKALI)	3 KILOMETERS	7 MIN
FLORYA COAST – AQUA	4 KILOMETERS	10 MIN
İSTANBUL SABAHATTİN ZAİM UNIVERSITY	4.2 KILOMETERS	14 MIN
KANUNİ SULTAN SÜLEYMAN TRAINING & RESEARCH HOSPITAL	5.7 KILOMETERS	15 MIN
TEM MOTORWAY	10 KILOMETERS	20 MIN
İSTANBUL AIRPORT	34 KILOMETERS	35 MIN

In the very heart of the city, yet away from the traffic.

A New Generation of Modern Living

Mab Halkalı's social amenities are designed with a dual-entrance concept and are also open for paid public use. All revenue generated from commercial units and outdoor advertising spaces is transferred to the management budget, covering shared expenses and offering homeowners a maintenance fee-free living model.



A New Generation of Privileges

At Mab Square, privileges extend to every aspect of life. While children's playgrounds inspire little ones' imagination, the 256-vehicle parking facility is equipped with electric charging stations. Smart home systems place heating, lighting, and security at your fingertips. The tennis court offers the perfect escape from the day's fatigue. All these privileges are an integral part of our maintenance fee-free living model.





SPA / Turkish Bath



Pool



Sauna

A New Generation of Healthy Living

At Mab Halkalı, healthy living is not a choice—it is one of the essential privileges we offer. Start your morning with a refreshing swim in the indoor pool and leave the day's fatigue behind at the SPA center. Rejuvenate your body and mind in the warmth of the sauna, and refresh yourself in the soothing atmosphere of the Turkish bath. Designed with professional equipment and expert support, the wellness areas are created to become an integral part of your health routine. Here, every day is an opportunity to invest in yourself.





A New Generation of Mixed-Use Living

Mab Halkalı is a leading example of a new-generation mixed-use living model that brings together residences, retail, social amenities, and a prestigious lifestyle under one roof. Going beyond the traditional concept of residential living, this model connects every aspect of life to offer a complete and integrated experience.



M A B H A L K A L I

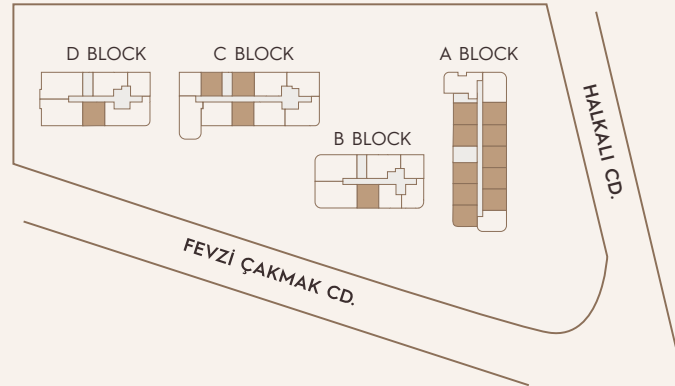
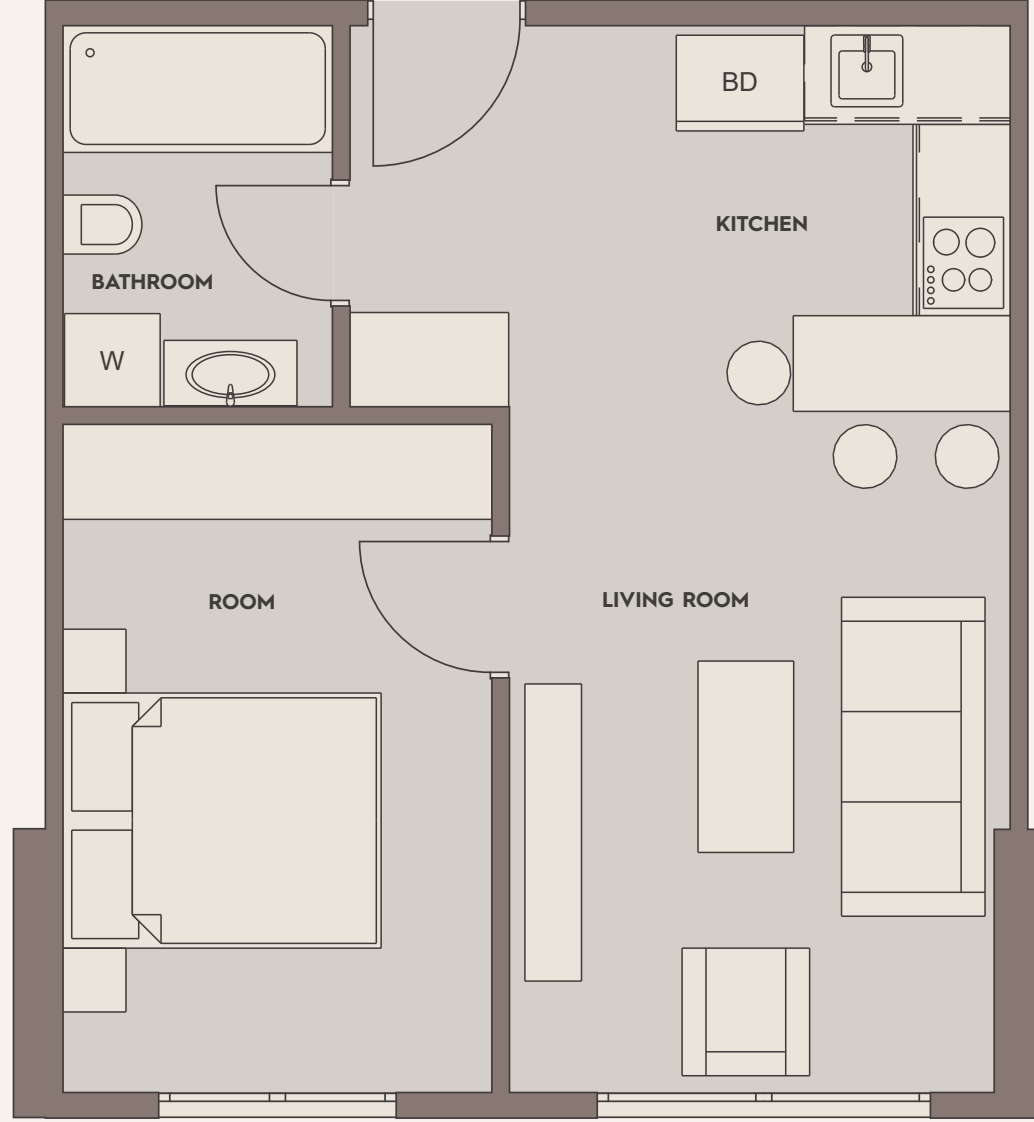
Living Options

P L A N S

1+1 TYPE A

- 1 ROOM 11,34 M²
- 2 LIVING ROOM + KITCHEN 23,74 M²
- 3 BATHROOM 4,08 M²

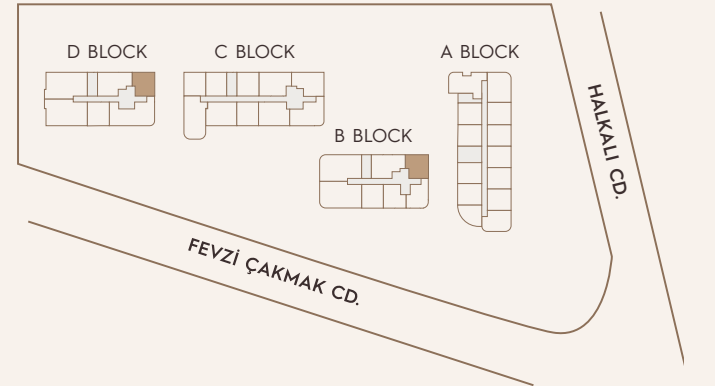
NET AREA 39,16 M²
SALEABLE GROSS AREA 64,00 M²



1+1 TYPE B

- 1 ROOM 10,55 M²
- 2 LIVING ROOM + KITCHEN 23,81 M²
- 3 BATHROOM 4,07 M²

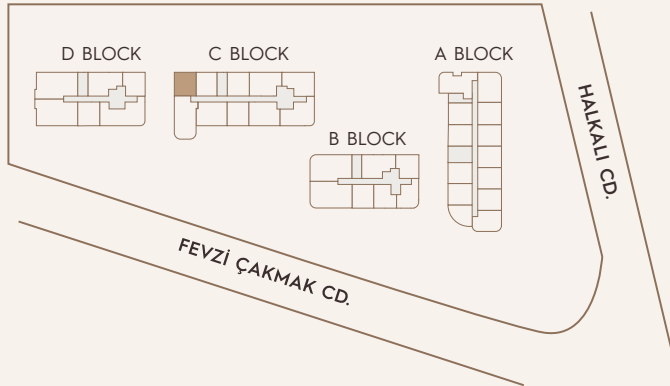
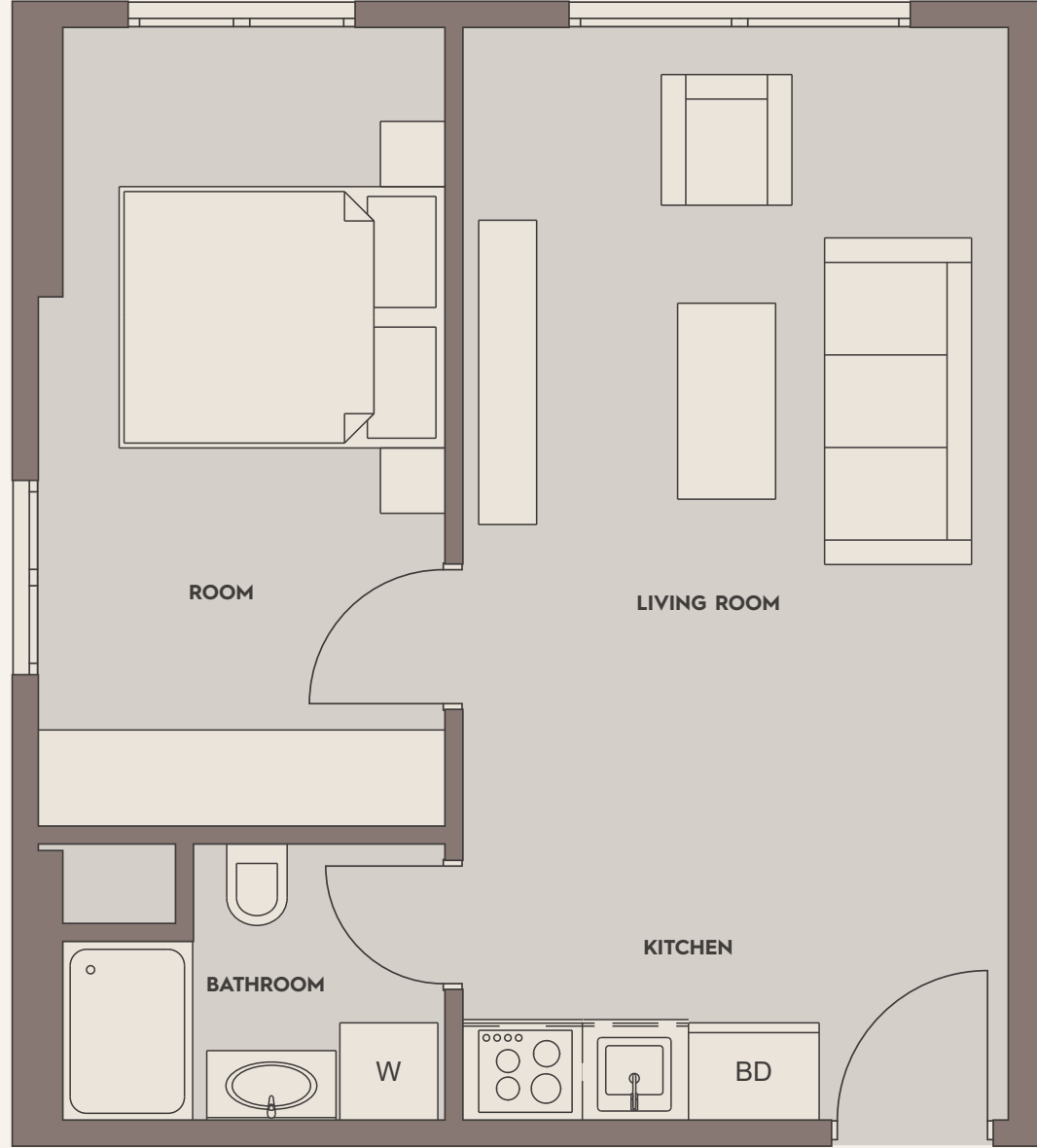
NET AREA 38,43 M²
SALEABLE GROSS AREA 62,42 M²



1+1 TYPE C

- 1 ROOM 12,25 M²
- 2 LIVING ROOM + KITCHEN 22,58 M²
- 3 BATHROOM 3,60 M²

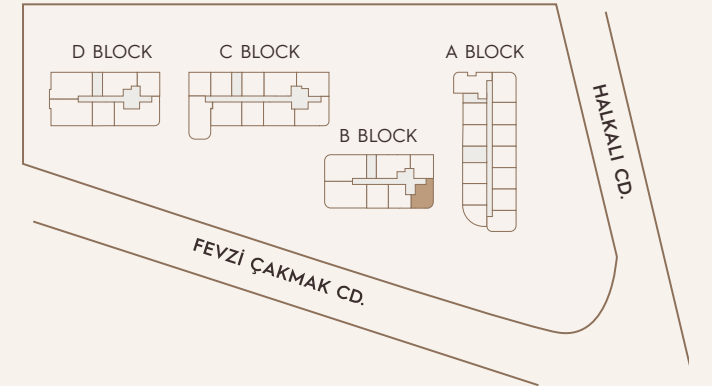
NET AREA 39,16 M²
SALEABLE GROSS AREA 61,21 M²



1+1 TYPE D

- 1 ROOM 11,13 M²
- 2 LIVING ROOM + KITCHEN 25,12 M²
- 3 BATHROOM 3,67 M²

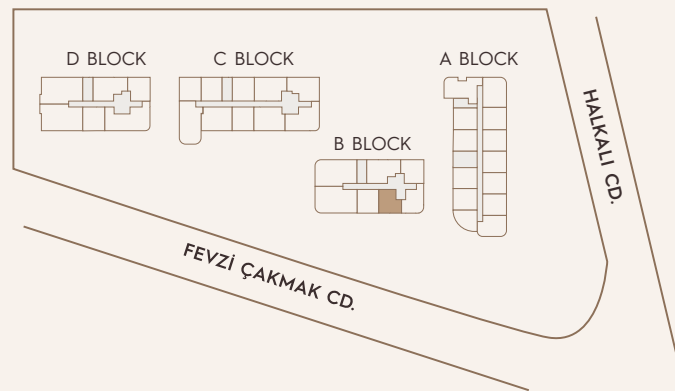
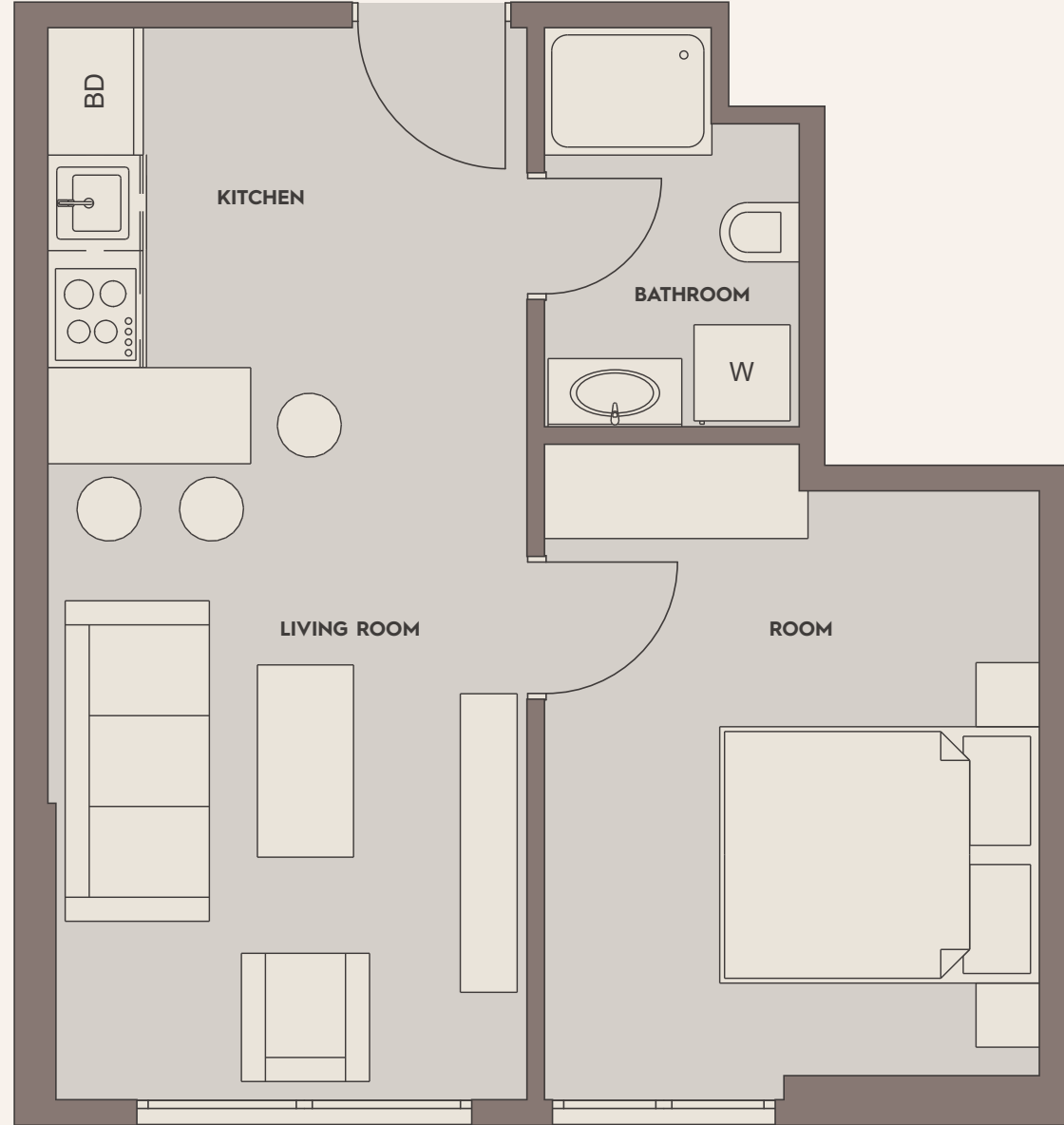
NET AREA 39,92 M²
SALEABLE GROSS AREA 67,32 M²



1+1 TYPE E

- 1 ROOM 12,27 M²
- 2 LIVING ROOM + KITCHEN 20,08 M²
- 3 BATHROOM 3,67 M²

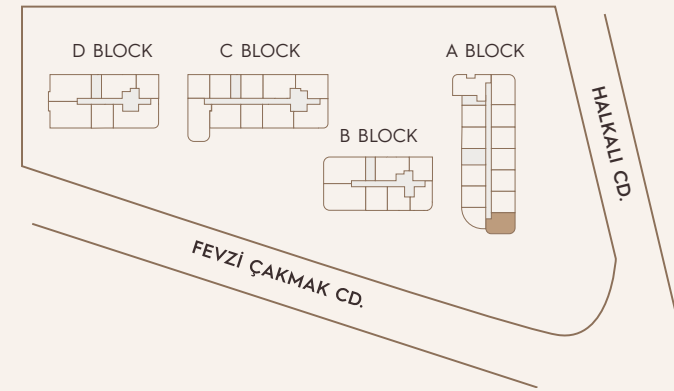
NET AREA 36,02 M²
SALEABLE GROSS AREA 56,72 M²



1+1 TYPE F

- 1 ROOM 12,25 M²
- 2 LIVING ROOM + KITCHEN 21,95 M²
- 3 BATHROOM 4,01 M²
- 4 HALL 4,15 M²

NET AREA 42,36 M²
SALEABLE GROSS AREA 67,77 M²

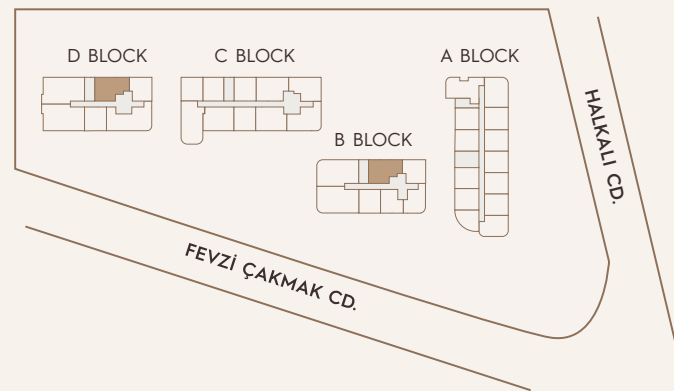




2+1 TYPE A

1	HALL	2,15 M²
2	LIVING ROOM + KITCHEN	23,54 M²
3	MASTER BEDROOM	13,23 M²
4	MASTER BATHROOM	3,15 M²
5	BATHROOM	3,84 M²
6	ROOM	8,82 M²

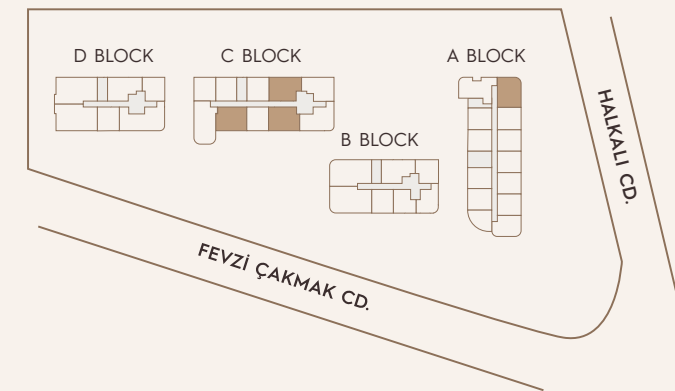
NET AREA	54,73 M²
SALEABLE GROSS AREA	85,69 M²

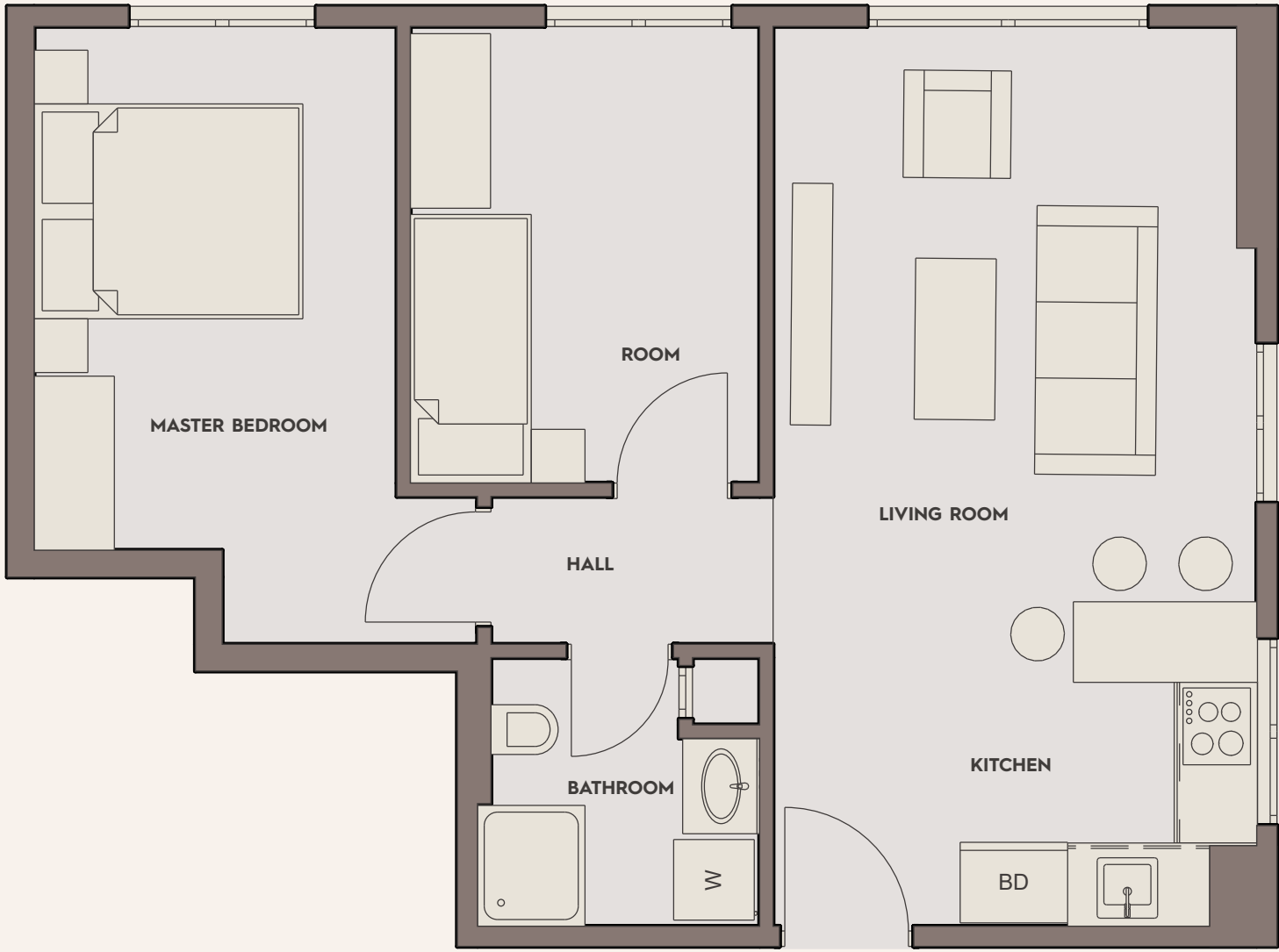


2+1 TYPE B

1	HALL	2,75 M²
2	LIVING ROOM + KITCHEN	22,78 M²
3	MASTER BEDROOM	13,31 M²
4	MASTER BATHROOM	3,06 M²
5	BATHROOM	3,84 M²
6	ROOM	8,64 M²

NET AREA	54,92 M²
SALEABLE GROSS AREA	86,16 M²

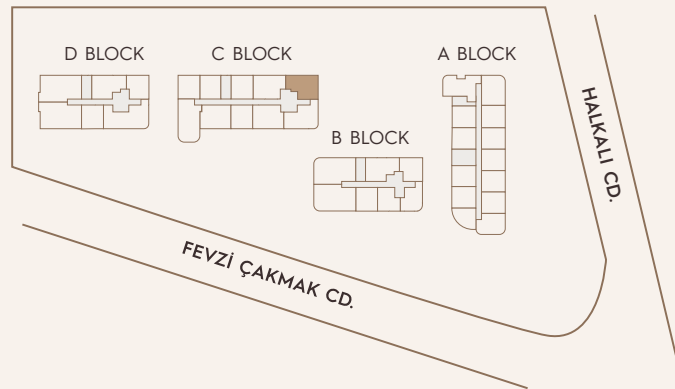




2+1 TYPE C

1	HALL	2,31 M ²
2	LIVING ROOM + KITCHEN	24,12 M ²
3	MASTER BEDROOM	12,10 M ²
4	BATHROOM	3,73 M ²
5	ROOM	8,84 M ²

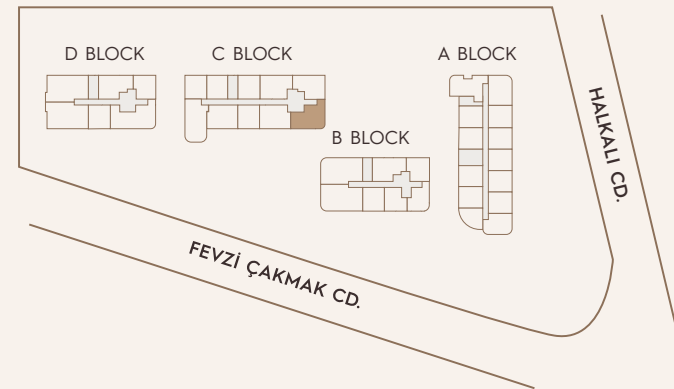
NET AREA	51,10 M ²
SALEABLE GROSS AREA	84,80 M ²



2+1 TYPE D

1	HALL	2,42 M ²
2	LIVING ROOM + KITCHEN	20,70 M ²
3	MASTER BEDROOM	12,74 M ²
4	MASTER BATHROOM	2,86 M ²
5	BATHROOM	3,64 M ²
6	ROOM	8,16 M ²

NET AREA	50,52 M ²
SALEABLE GROSS AREA	89,07 M ²

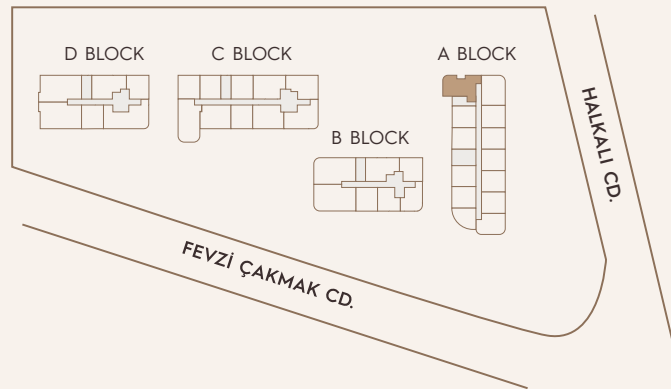




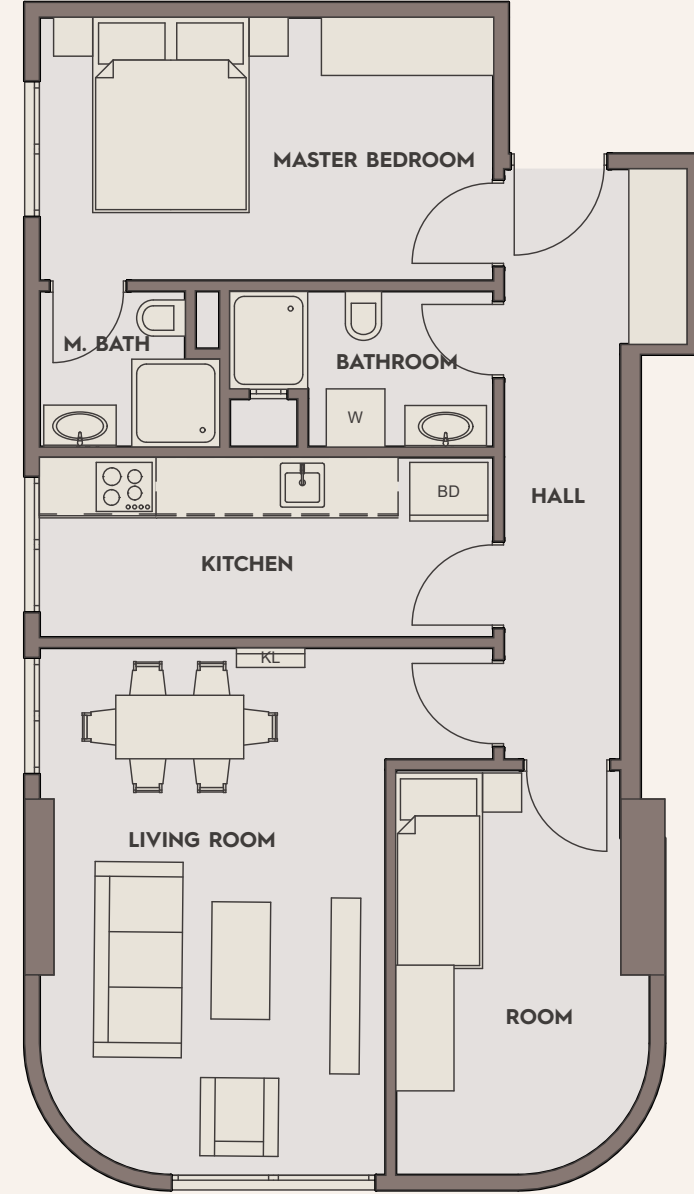
2+1 TYPE E

1	HALL	6,48 M ²
2	LIVING ROOM + KITCHEN	21,46 M ²
3	MASTER BEDROOM	12,60 M ²
4	MASTER BATHROOM	3,31 M ²
5	BATHROOM	3,69 M ²
6	ROOM	8,40 M ²

NET AREA	55,94 M ²
SALEABLE GROSS AREA	90,16 M ²



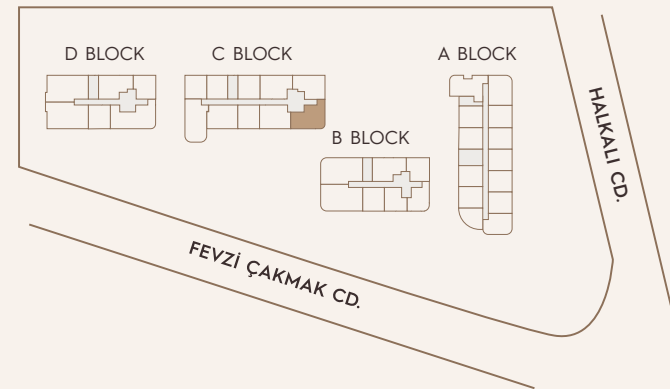
- ROOM
- MASTER BEDROOM
- LIVING ROOM
- M. BATH
- HALL
- KITCHEN
- BATHROOM



2+1 TYPE F

1	HALL	8,48 M ²
2	LIVING ROOM	20,03 M ²
3	KITCHEN	8,60 M ²
4	MASTER BEDROOM	12,56 M ²
5	MASTER BATHROOM	2,71 M ²
6	BATHROOM	3,85 M ²
7	ROOM	9,83 M ²

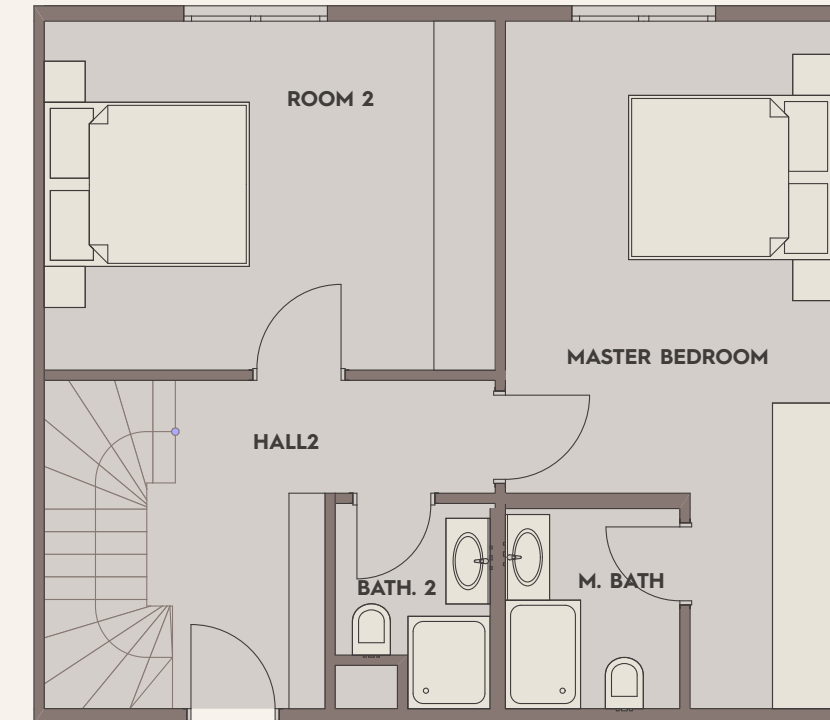
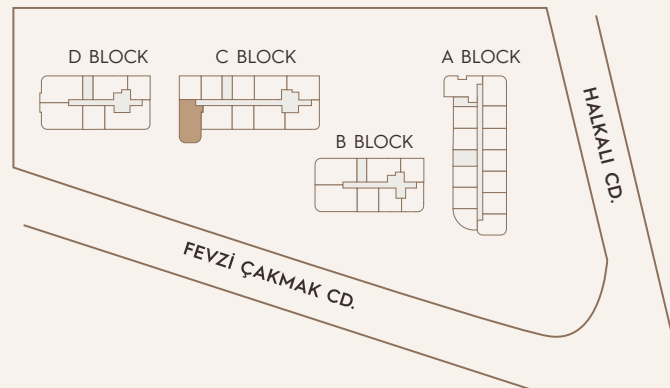
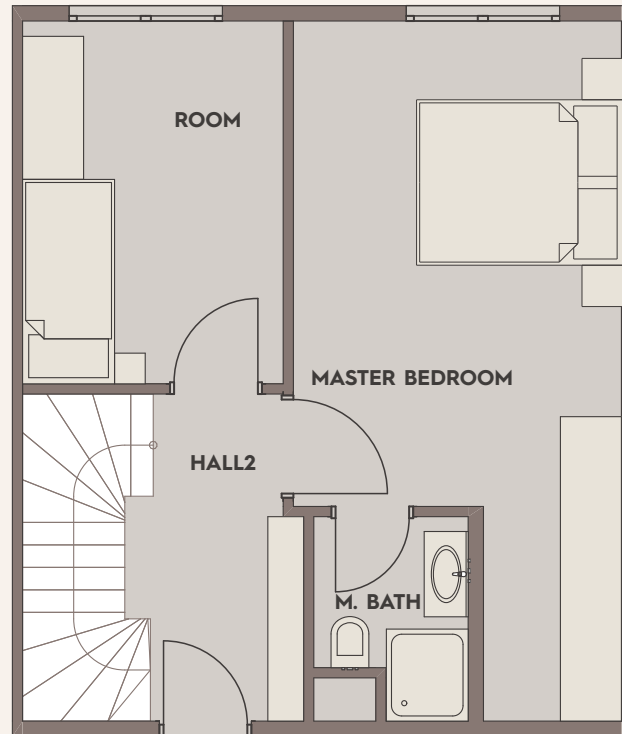
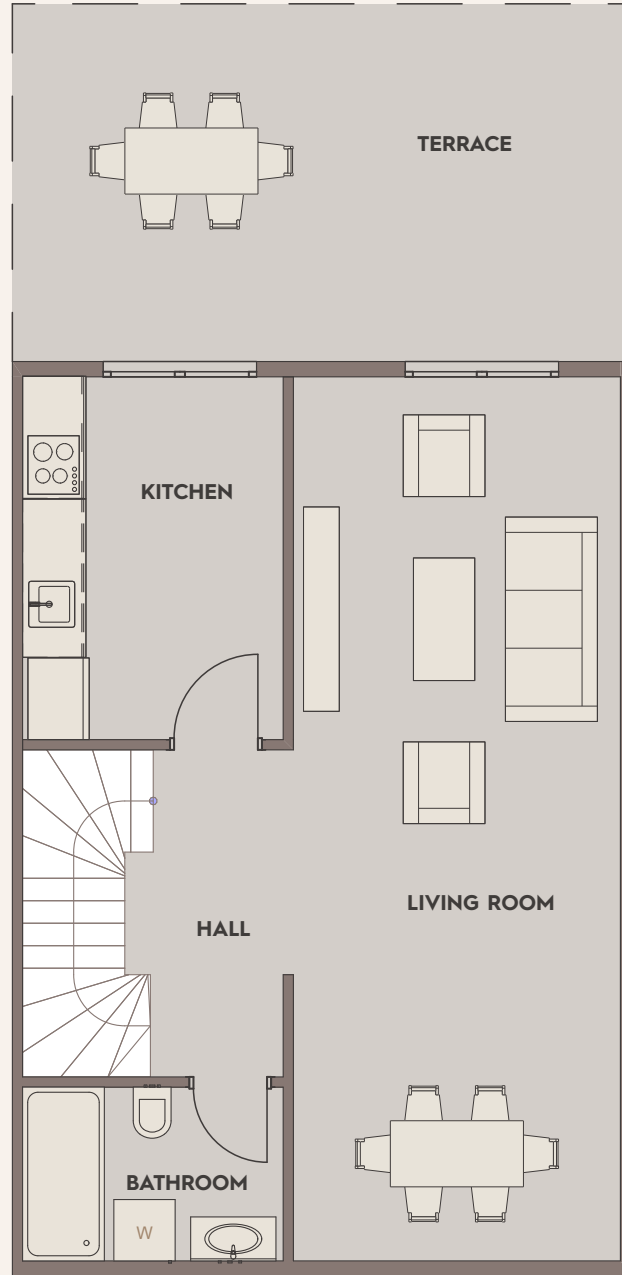
NET AREA	66,06 M ²
SALEABLE GROSS AREA	106,84 M ²



2+1 TYPE G

1	HALL	8,48 M ²
2	LIVING ROOM	27,68 M ²
3	KITCHEN	9,05 M ²
4	TERRACE	21,17 M ²
5	BATHROOM	4,34 M ²
6	HALL 2	8,56 M ²
7	ROOM 1	9,05 M ²
8	MASTER BEDROOM	18,08 M ²
9	MASTER BATHROOM	3,02 M ²

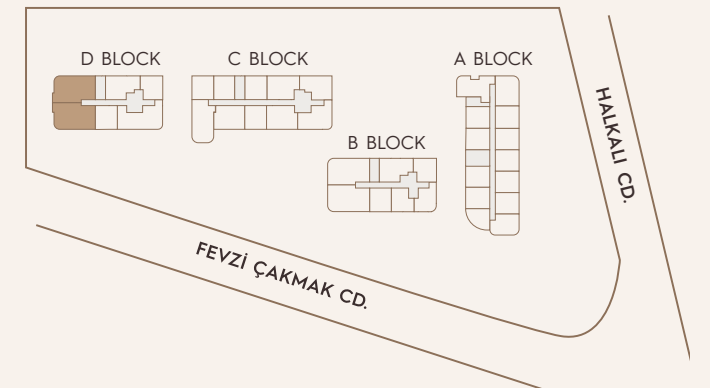
NET AREA	109,43 M ²
SALEABLE GROSS AREA	153,56 M ²



3+1 TYPE C

1	HALL	2,88 M ²
2	LIVING ROOM	29,66 M ²
3	KITCHEN	13,08 M ²
4	ROOM	23,35 M ²
5	KITCHEN	32,36 M ²
6	BATHROOM	4,32 M ²
7	HALL 2	10,71 M ²
8	ROOM 1	14,95 M ²
9	BATHROOM 2	3,02 M ²
10	MASTER BEDROOM	17,66 M ²
11	MASTER BATHROOM	3,32 M ²

NET AREA	155,31 M ²
SALEABLE GROSS AREA	216,78 M ²

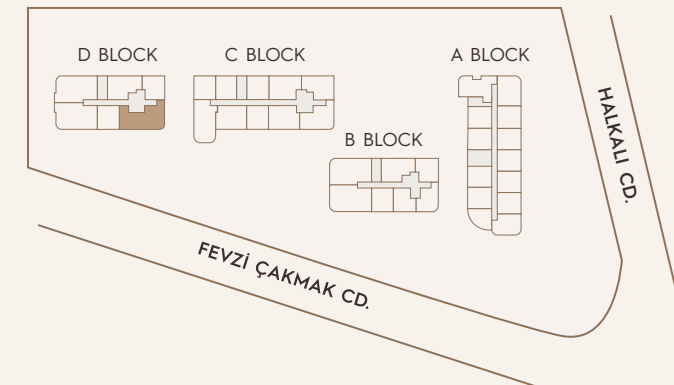
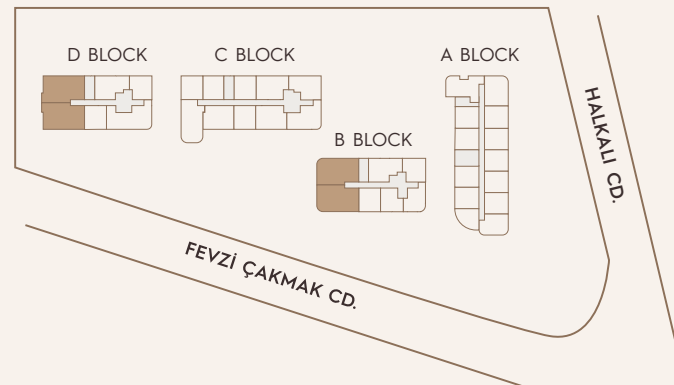




3+1 TYPE A

1	HALL	8,19 M ²
2	LIVING ROOM	21,55 M ²
3	KITCHEN	9,28 M ²
4	MASTER BEDROOM	13,41 M ²
5	MASTER BATHROOM	3,16 M ²
6	BATHROOM	4,08 M ²
7	ROOM	9,00 M ²
8	ROOM 2	9,00 M ²
9	BALCONY	3,00 M ²

NET AREA	80,67 M ²
SALEABLE GROSS AREA	128,57 M ²



3+1 TYPE B

1	HALL	9,47 M ²
2	LIVING ROOM	21,23 M ²
3	KITCHEN	7,28 M ²
4	MASTER BEDROOM	12,58 M ²
5	MASTER BATHROOM	4,01 M ²
6	BATHROOM	3,57 M ²
7	ROOM	8,51 M ²
8	ROOM 2	8,51 M ²

NET AREA	75,16 M ²
SALEABLE GROSS AREA	122,50 M ²

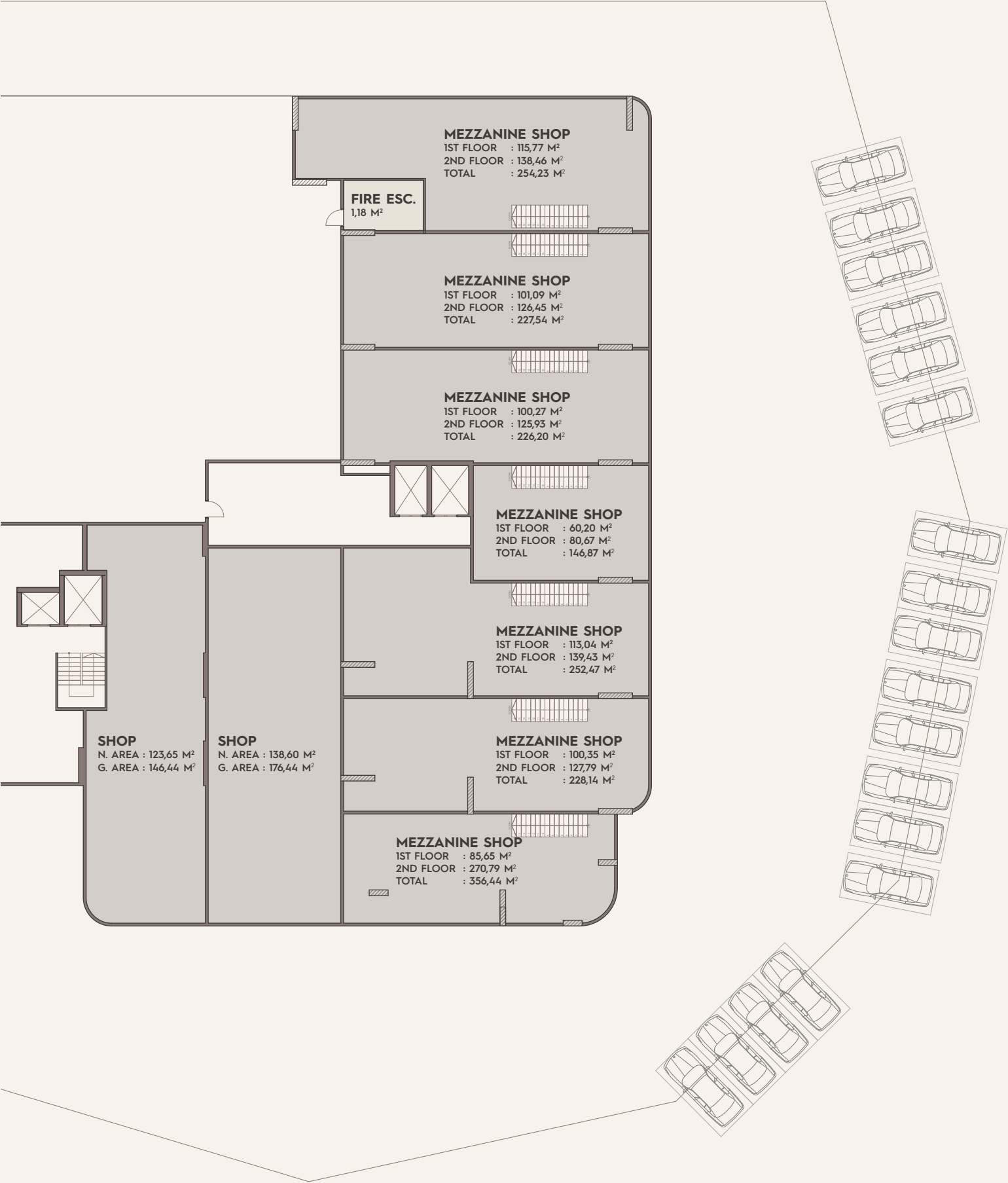


M A B H A L K A L I

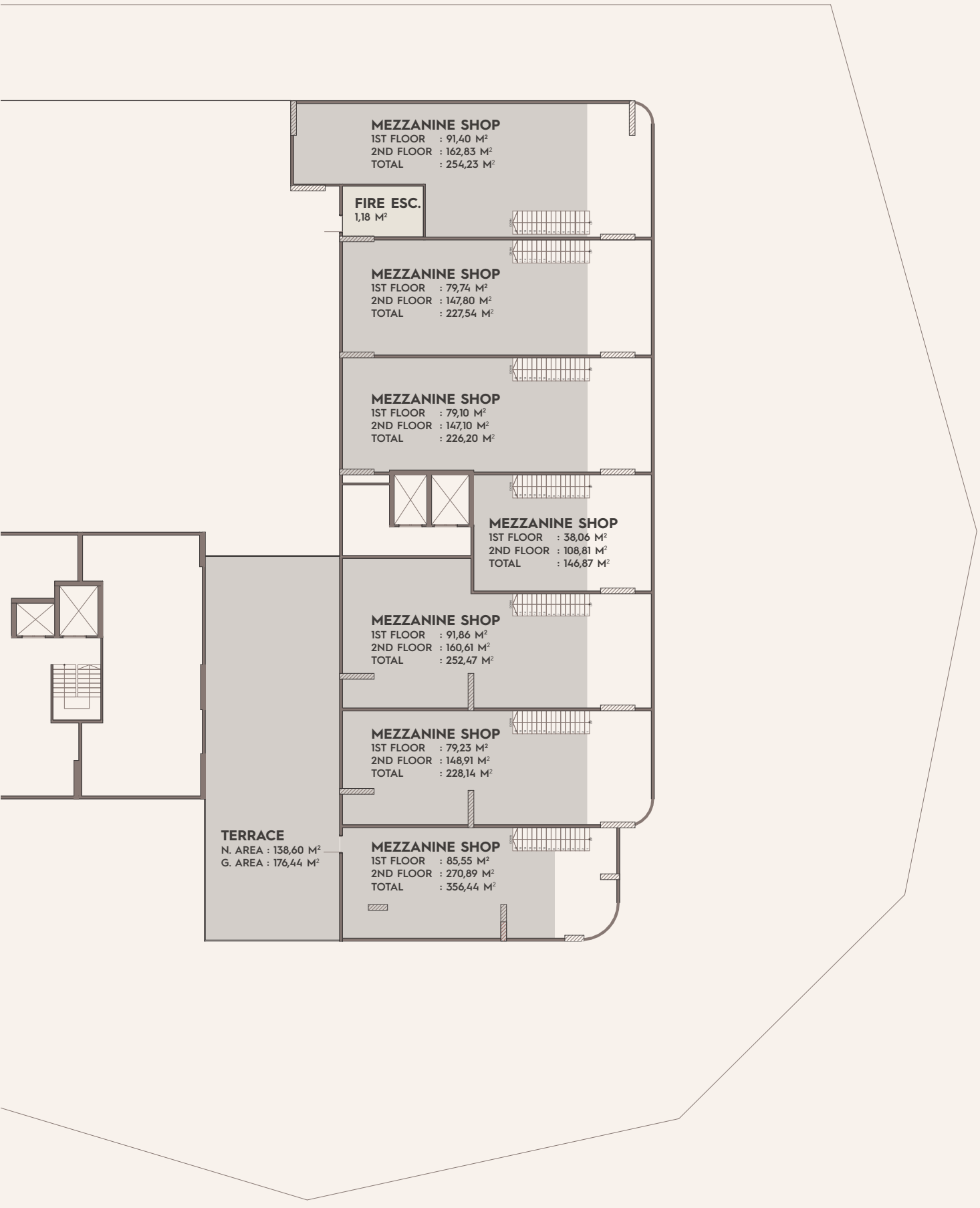
Commercial Options

P L A N S

Prestige Shops



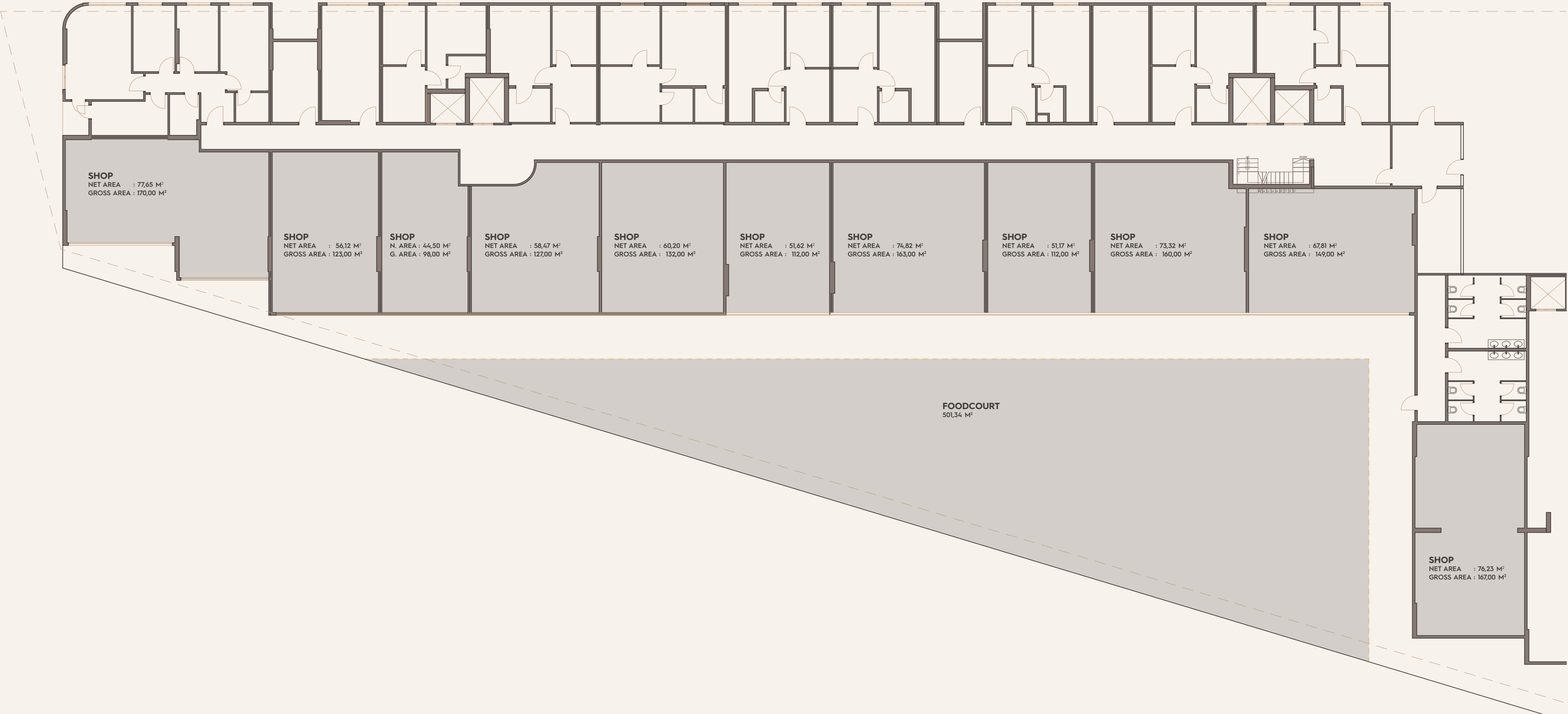
Prestige Shops



Terrace Shops



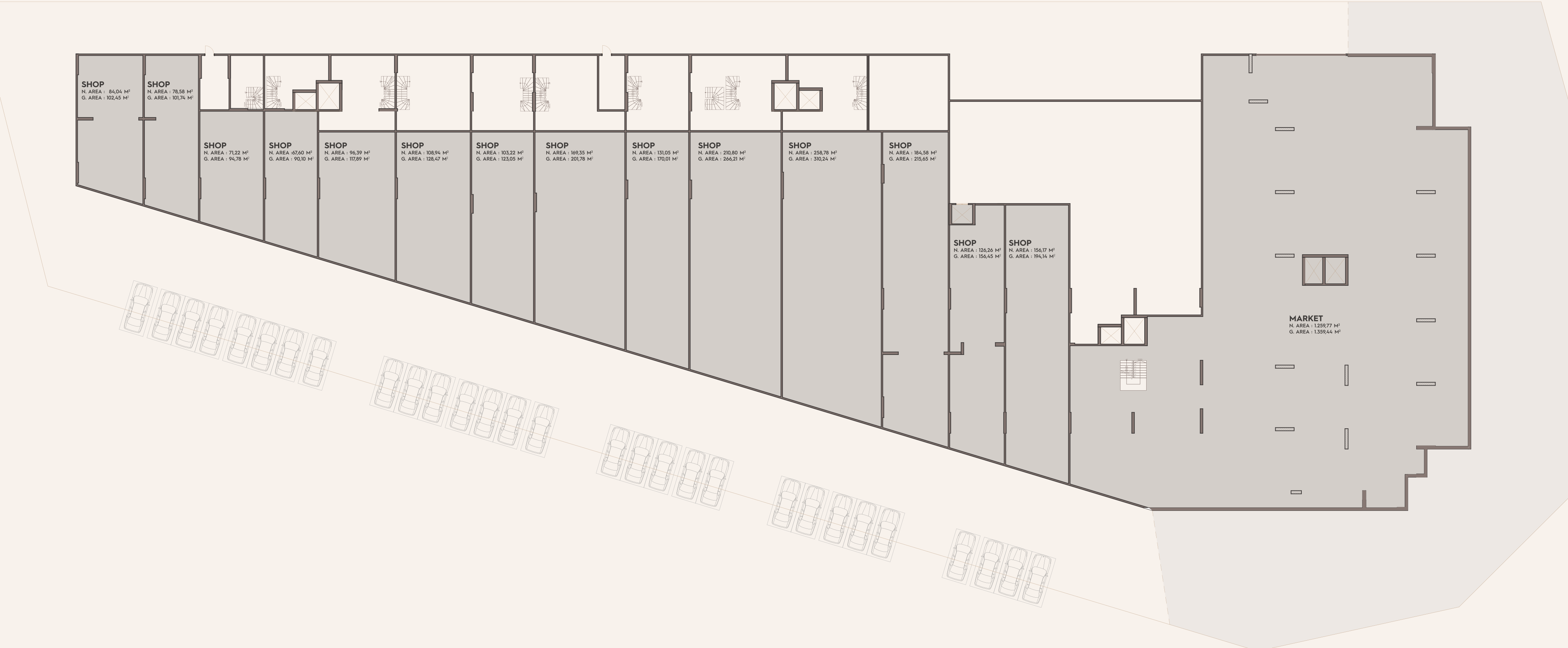
Located on the upper level, the Terrace Shops offer an entirely different experience. Designed with spacious terraces away from the bustle of the street, they are home to a curated selection of food and beverage venues. From breakfast cafés and fine dining restaurants to inviting cafés, every space is designed to bring together exceptional flavors, comfort, and atmosphere.



Boulevard Shops



The Boulevard Shops are located at the intersection of two main avenues, in the heart of the city and its pedestrian activity. Exceptional visibility, accessibility, and high foot traffic make them one of the area's most dynamic retail destinations. Featuring a supermarket, pharmacy, dry cleaner, hair salon, and other everyday convenience stores, they bring everything you need together in one place.





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