

NİDAKÖY
—İZMİR DİKİLİ—

YOUR PARCEL IS READY FOR RESIDENTIAL DEVELOPMENT
where the sea becomes your horizon.


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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

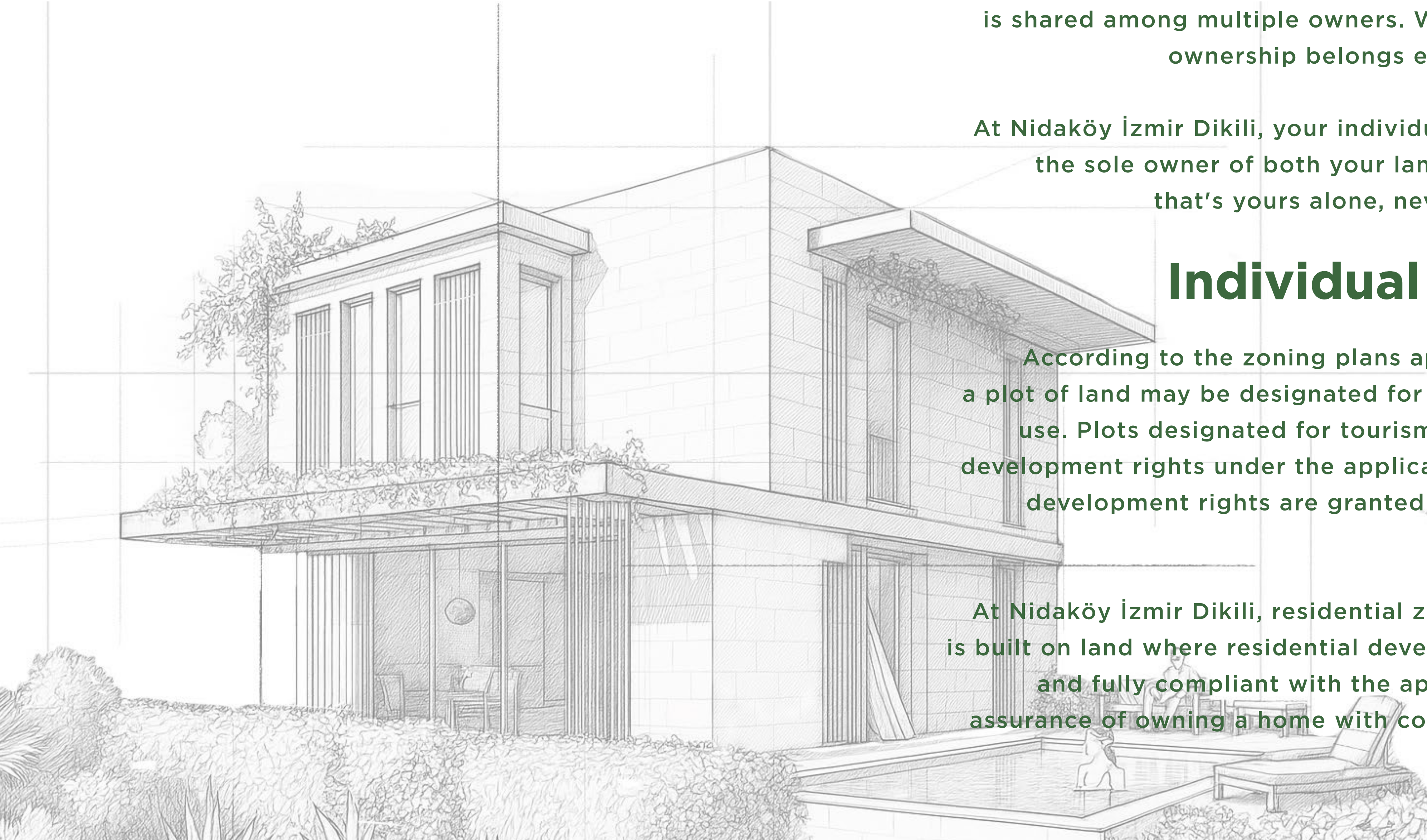
Title deeds, which serve as proof of property ownership, may be either individual or shared. With a shared title deed, ownership is shared among multiple owners. With an individual title deed, ownership belongs exclusively to a single owner.

At Nidaköy İzmir Dikili, your individual title deed means you are the sole owner of both your land and your villa. A privilege that's yours alone, never shared with anyone else.

Individual title deed

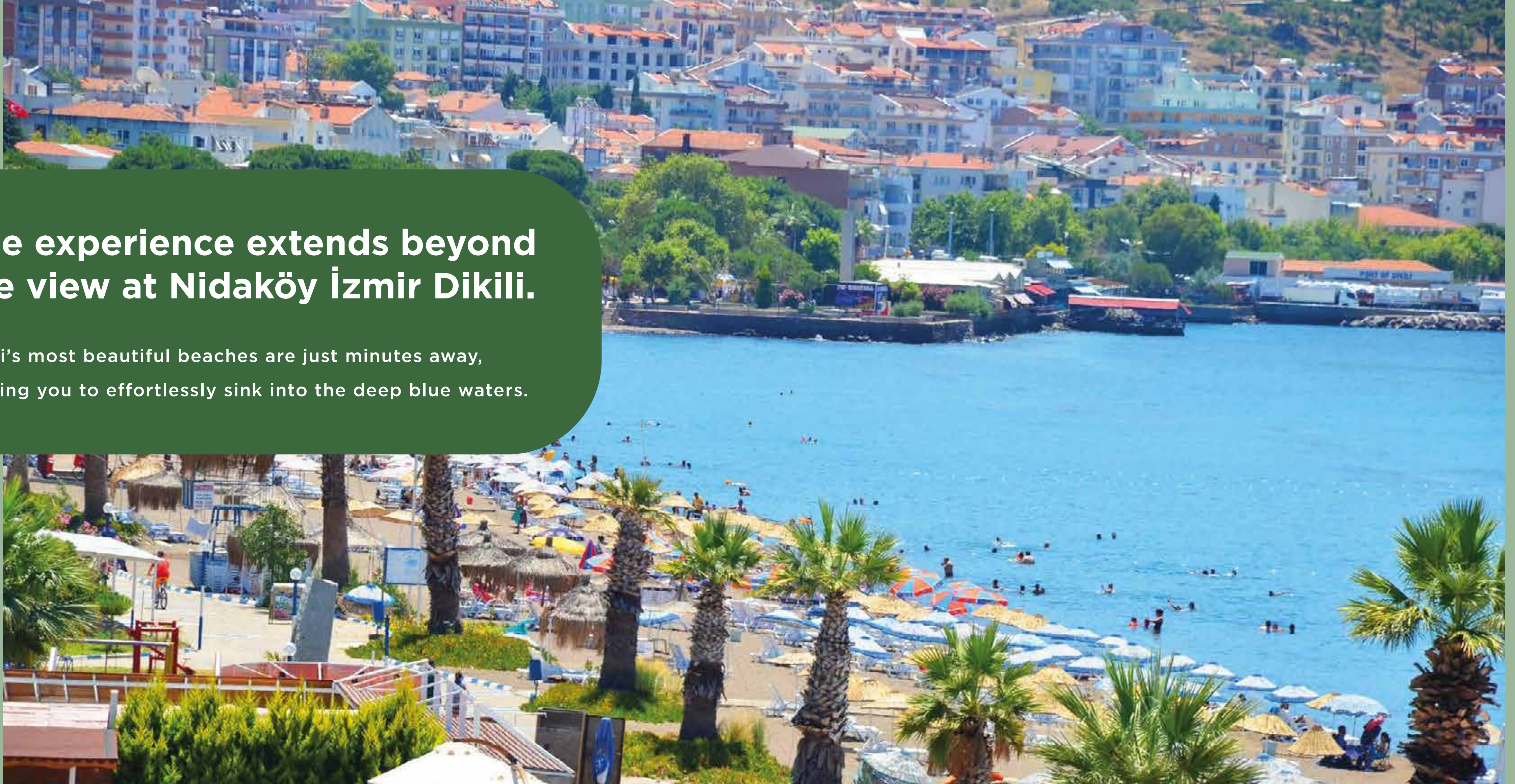
According to the zoning plans approved by the municipality, a plot of land may be designated for either residential or tourism use. Plots designated for tourism use do not have residential development rights under the applicable zoning plan. Residential development rights are granted only to plots that are zoned for residential use.

At Nidaköy İzmir Dikili, residential zoning ensures that your villa is built on land where residential development is legally permitted and fully compliant with the approved zoning plan. It is the assurance of owning a home with confidence and peace of mind.

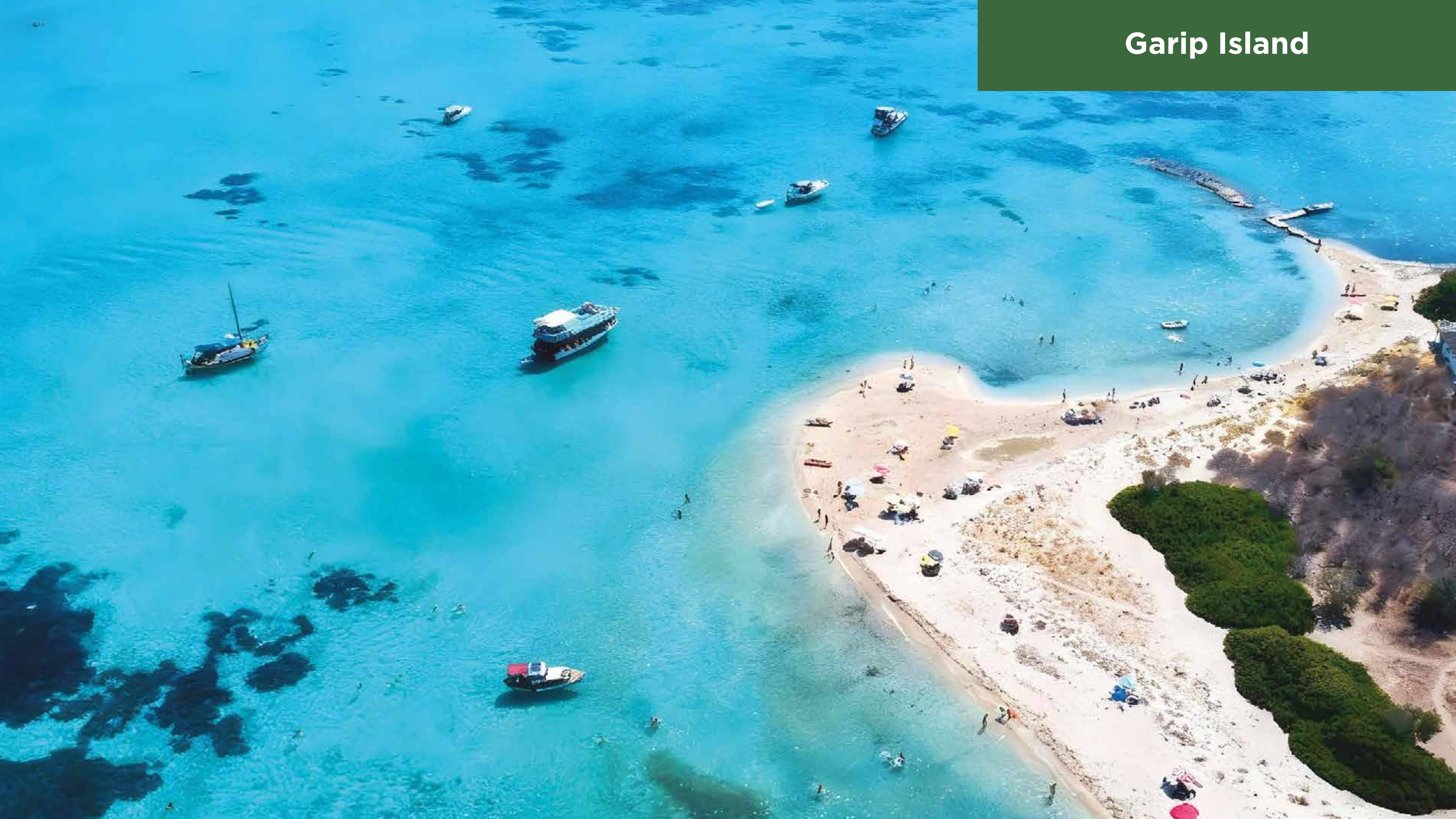


The experience extends beyond the view at Nidaköy İzmir Dikili.

Dikili's most beautiful beaches are just minutes away, inviting you to effortlessly sink into the deep blue waters.



Garip Island



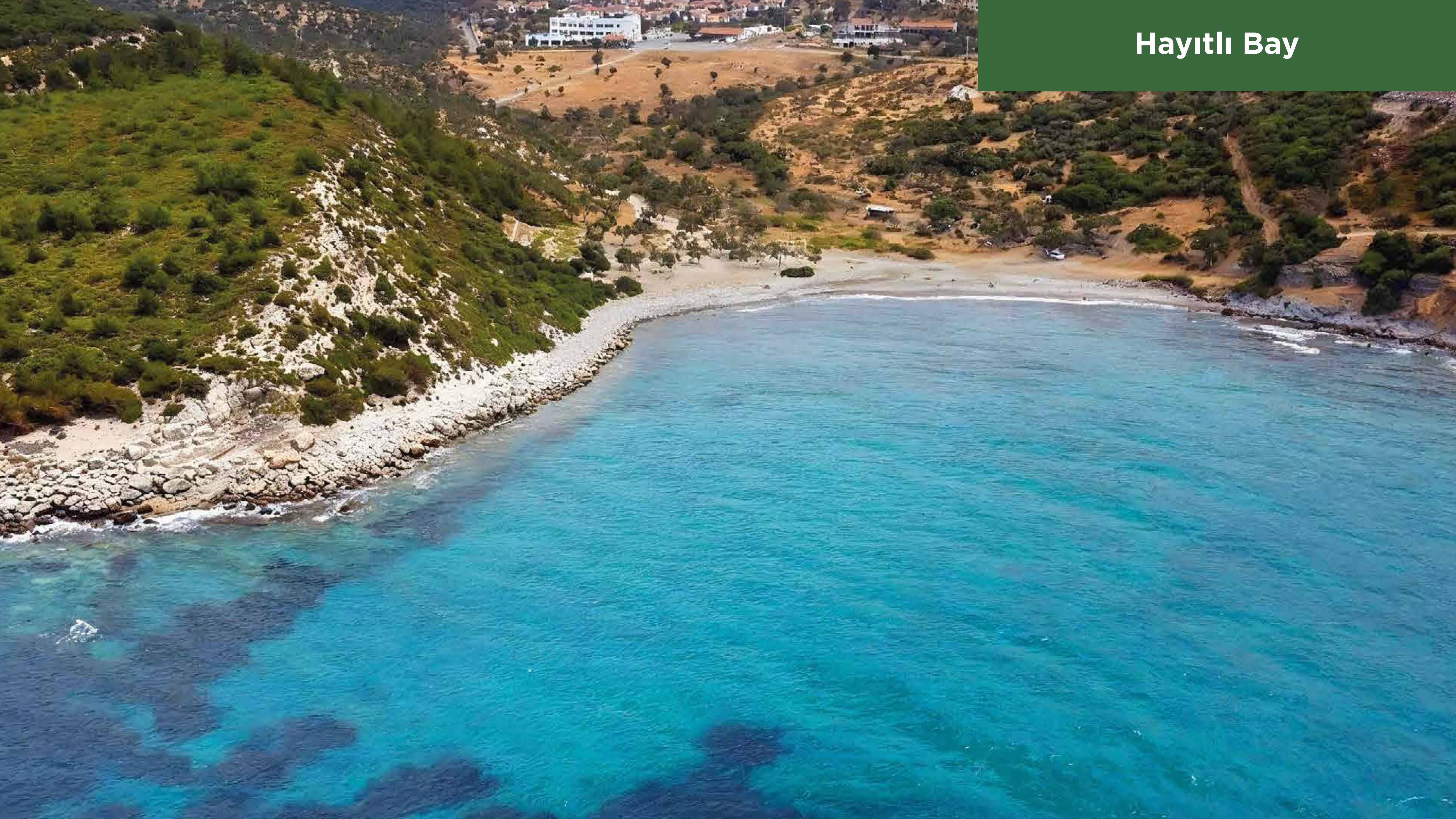
Hanımın Bay

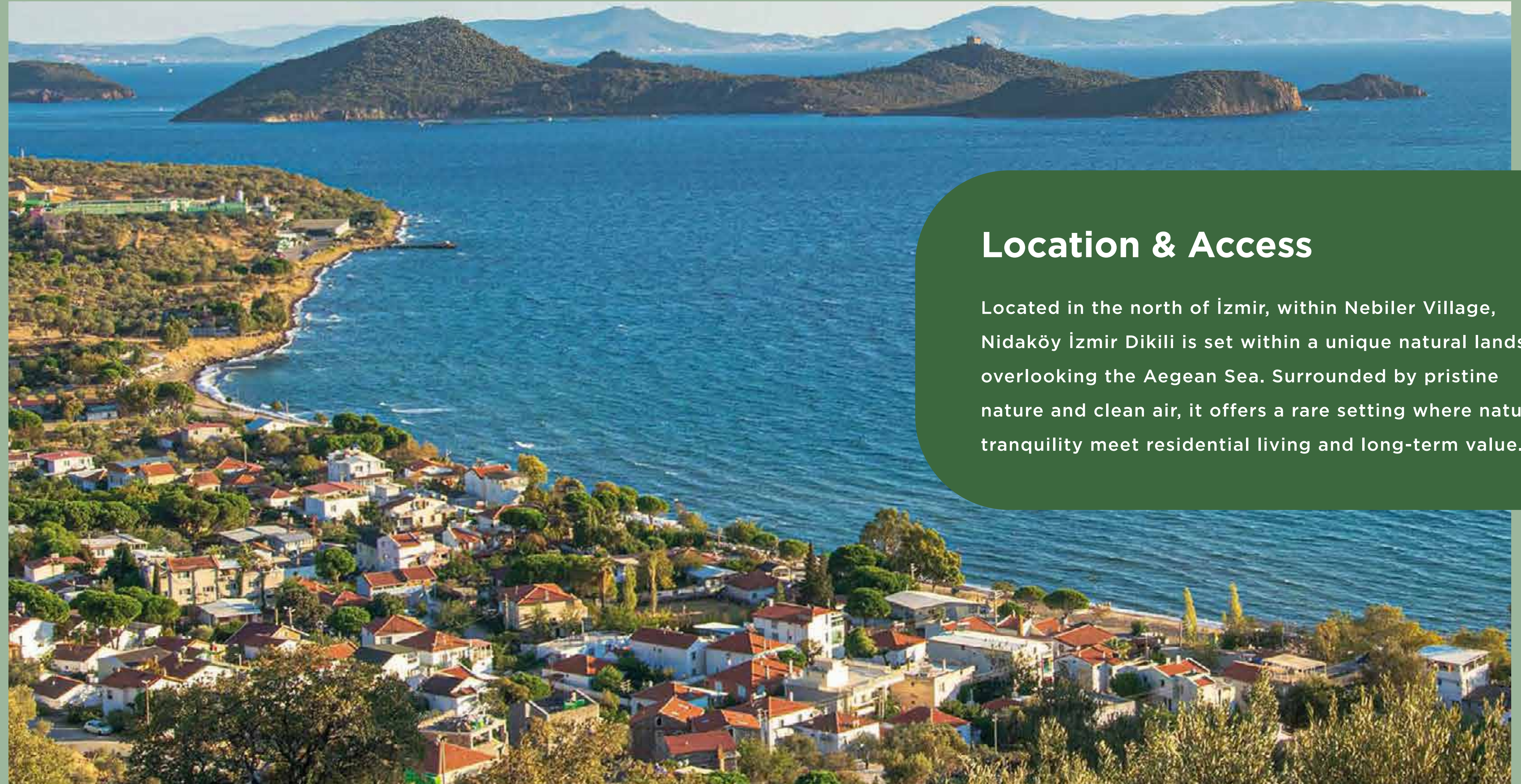


Pissa Beach



Hayıtlı Bay



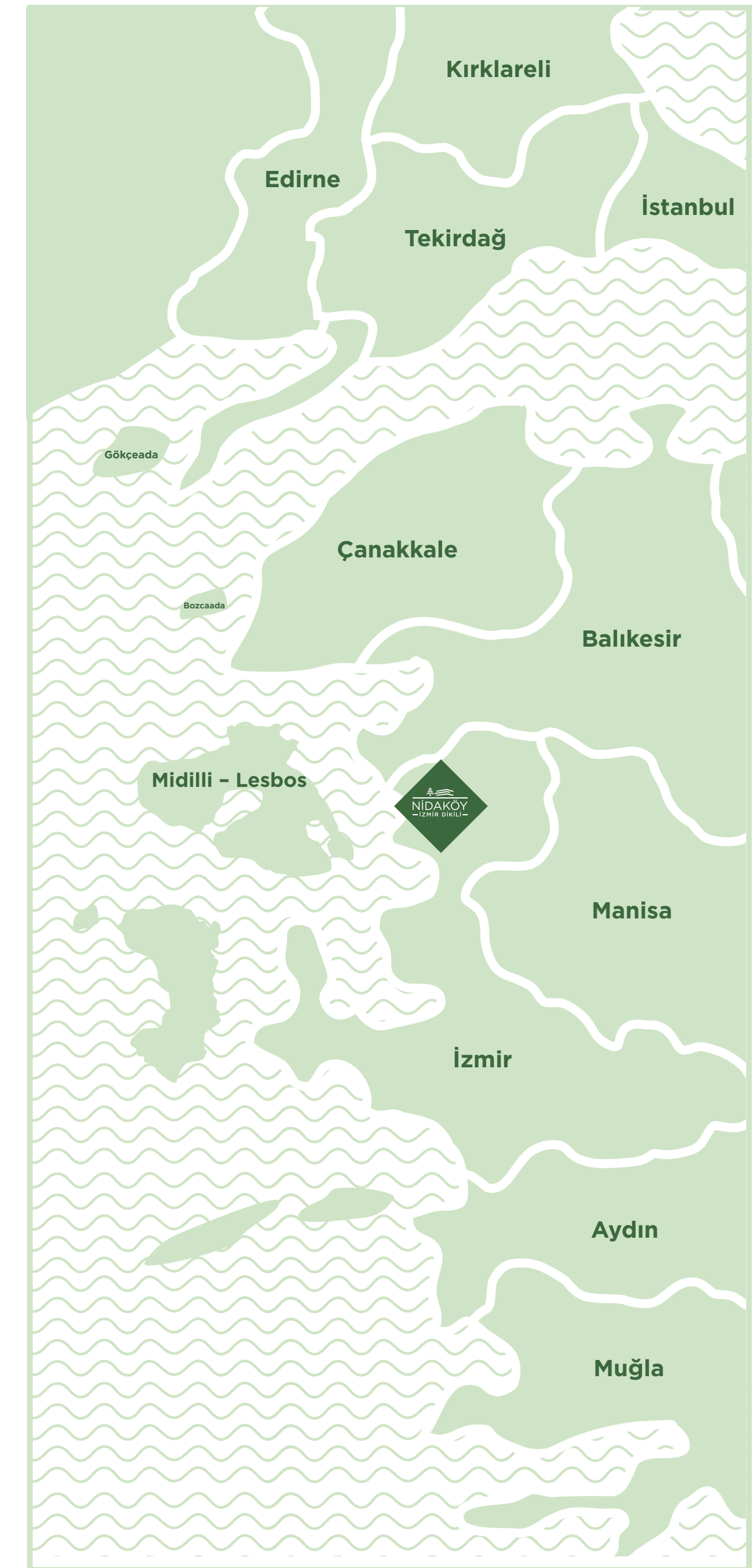


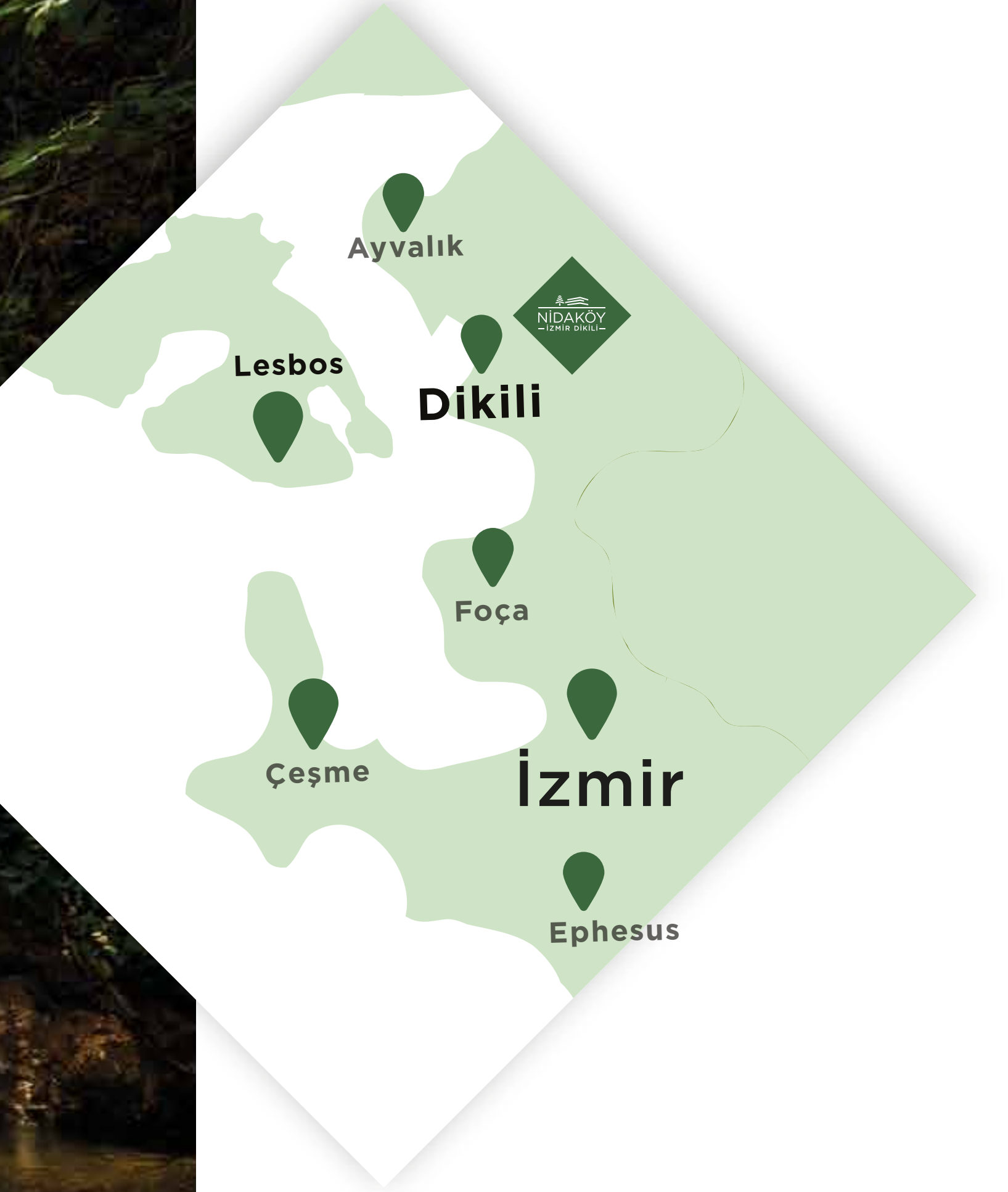
Location & Access

Located in the north of İzmir, within Nebiler Village, Nidaköy İzmir Dikili is set within a unique natural landscape overlooking the Aegean Sea. Surrounded by pristine nature and clean air, it offers a rare setting where nature, tranquility meet residential living and long-term value.



Located only 1.5 hours from İzmir city center,
Nidaköy İzmir Dikili offers seamless connectivity to major cities via
the Northern Aegean Highway and key road networks.





Home to the renowned Aşıklar (Lovers') Waterfall, celebrated for its natural beauty, Dikili is just 30 minutes from Bergama (ancient Pergamon) and 20 minutes from Ayvalık by road, and just 30 minutes from Lesbos Island by sea.



All the beauty of the Aegean, just moments away

- 1** Aşıklar Waterfall - **6 km**
- 2** Bademli Public Beach - **24 km**
- 3** Kalem Island - Garip Island - Turquoise Bay - **26 km**
- 4** Sarımsaklı Beach - **28 km**
- 5** Cunda Island - **40 km**
- 6** Turquoise Pissa Bay - **25 km**
- 7** Küçük Zindancık Bay - **25 km**
- 8** Aternaus Ancient City - **15 km**
- 9** Pitane Ancient City & Çandarlı Castle - **15 km**
- 10** Dikili Mud Thermal Springs (Therapeutic Spa Facility) - **18 km**
- 11** Dikili Bademli Thermal Springs (Therapeutic Spa Facility) - **27 km**
- 12** Karagöl Nature Park - **38 km**
- 13** Atatürk Botanical Garden - **15 km**
- 14** Dikili Public Beach - **10 minutes away**

After all, it's Nida Arsa.

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.

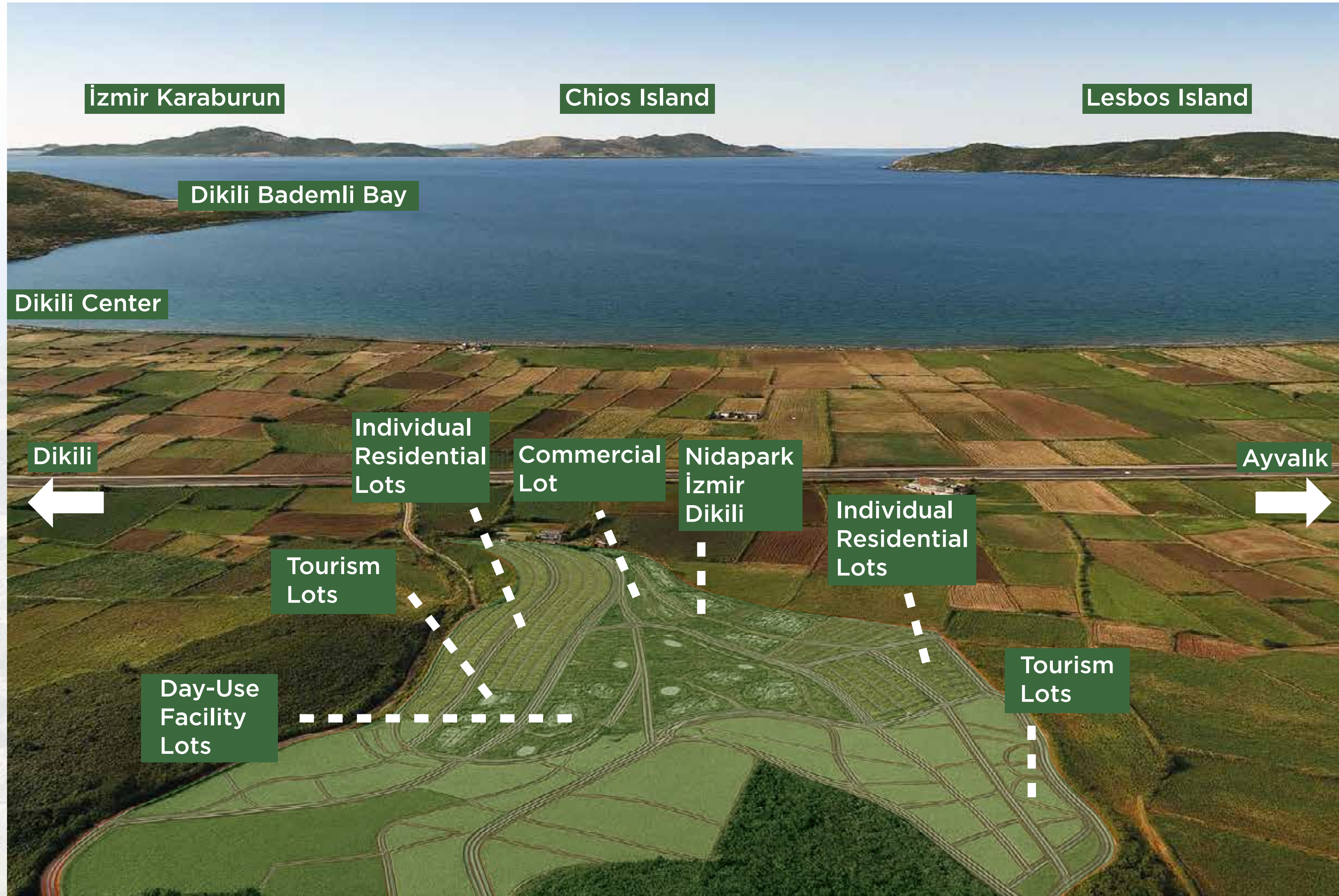


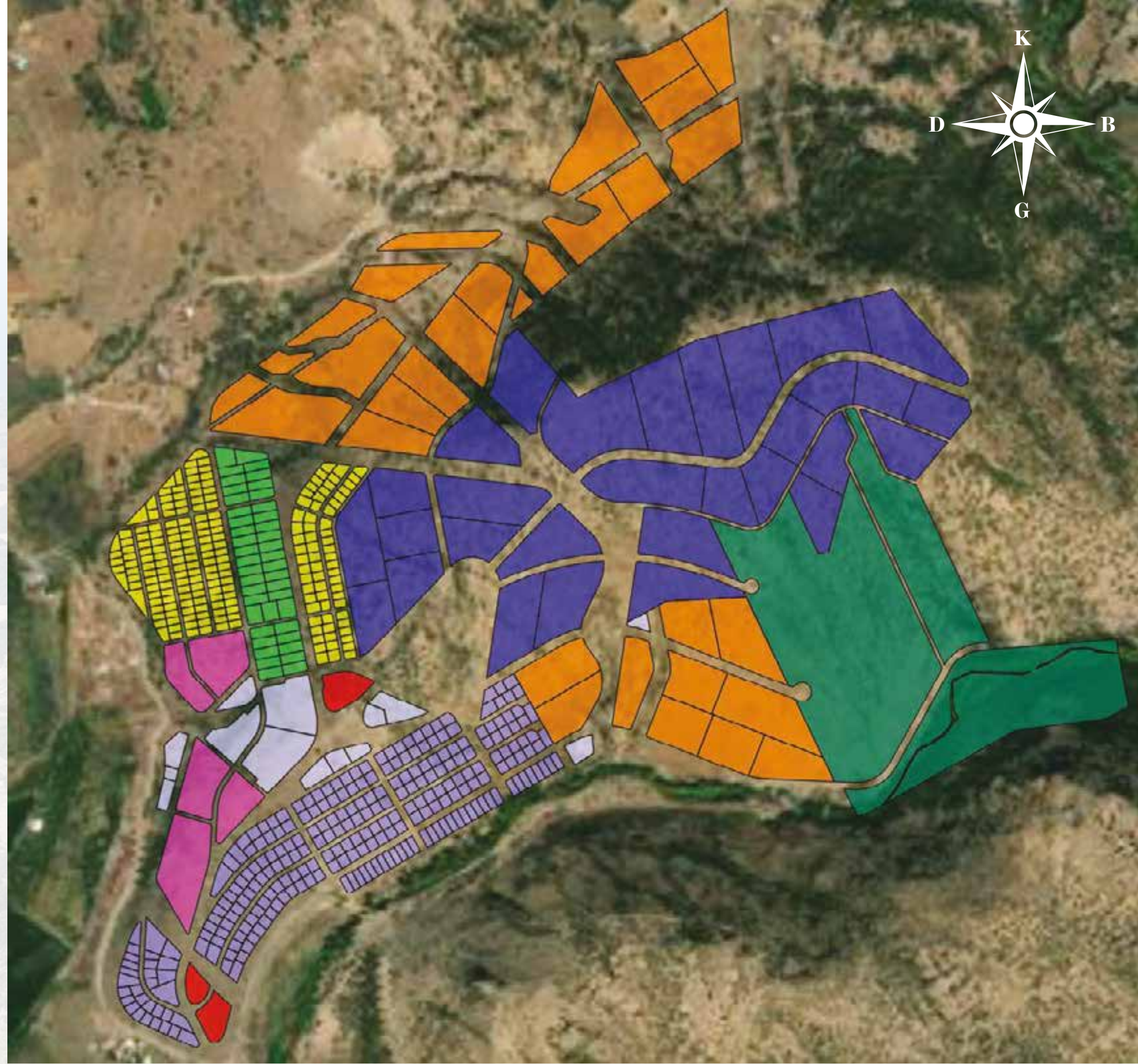
With the Tahincioğlu privilege...

Tahincioğlu Real Estate is the group company operating in real estate development and investment within the Tahincioğlu Group. With over 70 years of experience, the company has developed high-quality retail, office, residential, shopping mall projects, and premium hotels across Türkiye, establishing a construction volume exceeding 4.5 million square meters and positioning itself among the industry's leading brands. Recipient of 24 international awards, Tahincioğlu Real Estate stands out with its Nidapark, Nidakule, and Palladium branded projects, creating distinction through environmentally conscious and human-centered design approaches. The group continues to strengthen its presence in the sector both through Nida Construction as the general contractor across all projects and through its affiliated subsidiaries, driving the development of innovative projects.



TECHNICAL INFORMATION





Functions

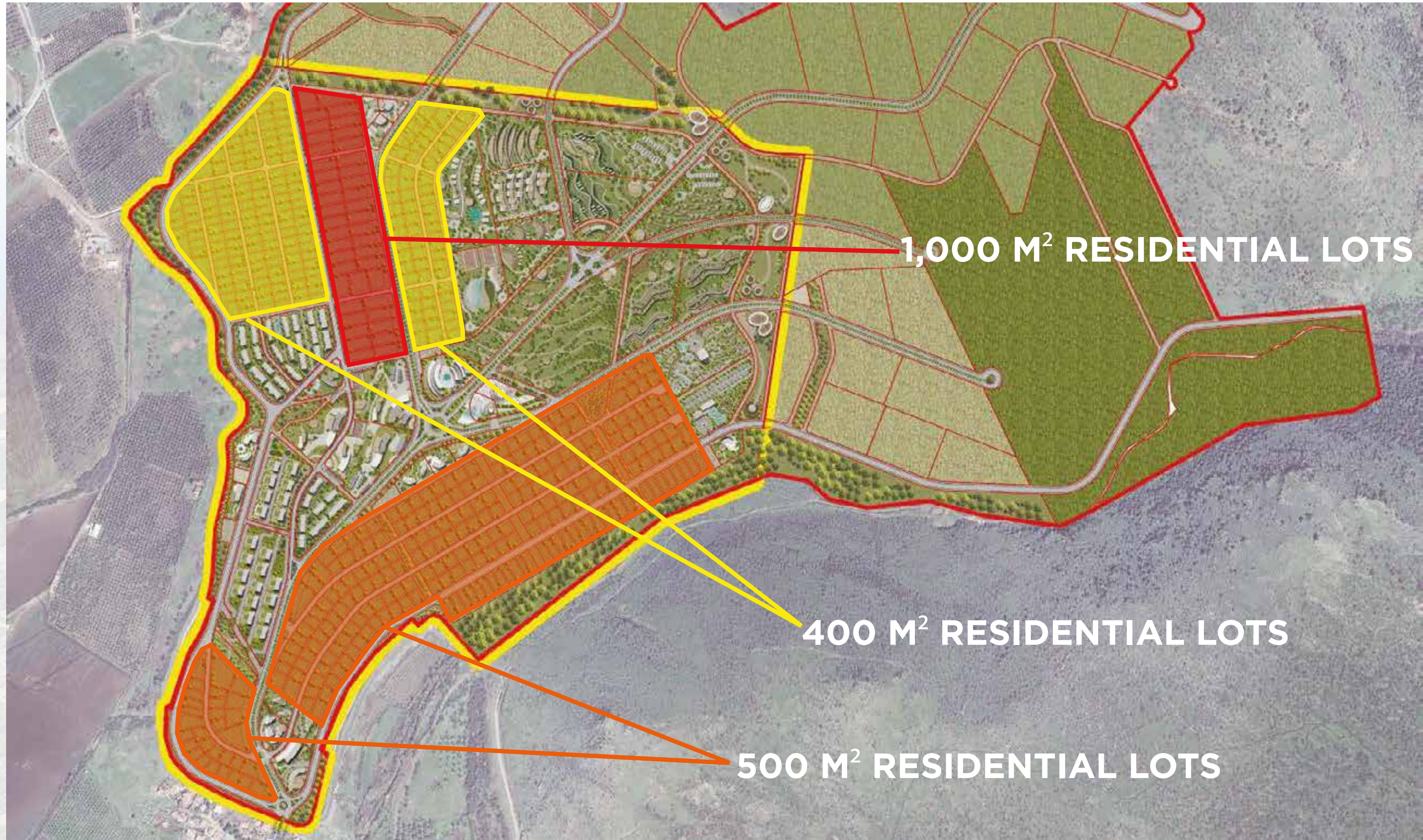
- Min. 400 m² RESIDENTIAL Lot
- Min. 500 m² RESIDENTIAL Lot
- Min. 1,000 m² RESIDENTIAL Lot
- Nidapark İzmir Dikili
- Commercial Lot
- Day-Use Facility Lot
- Thermal Tourism Lot
- Recreation Lot

Residential Lots

- Min. 400 m² RESIDENTIAL Lot
- Min. 500 m² RESIDENTIAL Lot
- Min. 1,000 m² RESIDENTIAL Loti
- Nidapark İzmir Dikili



0.60 FAR
Two-story
residential
zoning



400 m² Lot

Sample Semi-Detached Villa



Project visuals are for illustrative purposes only and are intended to represent the overall concept of the development.

400 m² Lot

Detached Villa



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500 m² Lot

Sample Semi-Detached Villa



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500 m² Lot

Sample Semi-Detached Villa



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Day-Use Facility Lots



Restaurant /
Viewing Terrace



Mountain Shelter
Resting Units



Holiday Camp



Thermal Treatment Units



Hobbit Houses

Commercial Lots



Commercial Square



Commercial Lot Main Street View

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Thermal Tourism Lots

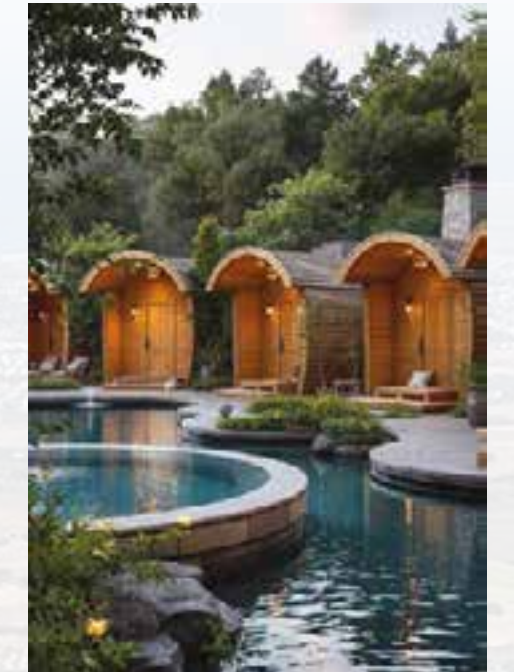


Accommodation Units



Main Hotel Building

Hotel Common Areas



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Facility Lots Education Lots



Kindergarten Area



Primary School Area



Middle School Area



High School Area



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