

TERSANE ISTANBUL PROMISES TO BE
THE NEW DOWNTOWN OF ISTANBUL,
WITH ITS RICH VARIETY OF SPACES AND
REMARKABLE EXPERIENCES.

TERSANE
iSTANBUL

Tersane Istanbul: The New Downtown of the City

While every city has a downtown, Istanbul has many! Sprawling past the borders of its Historical Peninsula around the 18th century, Istanbul has grown into a multi-centered global metropolis straddling both Europe and Asia. The city's true heart, though, remained the fabled inlet called Halic (or the Golden Horn). After serving as a hub for industrial production for centuries, Halic is returning to its essence as the center of "good living." The naval shipyards are currently undergoing an inspiring transformation, undertaken by an all-star team of architects to revive a 600-year-old legacy and return it to the city as the new charming waterfront "neighborhood" of Istanbul.

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A centuries-old Ottoman imperial garden and two world-class museums meet a pristine 2-km coastline, set to be a lively destination with exclusive events

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Tersane Istanbul is the city's new vibrant neighborhood by the Golden Horn—located close to all the top attractions at the very heart of the metropolis.

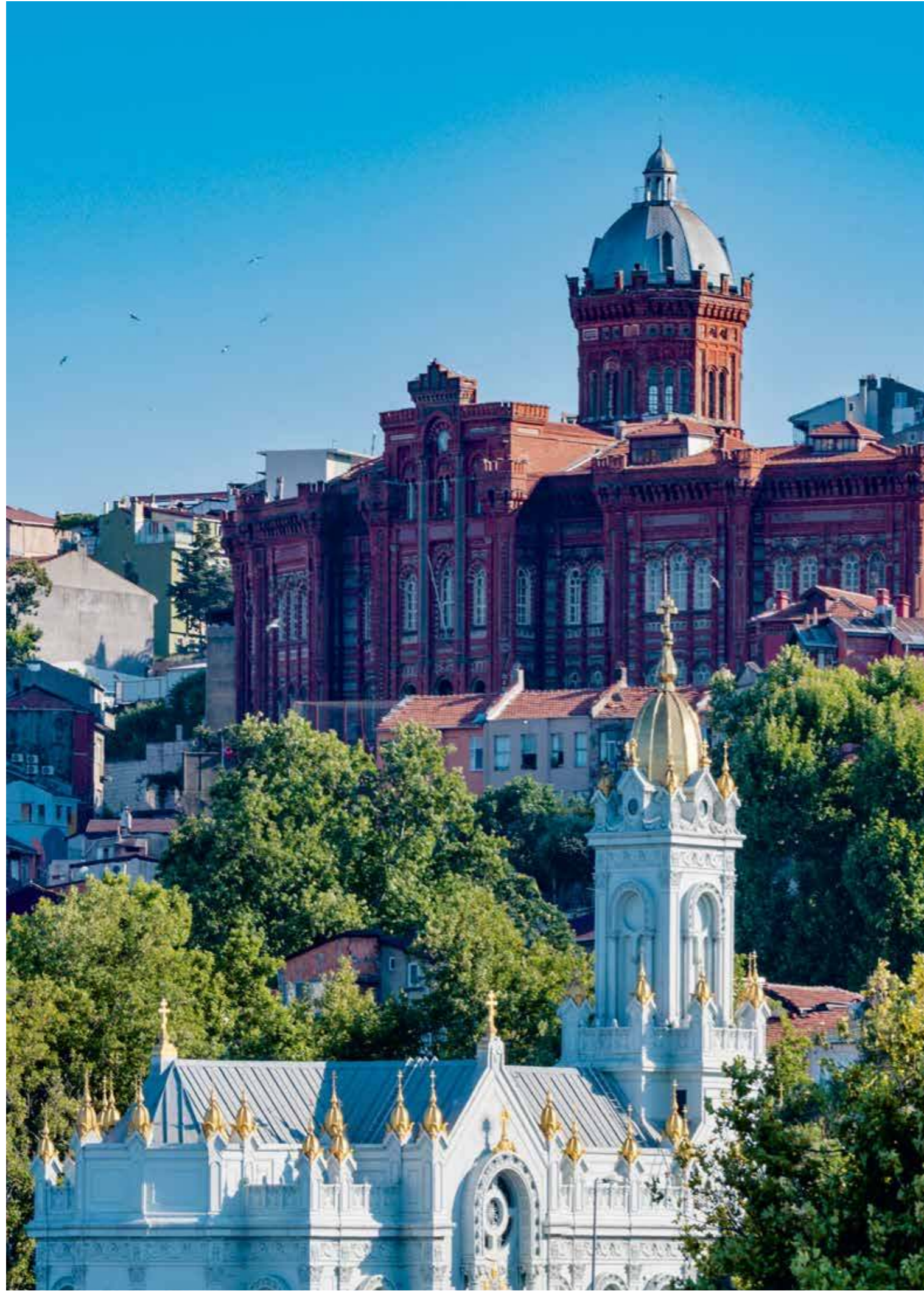
The Golden Horn	0 km
Galata Tower	3.3 km
Istiklal Avenue	3.4 km
Grand Bazaar	4.2 km
Hagia Sophia	4.2 km
Blue Mosque	4.5 km
Istanbul Airport	41 km



● BAGDAT AVENUE



The silhouette of the Historical Peninsula, as seen from Tersane Istanbul



With Tersane Istanbul, the Golden Horn is ready to once again become a vibrant destination in the city!





The industrial heritage of the shipyards, under protection at Tersane Istanbul

INDUSTRIAL HERITAGE

HOW THE SULTAN'S DREAM CAME TRUE:
THE OTTOMAN CONQUEST OF ISTANBUL,
THE ROYAL GARDENS AND PALACES ALONG
THE SHORES OF HALIC, THE RISE OF THE
LARGEST NAVAL FORCE IN THE MEDITERRANEAN,
AND MODERNIZATION THROUGH THE ARRIVAL OF
STONE SLIPWAYS, STEAM-POWERED VESSELS,
FIRST ENGINEERING SCHOOLS, AND MORE.



330

Eastern Roman Empire

During the Medieval era, Halic (the Golden Horn) was the busiest natural port of the Mediterranean, Black Sea, and the Near East. It was home to the Byzantine (Eastern Roman) armada and *Armentareas*, which was the Empire's weaponry located along Halic, somewhere between today's Haskoy and Kagithane.

1453

The Conquest of Istanbul

The conquest of Constantinople, the capital of the Byzantine Empire, by the Ottoman Sultan Mehmed II - following a siege of the city from both land and sea that lasted 53 days - was a turning point in history that marked the fall of the Roman Empire. Afterward, the banks of Halic became the sultan's favorite place in the city, where he ordered the formation of his royal garden (*hasbahce*) around Haskoy. Several pavilions, hammams, stables, and ponds were built in this grove, which is also believed to be the resting grounds of Byzantine emperors. The royal gardens here became the precursor of the Ayvansaray Palace complex that developed side by side with the Ottoman naval shipyards.

1455

Establishment of the Imperial Arsenal

Just two years after the conquest, Tersane-i Amire (The Imperial Arsenal) was established by Sultan Mehmed II at the mouth of a little stream in Kasimpasa. The Ottomans - a formerly landlocked Turkoman principality - started to pave their way to become the maritime superpower of the Mediterranean in a very short amount of time. This first establishment was called "Galata Arsenal" due to its proximity to the old Genoese colony of Galata. Sultan Mehmed II brought master shipbuilders and their families from the Gallipoli Arsenal, which resulted in the development of the surrounding Kasimpasa neighborhood. Kasimpasa has always had an organic relationship with the imperial shipyard, up until the modern era.

1515

Sultan Selim I Expands the Arsenal

During the reign of Sultan Selim I, the imperial shipyards were expanded all along the northern shores of Halic, from the walls of the Galata colony to Kagithane River, with the addition of new covered shipbuilding slips called "cesm" (eye), where wooden ships of all kinds were built for the Ottoman navy. Eventually, the main Ottoman naval base was relocated from the Gallipoli Arsenal to Halic.

1571

Ottoman Navy Rises from Its Ashes

In 1570, Sultan Selim II captured Cyprus from the Venetians. To prevent the Ottoman advance, a Holy League was formed consisting of Spain, Venice, and the Papacy, and a military campaign was organized against the Ottomans. The Naval Battle of Lepanto took place between the two sides, off the coast of a small town on the Greek mainland. Around 170 ships of the Ottoman fleet were destroyed in battle. The Ottomans made a quick recovery, though, and maintained the upper hand in the Mediterranean, rebuilding a brand-new fleet in just a matter of five to six months at the imperial shipyards of Halic.

1645

Battle over Control of the Mediterranean

The rivalry between the Venetians and the Ottomans to capture the island of Crete revealed the importance of using more advanced galleons in the Mediterranean. The 17th century became a turning point in maritime history due to the competition of the British and Dutch to dominate African and Far Eastern trade, and to take the lead in maritime technology. Despite several clashes with European forces, the Mediterranean remained a "Turkish lake" for most of the 17th century.

1718

The Extravaganza of the Tulip Era

During the reign of Sultan Ahmed III, Ottoman elites indulged themselves in the royal gardens and coastal palaces along the banks of Halic. Aynalikavak Palace was the most charming of all and was called "Tersane (Shipyard) Palace" due to its proximity to the Imperial Arsenal. The palace complex witnessed some of the most extravagant royal ceremonies in Ottoman history. The circumcision celebrations of Sultan Ahmed III's four sons continued for several weeks in 1720, during which the Sultan stayed at Aynalikavak Palace with his court and watched amazing shows on the water, well depicted in Levni's miniatures.

1773

The First European-Style Technical Schools

During the reign of Sultan Selim III, *Mühendishane-i Bahri-i Hümayun* (Naval School of Engineering) was established in 1773 within the shipyard to groom shipbuilders as well as cartographers and captains for the navy. *Hendesehane-i Bahri* (Naval School of Mathematics) was founded two years later to provide technical education to naval officer candidates. Under the guidance of foreign shipbuilding engineers working for the Ottomans, new ships were built in the European style. Swedish and French engineers were invited to introduce technological advances in the shipbuilding industry to the Ottoman Navy.

1805

Building of the First Stone Slipways

The Valide, Taskizak, and Agackizak slipways were built as part of Sultan Selim III's modernization efforts, which later allowed the construction of larger galleons, as well as the navy's first steam vessels. A hospital operating around the clock was established within the shipyard in 1805, as well as a medical school the following year.

1827

Last Big Battle of Wooden Sailing Ships

After the defeat of the Ottoman fleet in the Battle of Navarino by Russian-English forces, and the following Ottoman-Russian wars of 1828-1829, the Ottoman state had to recognize the independence of Greece. Navarino, the last big battle fought with traditional wooden sailing ships, marked the emergence of steam-powered vessels. Eser-i Hayr, the first steamboat carrying passengers along the Bosphorus, was built here in Taskizak Slipway in 1837 under the direction of an American shipbuilding engineer. That changed the general appearance of the shipyards, with the addition of new workshops and shipbuilding techniques, as well as large chimneys required for the production of iron vessels.

1829

Largest Wooden Warship in the World

Between 1821 and 1825, local architects constructed a second dry dock in the shipyard, and the famous giant galleon named *Mahmudiye* was built here, becoming the largest wooden warship in the world by the end of its construction.

1861

The Age of Iron and Steam

Sultan Abdulaziz concentrated all his efforts on renewing the naval battle technologies and executing the transition from wooden to iron ships. He ordered the renewal of the Ottoman fleet with ironclads, placing it among Europe's leading naval powers. However, his era ended with the treasury's bankruptcy, while the modernized navy was withdrawn to the Golden Horn to decay until the 1890s. Sultan Abdulaziz also ordered the abolishment of the office of Kapudan Pasha in 1867, who had been the head of the Ottoman navy for more than 300 years, and the Ministry of Marine was subsequently founded.

1886

First Submarine to Fire a Live Torpedo

One of the first submarines in the world (designed by the Swedish industrialist and arms dealer Thorsten Nordenfält) was bought and assembled at Taskizak Slipway in 1886, upon the order of Sultan Abdulhamid II. During the sea trials in Istanbul, the brand-new submarine named *Abdulmecid* became the first submarine in naval history to fire a live torpedo underwater.

1918

Occupation of Istanbul Following World War I

The Ottoman capital was occupied by the Allied Powers shortly after the signing of the Mudros Armistice, and on November 13, 1918, British, French, and Italian forces entered the city. This sparked a resistance war, leading to the foundation of the Turkish Republic in 1923. The naval shipyard of *Tersane-i Amire* (consisting of the Taskizak, Camialti, and Halic shipyards) lost its military importance due to the Treaty of Lausanne and eventually had to move out of the city, to be relocated at Golcuk in 1930. The historic shipyards were reused after 1941 only for maintenance work. They had already lost part of their surface area and military character by that time and could never restore their old glory.

1980

The Golden Horn Becomes a Recreation Area Again

The shipyards are unique in terms of the preservation of the historic fabric along the Halic coastline. When the whole Halic coastline was cleared of the industrial ateliers that had grown informally throughout centuries, the shipyards were able to escape demolition. Since then, the Golden Horn waterfront has remained an uncontrolled recreation land with large swaths of green open spaces.

2001

New Functions for the Historic Shipyards

The construction of the new Galata Bridge in the '60s had prevented the entrance of big ships into Halic, eventually causing the historic naval shipyards to lose their shipbuilding capacity. A master plan for the site was suggested in the 2000s to open the site to public and civil use again through a carefully executed integrated development project designed to transform this derelict coastline into an asset for the city. In 2001, the Camialti and Taskizak shipyards moved to their new industrial sites at the periphery of the city, while their historic slipways and buildings remained under protection as part of the country's industrial heritage.

2023

Introducing the New Downtown of Istanbul

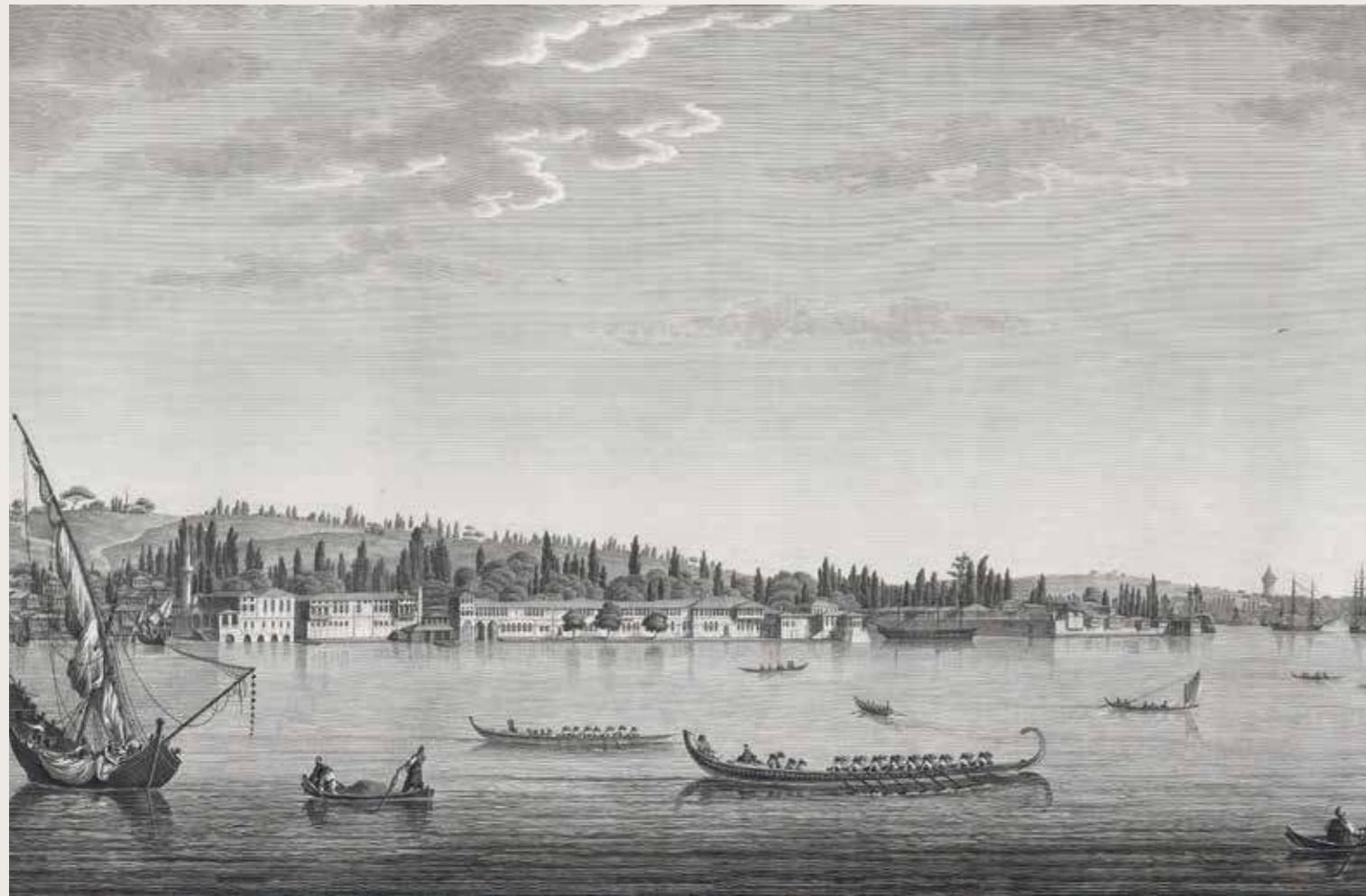
Following the integrated urban transformation project it is currently undergoing, Tersane Istanbul will open its doors to the public for the first time in its 600-year history.



An engraving of the imperial shipyard by Antoine Ignace Melling, 1819

Peeling Back The Layers of the City

Tersane Istanbul is ready to transform the historic Ottoman naval shipyards into the true heart of Istanbul once again. Hidden from public view for almost six centuries, the old shipyards will become a vibrant part of urban life following an outstanding conservation project designed to reveal the evolution of this vital area.



Tersane Istanbul
will surprise Istanbul lovers
while deeply honoring
the city's legendary past.

Istanbul: the City of Prosperity

Did you know that the Golden Horn, the pristine estuary separating the Old City and the old Genoese neighborhood of **Galata**, was "the reason" why Istanbul settled where it is today? The Golden Horn has been the symbol of abundance since Byzantine times, as well as a perfect natural harbor that made Istanbul the most important commercial hub of the Mediterranean and the Near East during the Middle Ages.

The Ottomans Inherit the Jewel of the Crown

Just two years after the conquest of Istanbul by Sultan Mehmed II, **Tersane-i Amire** (The Imperial Arsenal) was founded at the mouth of the same river at Kasimpasa in 1455. The successive sultans continued to invest in the imperial shipyard by commissioning new slipways and pools used for the construction of battleships that

positioned the Ottoman navy among the top three of the world in the end, after the British and the French. By the 18th and 19th centuries, **Tersane-i Amire** had become one of the biggest shipyards in the Mediterranean and was frequently compared to the Arsenal of Venice that hosts the celebrated Venice Biennale today.

Tersane: the Most Cosmopolitan Spot in Istanbul

The Imperial Arsenal had its heyday during the reign of Sultan Selim III when engineers from Sweden and France were first invited to introduce the technological advances in the global shipbuilding industry. That was when the workshops and giant slipways of **Taskizak** and **Valide** were built with the aim of making the first steam-powered vessels of the Empire. One of the world's first submarines (designed by the Swedish industrialist and arms dealer Thorsten Nordenfelt) was also assembled at Taskizak in 1886.



Honoring the Industrial Heritage

During the 19th and 20th centuries, the Golden Horn was the epicenter of industrial production in Istanbul, causing some undesired results for the locals, like water pollution. The regional authorities decided to restore the Golden Horn to its "old glory" by decentralizing industry from the metropolitan areas in the 1980s. In 2001, **Camialti** and **Taskizak** shipyards moved to their new industrial sites at the periphery of the city. Today, the naval shipyards are getting ready to be reborn as **Tersane Istanbul**, a carefully planned contemporary integrated urban development project that will deeply honor the city's legendary past.

A VITAL PART OF ISTANBUL'S CHARACTER IS THE BEAUTY AND THE DIVERSITY OF ITS SEASIDE LOCATIONS. NOW, THE CITY HAS A BRAND NEW COASTLINE TO ENJOY!

AFTER SERVING THE LOCAL INDUSTRIES FOR MORE THAN A CENTURY, HALIC IS GETTING BACK TO ITS ESSENCE WITH THE UNIQUE MIX-USE WATERFRONT DEVELOPMENT AT TERSANE ISTANBUL.



TOTAL PLOT AREA
242,000 sqm

TOTAL OPEN AREA
150,000 sqm



HOTELS
4 world-class hotels



FASHION+CULINARY
More than 270 stores



COASTLINE
2 km

WATERFRONT
2 marinas, capacity of 140 yachts



APART UNITS
660 apartments



OFFICES
20,000 sqm



CULTURE
2 museums

ARCHITECT'S POINT OF VIEW

Murat Tabanlıoğlu

Partner at Tabanlıoğlu Architects



Murat Tabanlıoğlu talks about Istanbul's latest exciting coastal "neighborhood" soon to take shape at Tersane Istanbul, as well as the design vision behind it.



How have you interpreted the historical heritage here at Tersane Istanbul?

Tersane-i Amire (the Imperial Shipyard) first developed as a place to build warships. At the time, the Venetians were in competition with the Ottomans, and they were building ships in Arsenale di Venezia, which we all recognize today as the venue of the Venice Biennale. Then these ships fought each other in the Mediterranean. There is an important difference between the two shipyards: Arsenale is carved into the land like a pool. Ottomans, on the other hand, had built Tersane-i Amire at a river mouth that is sheltered from the strong winds of the Black Sea. Thanks to the protection the surrounding hills provide, the weather in the Golden Horn is usually calm, even when there are big storms in the Bosphorus. That special feature has made the spot a perfect natural marina throughout its history.

Over time, ships that were built in the shipyard changed not only in terms of technology but in their size, as well. While they were predominantly wooden in earlier ages,

steel and steam were introduced during the Industrial Age. Some of the existing buildings were eventually dismantled and replaced by new ones to serve new functions. If you look at the Arsenale in Venice, you could see that it is frozen at a certain date. Here in Tersane-i Amire, on the other hand, we have found many additional structures that were made at different periods. The Valide (Empress) Slipway is a good example. This shipbuilding sleigh, which we see covered with a wooden roof in old photographs, is coming back to life. Although its wooden roof did not survive, we are making an iron reconstruction of it for this project. It will look like an entrance door to Tersane Istanbul, when you look at it from the sea.

The naval shipyards of Taskizak and Camialti had gradually been relocated to Tuzla outside the city, years before the tender for the urban regeneration of the shipyards was announced. This is a place under the protection of the Council of Monuments. We are not constructing brand-new tall buildings for Tersane Istanbul, as we are bound



by the volumes of the existing historic buildings and a maximum height restriction of 21 meters. Here, we have been doing everything step by step, learning at each stage. As we removed the plaster of the old buildings, new things came up that made us re-draw the project. The shipyard is made up of several layers, just like the city itself. Here, it is possible to track all the changes Istanbul went through from the Byzantine to the Ottoman and the Republican eras.

What features have you introduced to the project to reinforce the relationship between the city dwellers and this very special part of the Golden Horn?

The biggest factor, of course, is the unique coastline. As a matter of fact, we could make a brand new waterfront here, by extending the coastal strip 10 meters forward, but we convinced ourselves not to disturb the highly original relationship of the site with the sea. We wanted Tersane Istanbul to be a place where the coast and the settlement behind are integrated.

Recently, the Istanbul Metropolitan Municipality conducted a study for a project to transform the shores of the Golden Horn into a string of pedestrian zones. We also planned Tersane Istanbul to be compatible with this grand plan.

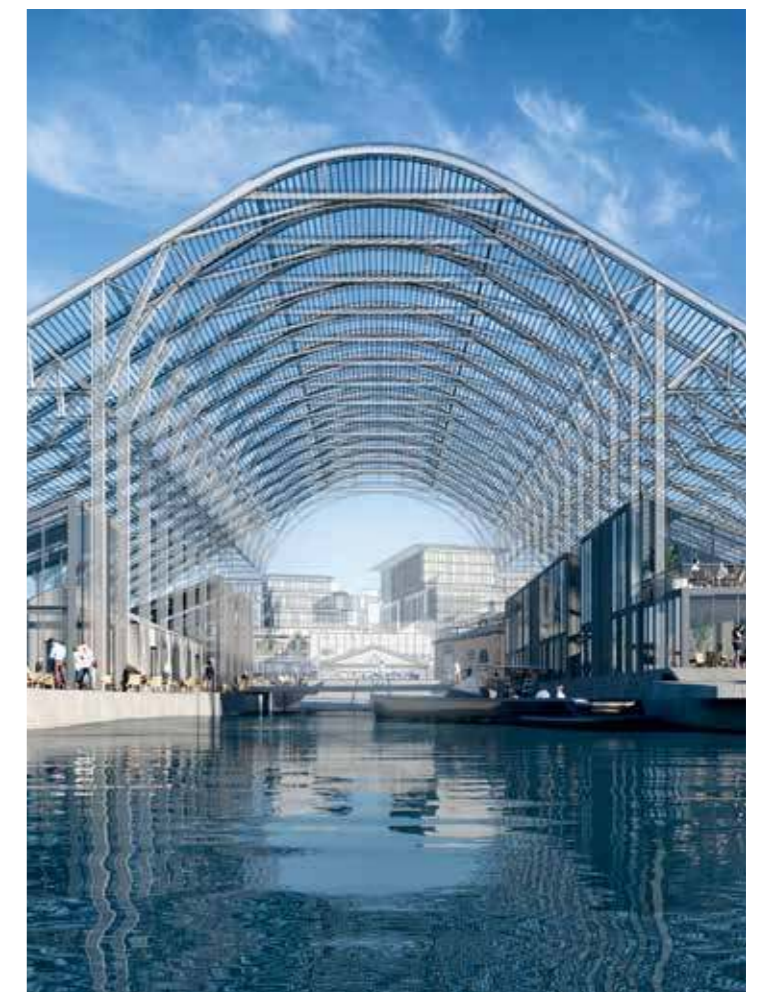
When you look at the leading seaside hotels of Istanbul, you realize that their coastlines are reserved as private zones. The waterfront of Tersane Istanbul, though, has been designed as a predominantly public space, and this will be a first in Istanbul. With its 2-km coastline, Tersane Istanbul will rise as the city's new coastal neighborhood, where one could approach the sea without limits, at the very heart of the city.

The Sadberk Hanım Museum —envisioned by the Vehbi Koc Foundation— will also attract culture buffs and secure its place as one of the world's leading museums. The architectural design was refined by the office of Nicholas Grimshaw, who belongs to the school of

prominent British architects. Personally, I find it quite valuable when world-renowned offices do business in Turkey, although some local architects oppose it. After we converted Warehouse No 4 into Istanbul Modern as Tabanlıoğlu Architects, the fate of the Karakoy neighborhood changed completely. The streets descending from Beyoglu to the Tophane region were suddenly populated by art galleries. It is not difficult to foresee that the Sadberk Hanım Museum will trigger a similar effect in the region where Tersane Istanbul is being developed.

Professionally speaking, what is the most unique aspect of this project for you?

Some projects are drawn and then applied with a little improvement. Tersane Istanbul, though, has been a project that I have been constantly improving. I learned something every time I visited the site. This was actually a new experience for me. A new neighborhood that we all will love is about to be born. That is why it is so exciting!



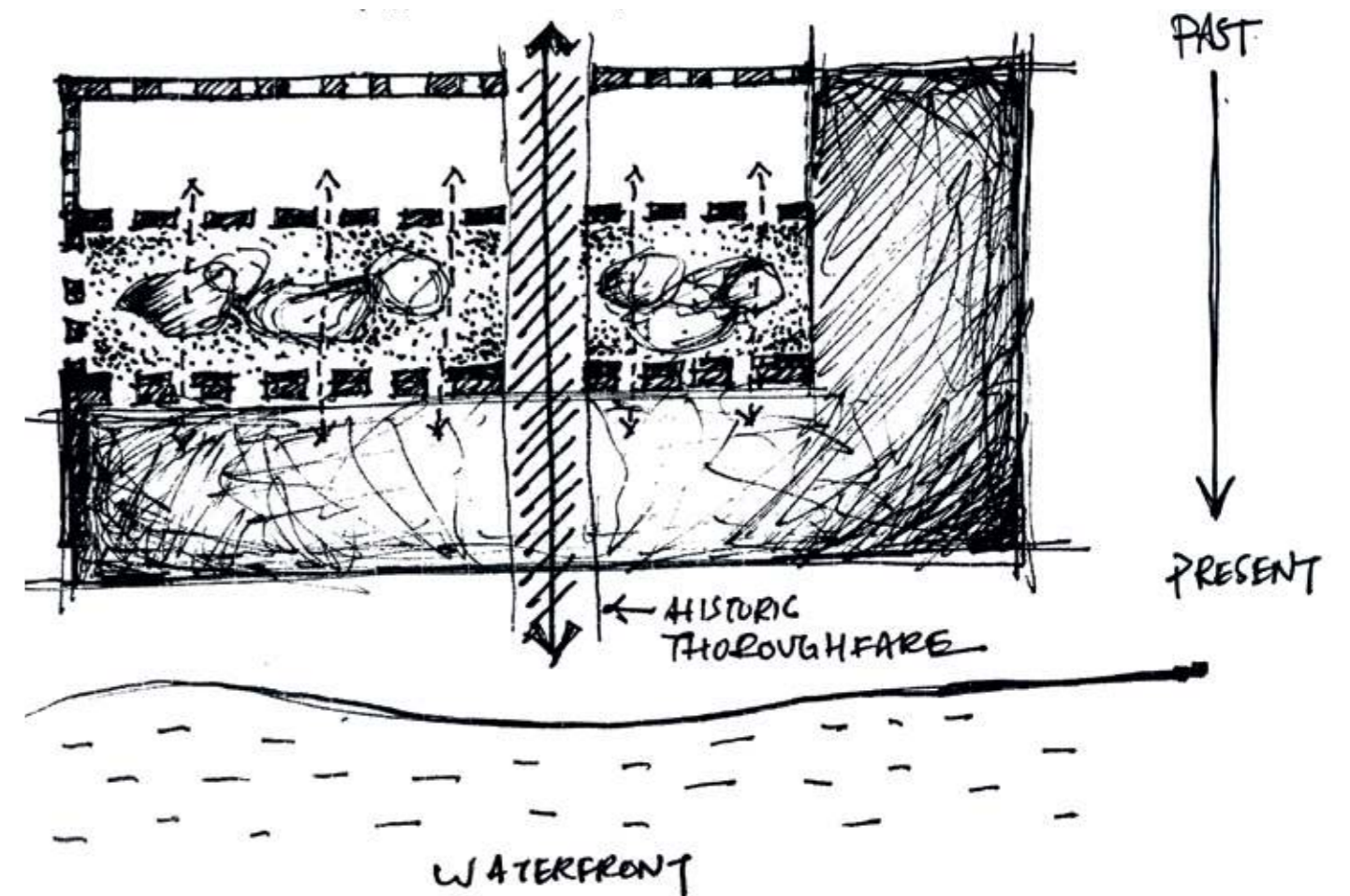
ARCHITECT'S POINT OF VIEW

Chan Hui Min

Director and Board Member at DP Architects



As the founder of DP Urban, a subsidiary of DP Architects focusing on urban planning and infrastructure design services, Chan Hui Min explains the inspiring narrative developed for the social spaces of Tersane Istanbul.



As a global team experienced at launching big urban transformation projects, what makes Istanbul an attractive and unique spot for DP Architects?

One of the reasons why we have been interested in Istanbul is because of its similarity to Singapore. We do a lot of projects internationally, but we don't pick many places to open an office. Istanbul is a bridge between the East and the West, just like Singapore. It has historically been a multicultural and multi-religious place. Singapore is pretty young compared to Istanbul. It is a very futuristic and high-tech city. Working at a place like Istanbul and learning about the roots of the city, while bringing in a more futuristic viewpoint, has been very rewarding for us.

What surprised your design team the most about Istanbul, when you delved into the region's rich heritage during the concept development phase?

The more you dig into it, the more you learn about Istanbul. You are constantly "delighted" by the amount of depth that you can go in all the social, economic, and cultural aspects. It is a classic developer's dilemma: While developing a project, you usually need to make up a story so that people will come. This place was just waiting to be uncovered. We didn't need to create it. We just needed to uncover it to ensure that it would be a vibrant center in the city, almost a destination in itself!

This is not just another commercial residential project, but a truly integrated development project. Tersane Istanbul will be a "live-work-play" kind of destination, almost like a self-sufficient village in itself. The concept we created here is like a "10-minute city." Within 10 minutes, you can fulfill your daily needs.



The place will surely be loved by the locals, as it will not just be a place of convenience or glamour; it will be a place where a social community will also be built, and that's a wonderful thing. The gates will be open to the city. This is one of the rare things about this project. The shipyard site had been closed for hundreds of years. When it reopens to public use, people will see a part of their city that they had never been able to see before. Then they will be able to say, "This place is part of my history and my life!"

Could you explain the "live, work, and play" concept underlying your design?

This concept is at the very core of our lives today, mostly

due to sustainability. During the pre-war period, urban areas were subdivided into industrial and residential zones. The environment in the cities was very bad for living. The city was a place of poor health, as many people lived together. After World War II, there was a huge modern movement in the '60s and '70s where everything was being questioned. People started to want to live, work, and play at the same place, without having to travel to work, sit in traffic for two hours, and burn fossil fuels unnecessarily. So, having a live-work-play environment increases your quality of life. In many ways, Tersane Istanbul will be like a village. You will feel as if you are entering a city within the city. I think this is also going to be the root of its appeal in the hearts and minds of people to come.



“People will see a part of their city that they have never seen before.”



THE FUTURE OF HOSPITALITY

1100 ROOMS ACROSS FOUR HOTELS, EACH WITH A WELL-THOUGHT-OUT CONCEPT: RIXOS TERSANE, A PERFECT RESORT & WELLNESS RETREAT WHICH IS THE FLAGSHIP OF TERSANE ISTANBUL; A PROMINENT LUXURY HOTEL CHAIN WITH BRANDED APART UNITS BY THE WATER; A HISTORICAL BOUTIQUE HOTEL WITH ITS OWN MARINA AS WELL AS MANSIONS OVERLOOKING A VIEW OF BALAT; AND FINALLY A HEALTH HOTEL PERCHED ATOP THE FASHION DISTRICT, SURROUNDED BY THE GARDENS OF AYNALIKAVAK PAVILION, ALL FOUR SPACES COMBINE TO MAKE TERSANE ISTANBUL THE PERFECT PLACE TO ESCAPE IT ALL, IN THE VERY CENTER OF THE CITY.

THE FUTURE OF HOSPITALITY



Your New Retreat in Istanbul

Istanbul is a city shaped by water more than any other force. Located at Halic, Tersane Istanbul stands out as the city's new go-to destination, with a distinctive collection of four hotels immersed in a balmy, retreat-like setting along the Golden Horn!





The New Coastal Charm of Istanbul

It is no coincidence that the leading global hospitality chains of Istanbul have predominantly preferred to be at exclusive seaside locations around the city. Halic now undertakes a similar role as a natural extension of the Bosphorus, as the area's industrial heritage is revived through a well-thought-out urban conservation and transformation endeavor undertaken at Tersane Istanbul—all with the aim of responding to the needs of modern city dwellers.

To provide a satisfactory mix of hospitality, living, and retail spaces, Tersane Istanbul will feature four luxury hotels with 1100 rooms, including Rixos Tersane as the flagship of the group. Meanwhile, serviced apartments ranging from lofts to seaside mansions will become an attractive opportunity

for those who would like to call Tersane Istanbul "home." Each hotel at Tersane Istanbul will have a distinctive character and cater to a wide array of tastes. Providing resort-style luxury, these hotels will be inspired by the local culture, history, as well as community spirit of the area.

One of the four high-end international hotel brands to be introduced at the waterfront of Tersane Istanbul will revive old European charm with its ultra-luxury boutique setting, while its serviced seaside mansions will set a new standard for hospitality in Istanbul. The other will be part of a 5-star luxury hotel chain, with a more contemporary and resort-like feel, featuring its own branded apart units that would provide the perfect refuge from bustling city life for the globetrotting, trendsetting clientele. Both hotels' branded apart units would be the perfect choice for guests visiting Istanbul for an extended stay who would like to have exclusive access to hotel amenities.

The health hotel of the collection will provide the perfect wellness retreat at its secluded hilltop position overlooking the Ottoman gardens of Aynalıkavak Pavilion. The guests of this hotel will also have easy access to the Luxury Plaza, where the best international and local fashion brands are clustered. The pedestrian-friendly design of Tersane Istanbul will allow the guests of all four hotels to enjoy the exceptional beauty and tranquility of the waterfront, as well as various cultural activities, great food, and shopping outlets just a few delightful steps away.

Each hotel at Tersane Istanbul will have a distinctive character and cater to a wide array of tastes.



Providing resort-style luxury, Tersane Istanbul hotels will be inspired by the local culture, history, as well as community spirit of the area.







Rixos Tersane, an Impeccable Approach to the Luxury City-Resort

Rixos Tersane will soon join the highly exclusive array of luxury hotels lined up along the coastal strip of Istanbul. Although currently the only Istanbul outpost of Rixos Hotels is located in Pera, Rixos Tersane will be the true flagship of the group upon opening its doors, as the hotel will have several unmatched features. Promising an unforgettable experience for its guests, the hotel will stand out with the depth of its architectural concept, offering a great variety of room types, of which the majority will have sea views. The hotel will also be home to restaurants and social spaces scattered around a collection of converted brick and stone warehouses, and a state-of-the-art main building with uninterrupted views of the Old City and the Golden Horn. The ballroom of the hotel will also have a privileged location within the plan, allowing event organizers to connect indoor and outdoor spaces and integrate adjacent gardens creatively.

Another exceptional quality of Rixos Tersane is its special relationship with its hinterland. Rixos Tersane's underlying design philosophy allows public access to the whole waterfront of the historic shipyards, proudly a "first" for the city. This makes Tersane Istanbul a new window opening out to sea from a perspective never seen before, since the naval shipyards had been hidden from the public eye for centuries! The guests of Rixos Tersane will feel as if they are strolling around an industrial heritage museum, alluring thanks to all the historical elements, relics, and photos successfully woven into the hotel's design.

A Cinematic Vision Developed for the Interiors

Although the masterplan of the whole site and the architectural concept of Rixos Tersane belong to the leading Turkish design office of Tabanlıoğlu Architects, the main approach to the interiors comes from the California-based Powerstrip Studio. This fruitful collaboration ensures that the interior design of the hotel expresses variety and allure through different spaces and functions. Powerstrip Studio's co-founders Ted Turner and Dayna Lee are known for their outstanding work as creative directors and set designers for world-famous fashion photographers and film directors.

As experts on creating fulfilling interior spaces for resorts, hotels, and spas, Turner and Lee foresee Rixos Tersane as a place for an immersive and curious voyage of discovery, where guests escape from their daily routine. The interior design attitude is centered around the core concept of "Modern History," where each space tells the story of the natural evolution of a deeply historical place that changed the map of the modern world as we know it! The maritime industrial materials, stone and brick walls, as well as steel and shipyard timber blend perfectly with Ottoman patterns at this modern interpretation of a calm and romantic luxury lifestyle. As an urban destination resort set on historically listed architectural foundations, Rixos Tersane has been designed to excel at the highest standards of luxury, without ever ceasing to surprise!





The collection of global hotel brands at Tersane Istanbul will provide the perfect refuge from bustling city life for a trendsetting clientele.



Tersane Istanbul Historic Boutique Hotel

LIVING BY THE GOLDEN HORN

660 APART UNITS AND AN OFFICE AREA OF 20,000 SQUARE METERS: FULLY SERVICED LUXURY APARTMENTS WITH SEAMLESS INDOOR-OUTDOOR LIVING, LOFTS TO ATTRACT A YOUNGER CLIENTELE WITH A DELIGHTFUL NEIGHBORLY VIBE AND SLEEK CONTEMPORARY INTERIORS, SPACIOUS BALCONIES AND TERRACES WITH UNMATCHED VISTAS OF THE OLD CITY, AND HOME-OFFICE UNITS LOOKING OVER A LIVELY SHOPPING PLAZA.

LIVING BY THE
GOLDEN HORN



The Art of Living by the Water

The new exclusive living units of Tersane Istanbul will revive the ages-old art of living by the water—which Istanbul residents have taken to a whole new level—and will feel like an oasis within the dense urban fabric of Istanbul.





Living at a Luxury *Yali* Apartment with Historical Vistas

Before losing its natural charm to 18th-century industrial production, Halic was at the heart of a self-indulgent lifestyle immersed in lush Ottoman gardens by the water. Coastal palaces and mansions were lined up all along its shores, as is the case with the rest of the Bosphorus coastline. Today, only the Aynalikavak Pavilion adjacent to Tersane Istanbul survives as a testimony to the good old days. Its charming little garden is the last remaining royal garden of the past, side by side with royal shipyards.

Now, the 5-star serviced units of Tersane Istanbul are here to revive Istanbul dwellers' age-old love of living by the water. Residing in one of the *yali* (seaside) apartments of Tersane Istanbul would rival the pleasure of living in an exquisite Ottoman summer mansion along the Bosphorus, only this time accompanied by a breathtaking Old City panorama, spanning from the Seraglio (the Topkapı Palace) and the Hagia Sophia to the old Greek neighborhood of Phanar and the Theodosian walls of Constantinople.

These fully serviced furnished apartments will offer seamless indoor-outdoor living, just 10 m away from the water. Their open-concept layout with smaller kitchens will allow *yali* owners to take advantage of the leasing services provided, while the social facilities of an adjacent 5-star hotel will be just a pleasant stroll away.







Life in Lofts at Tersane will be shaped by the modern “live, work, and play” attitude to urban living.





Live, Work and Play at Tersane Istanbul

In contrast to *yali* living, Lofts at Tersane were designed to foster a strong community in the heart of the city. Life here will be shaped by the modern “live, work, and play” attitude to urban living, where one no longer travels for hours to reach downtown for work or entertainment.

These hillside lofts will attract a younger clientele with their delightful neighborly vibe and sleek contemporary interiors that have an exceptional story height of 3.5 m. Not ones to back down from a challenge, Tabanlıoğlu Architects went above and beyond in designing these apart buildings as dynamic spaces.

lofts
AT TERSANE ISTANBUL



Each hillside block will be accessed through lush gardens with monumental, ages-old trees. Kids can play in a safe and enjoyable environment here, elevated from street level. The buildings will provide several types of apartments with distinct styles, ranging from rooftop penthouses to duplex apartments with a garden. Crowned by the Galata Tower on the one side and the Topkapı Palace, Ottoman domes, and minarets on the other, the hillside apart units of Lofts at Tersane will also provide a unique city panorama. All units will have spacious balconies or terraces with limitless indoor and outdoor connectivity, allowing residents to take advantage of the surrounding vistas.

The lower levels of the Lofts at Tersane buildings will be populated by a variety of cafes and designer boutiques organized around courtyards, integrating a neighborly character to the area. The residents of these living units are the ones who will give Tersane Istanbul its true character and create a sense of place, or a sense of belonging, where each and every person feels comfortable and convivial.

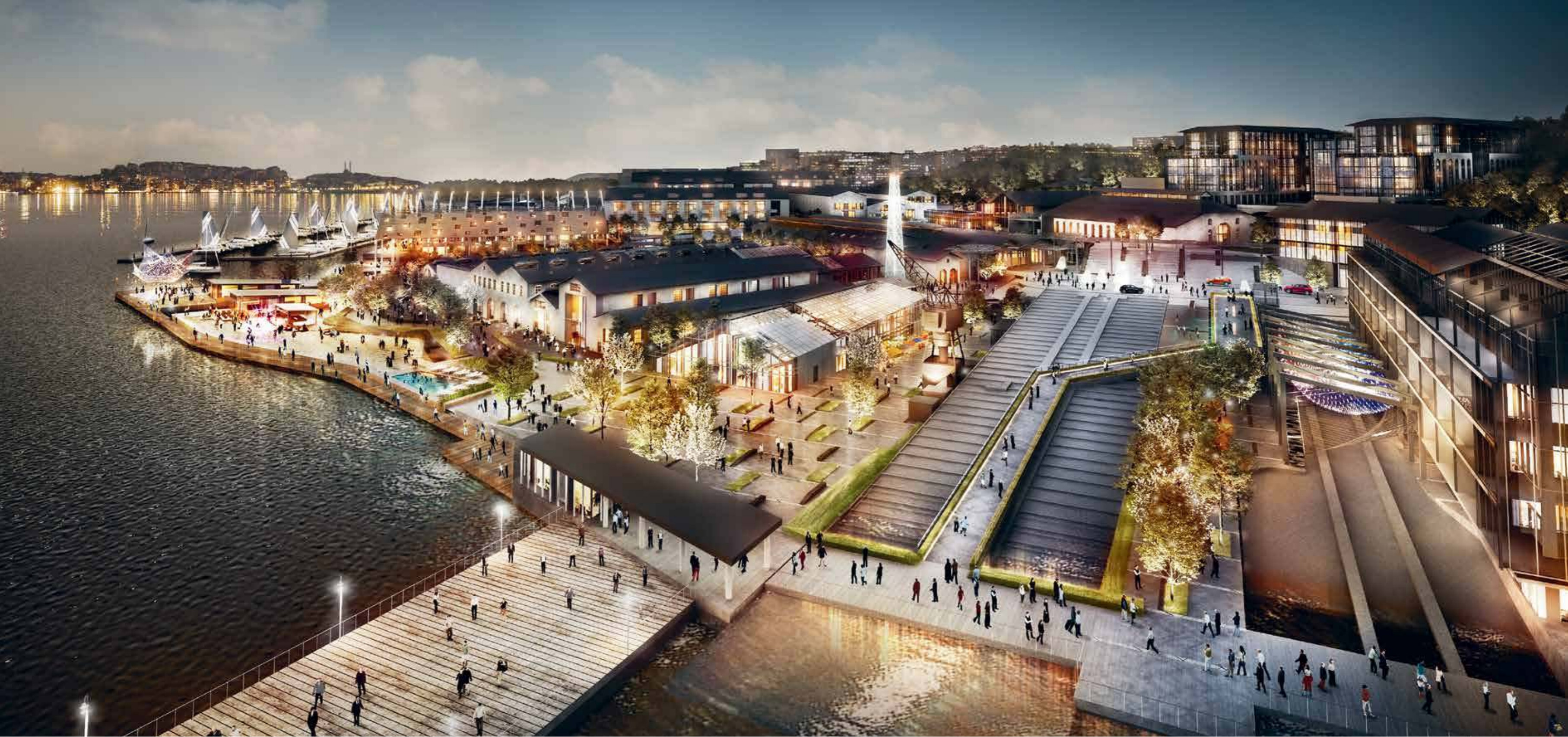


FASHION+ CULINARY DELIGHTS

MORE THAN 270 STORES: A UNIQUE OPEN-AIR SHOPPING EXPERIENCE FOR TOP INTERNATIONAL AND LOCAL BRANDS AT LUXURY PLAZA'S VIBRANT RETAIL STREETS, A MULTILEVEL AND ALL-WEATHER RETAIL LINK, A DESIGNER'S HUB HOSTING CONCEPT STORES OF LOCAL DESIGNERS AND INTERNATIONAL MONO-BRANDS TAILORED FOR GEN Z, A MARKETPLACE-LIKE FOOD HALL AND EXCLUSIVE SEASIDE RESTAURANTS THAT WILL SHOWCASE ISTANBUL'S DIVERSE GASTRONOMICAL DELIGHTS.

FASHION+
CULINARY
DELIGHTS





Cultivating Happiness at Tersane Istanbul

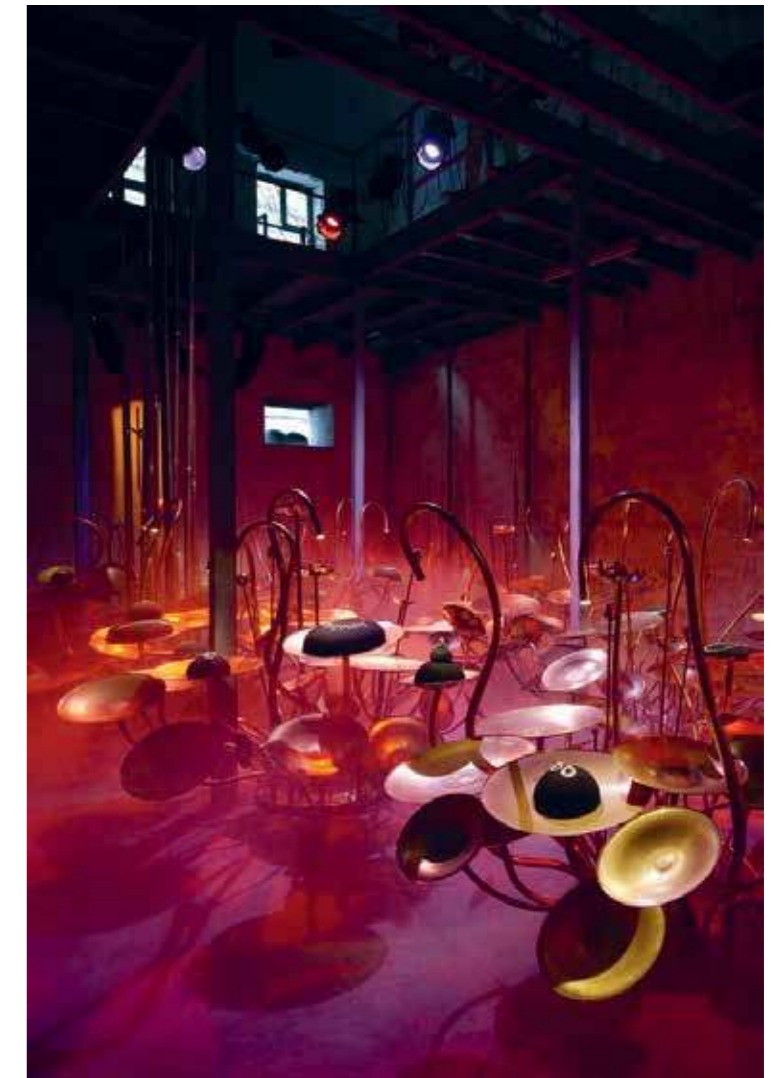
A vital part of Istanbul's character is the beauty and the diversity of its seaside locations. Now, the city has a brand new coastline to enjoy. After serving the local industries for more than a century, Halic is returning back to its essence with the unique mixed-use waterfront development of Tersane Istanbul.

An Exciting Open-Air Shopping Experience

Everybody has a favorite place in Istanbul, be it a fancy shopping street full of designer stores in Nisantasi, an artsy sidewalk cafe to mingle with friends in Kadikoy, a hidden courtyard that takes you back in time in the Old City, or a fish restaurant along the Bosphorus where you can experience the timelessness of the view. Tersane Istanbul—the new, multilayered, go-to destination within the city—will offer something for everyone, thanks to its exceptional dining and shopping venues and abundance of activities. Visitors of Tersane Istanbul will instantly feel the authenticity of the place, in which the old and the new blend harmoniously.

The inspiring journey starts at the highest lot of the former naval shipyard. At **the Luxury Plaza**, which is designed for upscale living immersed in vibrant retail streets, top international and local brands will come together for an exciting open-air shopping experience. Unique landscaping connects an iconic industrial building to the new units, incorporating an industrial feel to the place. Here, the meticulous conservation project enables visitors to feel the monumental scale of this historical building, with daylight entering via a skylight, and with the original wooden trusses and masonry walls revealed. Flanked by an uphill hotel, as well as new offices and living units, this prime location offering unmatched views of the Old City's skyline is sure to be the ideal spot for the cosmopolitan clientele of exclusive brands.

A multilevel and all-weather retail link, situated underneath the Iron Foundry, connects the Luxury Plaza to **the Arrival Plaza** and the rest of the development. Here, shoppers will find a wide selection of casual fashion and activewear brands, followed by a pleasant break to explore the remarkable Waterfront experience Tersane Istanbul has to offer.



Tersane Istanbul—the new, multilayered, go-to destination within the city—will offer something for everyone, thanks to its exceptional dining and shopping venues and abundance of activities.



Tersane Istanbul is destined to be the next popular Istanbul attraction among locals and tourists alike.



A Carefully Curated Mix of Culinary and Cultural Experiences

Tersane Istanbul celebrates the soul of the city by bringing together unique food options with cultural experiences in an extraordinary 2,000-square-meter Food Hall, which will showcase Istanbul's homegrown culinary talents and the city's diverse gastronomical delights. This upbeat **Food Hall** will not only host a carefully curated mix of eateries, bars, themed corners, and market stalls, but it will also serve as a social hub where chefs could perform their skills live. Guests can also relax at the adjacent Secret Garden with long tables and loggias while waiting for an artistic or musical performance at the **Event Hall**. Tersane Istanbul's Food Hall is destined to be the next popular Istanbul attraction among locals and tourists alike, with its proximity to several exceptional shopping and entertainment venues that are a delightful stroll away.

Bringing the Power of “Design” to Life

While the historic brick warehouses and factories on the ground serve as constant reminders of the area’s industrial past, Tersane Istanbul takes every opportunity to embrace the artisanal spirit as one of its core values. The focus on material production and tool-making embedded in the DNA of the old shipyard finds a second life in the warehouses of Tersane Istanbul, hosting **concept stores** for talented young Turkish designers as well as acclaimed **international mono brands** to be introduced to the Turkish market here for the first time. This **experience-based retail space** will be a center for Gen Z and Millennials to follow all the latest global fashion trends, with an emphasis on streetwear, gaming culture, digital age, and sustainability in general. The building’s mezzanine floor will be designed as a creative platform with coworking spaces, a DJ cabin to set the mood around the clock, and workshop areas where guests could interact with the trendsetting local designers and be “makers” themselves. The city’s top third-wave coffee roasters, bistros, and pubs serving gourmet bites with local wine and craft beer, as well as food stalls with healthy and vegan alternatives, will ensure that any visit to the designer’s hub is a rewarding one.





Valide Cluster: A New Icon on Istanbul's Historic Silhouette

The Waterfront of Tersane Istanbul will be the new playground for city dwellers who enjoy "slow living," or escaping from their daily routines by indulging in leisure activities in a setting with a strong sense of history. One of the most outstanding architectural features of the Waterfront will be the **Valide Cluster**. This iron-roof structure covering the Valide Slipway—a protected national heritage site that once belonged to the naval shipyard—was designed to offer some of the best al fresco fine-dining options in the city. Here, a flagship Turkish restaurant will put its own contemporary spin on traditional dishes, showcasing small local producers with creative dishes and tasting menus in a charming atmosphere by the water. Valide Cluster will appeal to a variety of palates with its seamless Pan-Asiatic, Italian, and French-style restaurants and brasseries serving "haute cuisine" in a unique setting that's also accessible by private boat.

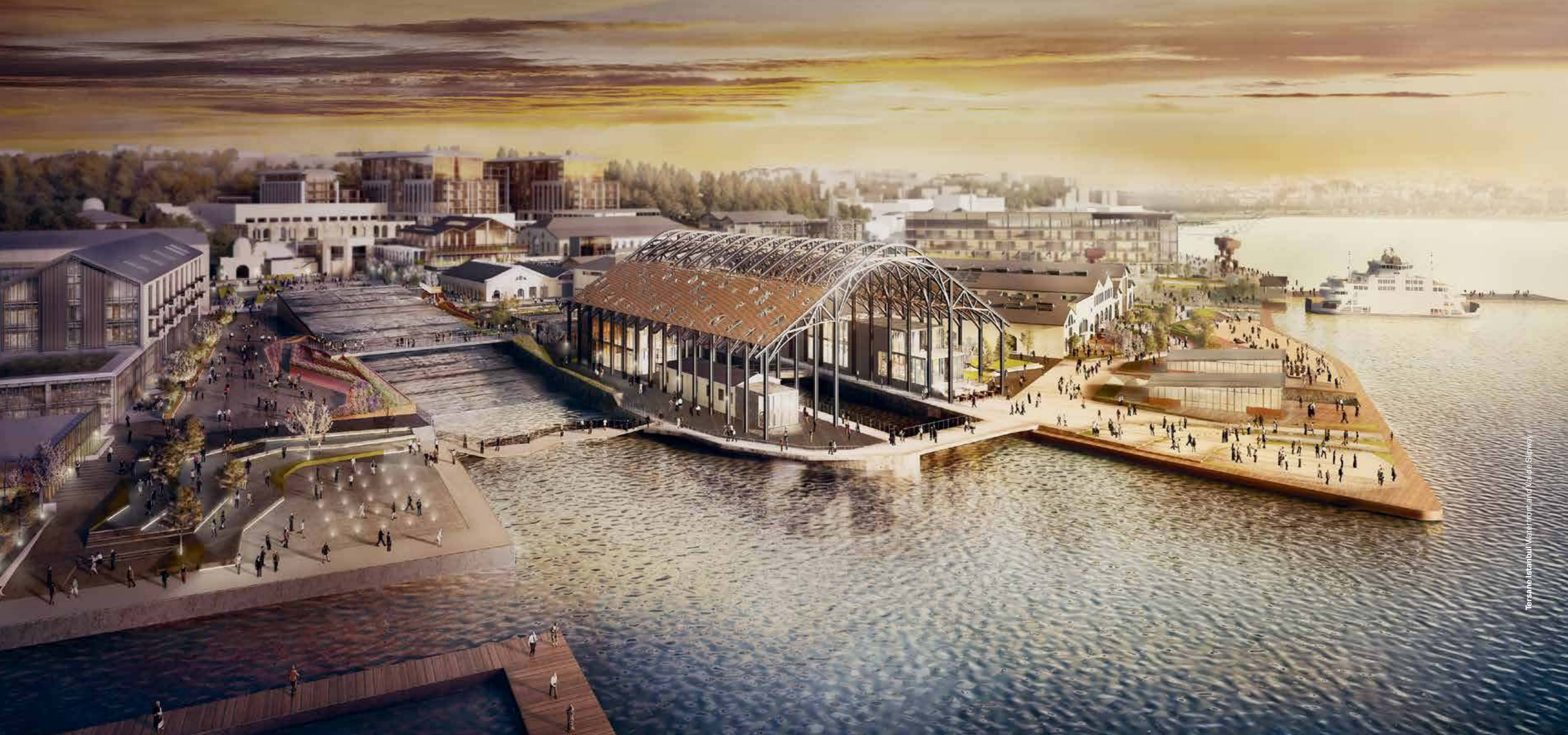


EVENTS+ ICONIC MUSEUMS

CULTURAL SPACES AT THE CENTER OF LIFE IN
TERSANE ISTANBUL: A CENTURIES-OLD OTTOMAN
IMPERIAL GARDEN ADJACENT TO A MUSEUM PLAZA,
TWO WORLD-CLASS CONTEMPORARY MUSEUMS,
AN EVENT HALL TO HOST EXCLUSIVE GATHERINGS,
AND A BUSY YEAR-ROUND EVENT CALENDAR
THAT WILL BREATHE NEW LIFE INTO THE CITY'S
CULTURAL AGENDA WITH THE BEST MUSIC AND ART
PERFORMANCES, FASHION SHOWS, AND FESTIVALS.

EVENTS+
ICONIC MUSEUMS





Celebrating Life at Istanbul's Centuries-Old Harbor

The core values of local culture will find a voice here at Tersane Istanbul! Host to a Museum Plaza with two new iconic museums, new cultural programs, and diverse range of activities for a modern audience, as well as imaginatively landscaped recreational spaces by the water, Tersane Istanbul will become a prime setting for inhabitation, pleasure, memorable social gatherings—and a place where you will want to return again and again.

Tersane Istanbul Waterfront and Valide Shipway

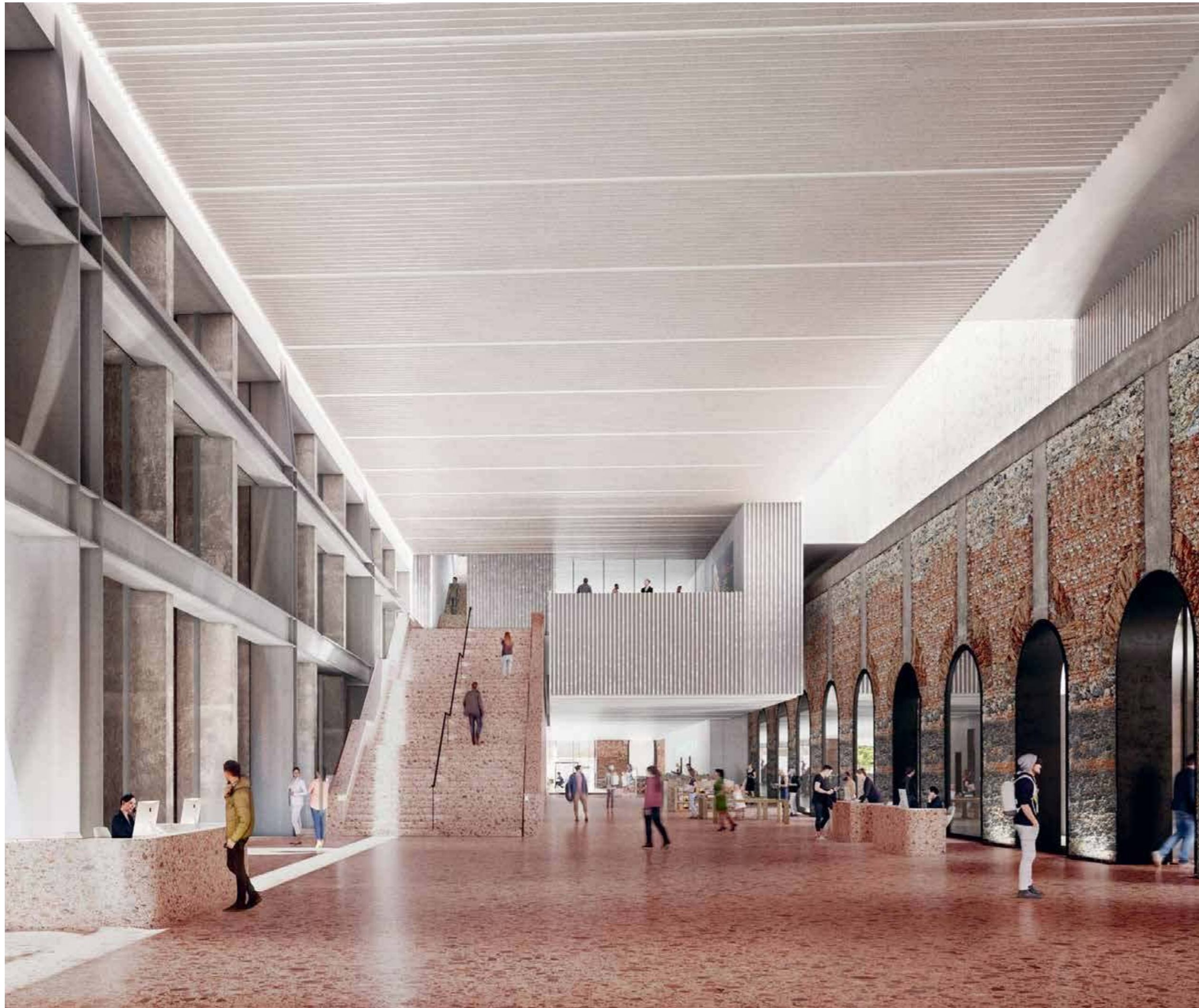
EVENTS + ICONIC MUSEUMS



A Museum Plaza and a Classical Ottoman Garden

Unlike other large developments where culture is an afterthought, at Tersane Istanbul, culture has been placed at the very center of life, both physically and spiritually. One of the main pedestrian zones of Tersane Istanbul, **Museum Plaza** is located at a very active intersection, showcasing large sculptural artworks to greet visitors upon arrival. You could have access to the centuries-old Ottoman gardens and the rare collections of **Aynalıkavak Pavilion** on the one hand, and to unrivaled vistas of the converted historic slipways of the Taskizak Shipyard on the other. Connected to the Museum Plaza through the monumental **Sultan's Gate**, the classical Ottoman garden of the former palace is a setting where the memories of pleasant living by the water still linger.





A Truly Contemporary Museum Experience

The old Hammerhouse will find a second life as a captivating museum at the center of Museum Plaza, as the Vehbi Koc Foundation's internationally acclaimed **Sadberk Hanım Museum** will be relocated here, leaving its current premises along the Bosphorus. The museum's rich private collection of 20,000 pieces brings together archaeological relics dating from the 6th millennium BC, Islamic artifacts, awe-inspiring İznik tiles, as well as exquisite women's textiles, garments, and embroidery from the Ottoman era. Designed by the world-renowned British architectural office of Grimshaw as a new cultural magnet for Istanbul residents, the new museum complex will merge properly climatized 21st-century exhibition galleries with the brick facade of a 19th-century factory building that envelops them. The architectural wisdom applied here will allow the visitors to appreciate the historical facade from the inside out while also enabling them to follow the story of the building throughout the centuries.



A Cultural Center Created by Women for Women

Right next door to Sadberk Hanim Museum's hybrid historical facade, **the Museum of Women's Culture** will rise with its futuristic glass-and-aluminum building, celebrating the metaphor of women's role in strengthening the fabric of society. Designed by Singapore-based DP Architects, the building's architecture mimics colorful Turkish patterns and inter-woven geometric figures. More than a museum and a contemporary cultural institution, the Museum of Women's Culture will also serve as a community center and a place of dialogue putting forward women's contributions to society. Besides exhibiting the cultural, anthropological, and ethnographic accumulation of women via a permanent collection and temporary exhibitions, the museum also plans to host a full schedule of events and activities such as oral history

studies, as well as organizing conferences and workshops, and publishing. The museum complex features a conference hall, a library, an oral history studies center, a broadcasting center, and a restoration lab, all amenities designed to enable and empower women, artists, and innovators to engage with their audience in a stimulating atmosphere. A dynamic, hand-woven sculpture will hang from the ceiling to connect two atriums vertically while also strengthening the organic and sincere ambience of the space. Last but not least, a pleasant rooftop cafe with panoramic Halic views is poised to become the next popular gathering spot for women and those who are interested in understanding the role of women in Turkish society.



Best of Istanbul, Staged in a Privileged Atmosphere

Thanks to its vast array of spaces designed for different uses, Tersane Istanbul is destined to be the city's new iconic venue for prominent music, art, and fashion events. The old brick-and-stone Torpedo Factory at the shipyard will serve as an **Event Hall**, hosting various exclusive gatherings in a lofty atmosphere under its vaulted wooden ceilings carried by exposed industrial steel structures. With concerts, theater performances, fashion shows, launch events for leading global brands, international auctions, and festivals, this venue will leave its mark on the cultural agenda of the city and reconnect new generations with this historic site. The Event Hall will also be connected to a lively 2,000-square-meter Food Hall by a Secret Garden, where both residents and visitors alike could sample the diverse gastronomical delights of Istanbul while waiting for the next big thing!



With its
kid-friendly
activities and
pedestrian zones,
Tersane Istanbul
will be your new
destination for a
family fun day.



A Moment of Tranquility at the Waterfront

Tersane Istanbul's 2-km waterfront will be one of those rare spots in the city where residents, locals, and tourists can all enjoy the sea and the coastline in

a delightful setting that has been designed primarily as a public space. This industrial heritage site was reimagined by DP Architects in such a way as to offer a diverse range of experiences that visitors could enjoy both during the day and at night, making it an all-day, year-round destination. The unique slipways, promenade warehouses, and industrial cranes make the waterfront

area an engaging open space for all, with unique points of interest. Along the entire promenade, visitors will be able to enjoy landscape features like observation decks, sculptural light installations, urban furniture, and social hammocks, as well as zones for live shows, skateboarding, and water sports. An extraordinary **Family Entertainment** space is under construction

around the historically protected Sukru Okan Slipway that will connect to the Luxury Plaza via a European-style pedestrianized boulevard with several on-site happenings. The Taskizak Slipway, on the other hand, will be converted into an **Open Air Theater** with a stage on the sea—guaranteed to become an instant landmark along Halic.

The exemplary integrated urban development project of Tersane Istanbul is here to respect and protect the iconic silhouette of old Istanbul. Tersane Istanbul is destined to be the city's new go-to destination with a year-round cultural program and fun activities, an exclusive open-air shopping experience, gastronomical delights, a pedestrian-friendly neighborly vibe, and luxury living spaces overlooking a pristine 2-km waterfront along Halic.