





Days begin early in the Aegean.

The sun awakens within you.

*Books are best enjoyed in the shade.
Olive trees are everywhere.*





*Life unfolds in the Aegean.
Because here, breathing is not a luxury
it's a way of life.*

*Homes don't face each other,
they open to the view.*



*There is no rush here.
Time is enough for living.
Silence rests with the sound of the sea.*





Nidaköy İzmir Dikili.

*Where planned, zoned, and titled lots redefine
what it means to live in the Aegean.*

A full-page photograph of a family of three—a mother, a young boy, and a father—running barefoot across a lush green lawn. They are all smiling and holding hands, moving from left to right. The mother is on the left, wearing a light-colored, short-sleeved dress. The boy is in the center, wearing a light-colored short-sleeved shirt and dark shorts. The father is on the right, wearing a light-colored long-sleeved shirt and dark trousers. In the background, there is a modern house with a dark roof and large windows, partially obscured by dense green foliage. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

Nidaköy İzmir Dikili is a land project made just for you.

Enjoy the Aegean coast and sea,
feel the gentle breeze on your skin,
savor fresh fruits and vegetables,
and unwind barefoot on the earth
let this become your summer routine.

All this, in a community designed with Tahincioğlu's luxury and exclusive vision where every detail is carefully considered, and the comfort of city life is seamlessly preserved...



This is not a dream. This is Nidaköy İzmir Dikili.



Nidaköy İzmir Dikili presents a compelling opportunity, combining residential zoning and individual title deeds with a backdrop of uninterrupted sea views, enhancing both lifestyle appeal and long-term value.

Unlike the region's tourism-zoned land offerings, Nidaköy İzmir Dikili allows you to build a detached home that is exclusively your own. Every detail has been carefully planned to provide a transparent, secure, and reliable investment experience.

Supported by thoughtfully designed infrastructure and social amenities, this land development offers a place where you can shape your future with confidence.

Crafted with the privilege and assurance of Tahincioğlu.

RESIDENTIAL ZONING

According to municipal zoning plans, a lot may be designated as residential-zoned or tourism-zoned. On tourism-zoned lots, residential development rights are not permitted under the zoning plan. Residential zoning is a right granted exclusively to lots designated for housing development.

In Nidaköy İzmir Dikili, residential zoning ensures that building your home on your lot is fully compliant with the zoning plan – legal, approved, and officially permitted – giving you the confidence of secured development rights.

EXCLUSIVE TITLE OWNERSHIP

Title deeds, which serve as legal proof of ownership, may be either individual or shared. In shared ownership structures, property rights are divided among multiple owners. In individual ownership, the property belongs entirely to one person.

In Nidaköy İzmir Dikili, your individual title ensures that you are the sole owner of both the lot and the villa built on it. This privilege is not shared with anyone else.





The calm of an open horizon...
A sea view that greets every morning,
in Nidaköy İzmir Dikili.

Beyond the view,
Dikili's most beautiful beaches are just minutes away
where you can ease into crystal-blue waters.





A scenic walk to Aşıklar (Lovers') Waterfall,
dinner in Cunda Island, or
a day trip to Lesbos...

In Nidaköy İzmir Dikili, each day unfolds into
a new Aegean story.



Pergamon (Bergama) - 20 minutes

Lesbos - 30 minutes

Ayvalık - 30 minutes

İzmir city center - 1.5 hours

İstanbul - 4 hours

Bozcaada

Çanakkale

Bursa

Balıkesir

Ayvalık

Lesbos

Pergamon
(Bergama)

Foça

Çeşme

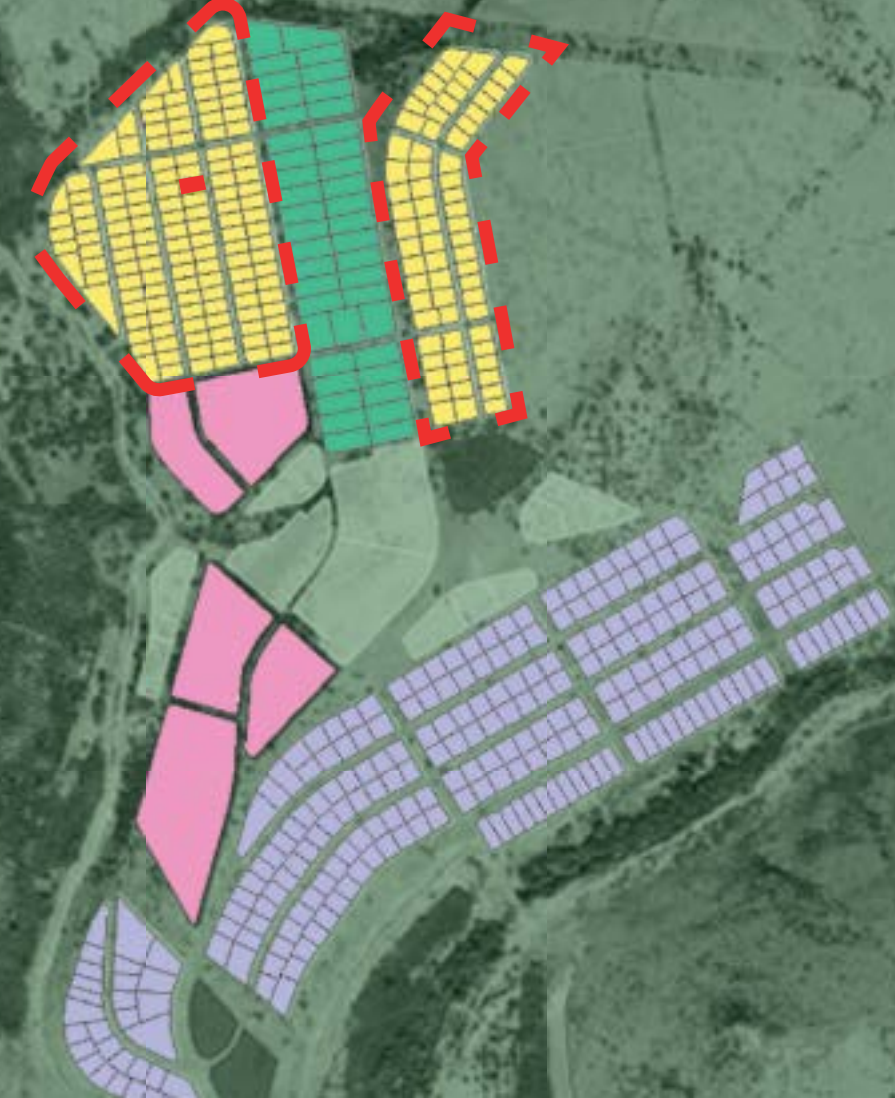
İzmir

Manisa

Muğla

İZMİR DİKİLİ LAND RESIDENTIAL LOTS CONCEPT DEVELOPMENT

400 m² lots



400 M² RESIDENTIAL LOT

SAMPLE DETACHED VILLA

Maximum floor area (FAR): 400x0,60= 240 m²
Maximum building footprint (30%): 72 m²

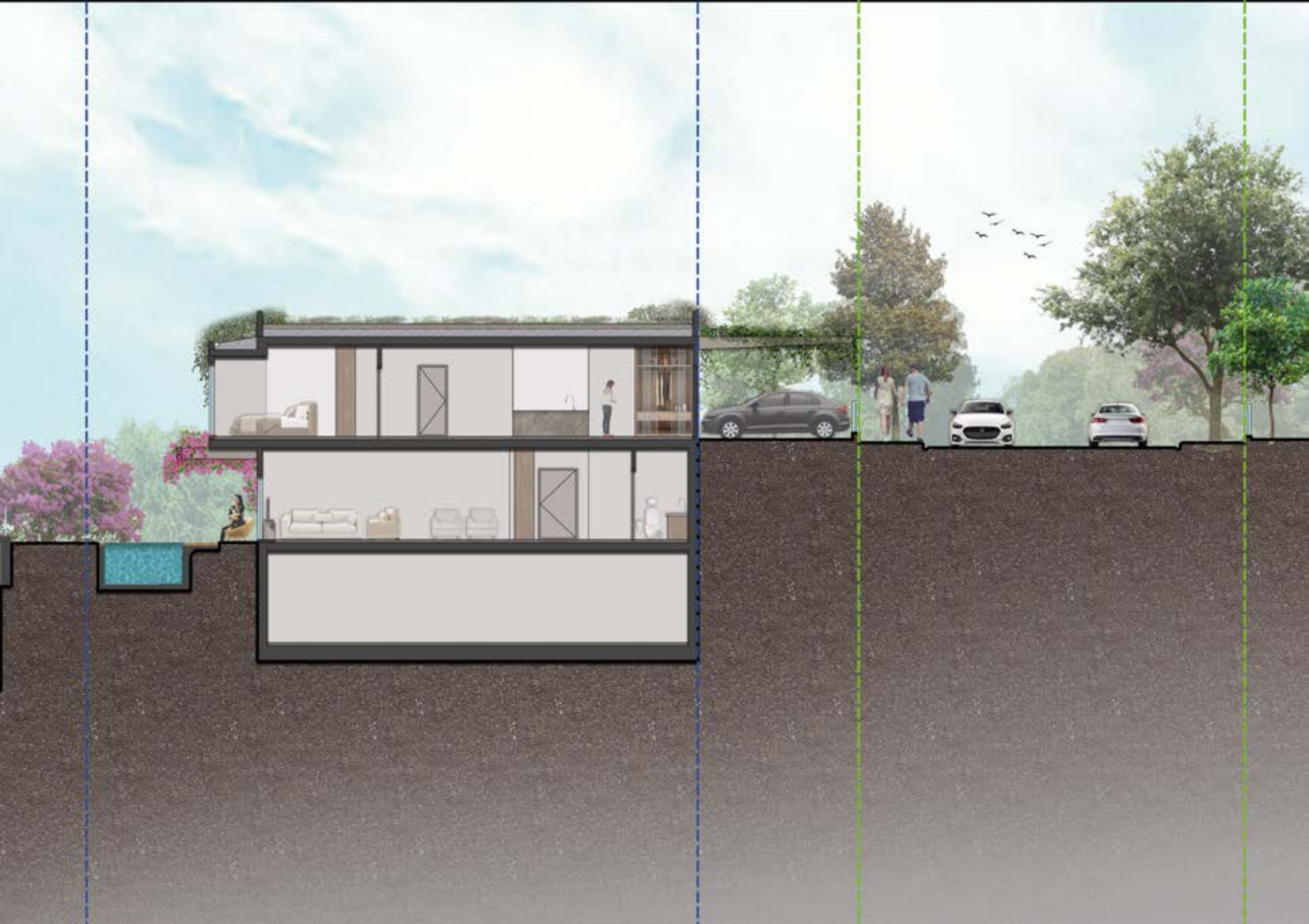
Total gross indoor area: 368,43 m²
Total gross outdoor area: 52.34 m²
(pool and terrace total)

Total gross area: 420.77 m²
Total garden area: 202,97 m²

400 m² Residential Lot



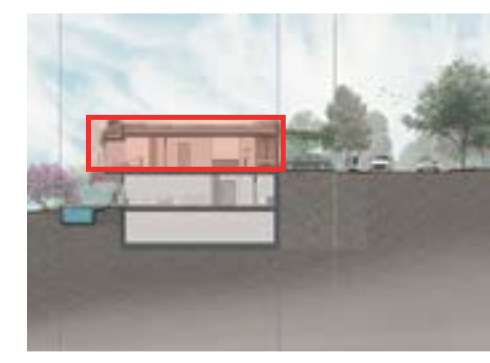
5-Bedroom + Flex Room Villa — 157 Block / Parcel Section



400 m² Residential Lot



5-Bedroom + Flex Room Villa

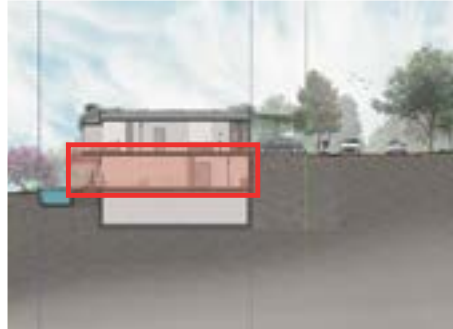


Ground Floor Plan

400 m² Residential Lot



5-Bedroom + Flex Room Villa

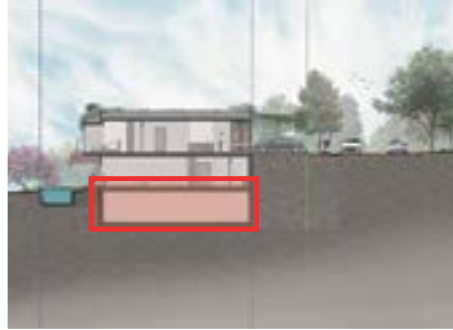


Basement Level Plan

400 m² Residential Lot



5-Bedroom + Flex Room Villa



2nd Basement Level Plan
(Usage Recommendation)

400 M² RESIDENTIAL LOT

SAMPLE SEMI-DETACHED VILLA

Maximum Floor Area (FAR): 400x0,60= 240 m²
Maximum building footprint (30%): 72 m²

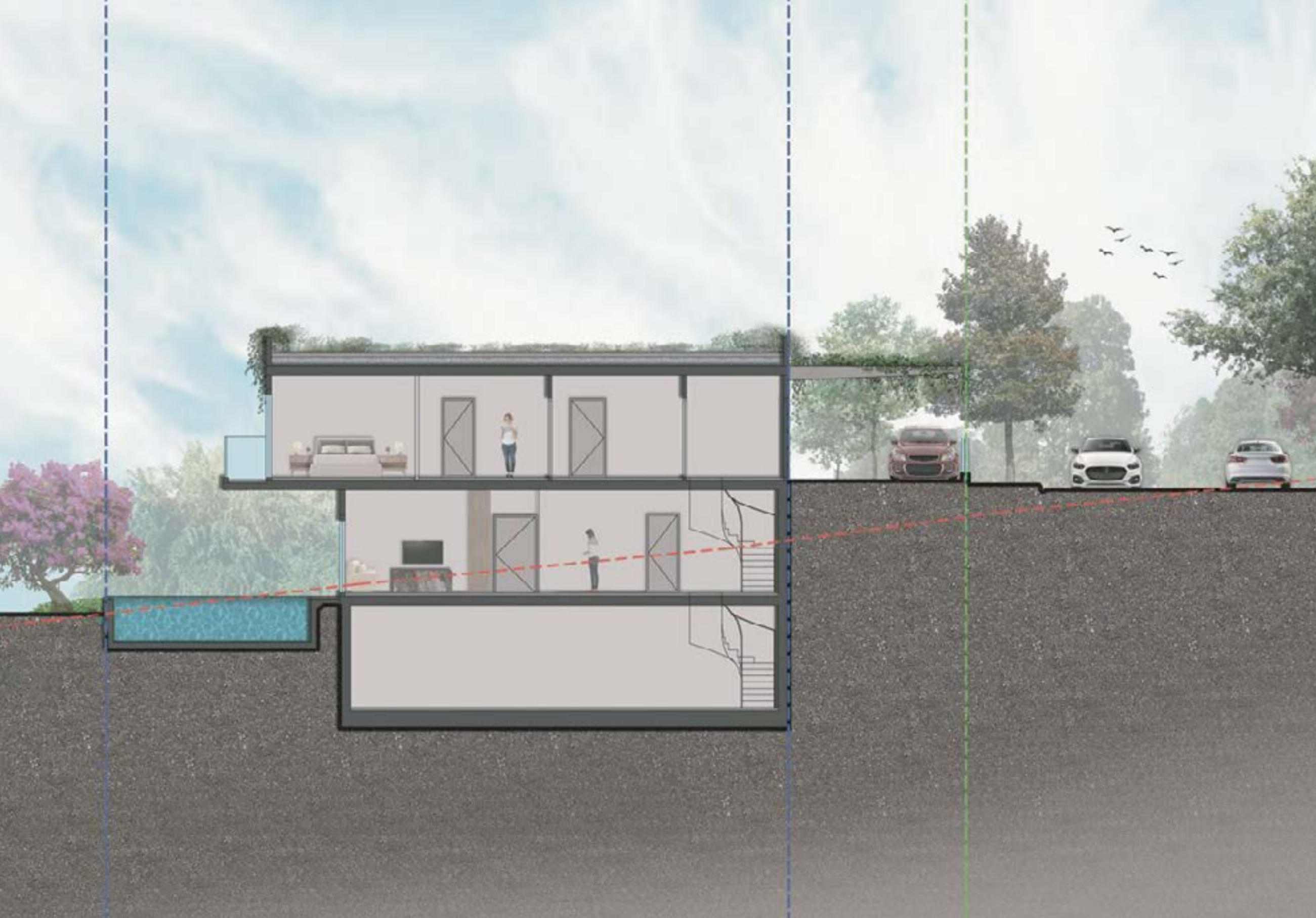
Total gross indoor area: 348,04 m²
Total gross outdoor area: 62.14 m²
(balconies, pool, and terrace total)

Total gross area: 410.18 m²
Total garden area: 185,56 m²

Total overall area: 595.74 m²
Area per Semi-Detached Unit: 297.87 m²
(villa gross area + garden area)



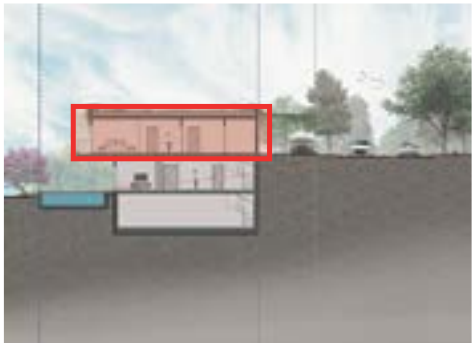
3-Bedroom + Flex Room Villa — — — — — 157 Block / Parcel Section



400 m² Residential Lot Sample Semi-Detached Villa



3-Bedroom + Flex Room Villa



Ground Floor Plan

400 m² Residential Lot Sample Semi-Detached Villa



3-Bedroom + Flex Room Villa

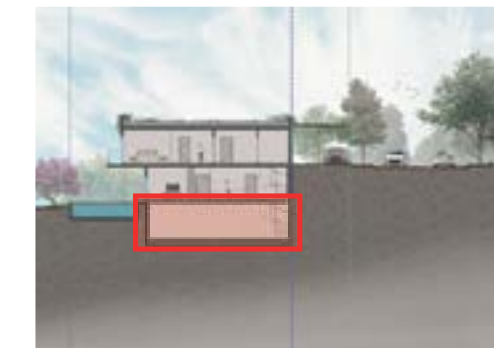


Basement Level Plan

400 m² Residential Lot Sample Semi-Detached Villa



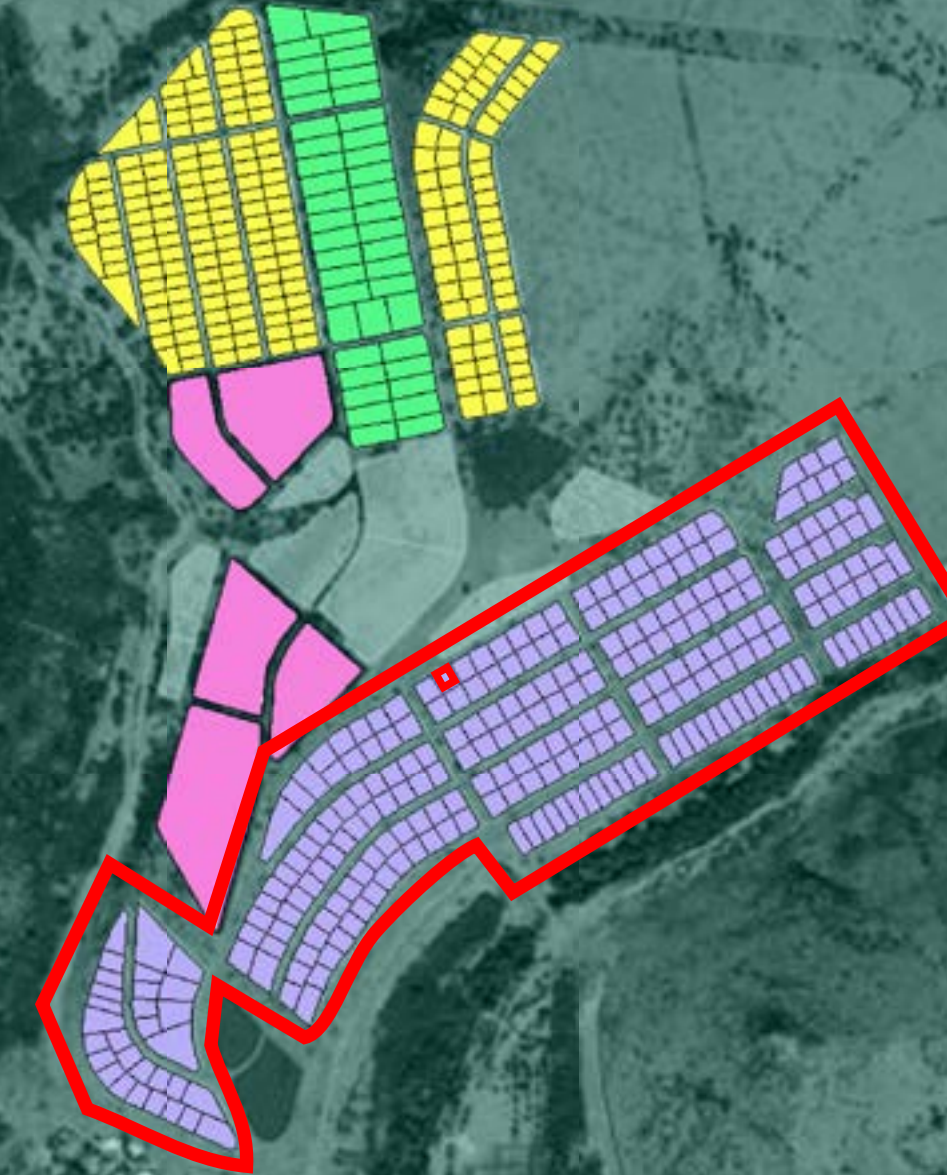
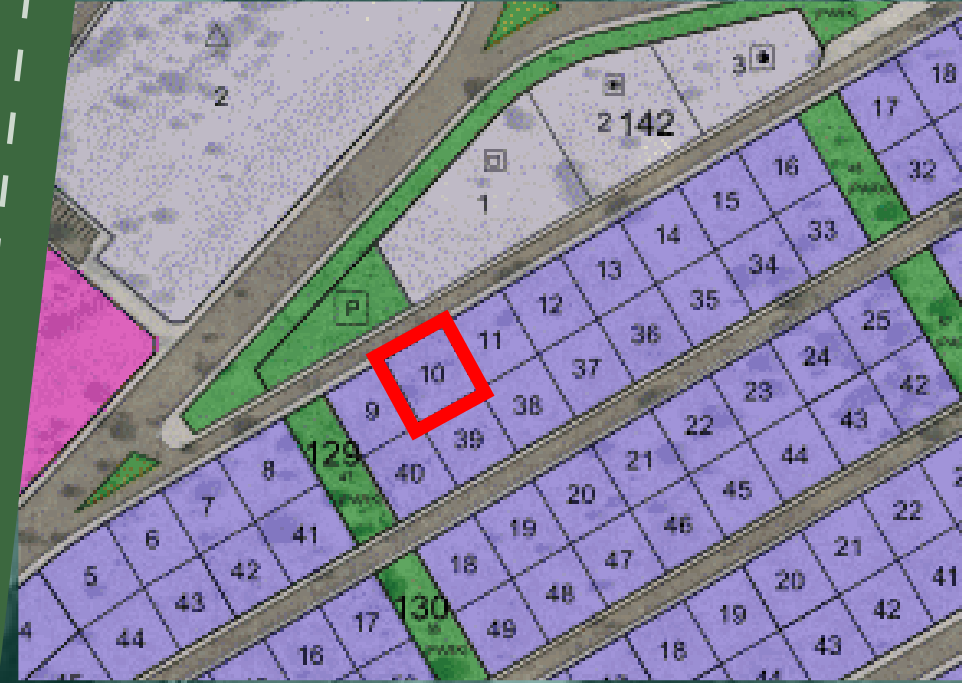
3-Bedroom + Flex Room Villa



2nd Basement Level Plan
(Usage Recommendation)

İZMİR DİKİLİ LAND RESIDENTIAL LOTS CONCEPT DEVELOPMENT

500 m² lots



500 M² RESIDENTIAL LOT

SAMPLE DETACHED VILLA

Maximum Floor Area (FAR): 500x0,60= 300 m²
Maximum building footprint (30%): 90 m²

Total gross indoor are: 321,42 m²
Total gross outdoor area: 75,52 m²
(pool and terrace total)
Total gross area: 396,94 m²

Total garden area: 312,33 m²
Total overall area: 709,27 m²
(villa gross area + garden area)

500 M² Residential Lot Sample Detached Villa



6-Bedroom + Flex Room Villa 129 Block / Parcel 10 section



— — 500 M² Residential Lot Sample Detached Villa — —



6-Bedroom + Flex Room Villa — — — — — Ground Floor Plan

500 M² Residential Lot Sample Detached Villa

The floor plan illustrates a detached villa with a total area of 500 M². The layout includes a large swimming pool, a garden, and several rooms. The villa is surrounded by a green lawn and trees. A small inset image shows a 3D rendering of the villa's exterior.

Rooms and Areas:

- Swimming Pool
- Garden
- Bedroom (12.18 m²)
- Bedroom (9.32 m²)
- Bedroom (8.32 m²)
- Bedroom (8.32 m²)
- Bedroom (11.44 m²)
- Master Bedroom (14.16 m²)
- Master Bathroom (9.48 m²)
- Bathroom (9.48 m²)
- Bathroom (8.32 m²)
- Bathroom (11.44 m²)
- Living Area (12.18 m²)
- Hall (9.32 m²)
- Kitchen (11.44 m²)
- Breakfast Room (9.48 m²)
- Staircase (12.18 m²)
- Storage (12.18 m²)
- Storage (9.32 m²)
- Storage (8.32 m²)
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500 M² Residential Lot Sample Detached Villa

500M² RESIDENTIAL LOT

SAMPLE SEMI-DETACHED VILLA

Maximum Floor Area (FAR): 500x0,60= 300 m²
Maximum building footprint (30%): 90 m²

Total gross indoor area: 500,64 m²
Total gross outdoor area: 46,90 m²
(Balconies, pool and terrace total)
Total gross area: 547,54 m²

Total garden area: 232,40 m²

Total overall area: 779,94 m²
Area per Semi-Detached Unit: 389,97 m²
(villa gross area + garden area)

500 M² Residential Lot Sample Semi-Detached Villa



4-Bedroom + Flex Room Villa 129 Block / Parcel 10 section



~500 M² Residential Lot Sample Semi-Detached Villa~



4-Bedroom + Flex Room Villa — — — — — Ground Floor Plan

~500 M² Residential Lot Sample Semi-Detached Villa~



4-Bedroom + Flex Room Villa — — — — Basement Level Plan

~500 M² Residential Lot Sample Semi-Detached Villa~



4-Bedroom + Flex Room Villa — — — — 2nd Basement Level Plan
(Usage Recommendation)

KONUT					
					
					

AVM			
			

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Tahincioğlu Real Estate is one of the group's companies operating in real estate development and investment. 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, while the group continues to maintain its pioneering position in the sector through the innovative perspective it brings to the industry. Recipient of 24 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 4.5 million square meters and more than 40+ 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 İstanbul; Nidapark Gündoğan in Bodrum; and Nidapark Çankaya in Ankara. The company also continues to develop projects in Beykoz, Yenisahra, and Anadolu Hisarı.



Nida Arsa is a Tahincioğlu group company operating in land development, planning, and sales. With its innovative approach, the company offers zoned land plots with fully developed infrastructure and enriched social amenities in some of Türkiye's most valuable locations, at accessible price points.

Backed by more than 70 years of Tahincioğlu's expertise, Nida Arsa operates on a strong foundation of trust and transparency, offering titled land plots defined by integrity, reliability, and long-term value, while aiming to broaden access to land ownership.