







Sign of the City
Awards 2016
Premium Project

The world's admiration will be captured, all other options will be left behind, an unrivalled project.

A masterpiece by YDA Group
Ankara's Center of Pride.... YDA Center.



In order to turn **an architectural structure into a source of pride**

it has to be designed perfectly, with a modern and unique architectural form.

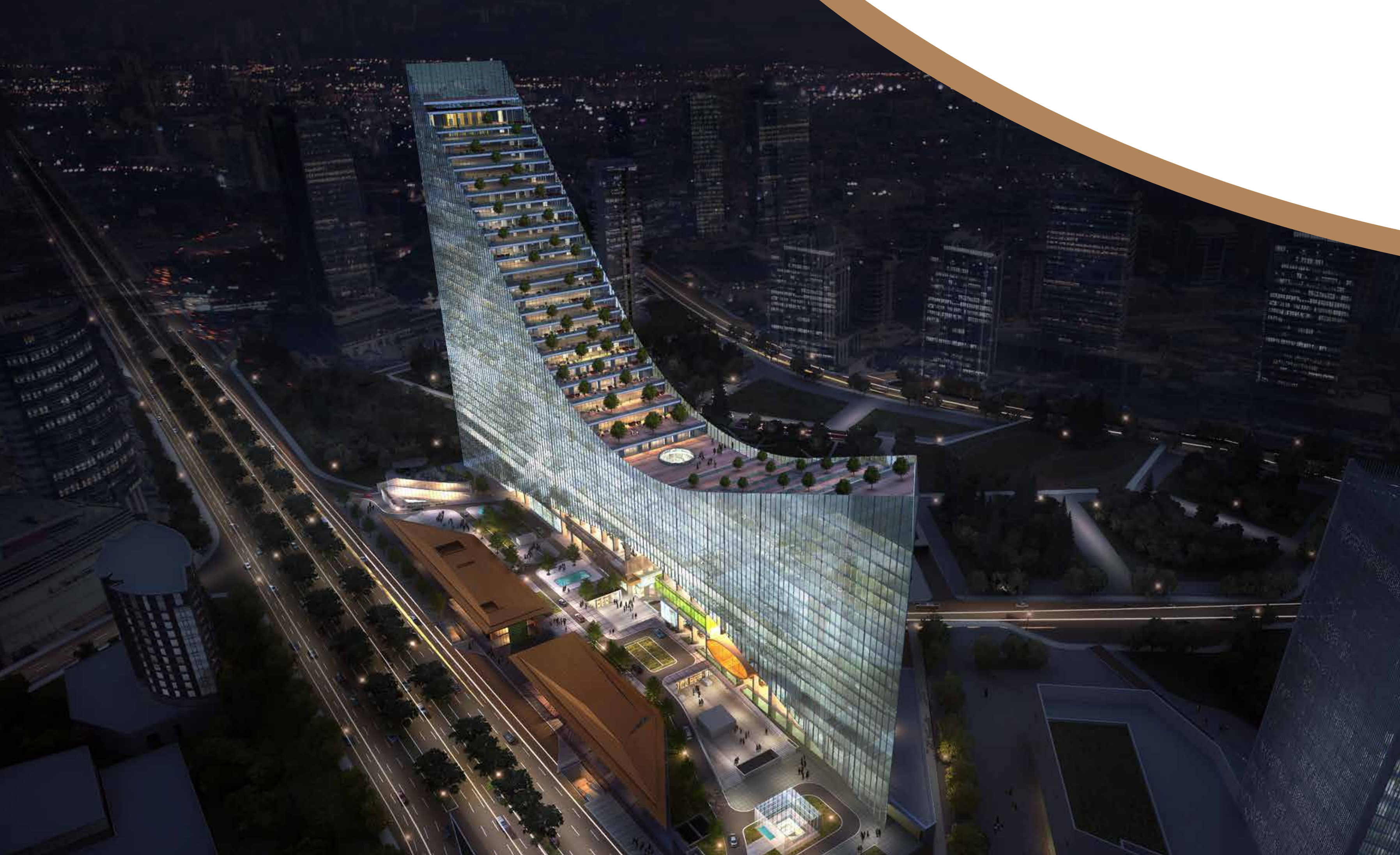
When such a unique design comes to life at the heart of a capital city, it turns into a true Center of Pride.

This prestigious project, which will soon win the admiration of the world, has been rising up in our country in the heart of Ankara, not in some distant land...

The **YDA** center is the newest landmark in the city, turning engineering into art.



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business life means networking

Experience the difference of working at **YDA** center together with some of the biggest, most prominent, most innovative and best companies in their fields. Carry your business to the top with the networking opportunities provided at **YDA** center's unique working atmosphere, with its high-flat open offices and new generation modern architecture.



A design that will amaze even **at the first glance:** **The YDA Center**

While designing the **YDA** center, our architects looked ahead, thought of the future and left today's contemporary architectural understanding behind.

The **YDA** center is a business and life center with an admirable design.

At the heart of Ankara, the **YDA** center will be your sparkling star in the daytime and shining sun at night!





Spectacular Innovative Architecture

YDA center is located on Eskişehir road and right at the heart of Metro and Ankaray Söğütözü Stations and this location is one of the most important main arterial roads of Ankara where all transport points intersect. This project consists of three main elements, which are Urban Plaza, High-Flat Office, and Recreation Area along with an Urban Space that interconnects these elements.

Urban Plaza is a social urban place in-between the structures located in the periphery with access to the structures and south recreation area from all directions, courts at different grades and streets interconnecting these courts and this part of the project offers people alternative walkways, vistas, platforms, and points of attraction in addition to interconnecting Metro and Ankaray stations, business areas, cafes, restaurants, office entrances, and landscaping areas.

High-Flat Office opens into the city by establishing a three dimensional link thanks to the social activity areas, terraces, panoramic lifts, and environment at different grades. It has been designed with efforts to optimize the commercial and public potential of its location, has a high investment value, contemporary architectural perception in a high quality environment, interconnects tower and horizontal office typologies, terraced, and ensures the provision of such amenities that are required by the new generation office understanding. This building has been created by combining a higher tower in west with another tower that is terraced to form a curved shape in line with the triangular plot structure to create a large Urban Space in the lower part of the structure. Besides, there is a **Roof Restaurant** at the highest point of the building with a city panorama from all sides and a potential to make a difference in the social life of Ankara.

Recreation Area is an urban park zone in the south of the plot and on a landscaping area of nearly 13,000 m2 with restaurant and café zone and an indoor parking lot underneath to solve the parking problem and a metro station and this facility will create relieving spaces in the dense area of Çukurambar along with the urban plaza and serve the entire zone.

YDA center is rising together with the Urban Plaza that is created at the heart of the capital city with a modern architectural perspective. Visually opening to both its near vicinity and also the city with its High-Flat Office and recreation areas that take shape with the space, **YDA** center creates not only a trade center, but also a center for living and a vivid **urban area** where each day of a year will be experienced in spatial, visual, and social terms thanks to its urban architecture.

Kerem Yazgan, Architect, Ph.D.



Yazgan Design and Architecture Office has been awarded 58 prizes since its establishment and a few examples of contests where it was prized are World Architectural Festival Awards, Leading European Architecture Forum Awards, Cityscape Awards for Architecture in the Emerging Markets, Mies Van Der Rohe Award, INSIDE World Festival of Interiors Awards, European Property Awards, WA (World Architecture Community), Best Leisure Interior Europe Award, and A'Design Awards.



Reach your target in one step.

Even if your meeting is about to begin, don't worry about the time because all transportation options are to be found at your office in the center of Ankara. Of course this makes things wonderfully easy, but the best detail is the metro station is closer than a step away. The **YDA** center is located close by the metro, with the Ankaray station right underneath the building. You can manage your time with all the transportation options going straight to your office.

- JW Marriott Hotel 150m
- Bayındır Hospital 200m
- Armada Mall 200m
- TOBB ETU Hospital 300m
- Ankara Chamber of Commerce 590m
- Ankara Intercity Bus Terminal (AŞTi) 700m
- Ministry of Foreign Affairs 720m
- Treasury Undersecretariat 890m
- General Directorate of Mineral Research and Exploration (MTA) 930m
- Ministry of Family and Social Policies 1km
- Turkish Court of Accounts 1.1km
- Ministry of Labor and Social Security 1.1km
- Borough of Çukurambar 1.1km
- Ministry of Culture and Tourism 1.2km
- Ministry of Forestry and Water Affairs 1.2km
- Ministry of Economy 1.3km
- TOBB University 1.3km
- Ministry of Energy and Natural Resources 1.6km
- Ankara Commercial Courthouse 1.8km
- Headquarters of Turkish Petroleum 1.8km
- Middle East Technical University (METU) 2.1km
- The Grand National Assembly of Turkey 3.6km
- Kızılay 4km
- Ministry of Food, Agriculture and Livestock 4.6km
- Bilkent City Hospital 4.6km
- Bilkent University 6km
- Presidential Complex 2.3 km





Presidential Complex

Beştepe Street

Beştepe Street

TOBB University

Ministry of Forestry and Water Affairs

Ankara Intercity Bus Terminal (AŞTi)

YDA Söğütözü

Sakıp Sabancı Boulevard

Headquarters of Turkish Petroleum

Ministry of Family and Social Policies

TOBB ETU Hospital

Armada Mall

Ministry of Labor and Social Security

Ministry of Culture and Tourism

Kızılay

Treasury Undersecretariat

Metro and Ankaray Söğütözü Station

Eskişehir Road

Eskişehir Road

YDA center

JW Marriott Hotel

Bayındır Hospital

Ministry of Foreign Affairs

Turkish Court of Accounts

Ministry of Energy and Natural Resources

The Grand National Assembly of Turkey

General Directorate of Mineral Research and Exploration (MTA)

Middle East Technical University (METU)

Ministry of Food, Agriculture and Livestock

Bilkent City Hospital

Bilkent University

Bilkent Boulevard

Malazgirt Boulevard

Muhsin Yazıcıoğlu Street

Konya Road

Borough of Çukurambar

Ankara Commercial Courthouse





The correct address **for smart investment.**

The best stand one step ahead of the others by taking the right steps.
Come to the **YDA** center to stand out among your competitors

The new meaning of magnificence: **High-Flat Offices**

The glory of high-rise building and the high-flat concept come together for the first time at the **YDA** center. You can expand your business from 85 m² to 7,761 m² at our new-generation modern offices at the **YDA** center.



Breathing **airy offices.**

You can open the windows and naturally ventilate your offices. Every day you can get a refreshing start and your office will breathe all day. You will also decrease your energy costs.







The joy of a terrace, both in your office and at the Roof Restaurant

You have a terrace to allow you to breathe at your perfectly-designed, high-ceilinged offices. We expect you will enjoy the spectacular Ankara scene from the terrace of our Roof Restaurant with its panoramic design.

Reserving your seats at the Roof Restaurant, you can taste the delicious special dishes of world-famous chefs accompanied by the joy of conversation with friends.

You can park your **car easily.**

With 10 floors of indoor garage with a 2,200 car capacity, your parking spot is always ready. In addition, our mobile security team is on duty for your safety.





Your safety is
**very
important
for us.**

At the **YDA** center, both your business and your social life is secure 24/7 with our high-technology security systems, including CCTV, entrance control and ID card passes, and our specially-trained security personnel.

Life at the top,

When a business day is completed without any interruption, it reaches top efficiency. With all the VIP services at the **YDA** center, your business will remain constantly on track.

Traffic to your buzzing office will be managed through five different receptions at five different entrances. The panoramic elevators on the outer side of the building provide you with spectacular city scenes while lifting you to your office.

While the concierge is serving you, all left for you to do is to host your guests with your team in your spacious meeting rooms.

There are archives and warehouse support services to keep your documents safe.

Whenever you need an emergency intervention, a health team is at your call at the **YDA** center.





A+ VIP Privileges

For your Business and Social Life

- VIP Assistant
- VIP Lounge
- VIP Valet Service
- Gourmet Restaurant
- Health Support Service
- Multi-Purpose Lounges
- Dry Cleaning
- Tailor
- Hairdresser
- Shoeshiner
- Pharmacy
- Car Wash
- Concierge Services
- Reception
- Mail and Parcel Management
- Cleaning Services
- Technical Support
- Archives and Warehouse Support
- Reservation and Ticket Purchasing
- Airport Transfers with Private Driver
- Travel Consultant and Flight Ticket Support
- Car Rental Services
- Special Occasion Activities and Events Management





While you are working **share some time for yourself.**

The **YDA** center is a somewhere you can socialize without disconnecting from your business. At the 20,000m² urban park nearby, enjoy the fresh air and the green fields. You can take your healthy 10,000 steps anytime at the walking track. Before or after your business day, you can relax at the GYM Center, Spa and Wellness Center provided just for you. We are looking forward to helping you to pamper yourself or your loved ones at our gift shops. In short, we have thought of all you need while you are climbing the steps of success and relaxing during your business day.



The newest hip venue for Ankara society

Your office will be in the same place with an art gallery which is the pulse of social and cultural life, and where special artworks and collections by local and international designers will be exhibited.



Impressive Concert Hall

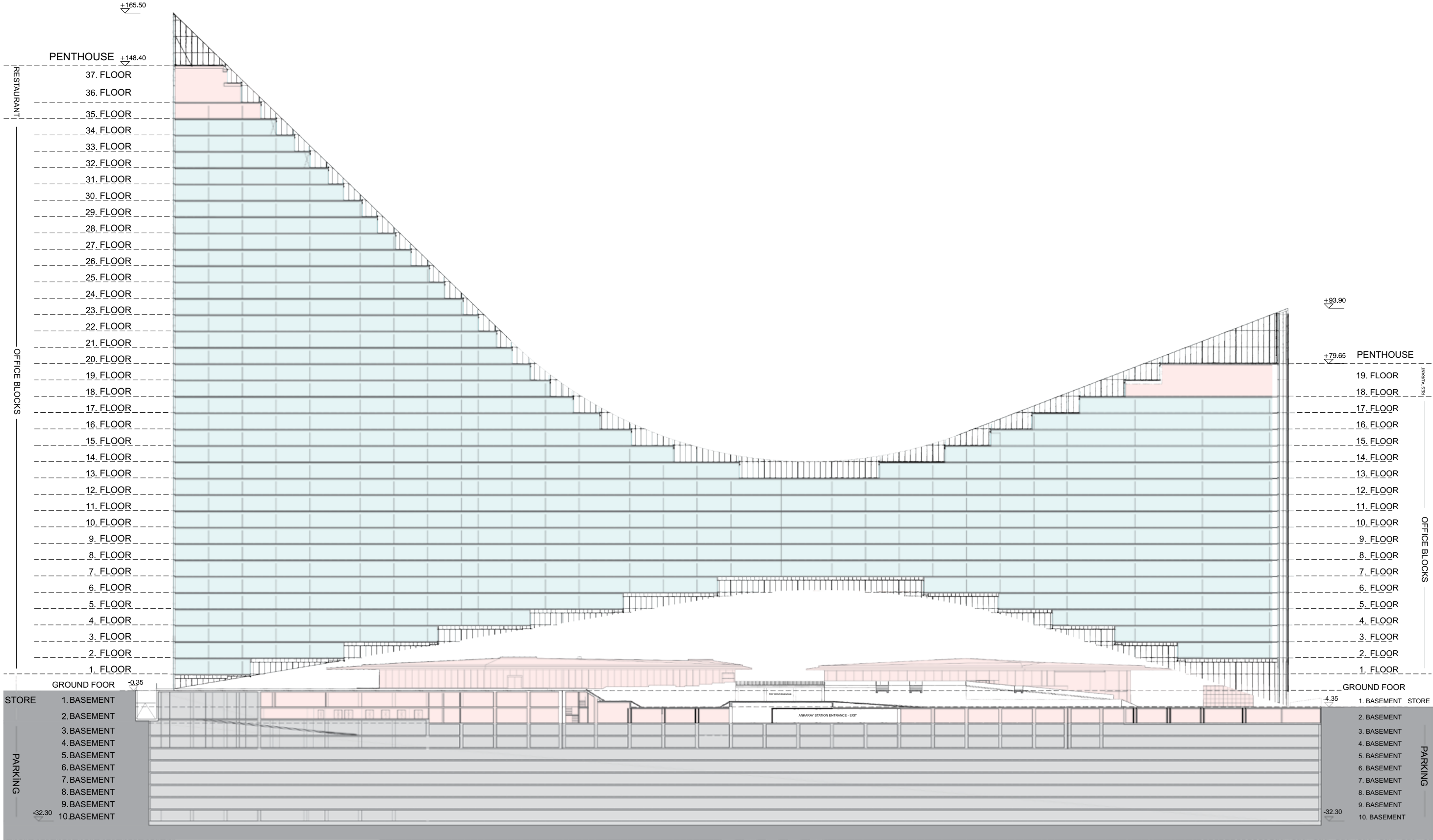
You will experience live performances by some of the most-loved performers from Turkey and elsewhere at the new cultural and social life center of the capital, the **YDA** center. Throughout the year, the **YDA** center will host activities and will become the new meeting point for Ankara.







Project Section



COMMERCIAL AREA  OFFICE  PARKING 

Technical Specification

1 General

- YDA Center project; is a mixed project that combines office and social life, consisting of main office building and social activity areas, shops, restaurants and cafes. Project; consists of an office building with 19 floors on one side and 37 floors on the other side as well as commercial units in various sizes. It is a comfortable business and living center with indoor and outdoor car parks and landscaping areas. The project, which is located just above both Metro and Ankaray Söğütözü stations, is in a privileged position with its 20.000 m² urban park and private restaurant next to it.

2. Structure Supporting System

- Based on the latest earthquake regulations TS 500-2000 and TDY structure supporting system in the project was constructed with reinforced concrete carcass system consisting of columns, curtains and beams and post tensioning beams.
- C40 class concrete and ST III ribbed reinforcement steel which are suitable for the static projects were used in reinforced concrete productions of the project.

3. Facade Works

- The curtain wall and its construction are planned as “panel system” at the main facade.
- In commercial area facades, curtain wall constructions are planned as “stick system”.
- Apart from the conditioned fresh air system, there shall be two (2) motorized and automation controlled paf system opening wings corresponding to each office shaft and providing natural ventilation.
- For exterior glass cleaning of facade, motorized facade cleaning basket / system shall be provided.

4. Wall Works

- There shall be a wall system consisting of sound insulation and gypsum boards on the partition walls between the independent sections as well as between the independent section and common areas.
- The walls on the parking floors (including the warehouse and common use areas) shall be pumice wall / brick / gypsum board.

5. Floor / Ceiling Covering

- Floor and ceiling of the independent section office areas shall be delivered as reinforced concrete in the “shell & core” system and finishing works inside the

office shall be decorated by the user in accordance with the user's preferences and needs.

- For tiles of ground floor lobby natural stone and / or decorative floor covering materials shall be used separately or in combination. First class private size ceramics shall be used in common WCs located in common areas of the floors and floors. In order to be located on the external wall and provide similarity in the project there shall be a wooden parquet-like ceramic tile on the terrace floor of the offices with terraces.
- In the ground floor lobby, office corridors and common areas, wooden, gypsum board and metal suspended ceiling materials etc. shall be used in accordance with the project.
- Wood, natural stone and ceramic floor covering materials shall be used in exterior landscaping areas in accordance with the architectural project.
- In the car park and service areas, surface hardening concrete or asphalt coating shall be used.

6. Wall Covering

- In the ground floor lobby, office corridor walls and common areas various decorative materials such as glass, ceramic, plaster paint or paintable wallpaper etc. shall be used.

7. Wet Areas

- In wet areas, aerated concrete / brick / gypsum board partition wall and WC cabins are manufactured as cubicle.

8. Closed car park

- In the main office building area, 10-storey closed car park with the capacity of approximately 2200 vehicles shall be reserved for the independent sections. Moreover, in addition to this parking area, the 4-storey basement, which is connected to the main office building under the urban park located in the neighboring parcels next to the project shall also be provided as pay closed car park with the capacity of 1220 vehicles.
- In the closed parking area there is a jet fan system for ventilation and smoke evacuation, fire detection warning systems and also an electric vehicle charging station.

9. Elevators

- There shall be 48 pieces of elevators at the project. 31 of them shall be in the main office building area, between the ground floor and the office floors, 15 of them between the parking floors and the ground floor, 2 of them shall serve between all floors and 11 of the total 48 floors shall be panoramic. 5 of the panoramic elevators designed on the exterior wall shall be located in the east wing of the project and 6 of them in the west wing of the project.
- Elevators shall be with earthquake sensor, ventilated, security alarm and high speed.

10. Mechanic Installation

Ventilation System:

- Office users shall have the ability to operate their own ventilation system independent from general ventilation system of the building.
- Opening wings located in the offices shall be provided so as to operate as motorized and connected to automation and be closed automatically depending on weather conditions and therefore when weather condition is suitable night cooling and energy saving shall be ensured.
- The jet fan system for ventilation of parking areas and smoke evacuation shall operate at the required time depending on the automation and the energy consumption shall be minimized.

Heating and Cooling System:

- Water-cooled heat pumps have been designed for heating and cooling of the building in every usage area.
- The mechanical systems of the common area shall be controlled by the automation system throughout the building and the system operation shall be decided according to the needs in the scenario and usage points to be determined. In this way, it is aimed to avoid unnecessary work and unnecessary energy consumption.

Fire Installation:

- All design and selection of extinguishing and smoke control systems are based on the “Regulation on Fire Protection of Buildings”.
- A wet type sprinkler system shall be used for all areas except for parking floors and electrical areas.
- A dry type sprinkler system shall be used against the risk of freezing on the parking floors.
- Depending on the requirements, pre-reactive or clean gas extinguishing systems shall be used in electrical areas.

Sanitary System:

- The sewage and clean water installation infrastructure shall be constructed in independent sections office areas to allow the wet areas and the kitchen to be built inside the offices.

11. Electrical Installation

Electricity Energy Distribution:

- A station consisting of medium voltage cells and transformers shall be installed to meet the energy of the project.
- The electrical installation shall be designed in accordance with Turkish Standards (TS), European Standards (EN) and International Standards (IEC).

Emergency Energy Distribution:

- There shall be a diesel electrogenic generator set designed to meet all energy need of the project.
- The project shall also be equipped with uninterruptible

power supplies to ensure energy continuity in sensitive electronic systems (environmental and building security systems, life safety systems, communication systems, etc.).

- In this project, harmonic distortion / electrical pollution caused by UPS, computer and fluorescent luminaires shall be prevented by providing dynamic compensation system with active harmonic filter.

Lighting System:

- All luminaires used in the project will contain bulbs with high efficiency, low energy and high flow. For this purpose, instead of low efficiency incandescent and halogen bulbs in lighting systems luminaries with LED bulbs are planned in interior and exterior lighting system.
- The luminary reflector values used in the project are planned to meet international UGRL limitations.
- Electronic ballast is preferred for all luminaires with ballast and kit used in the project and energy efficiency and clean energy consumption are provided in this way.

In lighting control systems:

- General lighting systems shall be connected automatically or centrally with their lighting automation depending on their scenarios.
- In the parking areas, comfort and energy saving shall be ensured by means of the system which is controlled through motion sensors by making partitioning.

Other Applications:

- Other systems applied for comfort, safety and correct operating principles in the project are as follows:

Communication Systems:

- Telephone, ADSL and IP TV Installation

Life Safety Systems:

- Fire Detection and Warning System, Fire Automation
- CO Detection and Warning System
- Voice and Emergency Announcement System

Safety Systems:

- CCTV System
- Card Entry and Access Control Systems

Other Systems:

- Satellite
- TV Broadcasting System
- Building Automation System
- Grounding and Lightning Protection Conductor System



YDA



Turkey's Productive Power: **YDA Group**

This year marks the 43rd anniversary of AKSA Construction, the YDA Group's first construction and contracting company, founded in 1954, and the 23rd anniversary of YDA Construction, established in the name of Yaşar Dede Arslan, the group's honorary president and founder - all demonstrating YDA Group's sustained and steady growth rooted in over half a century's experience.

Operating in its core business of construction, including turnkey projects, Build-Operate-Transfer (BOT) and Public-Private Partnership (PPP) airports and healthcare campuses, investment projects, high-tech buildings, industrial plants, cement factories, infrastructure projects, roads, bridges, intersections, high-rise buildings, mass housing projects, business centers, shopping malls, hospitals, school complexes, apartment buildings, luxury residences, villas, and real estate development projects, YDA Group, within the scope of its planned and steady growth policies, has established additional industry and service branches to meet ever-changing market expectations and customer needs, and continues to offer a wide range of services.

In this regard, YDA Group has focused on nine fundamental fields of business: namely Construction & Contracting, Real Estate Development, Aviation, Medical & Healthcare, Energy, Services (Security & Catering), Agriculture, Information Technologies (IT) and Outdoor Digital Advertising, and has made a point of offering world-class service in all these fields. International certificates such as the ISO 9001:2000 Quality Management Standard, ISO 14001:2004 Environmental Management Standard and OHSAS 18001 Occupational Health and Quality Management Systems Standard are proof of YDA Group's quality and reliability and leadership.

Extending its operations to international markets as of the 2000s, the YDA Group has carried out various projects in countries such as Kazakhstan, Ukraine, the United Arab Emirates, Russia, Saudi Arabia, Afghanistan and Moldova, and continues to be a pioneering company with great experience in Build-Operate-Transfer and Public-Private Partnership infrastructure projects—particularly city hospitals in Turkey and abroad—in addition to its real estate investment projects. YDA Group is one of the leading conglomerates in Turkey, with its local and international affiliates active in various industries, creating business volume at global standards, with its completed projects valued at USD 6.9 billion, its ongoing and planned projects at USD 6.4 billion, and a total workforce of 10,000 people.



HOSPITALS

- Malatya State Hospital
- Niğde State Hospital
- Muş State Hospital
- Sarıyer State Hospital, (İstanbul)
- Ağrı Suçatağı State Hospital, (Ağrı)
- Ümraniye Maternity and Pediatric Hospital



PPP PROJECTS

- Kayseri Integrated Healthcare Campus, (Kayseri)
- Konya Karatay Integrated Healthcare Campus, (Konya)
- Manisa Integrated Healthcare Campus, (Manisa)
- Şanlıurfa Integrated Healthcare Campus, (Şanlıurfa)



HIGHWAYS AND RAILWAYS

- Ankara-İzmir High-Speed Train Project Infrastructure Works, (Afyon-Polatlı)
- Eskişehir Lightrailway Train Extension Project
- Dikmen Durağan Highway, (Sinop)
- Ordu Ring Road & Tunnels
- Tokat- Niksar Highway
- Akçagöze Başpınar Variant Project, (Gaziantep)
- Diyarbakir Airport Access Road
- Ankara-Sivas High-Speed Train Project Infrastructure Works (Kayaş – Kırıkkale)



HIGH - TECH SMART BUILDINGS

- Turkish Atomic Energy Authority – Proton Accelerator Facility
- Almaty Financial District – Kazkommertsbank HQ Office Building
- Almaty Financial District – Bank Turan Alem (BTA) HQ Office Building
- Çanakkale Gallipoli Kabatepe Simulation Center
- Kazakhstan National History Museum



SHOPPING MALLS

- Forum Kayseri Shopping Mall
- Esentai Shopping Mall, Almaty, Kazakhstan
- YDA Park Avenue Life Outdoor Type Shopping Mall



SERVICE BUILDINGS

- Bulancak Sports Center
- Directorate Of Land Registry & Cadastre
- Diyarbakir Regional Courthouse
- İstanbul Regional Court Of Justice
- Almaty Financial Center
- İstanbul Financial Center - Service Building Of Banking Regulation And Supervision Agency
- İstanbul Financial Center - Halk Gyo Towers



INFRASTRUCTURE PROJECTS

- İnönü Boulevard Underpass
- Sincan Fatih Interchange
- Doğumevi Interchange
- E-90 Highway Tugay Interchange
- Barış Boulevard, Samsun
- 100. Yıl Boulevard and Ağabağı Road Interchange



HOUSING ESTATE PROJECTS

- Ankara Gölbaşı İncek Residences
- Kayabaşı Residences
- Yenışehir Residences
- TOKİ Bursa Kestel (716 Units) Residences (2008, Bursa)
- Mamak Urban Transformation Project
- Mehmet Akif Ersoy Urban Transformation Project



INDUSTRIAL PLANTS

- Ergani Cement Factory
- Kurtalan Cement Factory
- Denizli Cement Factory
- Mayda Coal Processing Plant



PROPERTY DEVELOPMENT PROJECTS

- Nevbahçe Residences
- Nevbahar Botanik Residences
- YDA Park Avenue Residences, (Ankara)
- Söğütözü Residences & Offices, (Ankara)
- YDA Parkline Residences
- Sahil Park Residences
- The İstanbul Veliefendi Residences
- The İstanbul Residence
- Arman Ville Phase 1, Almaty Kazakhstan
- Almaty Country Club, Almaty Kazakhstan
- Maxima Residences, Almaty Kazakhstan
- The Kayseri Forum Residences
- Süleyman Demirel University - Social Life Center
- Uludağ University - Social Life Center



AIRPORT PROJECTS

- Erhaç Airport - Domestic Terminal, HVAC and Electromechanical Systems
- Antalya Airport - Domestic Terminal, HVAC and Electromechanical Systems
- Dalaman International Airport - International Terminal
- Aktua International Airport
- Hatay International Airport
- Boryspil International Airport (2013, Ukraine)
- Diyarbakır International Airport (2015, Diyarbakır)
- Sabiha Gökçen International Airport - Aviation, Maintenance, Repair and Modification Center
- Dalaman International Airport- New Terminal Building (2006, Muğla)
- Adnan Menderes Airport - Apron Construction



EDUCATION PROJECTS

- Malatya Center Ve Darende Primary Education School
- Trabzon Araklı Bereketli School & Dormitory
- Kars Susuz İncesu 75. Yıl İmkb School & Dormitory
- Isparta Eğirdir Vocational School Of Tourism and Hotel Management
- Bingöl Solhan Çavuşlar Primary Education School
- Adıyaman Center Anatolian Teacher Training High School
- İstanbul Ümraniye Industry Vocational School
- Antalya Manavgat Trade Vocational School
- K.Maraş Afşin Occasional High School

2016 Realestate Oscars



Sign of the City
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YDAcenter
Best Office



Sign of the City
Awards 2016
Premium Project

YDAsöğütözü
Best Residence



Sign of the City
Awards 2016
Premium Project

Kayseri Intergrated Healthcare Campus
Best Healthcare Structure



YDA Group Won 5 Awards



Sign of the City
Awards 2016
Winner Project

**New Terminal of YDA Dalaman International Airport
Best Industrial Logistic Structure**



Sign of the City
Awards 2016
Jury's Special
Award

**Kazakhstan National Museum of History
Socio - Cultural Structure**





This catalog has been prepared for promotion. All the furniture and accessories that are in the illustrations and images are not included.
YDA has right to change the information in the catalog, images, sizes and if it is seen necessary for YDA the project can also be changed and YDA keeps its right for alteration of any information in the catalog.
Any technical information provided in this catalog can be changed during the implementation.

The logo for YDA center features the word "YDA" in a bold, sans-serif font, followed by a red triangle pointing upwards and to the right. To the right of the triangle is the word "center" in a lowercase, sans-serif font. The entire logo is centered between two thin, curved lines that arch over and under the text.

YDA center

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