




NİDAPARK
— BEYKOZ —
GÖRELE



Living in the heart of the Beykoz forests...

A dream that almost feels too good to be true.
Yet here you are, taking the first step
toward making it real through
an attainable villa concept.

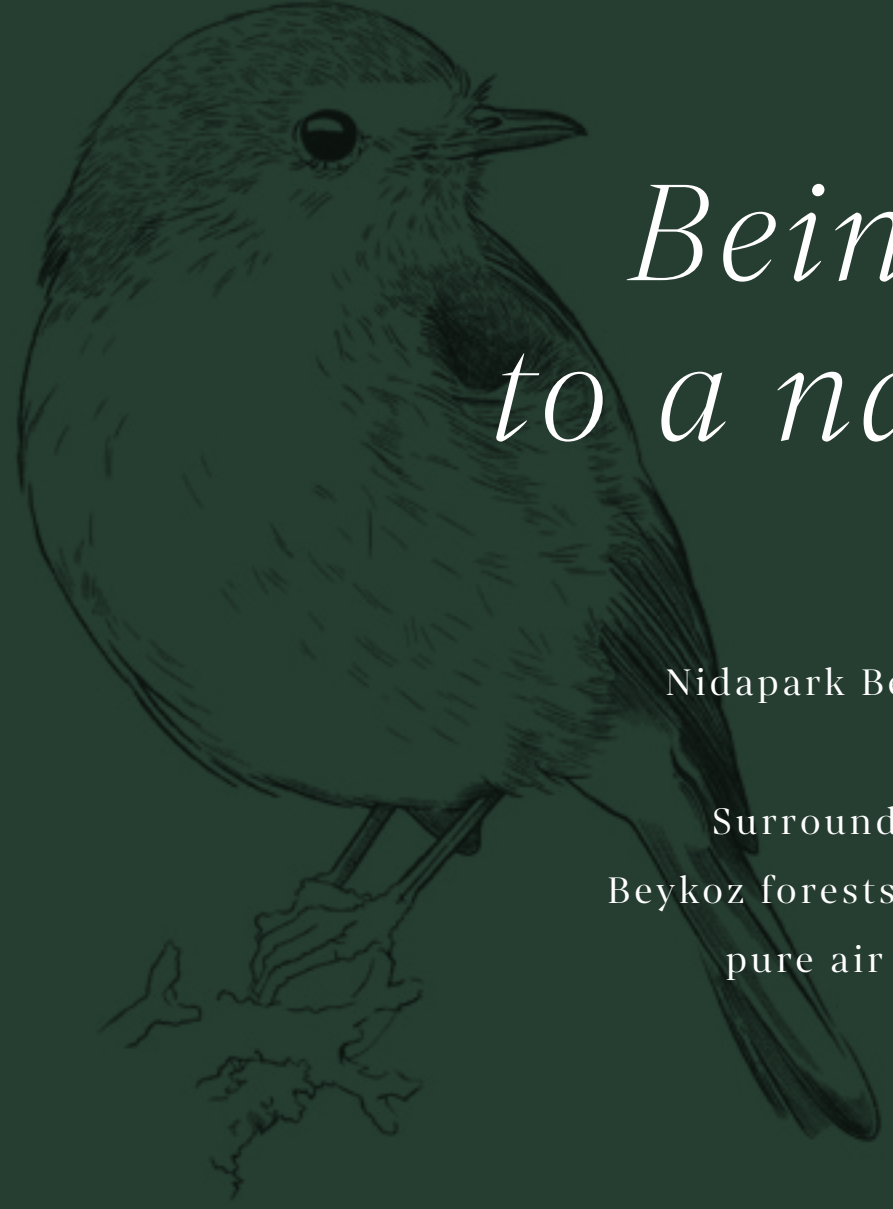
Turn the page.
With every line you read and every image
you see, let the dream take shape
before your eyes.

*You are now on the verge of
owning your own villa
through an attainable
villa concept.*

Nidapark Beykoz Görele sits on Istanbul's Anatolian side, at the edge of Beykoz's established residential fabric, just 5 minutes from the Fatih Sultan Mehmet Bridge.

Here, every morning welcomes you with the crisp, refreshing air of the forest.





Being a neighbor to a natural wonder...

Nidapark Beykoz Görele sits at the heart of a rare
natural landscape.

Surrounded by the centuries-old trees of the
Beykoz forests, this hidden enclave captivates you with
pure air and ever-changing shades of green
at every glance.



Beykoz's solid ground structure reflects a life that is both free and secure.

As you explore the different villa types, you'll find that the comfort of detached living is present in every option.



The landscaping, furniture, and all supporting elements shown in the visuals are for illustrative and decorative purposes only. Tahincioğlu and Rafin reserve the right to make changes to the project.





Nidapark Beykoz Görele
An attainable villa concept
offering the comfort of
detached living.



Imagine a villa...

Offering all the comfort you need with architecture in harmony with nature, a compact interior design, and a private garden, terrace, and parking area.

Carefully designed and thoughtfully planned interior spaces give you the privilege of owning an attainable villa in Istanbul.

Bringing together the full comfort of detached living with the pure air of the forest, this villa concept offers you the opportunity to turn your dream into reality.

Site Plan



*For those who
place privacy
at the center
of their lives:
Detached Villa*

At Nidapark Beykoz Görele, detached villas with private spaces offer both luxury and a peaceful lifestyle in perfect balance.



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Imagine starting your day on your terrace, where forest views greet the morning... stepping outside your home and listening to the peaceful sounds of nature all around you.

Picture summer days spent in your private garden, winter months warmed by the comfort of underfloor heating, and the ease of your own private parking space.

Every detail has been carefully considered so you can simply enjoy life.

Detached Villa

3 Bedrooms + Flex Room

N I D A P A R K B E Y K O Z G O R E L E

Net Interior Area
(excluding balconies and sub-level areas)

144,05 m²

Total Net Area

144,05 m²

Gross Area
(including balconies and pool, excluding ground-floor terrace)

182,77 m²

Total Saleable Gross Area
(including terrace leveling and sub-level areas)

304,37 m²



N I D A P A R K B E Y K O Z G O R E L E

Detached Villa

3 Bedrooms + Flex Room

N I D A P A R K B E Y K O Z G O R E L E

Net Interior Area
(excluding balconies and sub-level areas)

150,50 m²

Total Net Area

221,05 m²

Gross Area
(including balconies and pool, excluding ground-floor terrace)

285,07 m²

Total Saleable Gross Area
(including terrace leveling and sub-level areas)

363,07 m²



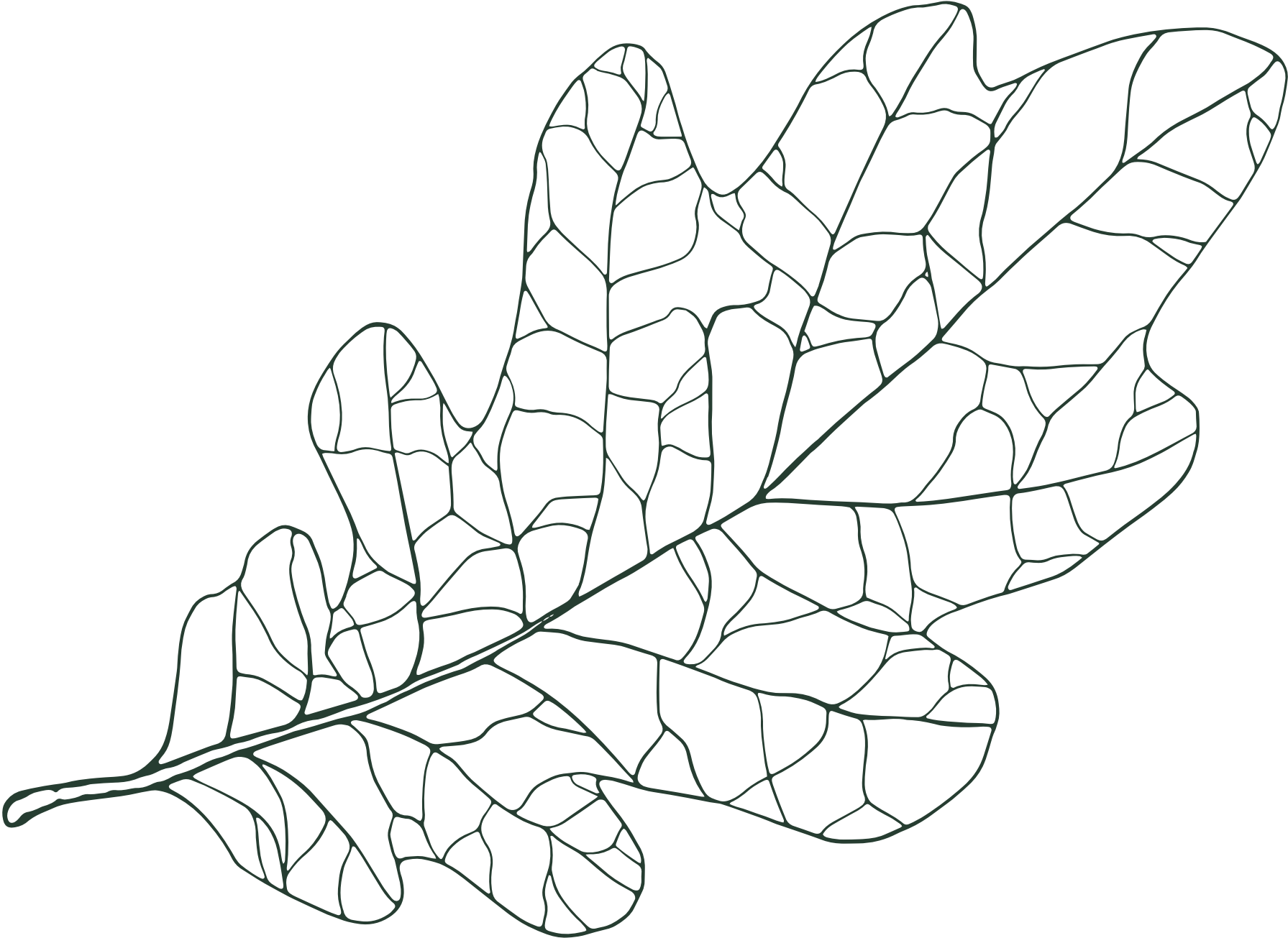
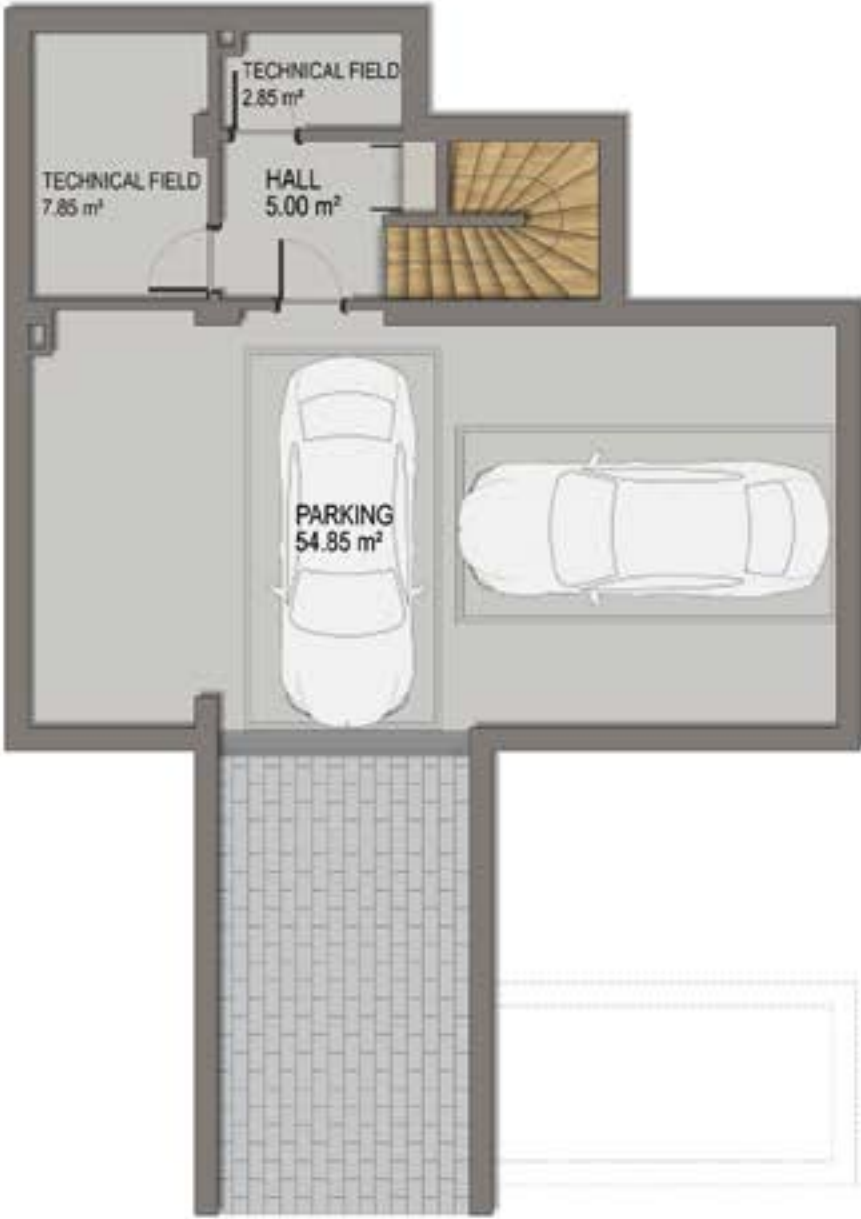
N I D A P A R K B E Y K O Z G O R E L E

Detached Villa

3 Bedrooms + Flex Room

N I D A P A R K B E Y K O Z G Ö R E L E

Garage	
Gross Area	90,92 m²
Net Area	70,55 m²



N I D A P A R K B E Y K O Z G Ö R E L E

Detached Villa

3 Bedrooms + Flex Room

N I D A P A R K B E Y K O Z G O R E L E

Net Interior Area
(excluding balconies and sub-level areas)

122,60 m²

Total Net Area

130,20 m²

Gross Area
(including balconies and pool, excluding ground-floor terrace)

164,10 m²

Total Saleable Gross Area
(including terrace leveling and sub-level areas)

286,80 m²



ONLY THE CABINETRY INDICATED IN THIS COLOR WILL BE PROVIDED UPON DELIVERY.



N I D A P A R K B E Y K O Z G O R E L E

Detached Villa

3 Bedrooms + Flex Room

N I D A P A R K B E Y K O Z G O R E L E

Net Interior Area
(excluding balconies and sub-level areas)

127,30 m²

Total Net Area

127,30 m²

Gross Area
(including balconies and pool, excluding ground-floor terrace)

161,27 m²

Total Saleable Gross Area
(including terrace leveling and sub-level areas)

274,12 m²



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N I D A P A R K B E Y K O Z G O R E L E

*For those seeking
both privacy and
a sense of connection:*
***Semi-Detached
Villas***

Comprising two symmetrical homes placed side by side, each villa offers a private garden while also providing the comfort of a neighbourly lifestyle.



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As with all villa types, the semi-detached villas of Nidapark Beykoz Görele offer meticulously planned, spacious, and naturally light-filled living spaces.

The essence of detached living is fully preserved through individually separated gardens, while also allowing you to live side by side with close friends or family, in an atmosphere of proximity and shared distinction.



Semi – Detached Villa

3 Bedrooms

N I D A P A R K B E Y K O Z G O R E L E

<i>Net Interior Area</i> (excluding balconies and sub-level areas)	105,75 m²
<i>Total Net Area</i>	105,75 m²
<i>Gross Area</i> (including balconies and pool, excluding ground-floor terrace)	135,68 m²
<i>Total Saleable Gross Area</i> (including terrace leveling and sub-level areas)	178,98 m²



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N I D A P A R K B E Y K O Z G O R E L E

*For those who wish to
extend villa living
into a garden or
terrace setting:
Duplex Villas*

The third and fourth villa types at Nidapark Beykoz Görele consist of garden and terrace duplexes located within the same block.

Each home features its own private entrance, dedicated parking space, and exclusive use of a terrace or garden, offering the full comfort of detached living.



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Comprising four neighboring units within the same building, the garden duplex and terrace duplex villas feature private entrances supported by a dedicated elevator system.

The lower duplex homes offer private garden use, while the upper duplex homes are complemented by spacious terraces.

In the duplex villas at Nidapark Beykoz Görele, life unfolds at your own pace, where comfort, space, and ease come naturally.

Duplex Villa

3 Bedrooms

N I D A P A R K B E Y K O Z G O R E L E

<i>Net Interior Area</i> (excluding balconies and sub-level areas)	114,45 m²
<i>Total Net Area</i>	127,00 m²
<i>Gross Area</i> (including balconies and pool, excluding ground-floor terrace)	156,67 m²
<i>Total Saleable Gross Area</i> (including terrace leveling and sub-level areas)	160,47 m²



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N I D A P A R K B E Y K O Z G O R E L E

Duplex Villa

3 Bedrooms

N I D A P A R K B E Y K O Z G O R E L E

Net Interior Area
(excluding balconies and sub-level areas)

109,30 m²

Total Net Area

111,10 m²

Gross Area
(including balconies and pool, excluding ground-floor terrace)

141,85 m²

Total Saleable Gross Area
(including terrace leveling and sub-level areas)

190,85 m²



N I D A P A R K B E Y K O Z G O R E L E



Compact, accessible, and exclusive living

At Nidapark Beykoz Görele, the thoughtfully designed villas offer a compact yet refined way of living.

Wide facades open onto serene garden and forest views, allowing natural light and fresh air to flow effortlessly into every space.

High-quality wet areas and carefully selected materials create a sense of exclusivity in everyday life.



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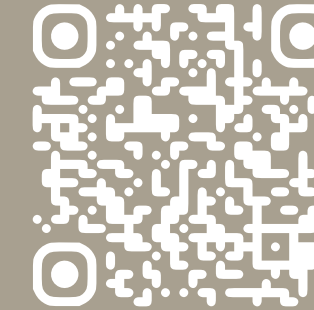
Whether it's a relaxing day by the shared pool located at the heart of Nidapark Beykoz Görele, or the serenity of long walks through the nearby forest – paths you never wish to leave behind...

The choice is yours. Because here, you know best how easily your wishes come true.





*A new life in the heart of the
Beykoz forests is now closer than ever.*



Nidapark Beykoz Görele

444 4 846

Nidapark Beykoz Görele Sales Office
Görele Neighborhood, Kurşunlu Street No:4, Beykoz, Istanbul



Rafin is a real estate company founded with the vision of creating modern and functional living spaces that combine architectural aesthetics together with nature.

Rafin places simple forms, high-quality standards, and user-focused design at the core of its approach across all projects. Beyond the structure itself, the company prioritizes lifestyle, environmental harmony, and sustainability. With a vision of delivering long-term comfort and serenity in prime central locations, Rafin develops projects that reflect the refined elegance of nature through carefully considered details.

This approach is reflected in Rafin’s involvement in the Yıldız Park Levent project in Etiler – developed on land owned by Yıldız Koleji – in collaboration with Koya. In addition, Rafin continues its work on the Nidapark Beykoz Görele project in Beykoz, developed on land owned by Milenium Construction.



Tahincioğlu, with a 70-year legacy in Türkiye, operates primarily in real estate development, along with various other sectors. Drawing on its deep expertise and accumulated know-how, the Group places quality, sustainability, and lasting value at the core of every project it delivers.

Tahincioğlu Real Estate is the group company operating in real estate development and investment within the Tahincioğlu Group. The company develops high-quality retail, office, residential, and shopping mall projects, and also undertakes the development and construction of premium hotels. Nida Construction serves as the general contractor for all Tahincioğlu projects, reinforcing the group’s pioneering position in the sector through its innovative approach. Recipient of 22 prestigious international awards for its expertise in real estate development, project design, construction, and marketing, Tahincioğlu is positioned among the leading brands in the industry, with a construction volume exceeding 4 million square meters and more than 30 projects.

Projects within the Tahincioğlu portfolio include Nidapark Beşiktaş, Nidapark İstinye, Nidapark Başakşehir, Nidapark Seyrantepe, Nidapark Çengelköy, Nidapark Küçükyalı, Nidapark Ataşehir, Nidakule Levent, Nidakule Ataşehir, Nidakule Kozyatağı, Nidakule Göztepe, and Nidakule Küçükyalı in Istanbul; Nidapark Gündoğan in Bodrum; and Nidapark Çankaya in Ankara. The company also has ongoing projects in Beykoz, Yenisahra, and Anadolu Hisarı.



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KONUT

 NİDAPARK — GÜNDOĞAN —	 NİDAPARK — BEYKOZ — GÖRELE —	 NİDAPARK — ATASEHİR —	 NİDAPARK — ÇENGELKÖY —	 NİDAPARK — İSTİNYE —	 NİDAPARK — ÇANKAYA —
 NİDAPARK — KÜÇÜKYALI —	 NİDAPARK — BAŞAKŞEHİR —	 NİDAPARK — SEYRANTEPE —	 NİDAPARK — AYYILDIZ —	 NİDAPARK — BEŞİKTAŞ —	 NİDAPARK — KAYAŞEHİR —

AVM

 PALLADIUM — ALISVERIS MERKEZİ — ATASEHİR —	 PALLADIUM — ALISVERIS MERKEZİ — ANTAKYA —	 PALLADIUM — ALISVERIS MERKEZİ — KAYAŞEHİR —	 PALLADIUM — CADDE — KÜÇÜKYALI —
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 NİDAKULE — LEVENT —	 NİDAKULE — KÜÇÜKYALI —	 NİDAKULE — ATASEHİR — KUZey —	 NİDAKULE — ATASEHİR — BATI —	 PALLADIUM — TOWER —
 NİDAKULE — ATASEHİR — GÜNEY —	 NİDAKULE — KAYAŞEHİR —	 NİDAKULE — GÖZTEPE —	 NİDAKULE — KOZYATAĞI —	





