

M E T S A N
N E X U S
K A R T A L

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N E X U S
K A R T A L



www.METSANNEXUS.com

U I I X I I 4

The word Nexus that means crossroads in Latin, is interpreted as a “MEETING POINT” in **METSAN NEXUS** project with its remarkable architecture, its convenient location and its claim to be the city's new center of attraction.



NEXUS

THE CROSSROADS OF DREAM AND REALITY,
METSAN NEXUS,
BRINGS YOU TOGETHER WITH
A BRAND NEW LIFE EXPERIENCE...

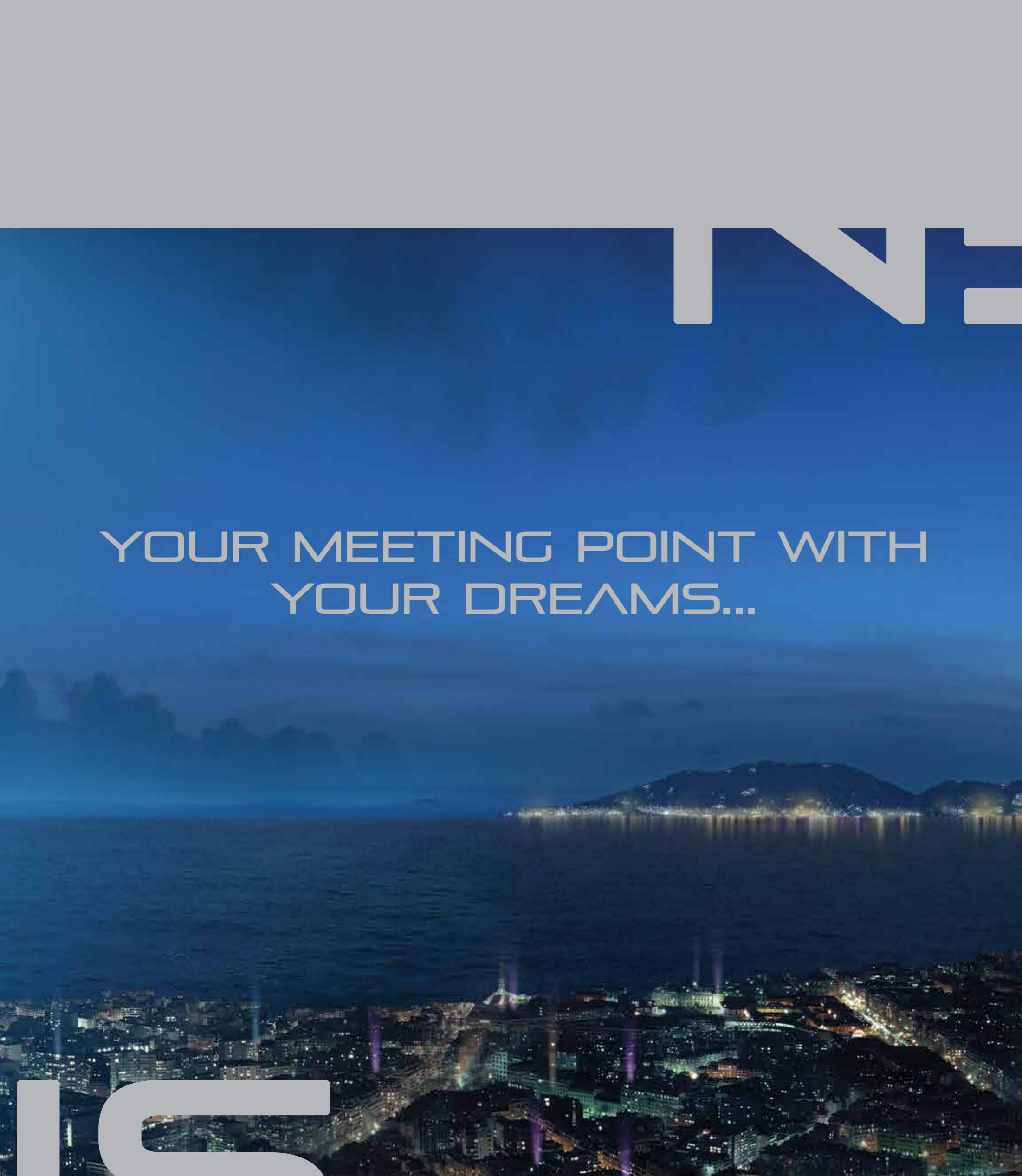
NEXUS

This picture was taken in August 2013 on the 36th floor level at METSAN NEXUS construction site.

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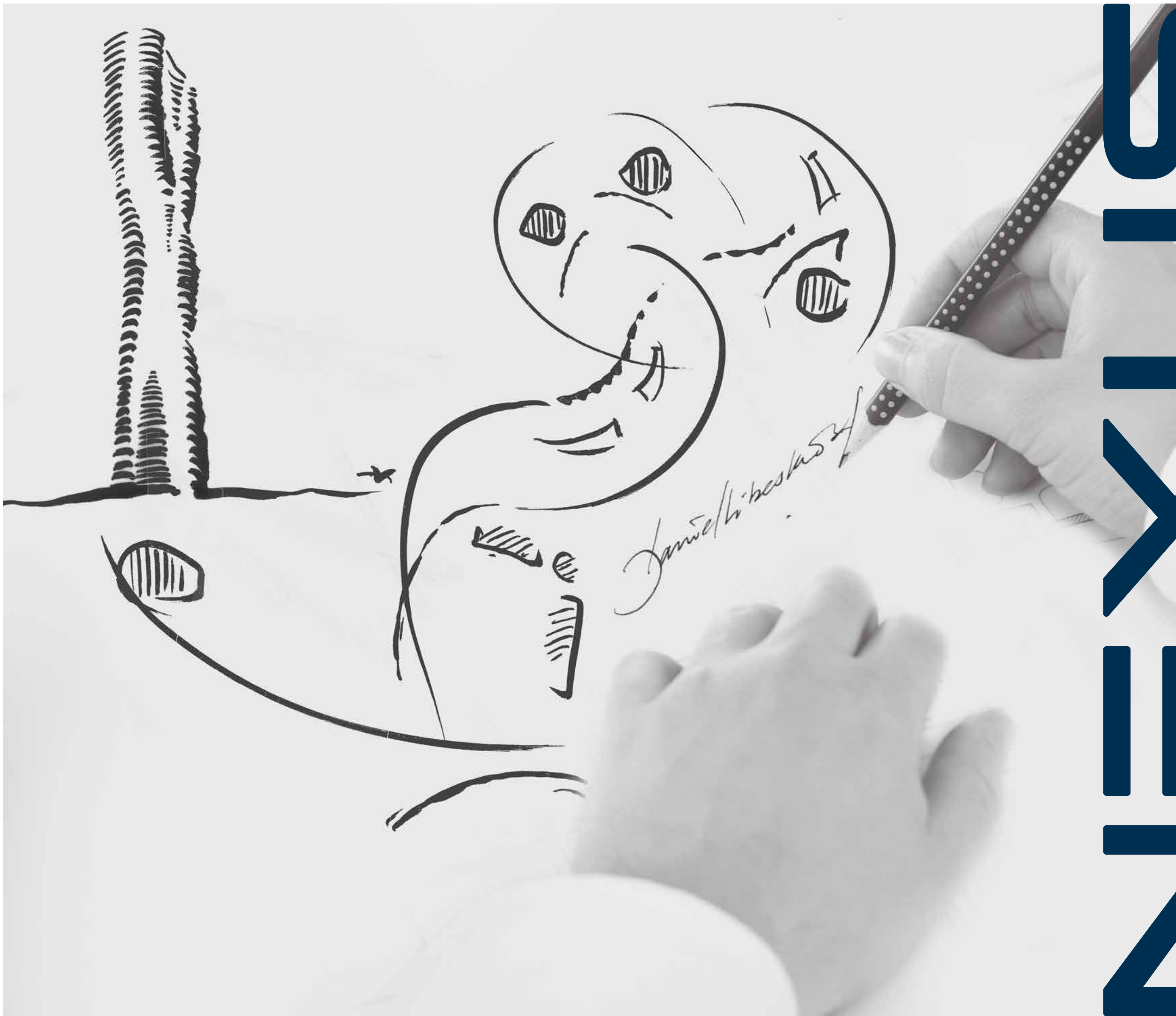
YOUR MEETING POINT WITH
YOUR DREAMS...

S



You experience what
you imagine in one of
the most prestigious
projects of the city;
METSAN NEXUS.

METSAN NEXUS



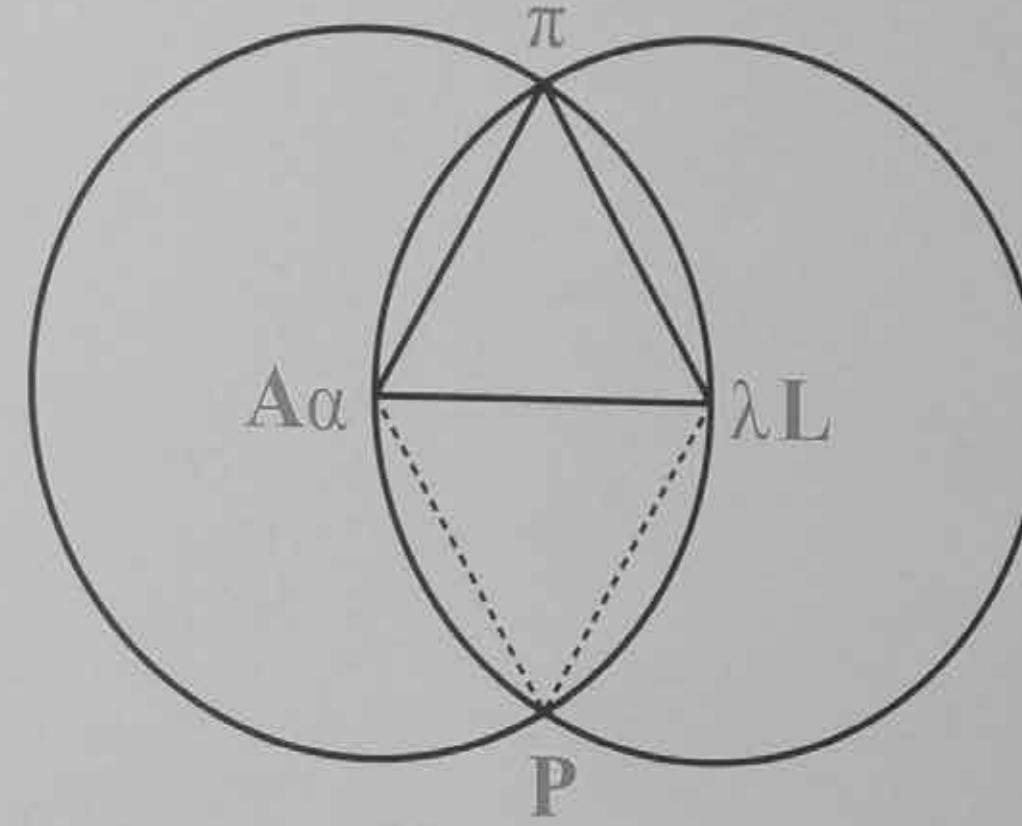
Jamie/ki-beska54



ARCHITECTURAL
APPROACH

NEXUS WILL BE KARTAL'S LANDMARK IN THE FUTURE

 **Metsan**



STUDIO DANIEL LIBESKIND



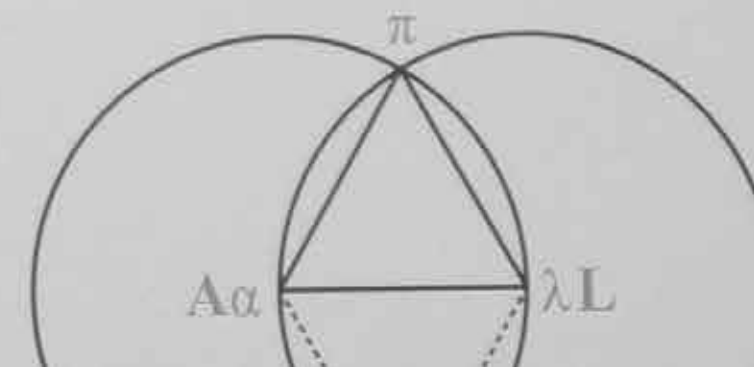

Daniel Libeskind
Studio Libeskind



 **Metsan**
Cemalettin Satoğlu
METSAN

METSAN NEXUS's masterplan was prepared by the world-famous architect **Daniel Libeskind** and its architectural project was designed by architect **Cemalettin Satoğlu** in partnership with **Metsan Construction** and **Studio Daniel Libeskind**. This project will catch on not only Kartal's and Istanbul's but also the World's attention.

 **Metsan**



METSAN NEXUS will be
a monument bestowed
to the World of architecture
by Istanbul



An aerial photograph of a city, likely Istanbul, showing a dense urban landscape with numerous residential buildings. In the foreground, a modern architectural complex is under development, featuring several tall, curved skyscrapers with glass facades and green roofs. The sky is blue with some clouds. The text 'A MASTERFUL TOUCH TO THE CITY'S SILHOUETTE...' is overlaid in the upper right corner.

A MASTERFUL TOUCH TO
THE CITY'S SILHOUETTE...

NEXUS

When all its stages are completed, **METSAN NEXUS** project will be a complex that consists of residences, hotel, offices, shopping mall, parc & recreation areas. It will become the city's new meeting point...



METSAN NEXUS' 36 stories tall two high-rises connected with a 19 stories tall circular tower gloriously rises up to the sky.

A vibrant square filled with stores, cafés, restaurants is added to the project to create a cosy neighborhood environment and to facilitate residents' life.





5
1
X
2

TRANSPORTATION
&
LOCATION

Your house next to a metro station will reduce traffic stress...

METSAN NEXUS is a junction in terms of its location; It is 10 minutes away from Sabiha Gökçen International Airport, it is located right next to E-5 Highway, it is only 5 minutes away from E-6 Highway and Caddebostan-Pendik Coast Road. Via Metro, Metsan Nexus is only 36 minutes away from Kadıköy and 55 minutes away from Taksim.





STYLIS

AMENITIES



Metsan Nexus residents can benefit from exquisite lifestyle amenities in addition to standard amenities such as fitness center, basketball court, and outdoor playground.

All guests are welcomed by a chic and modern lobby equipped with a 24/7 concierge desk.

Rooftop Terrace on the 36th floor, Harmony Terrace on the 19th floor, and Sky Lounge on the 17th floor are all areas where Metsan Nexus residents can meet with their neighbors and guests and enjoy the view .

In addition, indoor playground for kids, private movie theater room, multifunctional recreation room, golf simulation room are spaces where Metsan Nexus residents can pleasantly spend their time without going far from the comfort of their homes.

Elegantly decorated party room provides a spacious room for Metsan Nexus residents to invite their guests for special occasions such as birthdays, celebrations or dinner parties.

Those who want to experience a different sports activity will enjoy **METSAN NEXUS'** open air squash courts on the 15th floor.

Library & relaxation room is ideal for those who would like to have piece of mind outside their homes.

Owners of studios and 1+1 room-apartments who do not want to use up precious space for laundry machines can take advantage of available laundry room.

These exquisite amenities are intended to offer a world-class high-standard lifestyle to Metsan Nexus residents.





NEXUS; A PLACE
WHERE STYLE AND
MODERN LIFE
GREET'S YOU...

NEXUS

Harmony Terrace on the 19th floor
will take away the day's stress...

INEXOS



Your living room may not be 120 square meters large, but you can host your guests at **METSAN NEXUS's** 120 square meters large chic Party Room.

NEXUS



PRIVILEGES
AT YOUR
DISPOSAL



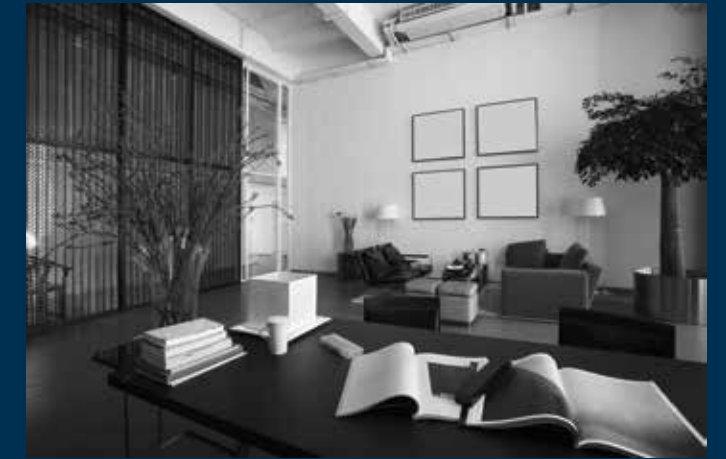
NEW

Sky Lounge on the 15th floor is a peaceful and spacious getaway to meet with your neighbors or to relax alone...



Enjoy Istanbul on the 36th floor Rooftop Terrace overlooking Princess Islands.

CITY'S NEW
MEETING POINT;
METSAN NEXUS



CAFES, RESTAURANTS
& SHOPS



Mini bazaar that opens up to the green square will make life more vibrant and dynamic for **METSAN NEXUS** residents...



Cafés, restaurants and shops located in **METSAN NEXUS'**
arcade creates the cosy neighborhood environment...

NEXUS





NEW US

NEWARK





INTERIORS
THAT REFLECT
YOUR STYLE...



NEW YORK

WAKE UP TO THE VIEW OF
PRINCESS ISLANDS...



NEW



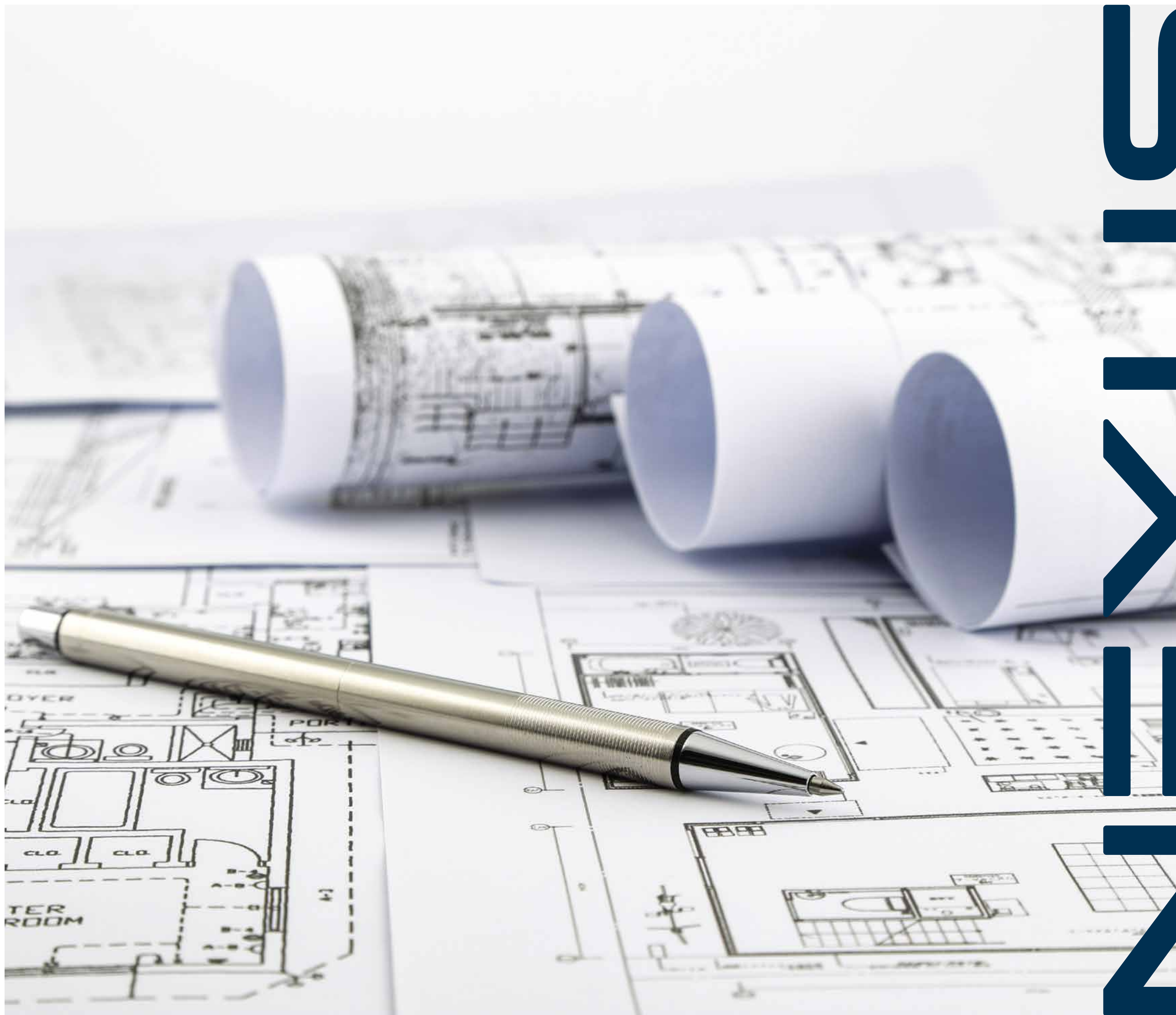
SPECIAL APARTMENT FLATS,
PRIVILEGED LIVING...

INNOVATION





Terraces with swimming pools; exclusive to the residents of special 3+1 room apartment flats...



STYLIS

FLOOR
PLANS

STUDIO

BUILDING A TYPE 1

Living Area+Kitchen 21,94 m²
 Balcony 8,05 m²
 Bathroom 4,40 m²

Net Area 34,39 m²
 Gross Area 40,53 m²
 Total Gross Area 51,74 m²



1+1

BUILDING A TYPE 1

Doorway 6,73 m²
 Living Room+Kitchen 17,64 m²
 Bedroom 12,90 m²
 Bathroom 4,88 m²
 Balcony 13,90 m²

Net Area 56,05 m²
 Gross Area 62,14 m²
 Total Gross Area 79,32 m²



STUDIO

BUILDING A TYPE 2

Living Area+Kitchen 24,36 m²
 Bathroom 4,08 m²
 Balcony 1 8,15 m²
 Balcony 2 6,87 m²

Net Area 43,46 m²
 Gross Area 49,52 m²
 Total Gross Area 63,21 m²



1+1

BUILDING A TYPE 2

Doorway 7,37 m²
 Living Room+Kitchen 17,22 m²
 Bedroom 12,43 m²
 Bathroom 5,19 m²
 Balcony 13,38 m²

Net Area 55,59 m²
 Gross Area 63,95 m²
 Total Gross Area 81,63 m²



1+1

BUILDING A TYPE 3

Living Room+Kitchen	18,51 m ²
Bedroom	11,93 m ²
Bathroom	4,18 m ²
Balcony 1	6,87 m ²
Balcony 2	5,39 m ²
Net Area	46,88 m ²
Gross Area	55,50 m ²
Total Gross Area	70,84 m ²



1+1

BUILDING A TYPE 6

Living Room+Kitchen	22,68 m ²
Hallway	4,43 m ²
Bedroom	12,71 m ²
Bathroom	4,49 m ²
Balcony 1	8,23 m ²
Balcony 2	7,20 m ²
Net Area	59,74 m ²
Gross Area	66,28 m ²
Total Gross Area	84,60 m ²



1+1

BUILDING A TYPE 4

Living Room+Kitchen	30,68 m ²
Bedroom	12,13 m ²
Bathroom	5,42 m ²
Balcony	15,90 m ²
Net Area	64,13 m ²
Gross Area	72,31 m ²
Total Gross Area	92,30 m ²



1+1

BUILDING A TYPE 7

Doorway	9,00 m ²
Living Room+Kitchen	28,40 m ²
Bedroom	10,40 m ²
Bathroom	5,16 m ²
Balcony	13,79 m ²
Interior Garden	21,69 m ²
Net Area	88,44 m ²
Gross Area	97,78 m ²
Total Gross Area	124,81 m ²



1+1

BUILDING A TYPE 8

Living Room+Kitchen	26,34 m ²
Bedroom	11,16 m ²
Bathroom	4,08 m ²
Balcony	13,63 m ²
Net Area	55,21 m ²
Gross Area	62,19 m ²
Total Gross Area	79,38 m ²



1+1

BUILDING A TYPE 10

Doorway	10,67 m ²
Living Room+Kitchen	27,39 m ²
Bedroom	10,40 m ²
Bathroom	4,10 m ²
Balcony	12,36 m ²
Net Area	64,92 m ²
Gross Area	72,92 m ²
Total Gross Area	93,08 m ²



1+1

BUILDING A TYPE 9

Doorway	5,52 m ²
Living Room+Kitchen	21,95 m ²
Bedroom	11,99 m ²
Bathroom	4,13 m ²
Balcony	16,18 m ²
Net Area	59,77 m ²
Gross Area	67,93 m ²
Total Gross Area	86,71 m ²



1+1

BUILDING A TYPE 11

Living Room+Kitchen	22,14 m ²
Bedroom	13,47 m ²
Bathroom	3,90 m ²
Balcony	12,50 m ²
Net Area	52,01 m ²
Gross Area	60,23 m ²
Total Gross Area	76,88 m ²



1+1

BUILDING A TYPE 12

Doorway	9,00 m ²
Living Room+Kitchen	28,40 m ²
Bedroom	10,40 m ²
Bathroom	5,16 m ²
Balcony	13,79 m ²
Net Area	66,75 m ²
Gross Area	76,09 m ²
Total Gross Area	97,13 m ²



1+1

BUILDING A TYPE 14

Doorway	13,17 m ²
Hallway	4,43 m ²
Living Room	22,37 m ²
Bedroom	12,94 m ²
Bathroom	4,99 m ²
Balcony 1	22,32 m ²
Balcony 2	7,82 m ²
Balcony 3	6,80 m ²
Net Area	94,84 m ²
Gross Area	107,52 m ²
Total Gross Area	137,25 m ²



1+1

BUILDING A TYPE 13

Living Room+Kitchen	32,08 m ²
Bedroom	13,08 m ²
Bathroom	4,61 m ²
Balcony	13,70 m ²
Net Area	63,47 m ²
Gross Area	70,76 m ²
Total Gross Area	90,32 m ²



1+1

BUILDING B TYPE 16

Doorway	5,51 m ²
Living Room+Kitchen	25,38 m ²
Bedroom	11,77 m ²
Bathroom	3,99 m ²
Balcony	14,92 m ²
Net Area	61,57 m ²
Gross Area	71,67 m ²
Total Gross Area	91,49 m ²



1+1

BUILDING B TYPE 17

Doorway	5,96 m ²
Living Room+Kitchen	23,04 m ²
Bedroom	11,77 m ²
Bathroom	4,66 m ²
Balcony	21,32 m ²

Net Area	66,75 m ²
Gross Area	76,36 m ²
Total Gross Area	97,47 m ²



1+1

BUILDING C TYPE 26

Doorway	9,05 m ²
Living Room+Kitchen	23,09 m ²
Bedroom	11,00 m ²
Bathroom	4,56 m ²
Balcony 1	7,78 m ²
Balcony 2	4,34 m ²

Net Area	59,82 m ²
Gross Area	67,56 m ²
Total Gross Area	86,24 m ²



1+1

BUILDING B TYPE 18

Doorway	3,84 m ²
Living Room+Kitchen	23,18 m ²
Room	11,84 m ²
Balcony	21,57 m ²
Bathroom	4,05 m ²

Net Area	64,48 m ²
Gross Area	75,25 m ²
Total Gross Area	96,05 m ²



1+1

BUILDING C TYPE 27

Hallway	4,55 m ²
Living Room+Kitchen	21,50 m ²
Bedroom	13,76 m ²
Bathroom	4,75 m ²
Balcony 1	7,83 m ²
Balcony 2	6,48 m ²

Net Area	58,87 m ²
Gross Area	67,05 m ²
Total Gross Area	85,59 m ²



1,5+1

BUILDING A TYPE 1

Living Room+Kitchen	26,95 m ²
Bedroom	11,49 m ²
Dressing Room	4,04 m ²
Bathroom	5,36 m ²
Balcony	14,19 m ²

Net Area	62,03 m ²
Gross Area	70,52 m ²
Total Gross Area	90,02 m ²



1,5+1

BUILDING A TYPE 3

Living Room+Kitchen	26,95 m ²
Bedroom	11,49 m ²
Dressing Room	4,04 m ²
Bathroom	5,36 m ²
Balcony	14,19 m ²
Interior Garden	23,92 m ²

Net Area	85,95 m ²
Gross Area	94,44 m ²
Total Gross Area	120,55 m ²



1,5+1

BUILDING A TYPE 2

Living Room+Kitchen	26,95 m ²
Bedroom	11,49 m ²
Dressing Room	4,04 m ²
Bathroom	5,36 m ²
Balcony	14,19 m ²

Net Area	62,03 m ²
Gross Area	70,27 m ²
Total Gross Area	89,70 m ²



2+1

BUILDING A TYPE 2

Doorway	8,97 m ²
Living Room+Kitchen	28,68 m ²
Hallway	5,25 m ²
Bedroom	12,84 m ²
Room	10,34 m ²
Bathroom	6,20 m ²
Balcony	20,53 m ²
Interior Garden	23,92 m ²

Net Area	116,73 m ²
Gross Area	129,65 m ²
Total Gross Area	165,50 m ²



2+1

BUILDING A TYPE 3

Doorway	7,13 m ²
Hallway	8,73 m ²
Living Room+Kitchen	29,77 m ²
Master Bedroom	12,62 m ²
Room	11,30 m ²
Bathroom	4,42 m ²
Balcony 1	8,71 m ²
Balcony 2	13,90 m ²
Balcony 3	5,54 m ²
Net Area	102,12 m ²
Gross Area	112,66 m ²
Total Gross Area	143,81 m ²



2+1

BUILDING A TYPE 4

Doorway	8,97 m ²
Living Room+Kitchen	28,68 m ²
Hallway	5,25 m ²
Bedroom	12,84 m ²
Room	10,34 m ²
Bathroom	6,20 m ²
Balcony	20,53 m ²
Net Area	92,81 m ²
Gross Area	105,73 m ²
Total Gross Area	134,96 m ²



2+1

BUILDING C TYPE 9

Hallway	3,02 m ²
Living Room+Kitchen	32,16 m ²
Master Bedroom	16,12 m ²
Room	10,57 m ²
Bathroom	5,13 m ²
Balcony 1	16,49 m ²
Balcony 2	11,58 m ²
Net Area	95,07 m ²
Gross Area	105,38 m ²
Total Gross Area	134,52 m ²



2+1

BUILDING C TYPE 11

Doorway	7,48 m ²
Hallway	3,34 m ²
Living Room+Kitchen	30,36 m ²
Master Bedroom	20,30 m ²
Room	10,50 m ²
Bathroom	6,26 m ²
Balcony 1	16,46 m ²
Balcony 2	4,68 m ²
Net Area	99,38 m ²
Gross Area	113,89 m ²
Total Gross Area	145,38 m ²



2+1

BUILDING C TYPE 14

Doorway	4,90 m ²
Living Room	36,32 m ²
Kitchen	11 m ²
Master Bedroom	16,29 m ²
Room	13,60 m ²
Bathroom	6,94 m ²
Balcony 1	8,35 m ²
Balcony 2	12,96 m ²

Net Area	110,36 m ²
Gross Area	122,21 m ²
Total Gross Area	156 m ²



2+1

BUILDING C TYPE 15

Doorway	12,74 m ²
Living Room+Kitchen	30,79 m ²
Master Bedroom	13,05 m ²
Room	10,14 m ²
Bathroom	5,13 m ²
Balcony 1	7,98 m ²
Balcony 2	10,63 m ²

Net Area	90,46 m ²
Gross Area	101,63 m ²
Total Gross Area	129,73 m ²



2,5+1

BUILDING A TYPE 1

Doorway	12,46 m ²
Living Room+Kitchen	35,82 m ²
Bathroom 1	3,45 m ²
Balcony 1	11,90 m ²
Interior Garden	3,82 m ²
Hallway	5,37 m ²
Master Bedroom	14,81 m ²
Dressing Room	7,69 m ²
Room	13,78 m ²
Bathroom 2	4,79 m ²
Balcony 2	11,90 m ²

Net Area	125,79 m ²
Gross Area	155,58 m ²
Total Gross Area	198,59 m ²



2,5+1

BUILDING A TYPE 4

Doorway	7,66 m ²
Hallway	5,21 m ²
Living Room	27,65 m ²
Kitchen	10,40 m ²
Room 1	12,19 m ²
Master Bedroom	21,52 m ²
Suite Bathroom	3,90 m ²
Bathroom	3,67 m ²
Balcony	24,46 m ²

Net Area	116,66 m ²
Gross Area	133,15 m ²
Total Gross Area	169,96 m ²



3+1

BUILDING A TYPE 1

Doorway	7,58 m ²
Living Room	57,89 m ²
Kitchen	10,08 m ²
Bathroom	4,01 m ²
Hallway	11,60 m ²
Room	17,08 m ²
Suite Bathroom	4,28 m ²
Room 1	12,23 m ²
Room 2	10,95 m ²
Balcony 1	13,71 m ²
Balcony 2	16,19 m ²

Net Area	165,60 m ²
Gross Area	187,05 m ²
Total Gross Area	238,76 m ²



2,5+1

BUILDING B TYPE 5

Doorway	7,76 m ²
Living Room+Kitchen	39,67 m ²
Room	18,25 m ²
Suite Bathroom	4,01 m ²
DRESSING ROOM	4,98 m ²
Room	12,57 m ²
Balcony	36,23 m ²
Bathroom	5,75 m ²

Net Area	129,22 m ²
Gross Area	148,41 m ²
Total Gross Area	189,44 m ²



3+1

BUILDING A TYPE 2

Doorway	9,06 m ²
Hallway	7,73 m ²
Living Room	28,34 m ²
Kitchen	10,40 m ²
Room 1	12,84 m ²
Room 2	12,94 m ²
Master Bedroom	24,00 m ²
Suite Bathroom	4,63 m ²
Bathroom	6,12 m ²
Balcony 1	27,40 m ²
Balcony 2	9,36 m ²

Net Area	152,82 m ²
Gross Area	172,83 m ²
Total Gross Area	227,22 m ²



3+1

BUILDING A TYPE 3

Doorway	9,06 m ²
Hallway	7,73 m ²
Living Room	28,34 m ²
Kitchen	10,40 m ²
Room 1	12,84 m ²
Room 2	12,94 m ²
Master Bedroom	24,00 m ²
Suite Bathroom	4,63 m ²
Bathroom	6,12 m ²
Balcony 1	27,40 m ²
Balcony 2	9,36 m ²
Interior Garden	23,92 m ²
Net Area	176,74 m ²
Gross Area	196,75 m ²
Total Gross Area	251,14 m ²



3+1

BUILDING C TYPE 5

Doorway	15,69 m ²
Hallway	3,63 m ²
Living Room+Kitchen	40,15 m ²
Bathroom	5,70 m ²
Master Bedroom	13,54 m ²
Room 1	10,62 m ²
Room 2	10,13 m ²
Balcony 1	7,98 m ²
Balcony 2	10,65 m ²
Balcony 3	15,08 m ²
Net Area	133,17 m ²
Gross Area	152,34 m ²
Total Gross Area	194,46 m ²



3,5+1

BUILDING A TYPE 1

Doorway	7,13 m ²
Hallway	8,98 m ²
Living Room	29,40 m ²
Kitchen	10,88 m ²
Master Bedroom	20,64 m ²
Dressing Room	6,08 m ²
Suite Bathroom	4,65 m ²
Room 1	13,14 m ²
Room 2	10,57 m ²
Bathroom	4,40 m ²
Balcony 1	7,90 m ²
Balcony 2	13,57 m ²
Balcony 3	5,36 m ²
Balcony 4	15,57 m ²
Net Area	158,27 m ²
Gross Area	180,59 m ²
Total Gross Area	230,52 m ²



3,5+1

BUILDING B TYPE 4

Doorway	8,89 m ²
Hallway	8,78 m ²
Living Room	45,15 m ²
Kitchen	23,15 m ²
Master Bedroom	18,28 m ²
Dressing Room	4,98 m ²
Suite Bathroom	3,61 m ²
Room 1	12,41 m ²
Room 2	12,41 m ²
Bathroom	4,27 m ²
Balcony	58,37 m ²
Net Area	200,30 m ²
Gross Area	228,32 m ²
Total Gross Area	291,45 m ²



3,5+1

BUILDING C TYPE 6

Doorway	4,70 m ²
Hallway	17,18 m ²
Living Room	36,37 m ²
Kitchen	13,60 m ²
Master Bedroom	25,57 m ²
Suite Bathroom	4,68 m ²
Bathroom	6,94 m ²
Room 1	13,64 m ²
Room 2	10,20 m ²
Room 3	4,42 m ²
Balcony 1	8,36 m ²
Balcony 2	16,90 m ²
Balcony 3	8,07 m ²
Net Area	170,63 m ²
Gross Area	190,03 m ²
Total Gross Area	242,26 m ²



4,5+1

BUILDING A TYPE 2

Doorway	9,00 m ²
Hallway	10,00 m ²
Living Room	38,47 m ²
Kitchen	10,40 m ²
Bathroom	6,48 m ²
Master Bedroom	14,33 m ²
Dressing Room	8,21 m ²
Suite Bathroom	5,94 m ²
Room 1	13,45 m ²
Room 2	13,40 m ²
Room 3	18,60 m ²
Bathroom 1	6,21 m ²
Balcony 1	27,39 m ²
Balcony 2	7,82 m ²
Balcony 3	21,94 m ²
Net Area	211,64 m ²
Gross Area	236,37 m ²
Total Gross Area	301,72 m ²



5+1

BUILDING C TYPE 2

Doorway	7,94 m ²
Hallway	14,78 m ²
Living Room+Kitchen	39,68 m ²
Master Bedroom	23,99 m ²
Suite Bathroom	4,33 m ²
Bathroom	4,56 m ²
Room 1	13,54 m ²
Room 2	13,05 m ²
Room 3	10,20 m ²
Room 4	10,54 m ²
Balcony 1	7,69 m ²
Balcony 2	16,58 m ²
Balcony 3	7,44 m ²
Balcony 4	14,90 m ²
Net Area	189,22 m ²
Gross Area	219,39 m ²
Total Gross Area	279,74 m ²



6+1

BUILDING A TYPE 1

Doorway	11,87 m ²
Hallway	9,84 m ²
Living Room	57,42 m ²
Kitchen	10,08 m ²
Master Bedroom	16,89 m ²
Suite Bathroom	4,16 m ²
Bathroom	3,88 m ²
Room 1	12,23 m ²
Room 2	10,95 m ²
Room 3	10,69 m ²
Room 4	15,12 m ²
Room 5	9,00 m ²
Hallway 2	8,47 m ²
Bathroom 2	5,95 m ²

Net Area	186,55 m ²
Gross Area	257,81 m ²
Total Gross Area	329,16 m ²



6+1

BUILDING A TYPE 2

Doorway	11,87 m ²
Hallway	9,84 m ²
Living Room	57,42 m ²
Kitchen	10,08 m ²
Master Bedroom	16,89 m ²
Suite Bathroom	4,16 m ²
Bathroom	3,88 m ²
Room 1	12,23 m ²
Room 2	10,95 m ²
Room 3	10,69 m ²
Room 4	15,12 m ²
Room 5	9,00 m ²
Hallway 2	8,47 m ²
Bathroom 2	5,95 m ²
Interior Garden	21,69 m ²

Net Area	208,24 m ²
Gross Area	279,50 m ²
Total Gross Area	356,86 m ²





All renderings and 3D drawings used in this catalogue are produced for advertising the project, they are not legally binding. Metsan Construction reserves its rights to make necessary changes required for aesthetic and design purposes.



YESTERDAY, TODAY AND TOMORROW...

Metsan Construction that was founded in 1961 has completed a spectrum of buildings ranging from hospitals, residences, student dormitories, to elderly homes, military buildings and religious buildings during its over a half century long past.

Metsan has contributed to the production of a great number of important public buildings since its start including Ankara University Morphology Building, Goztepe SSK Hospital Complex, Turkish Standart Institute Building and Karadeniz Ereğli Naval Forces Building Complex and Karadeniz Ereğli Penitentiary Complex. In 1978, the company has successfully completed Turkey's first government housing project with 1500 condos at a time. With its pioneer approach, Metsan took into consideration earthquake risks and has built Turkey's first concrete residential building with raft foundation in 1980.

Metsan Construction has 52 years of history, and will continue to give direction to the construction sector with its experience, professionalism, and pioneer approach.

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