



SEBACENTRAL

THE PULSE *of* THE CITY

Pivotaly located with access to all major transportation, Seba Central is not just a place to live – but also a place to work. It is a place to discover a world within.

Life at Seba Central is designed to fulfill your every need. Boasting spectacular views of the Kagithane River, Seba Central comes to life in a revitalized part of town.





PROJECT CONCEPT

Feel the pulse of the city with Seba Central. A luxury riverfront destination with a refined design inside and out, Seba Central features a convenient way of life that is beautifully juxtaposed with the buzzing energy of the city and the ultimate connectivity of its exquisite location.

Combining 54 (1br, 2br, 3br) condos, 41 office spaces, 5 commercial spaces, and 7 villas under a single roof, Seba Central brings its full-time residents the endless benefits of living in a mixed-use building.



PROJECT LOCATION

A neighborhood on the rise, Kagithane is an up and coming district that has attracted incessant property demand, easily topping the list as one of Istanbul's most gentrified districts.

With modernized hospitals, educational institutions, shopping malls, and multiple other facilities that are proof of the changing landscape of the neighborhood, Kagithane is sure to see an influx of affluent residents and businesses in the years to come.

Address: Cendere Ave. No:21 Kağıthane - İstanbul

Istanbul Airport **30km**
Maslak Acıbadem Hospital **8km**
Istinye Park Mall **3.5km**
15th of July Martyrs Bridge **7km**
Fatih Sultan Mehmet Bridge **6km**





PROJECT DESIGN

With spacious interiors, top notch services, and a prime downtown location overlooking the Kagithane River, Seba Central enables you to live and work without venturing outdoors, transforming a simple elevator ride into your morning commute.

An all-inclusive residential experience topped with luxury amenities make Seba Central one of Istanbul's rising apartment buildings...







CONDO 1 BEDROOM TYPE-A

9 units
Floors: 1-2-3-4-5-6-7-8-9

Living R + Kitchen	29.35m ²
Bedroom	13.98m ²
Hallway	5.81m ²
Bathroom	4.01m ²
Balcony	3.60m ²

Total Net Area	56.75m²
Total Gross Area	64.94m²
Grand Total	80.79m²

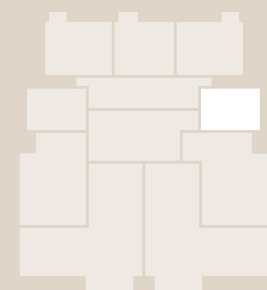


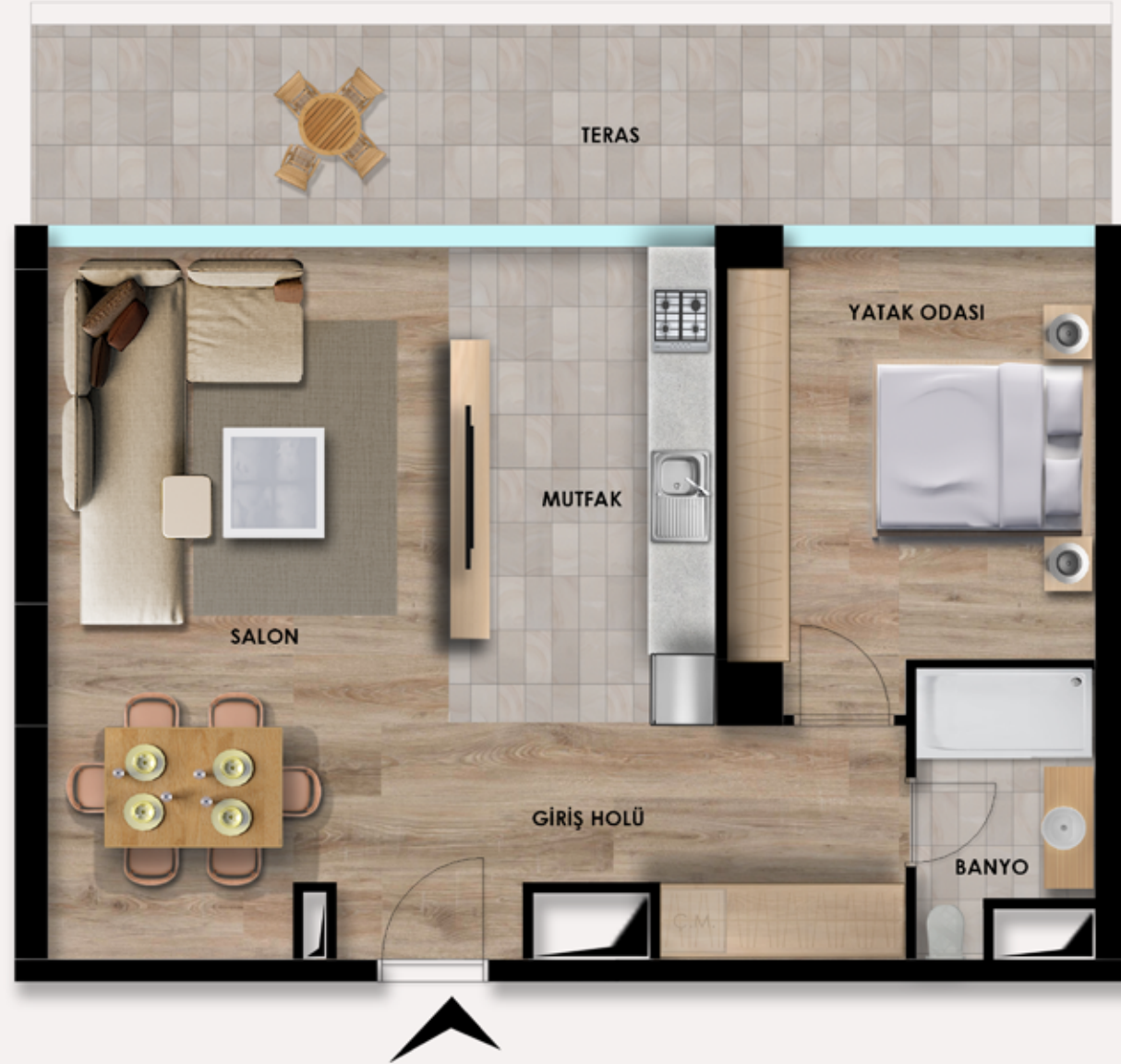
TYPE-A1 1 BEDROOM CONDO

9 units
Floors: 1-2-3-4-5-6-7-8-9

Living R + Kitchen	29.47m ²
Bedroom	13.98m ²
Hallway	5.81m ²
Bathroom	4.01m ²
Balcony	3.60m ²

Total Net Area	56.87m²
Total Gross Area	64.94m²
Grand Total	80.79m²



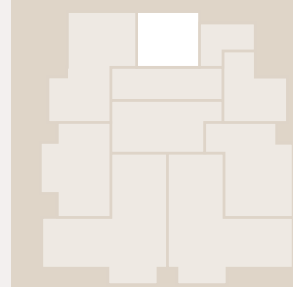


CONDO 1 BEDROOM TYPE-B

1 unit
Floors: 10

Living Room	23.13m ²
Kitchen	10.44m ²
Bedroom	12.87m ²
Hallway	7.83m ²
Bathroom	3.78m ²
Terrace	19.50m ²

Total Net Area	77.55m²
Total Gross Area	84.82m²
Grand Total	105.52m²



TYPE-C 1 BEDROOM CONDO

1 unit
Floors: 10

Living R + Kitchen	22.27m ²
Bedroom	12.57m ²
Hallway	6.53m ²
Bathroom	3.32m ²
Terrace	30.08m ²

Total Net Area	74.77m²
Total Gross Area	85.80m²
Grand Total	106.74m²



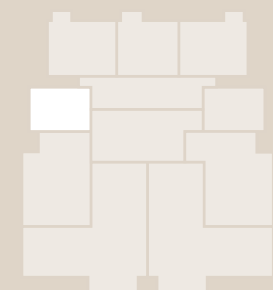


CONDO 1 BEDROOM TYPE-D

1 unit
Floors: Ground Floor

Living R + Kitchen	25.23m ²
Bedroom	13.98m ²
Hallway	5.81m ²
Bathroom	4.01m ²
Balcony	26.07m ²

Total Net Area	75.10m²
Total Gross Area	82.91m²
Grand Total	103.15m²

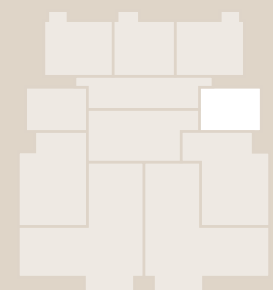


TYPE-D1 1 BEDROOM CONDO

1 unit
Floors: Ground Floor

Living R + Kitchen	25.59m ²
Bedroom	14.02m ²
Hallway	4.66m ²
Bathroom	3.93m ²
Terrace	18.15m ²

Total Net Area	66.35m²
Total Gross Area	73.04m²
Grand Total	90.87m²



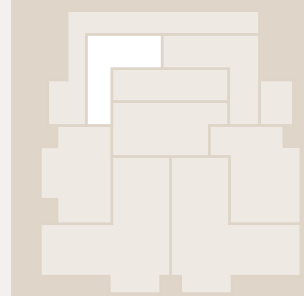


CONDO 1 BEDROOM TYPE-E

1 unit
Floors: 11

Living Room	18.35m ²
Kitchen	10.06m ²
Bedroom	13.44m ²
Hallway	6.43m ²
Bathroom	7.96m ²
Terrace	82.10m ²

Total Net Area	138.34m²
Total Gross Area	152.58m²
Grand Total	189.82m²

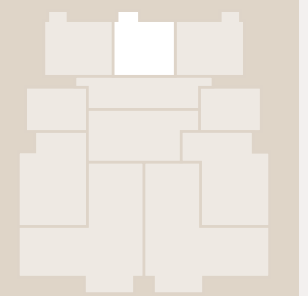


TYPE-A 2 BEDROOM CONDO

8 units
Floors: 2-3-4-5-6-7-8-9

Living Room	22.10m ²
Kitchen	6.27m ²
Master Bedroom	19.18m ²
Master Bathroom	4.17m ²
Bedroom	11.13m ²
Entrance	4.43m ²
Hallway	3.61m ²
Bathroom	4.03m ²
Balcony	4.50m ²

Total Net Area	79.42m²
Total Gross Area	89.32m²
Grand Total	111.12m²



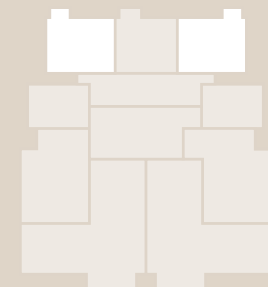


CONDO 2 BEDROOM TYPE-B

13 units
Floors: 3-4-5-6-7-8-9

Living Room	24.60m ²
Kitchen	9.78m ²
Master Bedroom	15.47m ²
Master Bathroom	3.92m ²
Bedroom	11.13m ²
Entrance	5.29m ²
Hallway	5.42m ²
Bathroom	4.28m ²
Balcony	4.50m ²

Total Net Area	84.39m²
Total Gross Area	96.55m²
Grand Total	120.12m²

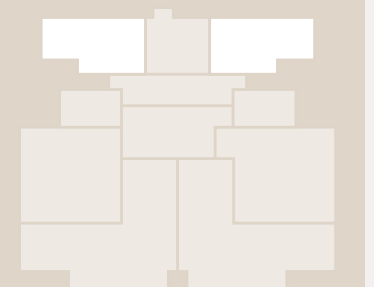


TYPE-C 2 BEDROOM CONDO

2 units
Floors: 2

Living Room	24.60m ²
Kitchen	9.78m ²
Master Bedroom	15.47m ²
Master Bathroom	3.73m ²
Bedroom	11.13m ²
Entrance	5.29m ²
Hallway	5.42m ²
Bathroom	4.28m ²
Terrace	32.94m ²

Total Net Area	112.64m²
Total Gross Area	128.45m²
Grand Total	159.80m²





CONDO 2 BEDROOM TYPE-D

1 unit
Floors: 1

Living Room	21.72m ²
Kitchen	6.52m ²
Master Bedroom	19.18m ²
Master Bathroom	4.17m ²
Bedroom	11.13m ²
Entrance	4.61m ²
Hallway	3.60m ²
Bathroom	4.03m ²
Terrace	14.33m ²

Total Net Area	89.29m²
Total Gross Area	100.62m²
Grand Total	125.18m²

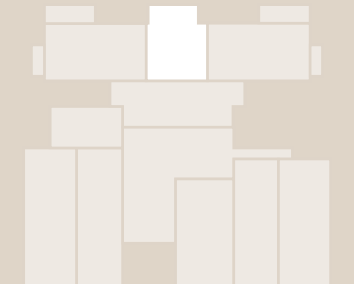


TYPE-E 2 BEDROOM CONDO

1 unit
Floors: Ground Floor

Living Room	19.18m ²
Kitchen	6.19m ²
Master Bedroom	18.10m ²
Master Bathroom	4.17m ²
Bedroom	10.09m ²
Entrance	4.56m ²
Hallway	3.61m ²
Bathroom	4.01m ²
Terrace	24.00m ²

Total Net Area	94.71m²
Total Gross Area	105.12m²
Grand Total	130.78m²



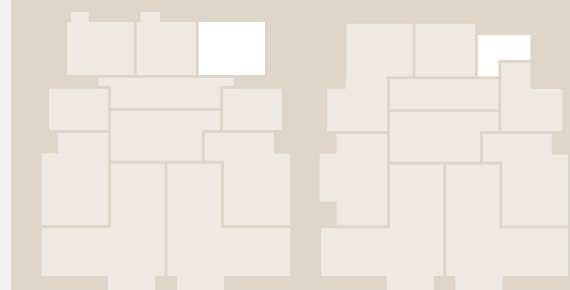


CONDO 2 BEDROOM TYPE-F DUPLEX

1 unit
Floors: 9-10

Living Room	30.61m ²
Kitchen	7.14m ²
Master Bedroom	16.84m ²
Bedroom	8.75m ²
Entrance	9.86m ²
Hallway+Stairs	7.29m ²
Bathroom	4.31m ²
WC	2.32m ²
Terrace	34.33m ²

Total Net Area	121.45m²
Total Gross Area	135.93m²
Grand Total	169.11m²

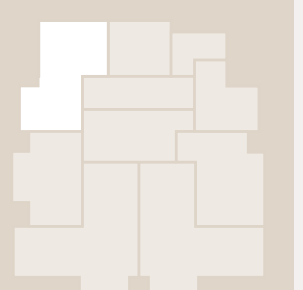


TYPE-G 2 BEDROOM CONDO

1 unit
Floors: 10

Living Room	33.37m ²
Kitchen	7.43m ²
Master Bedroom	16.46m ²
Master Bathroom	3.10m ²
Bedroom	9.55m ²
Entrance	5.71m ²
Hallway	3.22m ²
Bathroom	4.00m ²
Terrace	70.41m ²

Total Net Area	153.25m²
Total Gross Area	167.42m²
Grand Total	208.29m²



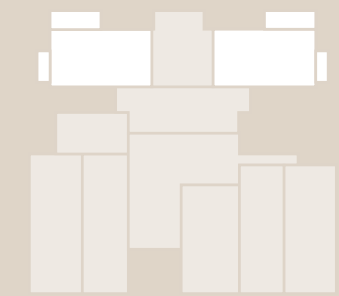


CONDO 3 BEDROOM TYPE-A

2 units
Floors: Ground Floor

Living Room	43.73m ²
Kitchen	12.96m ²
Master Bedroom	14.86m ²
Master Bathroom	3.56m ²
Bedroom	14.76m ²
Bedroom	8.67m ²
Entrance	5.49m ²
Hallway	11.08m ²
Bathroom	4.01m ²
Terrace	24.00m ²
Terrace	10.00m ²

Total Net Area	153.12m²
Total Gross Area	169.20m²
Grand Total	210.50m²

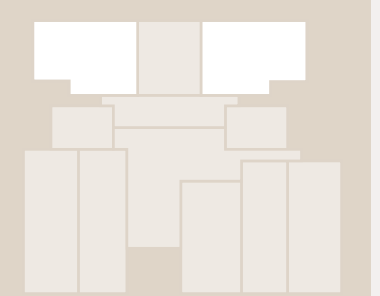


TYPE-B 3 BEDROOM CONDO

2 units
Floor: 1

Living Room	33.31m ²
Kitchen	12.00m ²
Master Bedroom	16.29m ²
Master Bathroom	2.57m ²
Bedroom	13.67m ²
Bedroom	12.87m ²
Entrance	5.29m ²
Hallway	12.93m ²
Bathroom	3.83m ²
Terrace	23.48m ²

Total Net Area	136.24m²
Total Gross Area	154.57m²
Grand Total	192.30m²



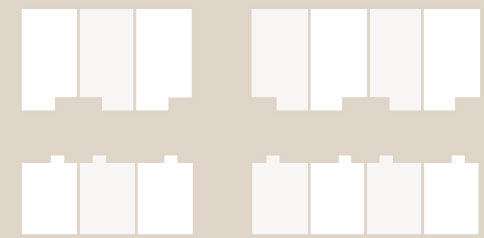


VILLA 3 BEDROOM TYPE-C

7 units
Floors: Ground Floor and 1

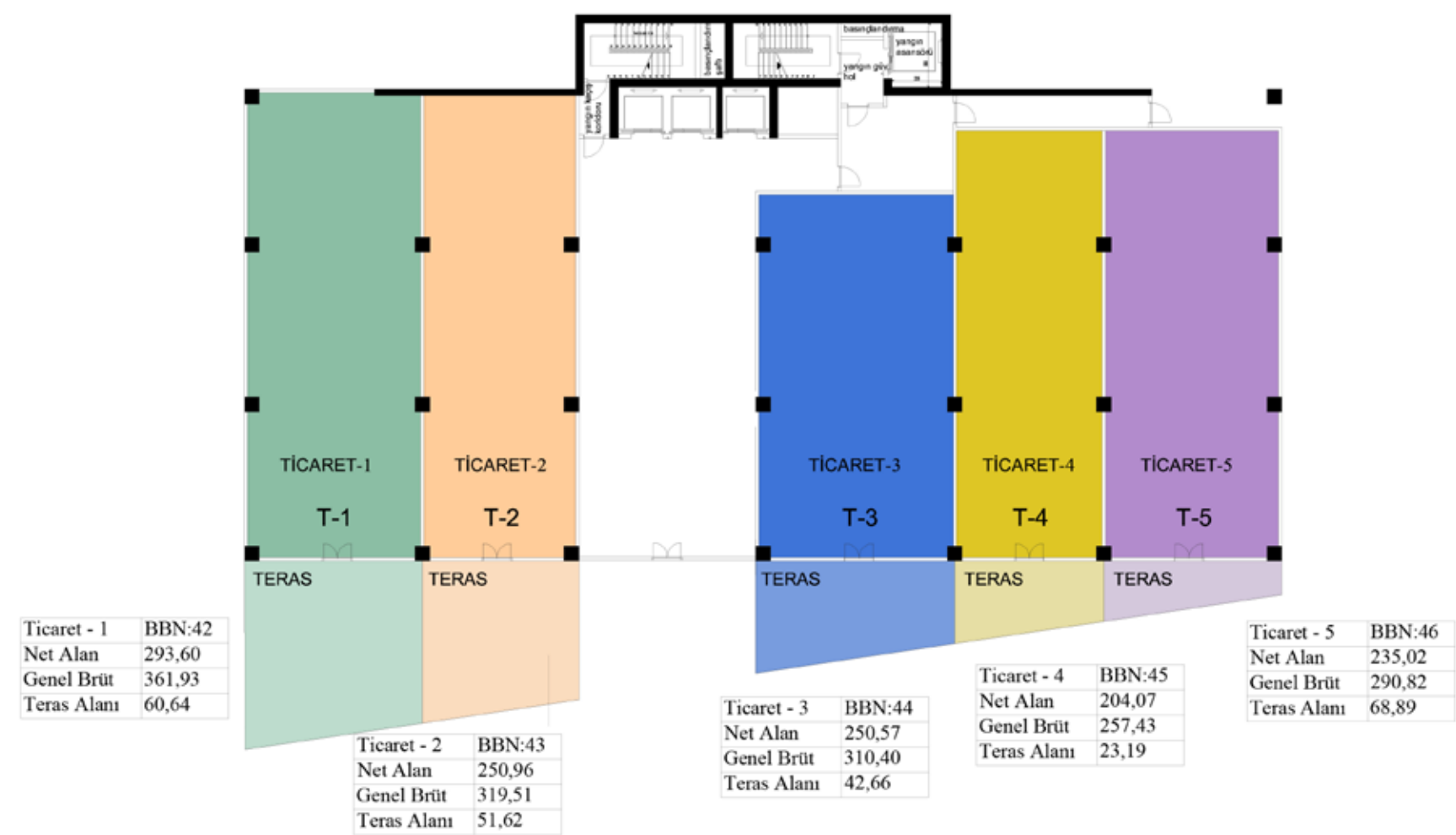
Living Room	31.82m ²
Kitchen	12.11m ²
Master Bedroom	16.10m ²
Master Bathroom	3.03m ²
Bedroom	12.11m ²
Bedroom	11.69m ²
Entrance	13.55m ²
Hallway	18.57m ²
Bathroom	3.03m ²
WC	2.25m ²
Balcony	2.00m ²
Terrace	5.10m ²
Terrace	30.00m ²

Total Net Area	161.36m²
Total Gross Area	177.50m²
Grand Total	181.56m²





COMMERCIAL AND OFFICE
FLOOR **PLANS**

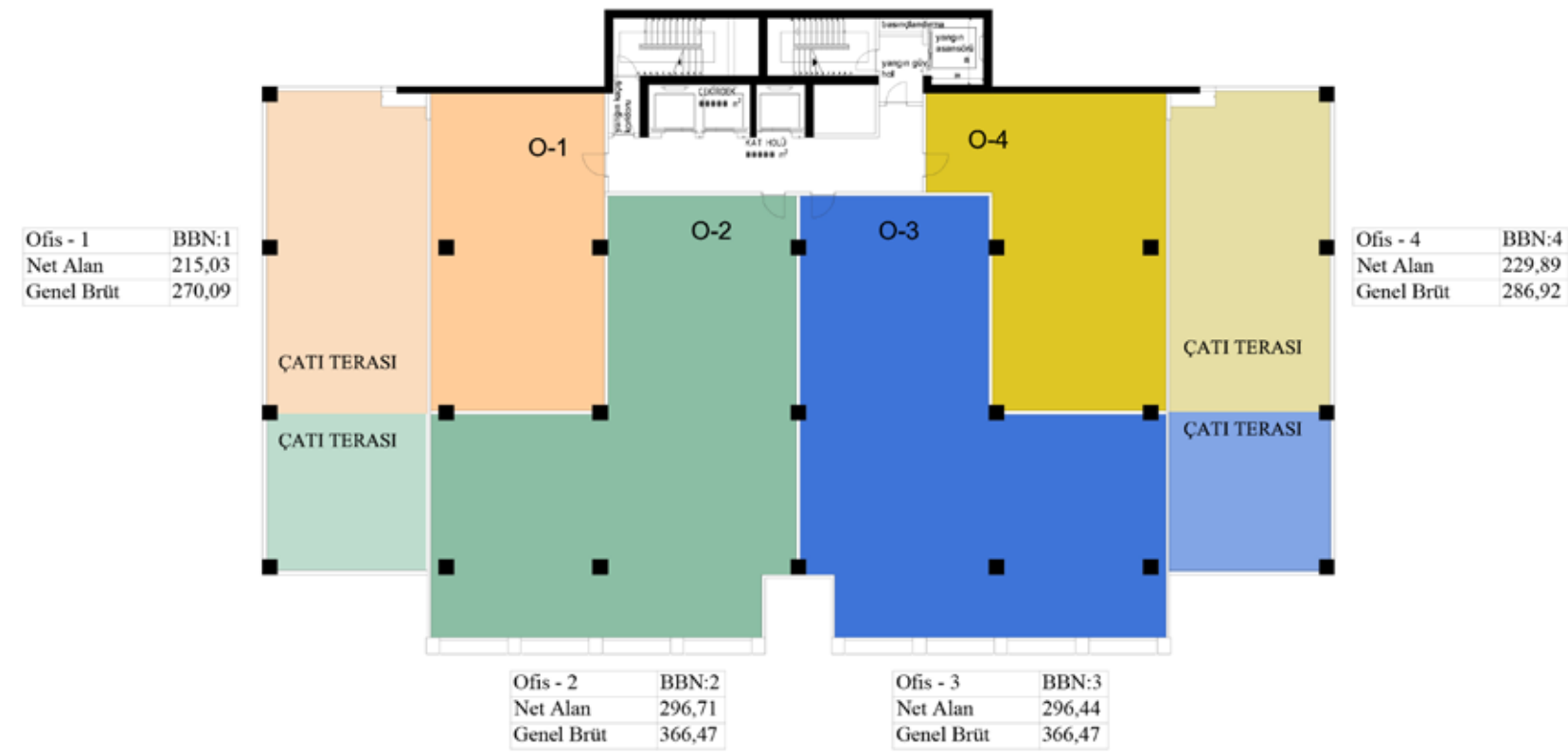


COMMERCIAL GROUND FLOOR PLAN

1540.09m²

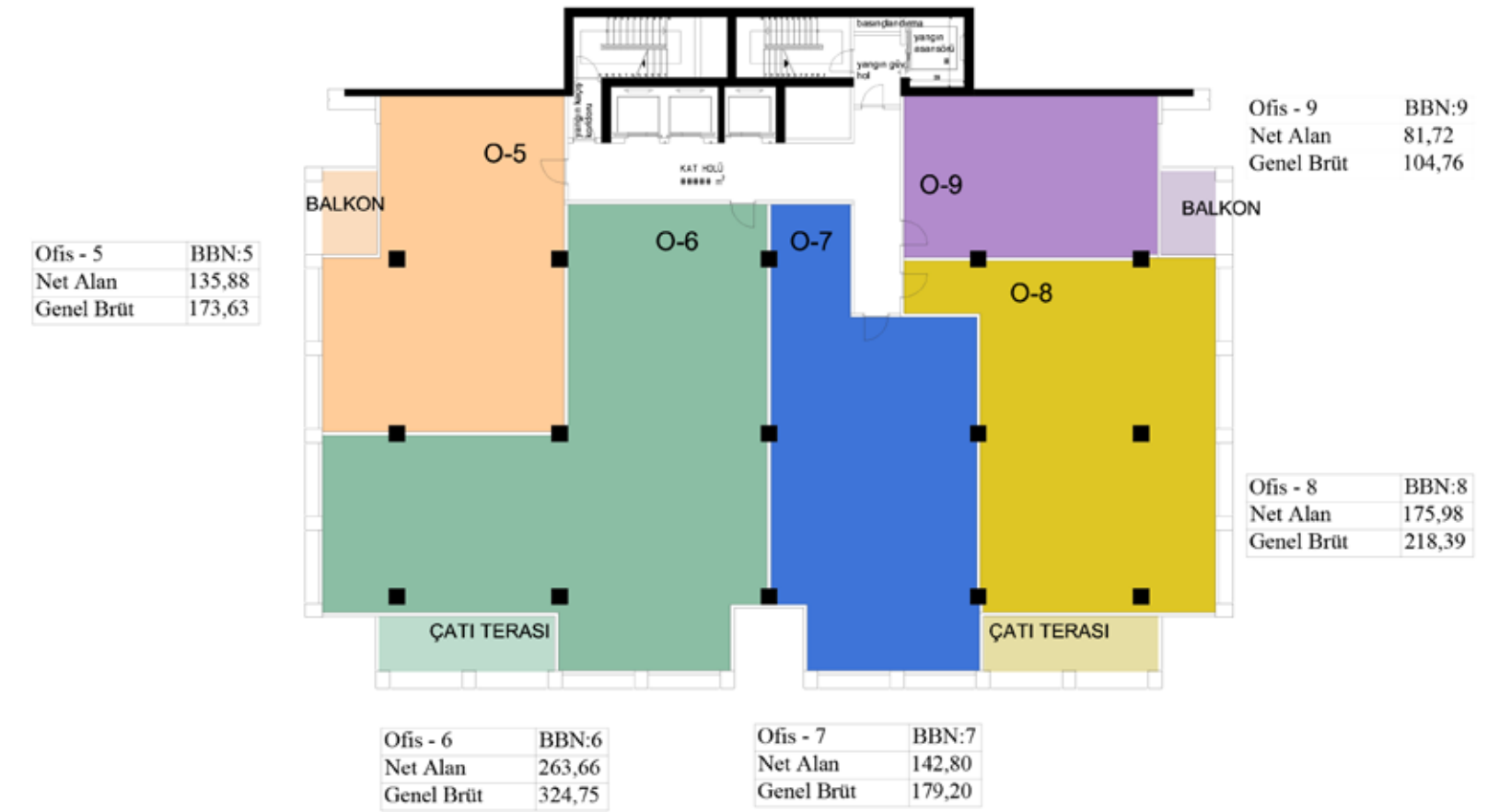
COMMERCIAL MEZZANINE FLOOR PLAN

247.00m²



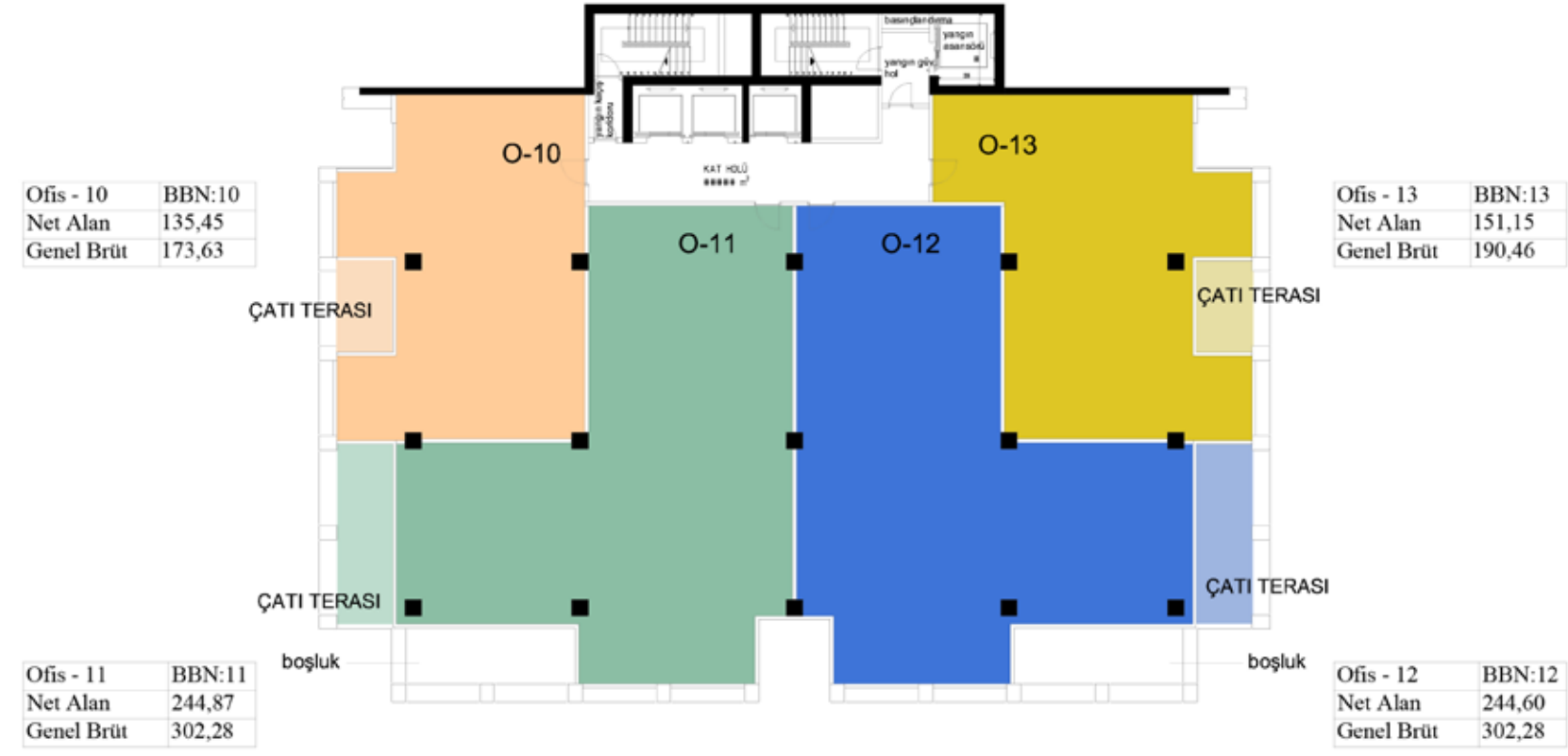
OFFICE
FIRST (1) FLOOR PLAN

1289.95m²



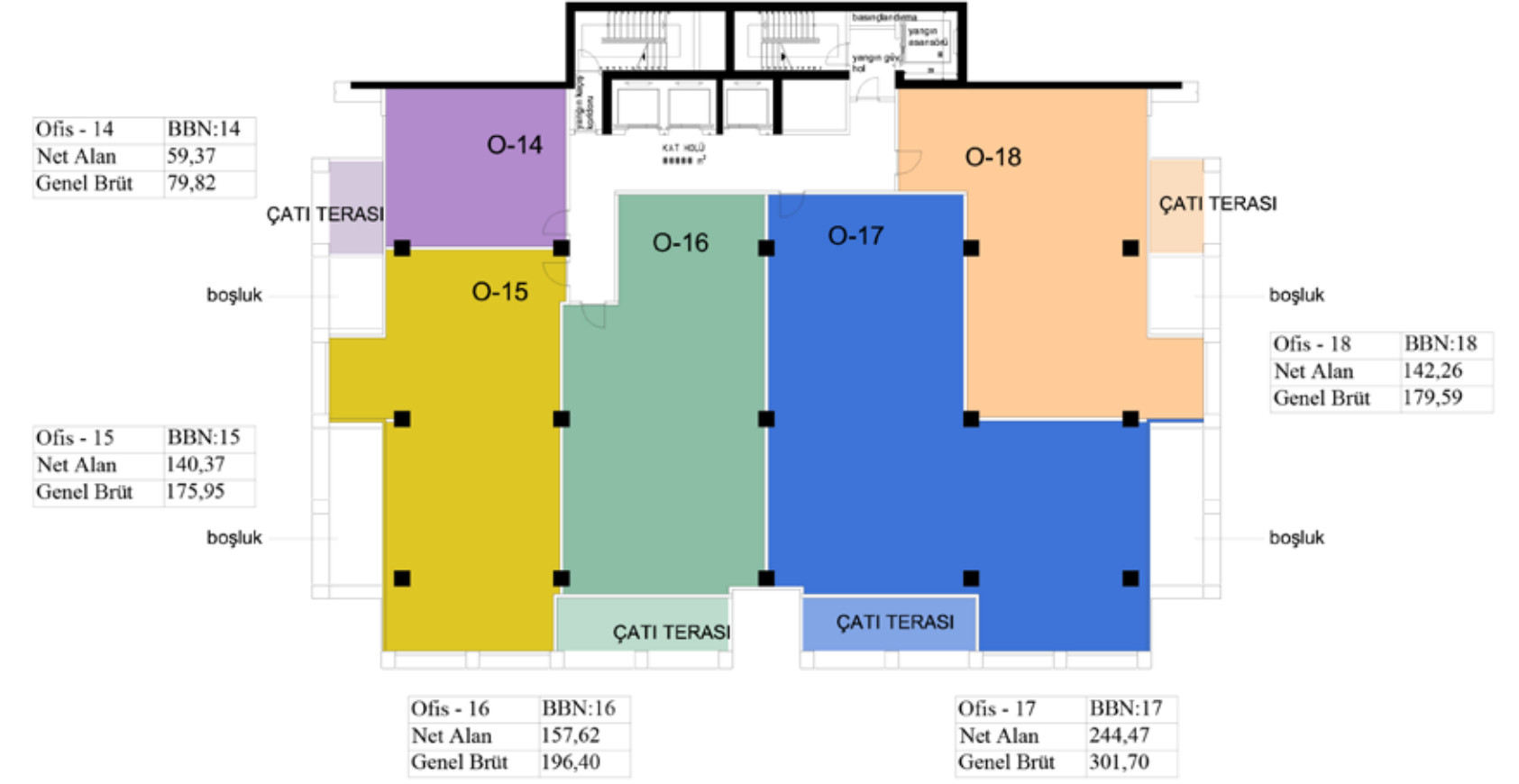
OFFICE
SECOND (2) FLOOR PLAN

1000.73m²



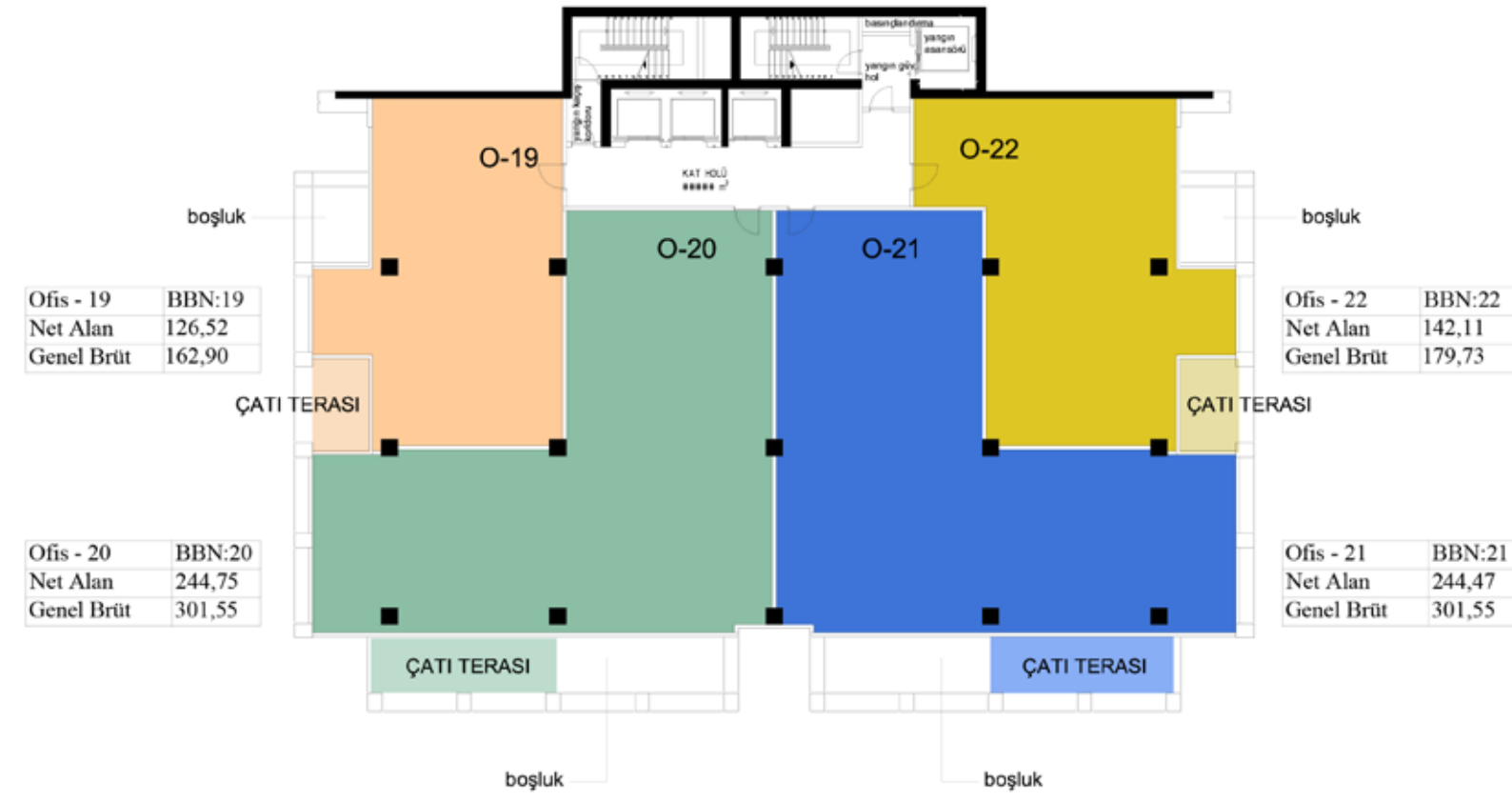
OFFICE THIRD (3) FLOOR PLAN

968.65m²



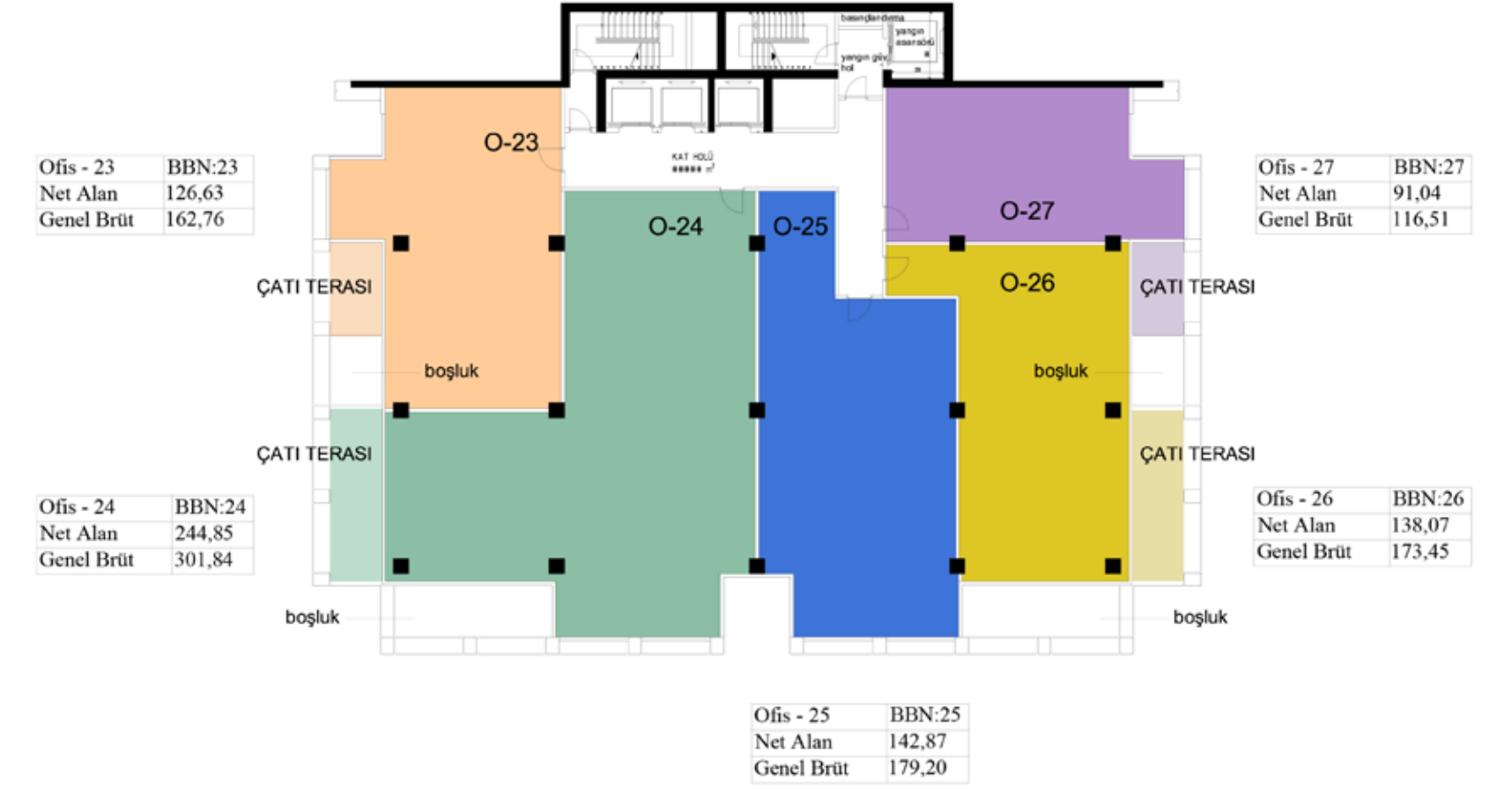
OFFICE FOURTH (4) FLOOR PLAN

933.46m²



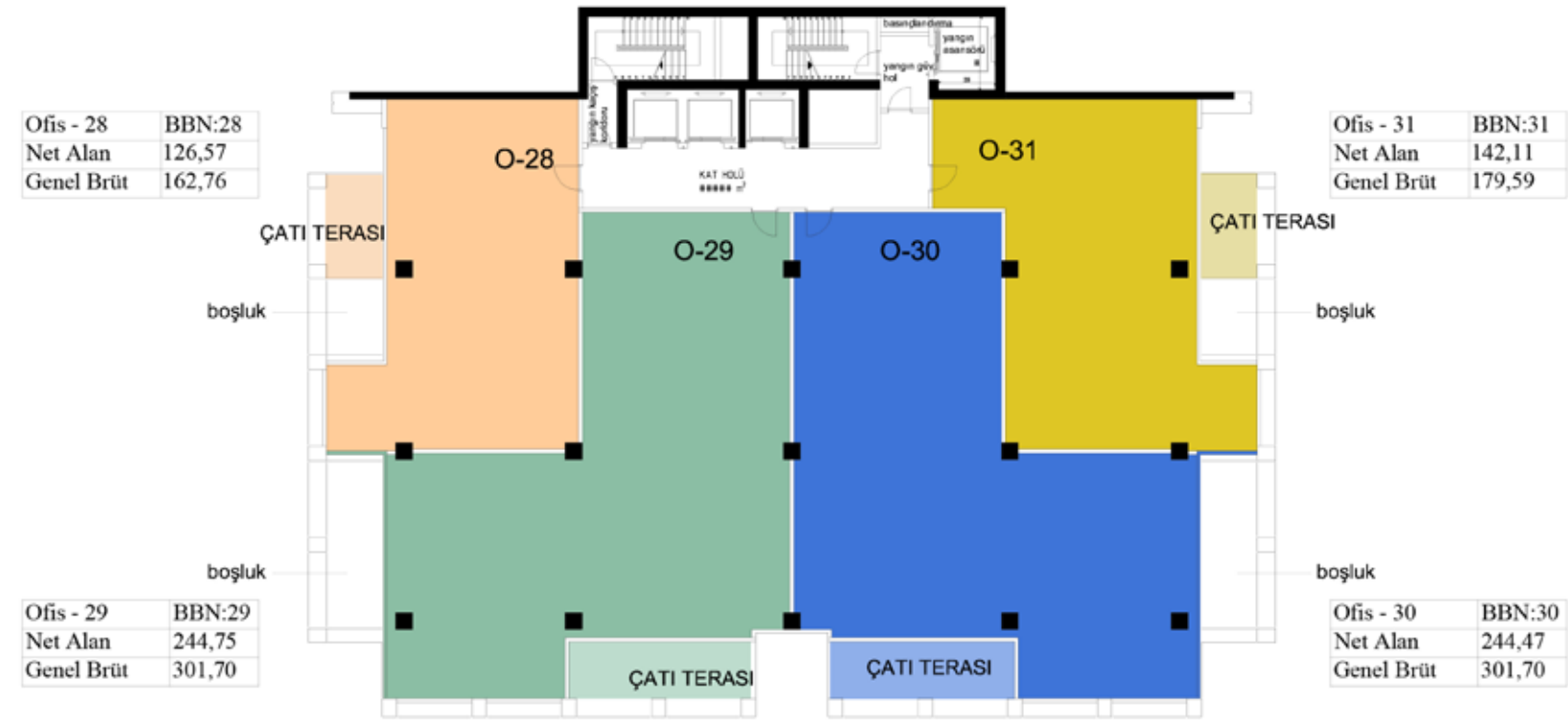
OFFICE FIFTH (5) FLOOR PLAN

945.73m²



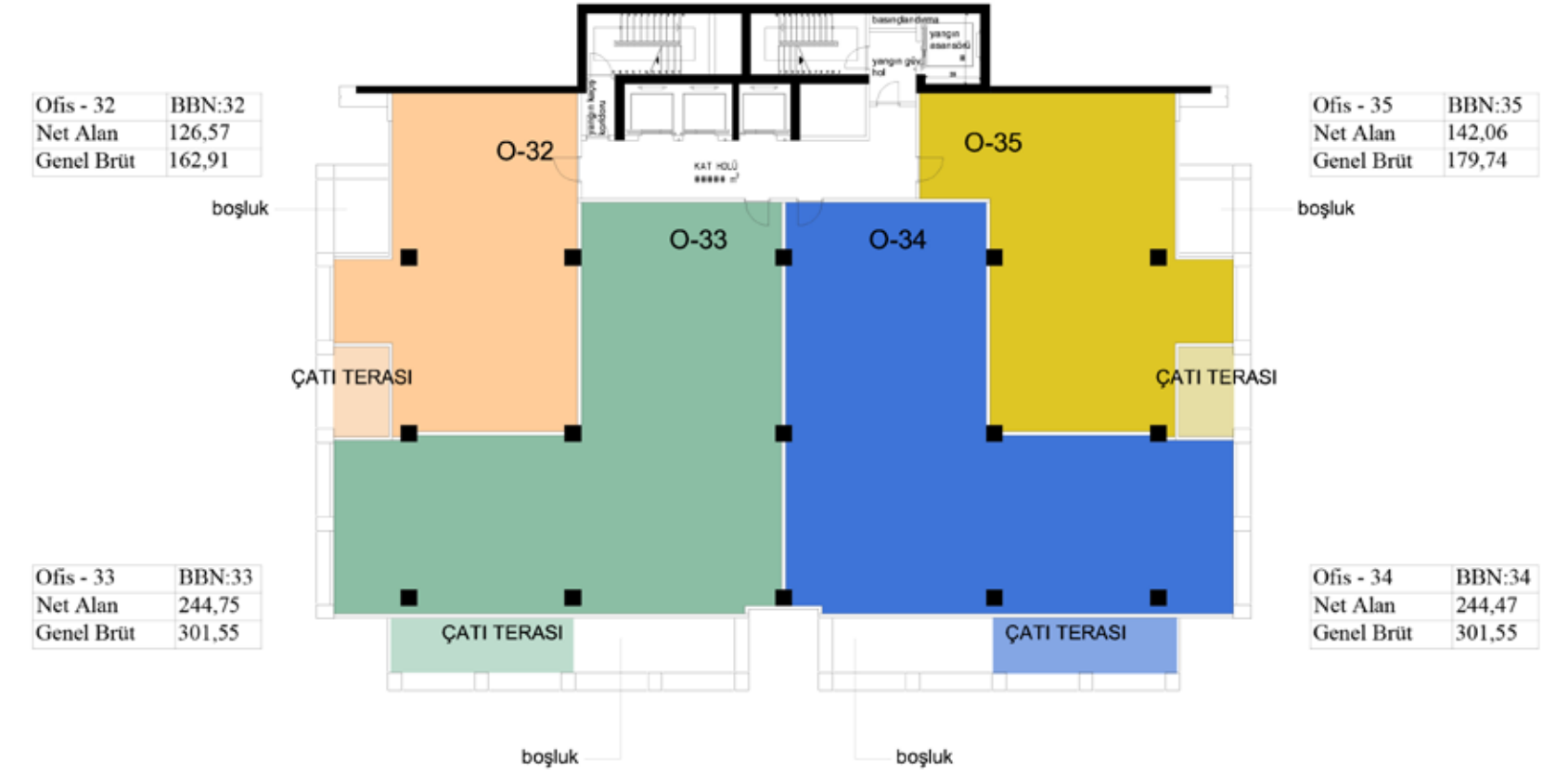
OFFICE SIXTH (6) FLOOR PLAN

933.76m²



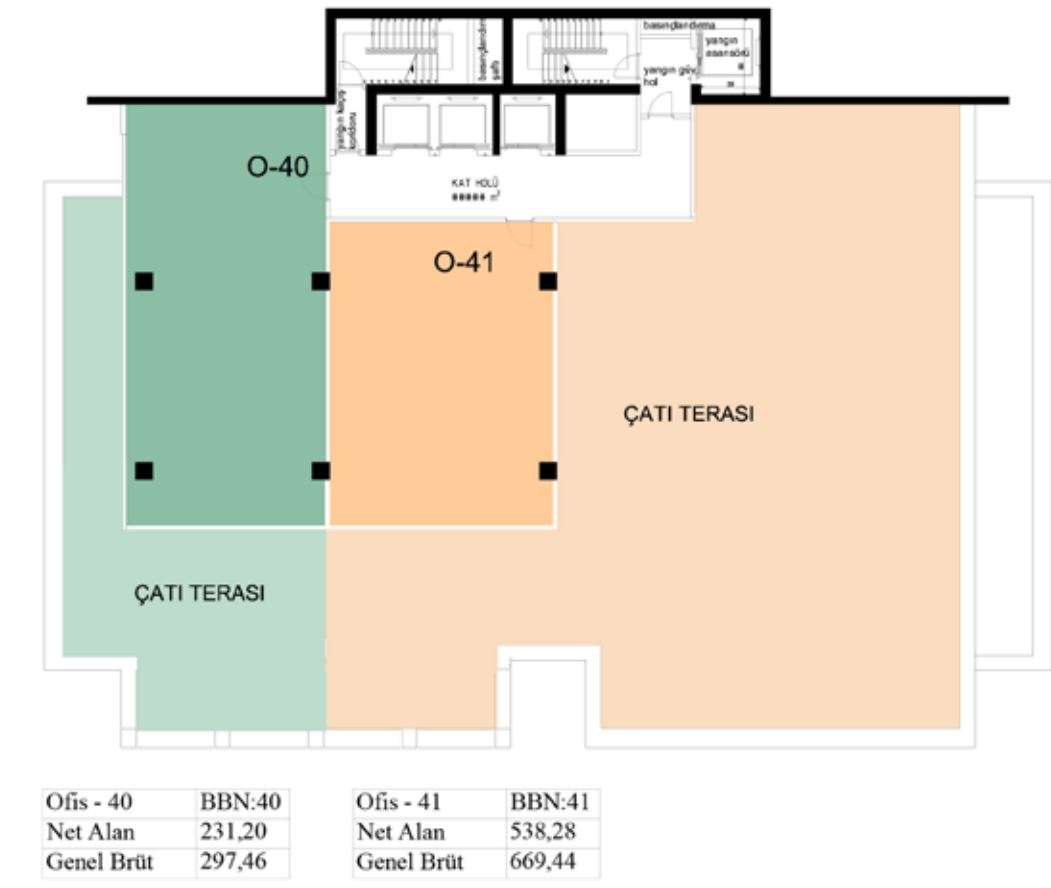
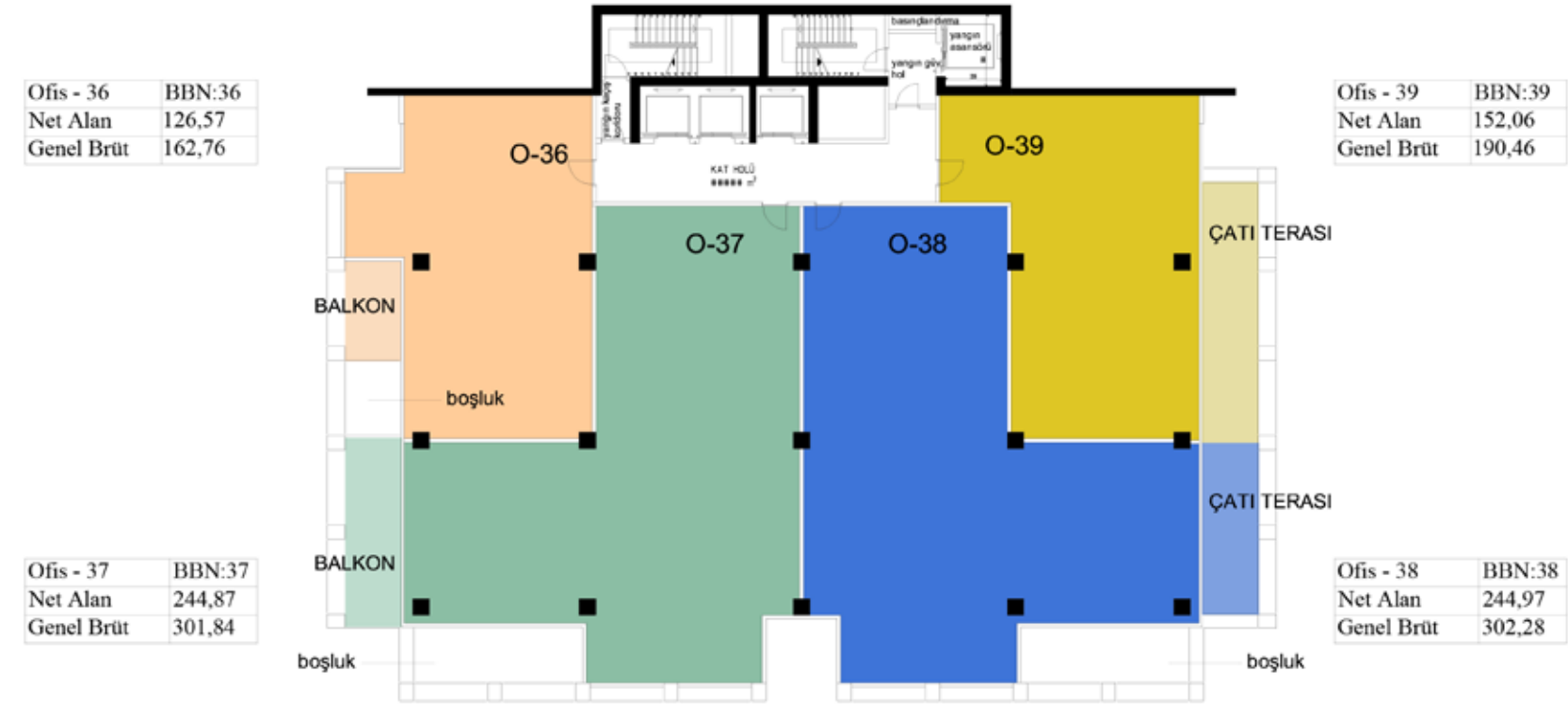
OFFICE SEVENTH (7) FLOOR PLAN

945.75m²



OFFICE EIGHTH (8) FLOOR PLAN

945.55m²

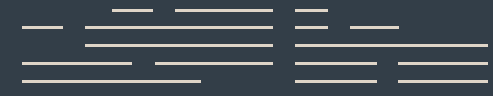


OFFICE
NINTH (9) FLOOR PLAN

OFFICE
TENTH (10) FLOOR PLAN

957.34m²

966.90m²



SEBACENTRAL

THE PULSE *of* THE CITY



Seba Central, Cendere Cad. No:21 Kağıthane - İstanbul
0532 563 88 51 · www.sebacentral.com