



Z E R A Y

PERLA

A PEARL IN KOCAELI  
FIRST IN A PRIVILEGE

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# KOCAELI, THE CITY OF HIGH LIVING

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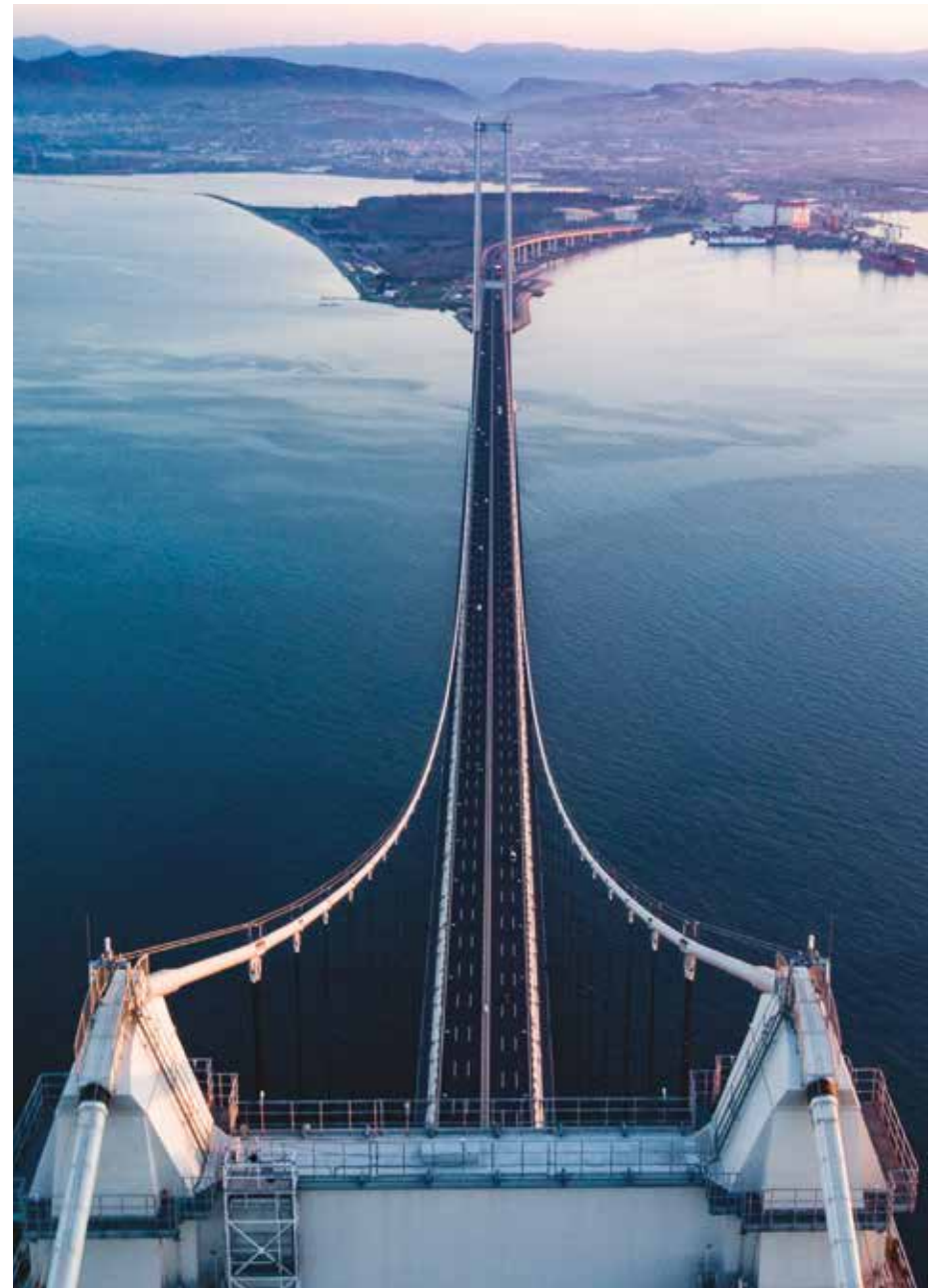
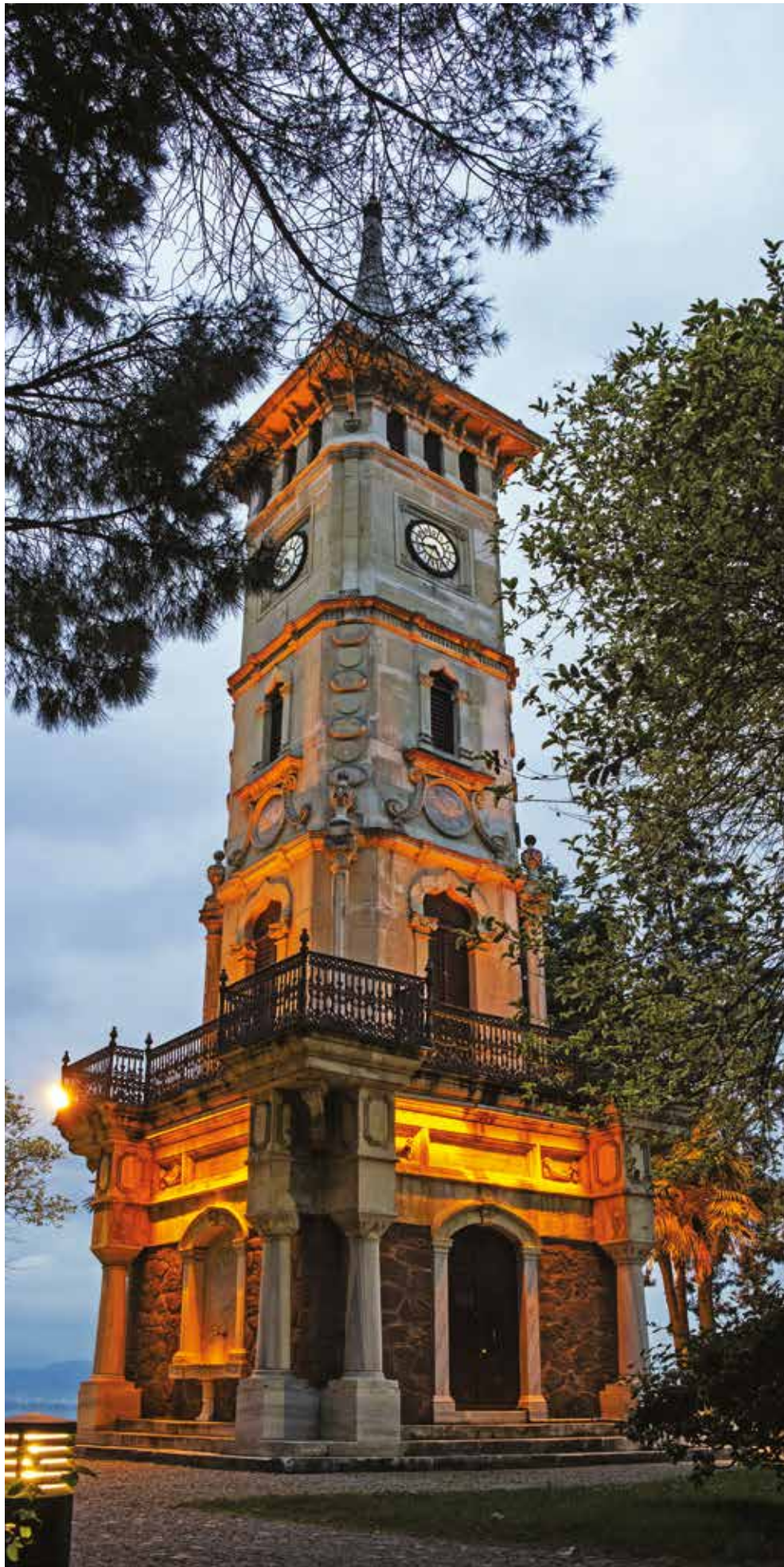
Kocaeli is not only the most important industry, trade and employment center of our region, but also of Turkey. Kocaeli is further beyond than being at the center of such great economic activities, it is a city of nature, history, culture and tourism. Kocaeli, which bears the cultural richness of Byzantine, Seljuk and Ottoman, has a very old historical past with its ancient character.

Like the “bridge country-Turkey” that brings the continents together, Kocaeli take the place near the top Turkey Life Quality Index with its qualities and opportunities that it offers as a “bridge city” because of its special location on the most vital transit axis of our country.

Zeray Perla, Zeray’s elegant project, slightly opens the door to a prestigious, privileged and elegant world for its lucky owners by raising this quality of life in Kocaeli even higher.













# THIS IS A NATURE PARADISE

Kocaeli, which come to the front with its natural parks, recreation areas and camping areas, Kocaeli is the name of peace and serenity with its wilderness, especially Yuvacık, Kartepe, Maşukiye, Sapanca, Kerpe and Kandıra, as well as its sea and beach.

In Kocaeli, you virtually live within the spectacular beauties of nature. These unspoiled natural beauties, which allow different activities from rafting to skiing, from paragliding to trekking, from rowing to camping, from beach pleasure to nature exploration, are among unique features that make Kocaeli worth living.

Zeray Perla will make the natural beauty of the city an inseparable part of your new life with its unique view that flows into your living room and its special location that is close to the forest.



# A HIDDEN PEARL WAITING FOR ITS OWNER



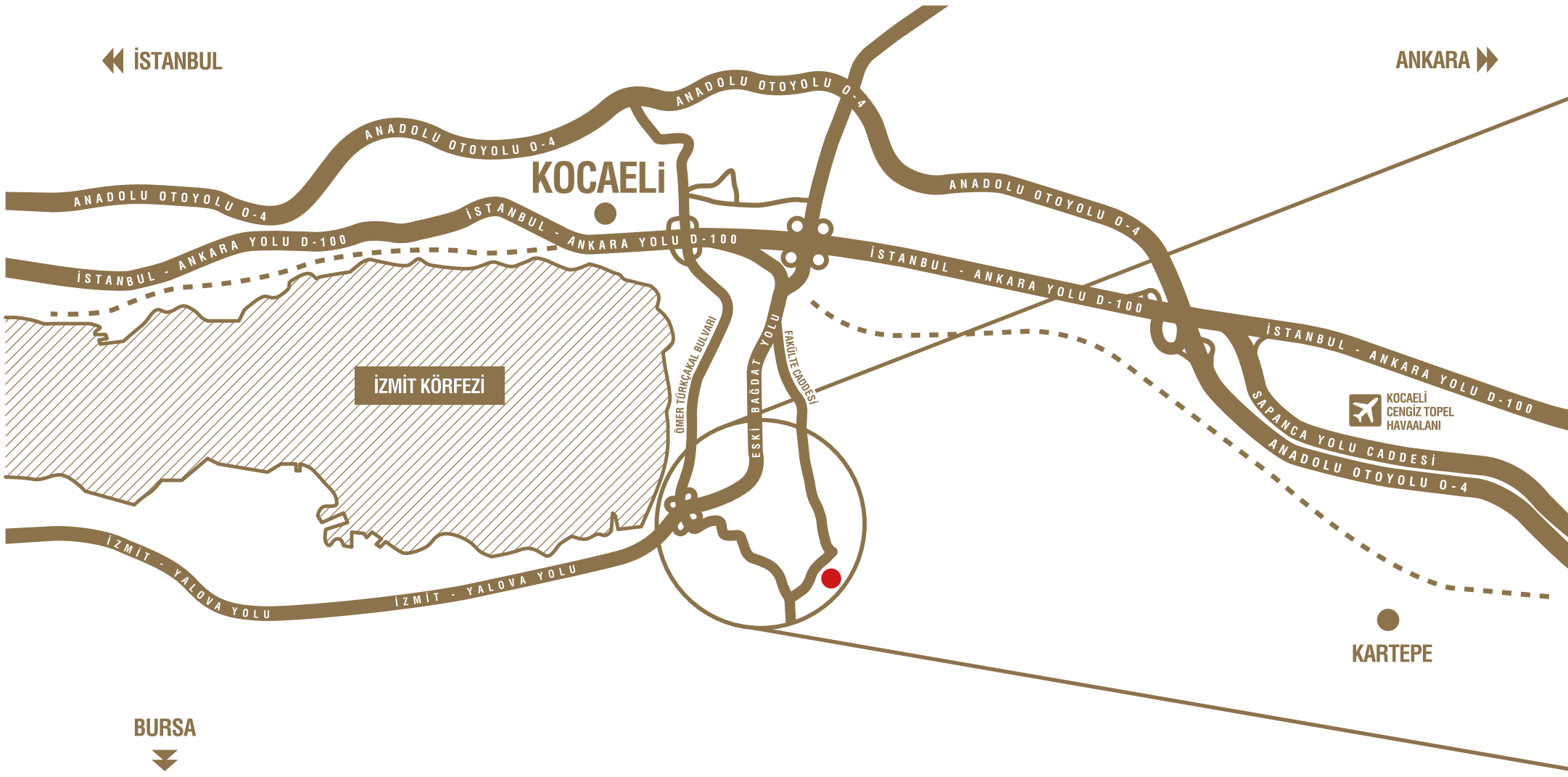
While its unique architecture completes your sense of taste and superior taste, its high qualities provides everything you are looking for in the name of luxury, comfort, prestige and distinction. Zera Perla does not offer only a bright life, but also increases the appeal of the region in which it is located.











İSTANBUL

ANKARA

KOCAELİ

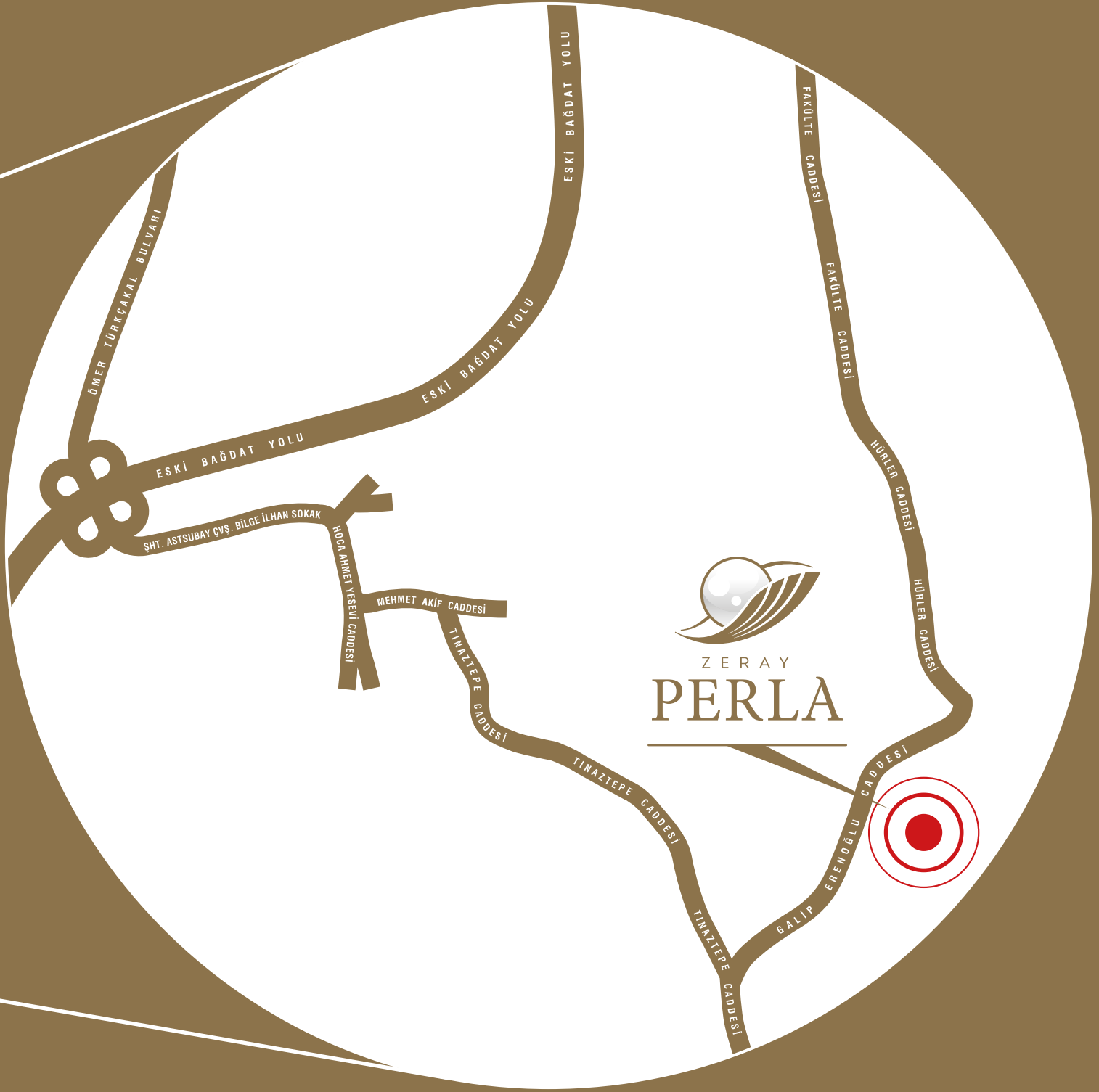
İZMİT KÖRFEZİ

KOCAELİ  
CENGİZ TOPEL  
HAVAALANI

KARTEPE

BURSA





ZERAY  
PERLA









Taahhüt edilen malzemeler, teknik şartnamede belirtilmiş olup görseller tanıtım amaçlıdır. Zeray, renk ve malzeme değişikliği yapma hakkını saklı tutar.





  
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# THE FIRST STEP TO A GLORIOUS LIFE

Zeray Perla's large balconies offers extra comfort and incomparable joy with its unique view that it offers, The terrace duplex, which has a very large terrace, offers also a double pleasure to those who want to experience more special in view and comfort.

Zeray Perla offers private garden privilege with garden duplexes for those who want more nature, more green and more space for themselves. Whether you enjoy lying on the grass with your children, have a tasty breakfast on your porch as a family, or enjoy organic farming and natural life in your mini hobby garden.



No matter it is a weekday or weekend, the life flows completely different in here, every moment is experienced like a holiday pleasure. Zeray Perla's superior features and its social facilities, that offer vast opportunities, add more pleasure and more privilege to your life. You can relax as you wish in its unique landscape area, in which the key color is green, or enjoy swimming with your loved ones in the outdoor swimming pool. Commercial areas that offer luxury shopping from cafes to restaurants, from boutiques to shops, waiting for you in Zeray Perla.





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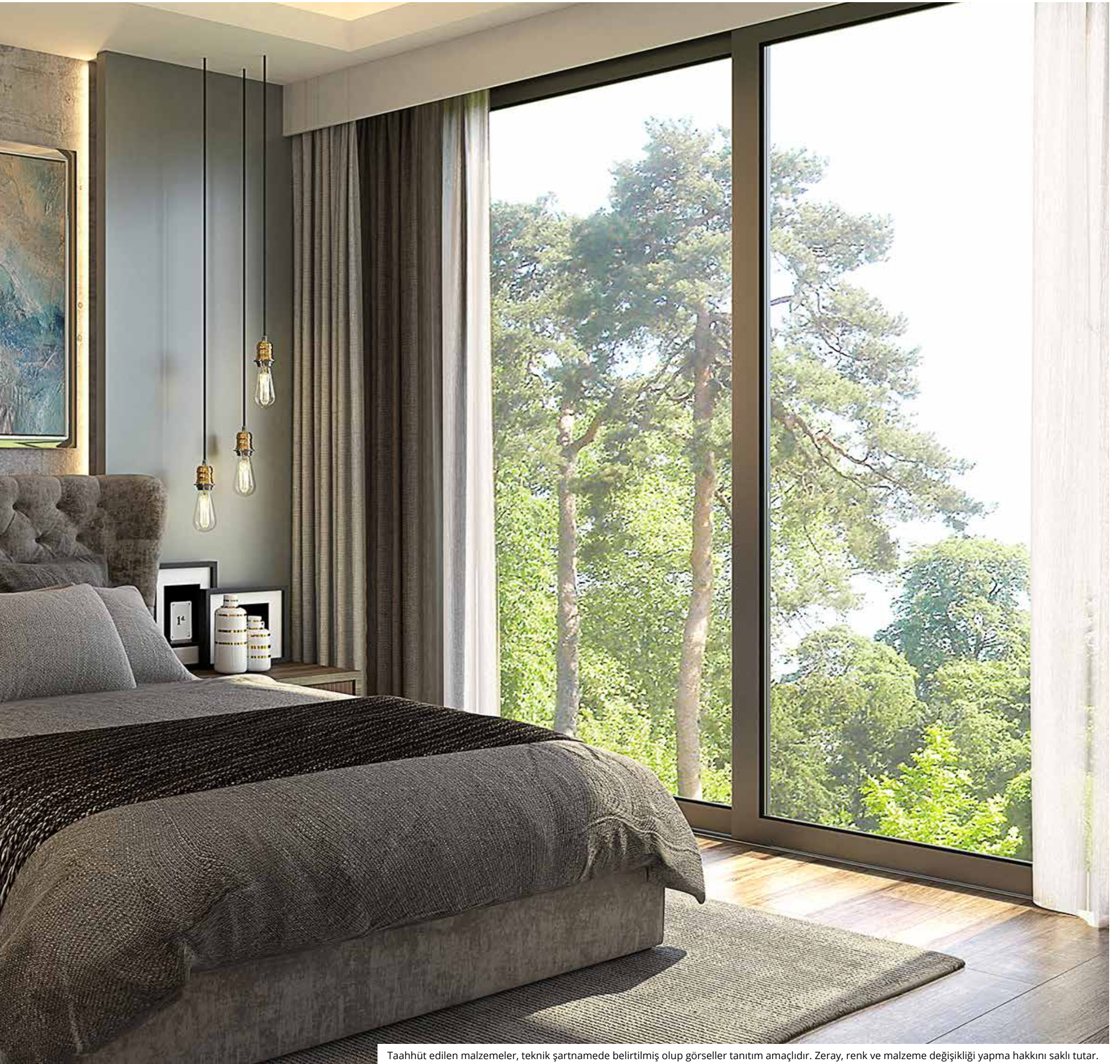




  
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# SUPERIOR QUALITIES THAT TURN DREAMS INTO REALITY



Zeray Perla, is the choice of those who want a glamorous life, and an elegant life center that turns a sparkling dream into reality. In this privileged world consisting of 7 blocks, 208 flats and 20 stores established on an area of 19 thousand square meters, it offers solutions from 1 + 1 to 4 + 1, from garden duplex to terrace duplex with different alternatives, suitable for needs and expectations. Cafes, restaurants, shops and boutique areas in commercial areas that will make your life more colorful and enjoyable; provides a pleasant shopping opportunity besides eating, drinking, resting and entertainment.











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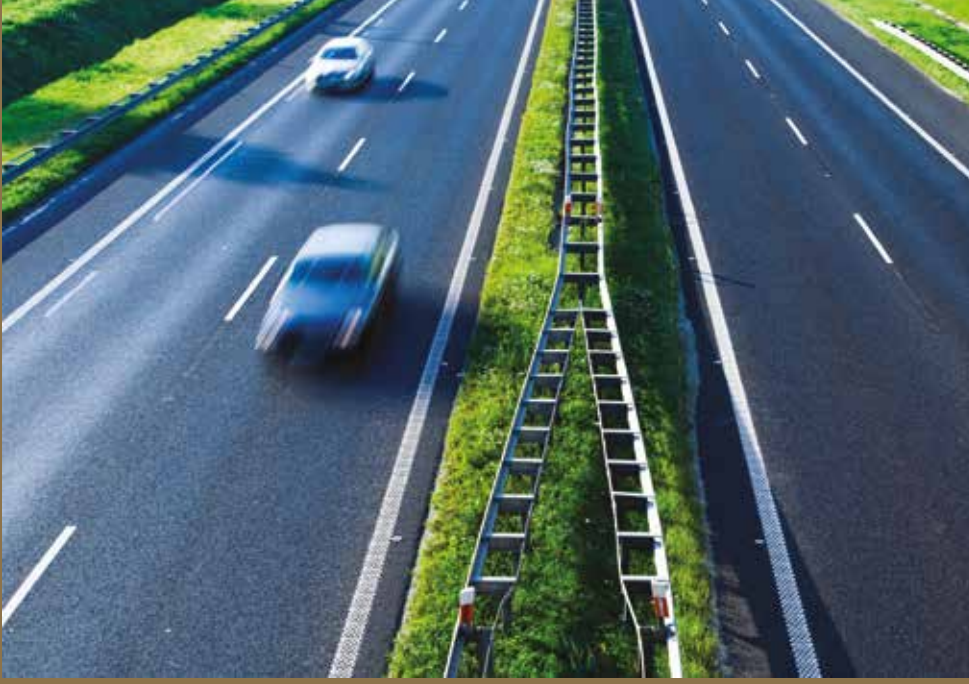
# THE PRIVILEGE OF BEING AT THE CENTER OF LIFE



It is situated in a very elegant location in Başiskele. With its nature, clean air and scenery, it offers the opportunity to live away from the crowd of the city but without being separated from the city life. It provides the advantage of using significant land, air and sea routes because of its alternative transportation,







E-5 Karayolu .....	1 km
TEM Karayolu .....	10 km
İzmit Merkez .....	9 km
Sakarya Merkez .....	47 km
Sapanca .....	30 km
Kartepe .....	18 km
Derince Limanı .....	17 km
Dilovası OSB .....	40 km

Osman Gazi Köprüsü .....	51 km
Yalova .....	61 km
Gebze OSB .....	62 km
Tuzla OSB .....	68 km
Sabiha Gökçen Havalimanı .....	80 km
Bolu .....	158 km
İstanbul .....	82 km
Ankara .....	342 km







  
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# ELEGANT LIFE FOR TODAY GOOD ASSURANCE FOR TOMORROW



Zeray Perla, which was developed as an elegant life center, is the key to a comfortable life with its special location, promising social facilities and superior qualities. Zeray Perla is a good assurance and a valuable legacy for your future with its high investment value besides its high living comfort. This appealing investment, the value of which will increase day by day, is the choice of those who want to start earning from today with assurance of Zeray.











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# SOME OF THE FLOOR PLANS









# GARDEN DUPLEXES





# A-B BLOK

## 1+1 BAHÇE DUBLEKS

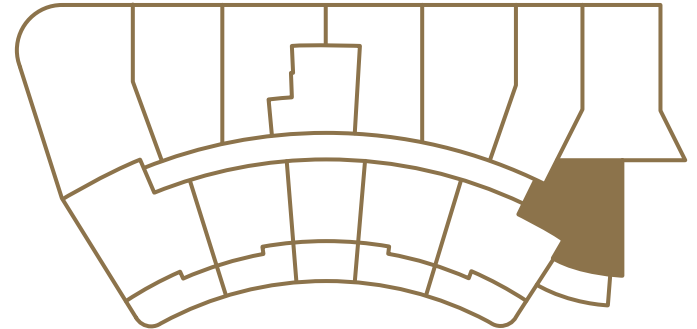
1	SALON & MUTFAK	45.70 m <sup>2</sup>
2	ANTRE	2.70 m <sup>2</sup>
3	WC	3.50 m <sup>2</sup>
4	TERAS	14.00 m <sup>2</sup>
5	YATAK ODASI	42.70 m <sup>2</sup>
6	BANYO	6.30 m <sup>2</sup>
7	BALKON	3.80 m <sup>2</sup>
8	BAHÇE	50.00 m <sup>2</sup>

**BRÜT ALAN 164.50 m<sup>2</sup>**



A-1 NO'LU DAİRE

B-1 NO'LU DAİRE









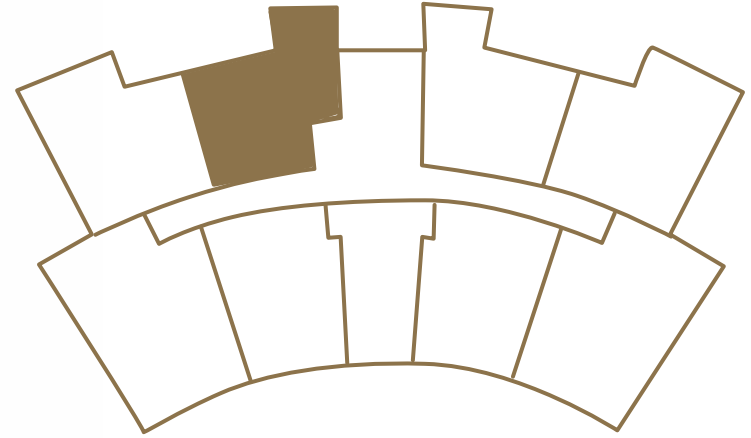
# A - B - C BLOK

## 3+1 BAHÇE DUBLEKS

1	SALON	28.70 m <sup>2</sup>
2	MUTFAK	19.20 m <sup>2</sup>
3	ANTRE	5.50 m <sup>2</sup>
4	WC	2.00 m <sup>2</sup>
5	HOL	3.60 m <sup>2</sup>
6	YATAK ODASI	15.80 m <sup>2</sup>
7	YATAK ODASI	15.20 m <sup>2</sup>
8	YATAK ODASI	16.20 m <sup>2</sup>
9	BANYO	6.70 m <sup>2</sup>
10	BALKON	6.10 m <sup>2</sup>
11	TERAS	11.30 m <sup>2</sup>
<b>BRÜT ALAN</b>		<b>175.60 m<sup>2</sup></b>



A-9 NO'LU DAİRE  
B-9 NO'LU DAİRE  
C-9 NO'LU DAİRE









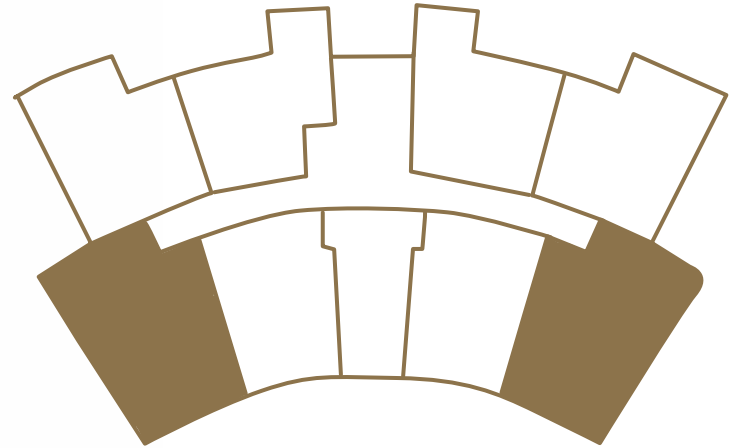
# A-B-C BLOK

## 4+1 BAHÇE DUBLEKS



1	SALON	34.00 m <sup>2</sup>
2	MUTFAK	14.80 m <sup>2</sup>
3	YATAK ODASI	14.60 m <sup>2</sup>
4	WC	1.80 m <sup>2</sup>
5	ANTRE	10.20 m <sup>2</sup>
6	HOL	4.80m <sup>2</sup>
7	YATAK ODASI	14.70 m <sup>2</sup>
8	YATAK ODASI	17.00 m <sup>2</sup>
9	YATAK ODASI	24.60 m <sup>2</sup>
10	EBV BANYO	4.60 m <sup>2</sup>
11	BANYO	6.40 m <sup>2</sup>
12	TERAS	24.70 m <sup>2</sup>
13	BALKON	11.40 m <sup>2</sup>
<b>BRÜT ALAN</b>		<b>230.10 m<sup>2</sup></b>

A-3 - A-7 NO'LU DAİRE  
B-3 - B-7 NO'LU DAİRE  
C-3 - C-7 NO'LU DAİRE





# MEZZANINE FLOORS



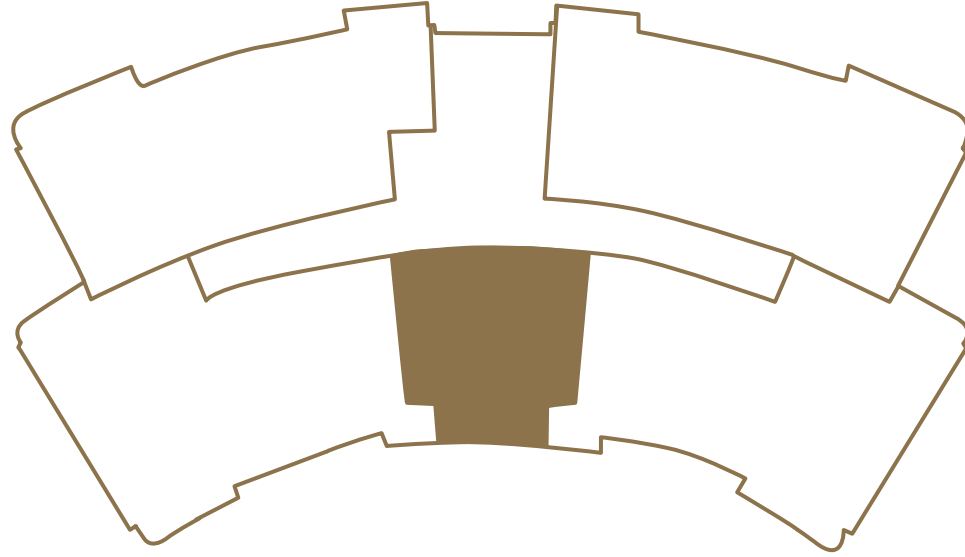


# A - B - C BLOK

## 1+1 ARA KAT

1	SALON+MUTFAK	31.70 m <sup>2</sup>
2	BANYO	5.00 m <sup>2</sup>
3	YATAK ODASI	15.60 m <sup>2</sup>
4	BALKON	13.10 m <sup>2</sup>
<b>BRÜT ALAN</b>		<b>87.70 m<sup>2</sup></b>

A- 12 NO'LU DAİRE  
B- 12 NO'LU DAİRE  
C- 12 NO'LU DAİRE







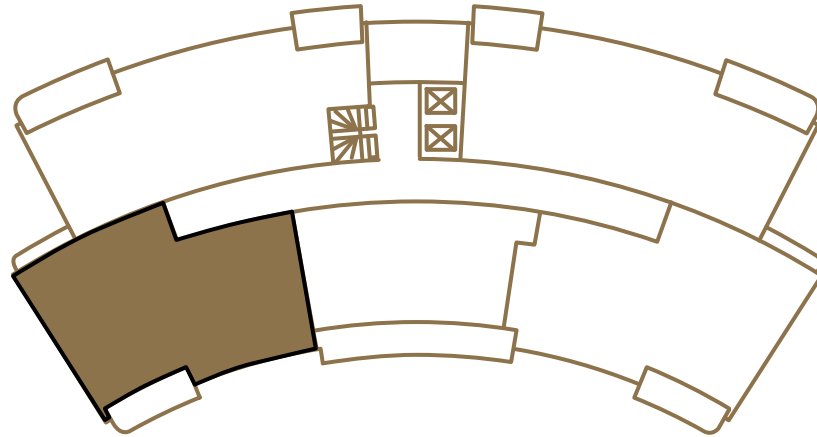


# A-B-C-D BLOK

## 2+1 ARA KAT

1	SALON	32.00 m <sup>2</sup>
2	MUTFAK	15.70 m <sup>2</sup>
3	YATAK ODASI	14.70 m <sup>2</sup>
4	YATAK ODASI	21.20 m <sup>2</sup>
5	BANYO	5.50 m <sup>2</sup>
6	ANTRE	7.50 m <sup>2</sup>
7	HOL	4.80 m <sup>2</sup>
8	BALKON	8.40 m <sup>2</sup>
9	BALKON	2.60 m <sup>2</sup>
<b>BRÜT ALAN</b>		<b>145.40 m<sup>2</sup></b>

A-10 / A-15 / A-20 NO'LU DAİRE  
B-11 / B-16 / B-21 NO'LU DAİRE  
C-10 / C-15 / C-20 N O'LU DAİRE  
D-13 / D-18 / D-23 NO'LU DAİRE







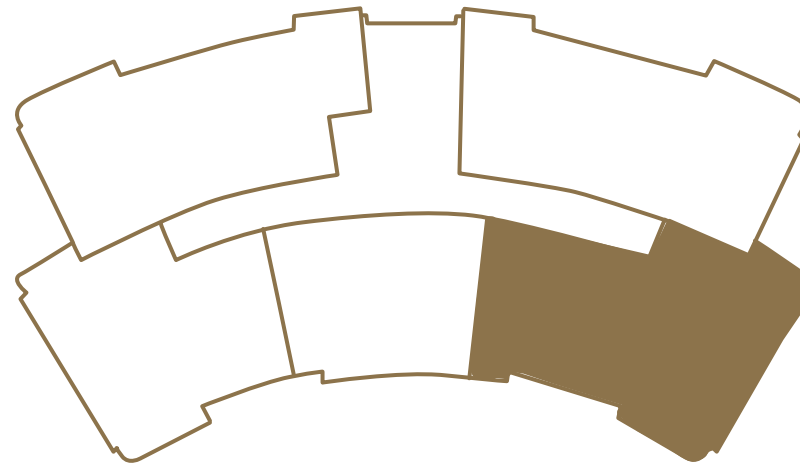


# A-B-C-D BLOK

## 3+1 ARA KAT

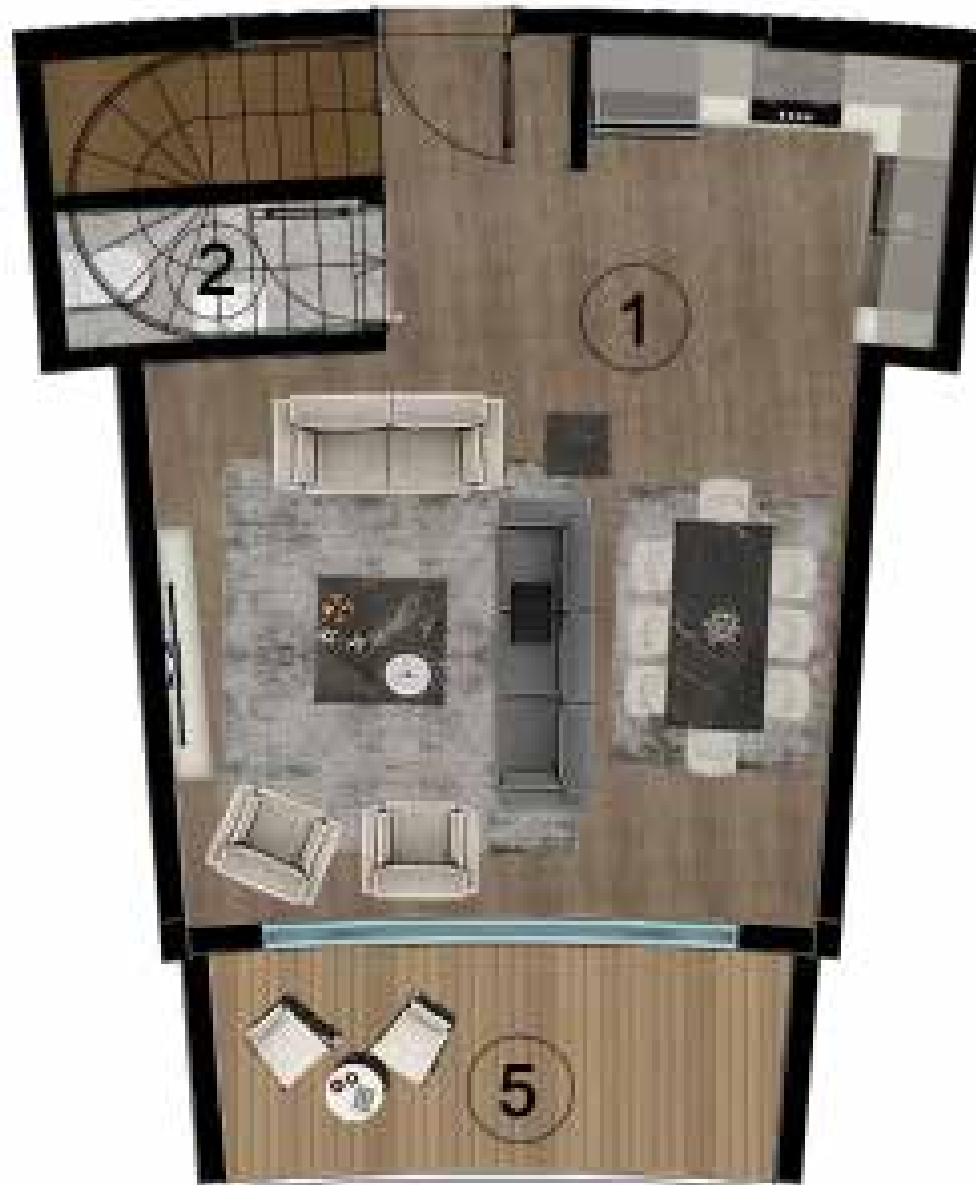
1	SALON	31.60 m <sup>2</sup>
2	MUTFAK	15.80 m <sup>2</sup>
3	ANTRE	8.40 m <sup>2</sup>
4	HOL	7.10 m <sup>2</sup>
5	YATAK ODASI	13.50 m <sup>2</sup>
6	YATAK ODASI	12.10 m <sup>2</sup>
7	YATAK ODASI	25.00 m <sup>2</sup>
8	EBV. BANYO	4.80 m <sup>2</sup>
9	BANYO	5.00m <sup>2</sup>
10	BALKON	15.75 m <sup>2</sup>
<b>BRÜT ALAN</b>		<b>162.50 m<sup>2</sup></b>

A-16 NO'LU DAİRE  
B- 16 NO'LU DAİRE  
C-16 NO'LU DAİRE





# TERRACE DUPLEXES





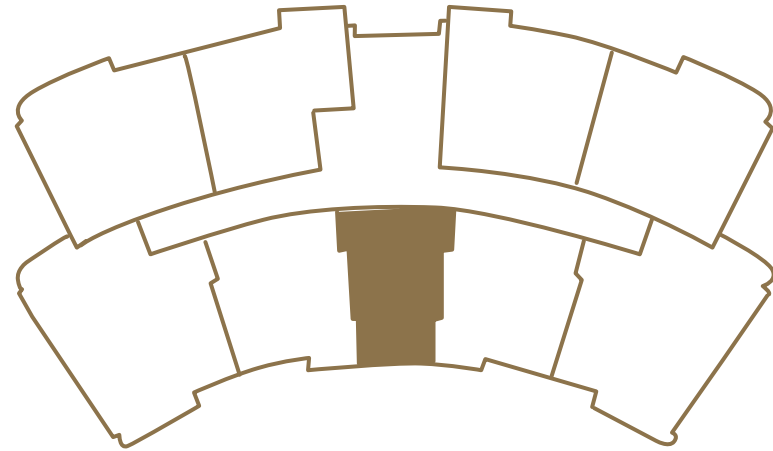


## A - B - C BLOK

### 1+1 TERAS DUBLEKS

1SALON & MUTFAK	30.20 m <sup>2</sup>
2WC	2.20 m <sup>2</sup>
3YATAK ODASI	29.00 m <sup>2</sup>
4BANYO	6.60 m <sup>2</sup>
5BALKON	7.10 m <sup>2</sup>
6TERAS	9.10 m <sup>2</sup>
<b>BRÜT ALAN</b>	<b>120.00</b>

A- 24 NO'LU DAİRE  
B- 24 NO'LU DAİRE  
C- 24 NO'LU DAİRE









# A-B-C-D BLOK

## 2+1 TERAS DUBLEKS

1	SALON	27.00 m <sup>2</sup>
2	MUTFAK	12.00 m <sup>2</sup>
3	ANTRE	5.10 m <sup>2</sup>
4	WC	2.70 m <sup>2</sup>
5	BALKON	3.00 m <sup>2</sup>
6	YATAK ODASI	16.20 m <sup>2</sup>
7	YATAK ODASI	13.70 m <sup>2</sup>
8	HOL	3.50 m <sup>2</sup>
9	BANYO	4.40 m <sup>2</sup>
10	TERAS	6.00 m <sup>2</sup>

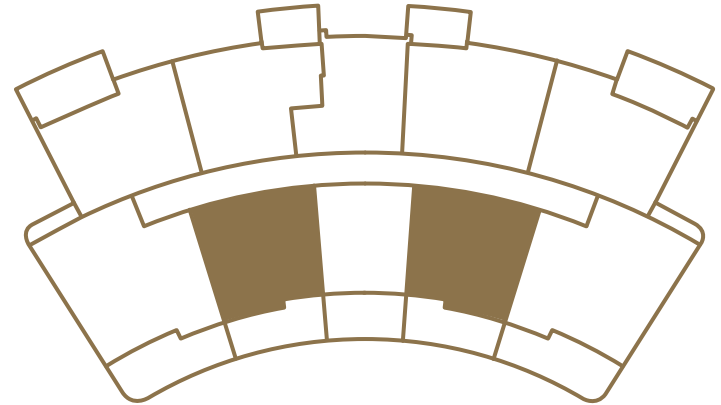
**BRÜT ALAN 124.20 m<sup>2</sup>**

A-25 / A-27 NO'LU DAİRE

B-26 / B-28 NO'LU DAİRE

C-25 / C-27 NO'LU DAİRE

D-28 / D-30 NO'LU DAİRE









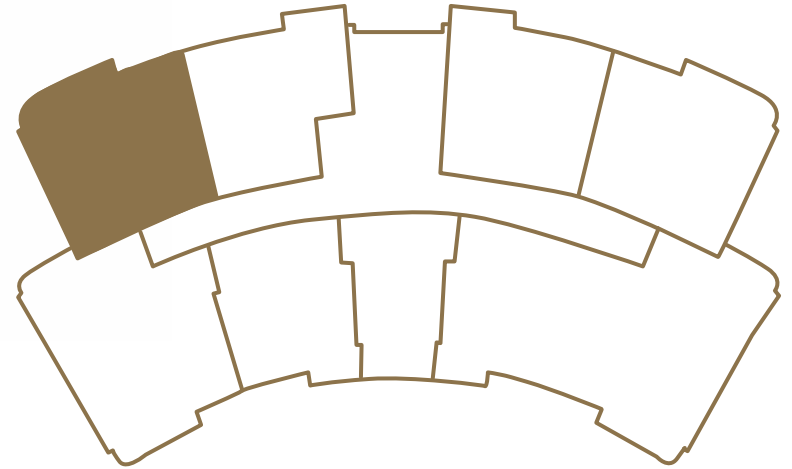
# A - B - C BLOK

## 3+1 TERAS DUBLEKS

1	SALON	33.00 m <sup>2</sup>
2	MUTFAK	18.10 m <sup>2</sup>
3	WC	1.90 m <sup>2</sup>
4	ANTRE	5.10 m <sup>2</sup>
5	HOL	5.30 m <sup>2</sup>
6	YATAK ODASI	11.00 m <sup>2</sup>
7	YATAK ODASI	13.10 m <sup>2</sup>
8	YATAK ODASI	18.60 m <sup>2</sup>
9	EBV. BANYO	3.70 m <sup>2</sup>
10	BANYO	5.00 m <sup>2</sup>
11	BALKON	10.50 m <sup>2</sup>
12	TERAS	24.20 m <sup>2</sup>

**BRÜT ALAN 189.40 m<sup>2</sup>**

A- 27 NO'LU DAİRE  
B- 27 NO'LU DAİRE  
C- 27 NO'LU DAİRE









# A-B-C BLOK

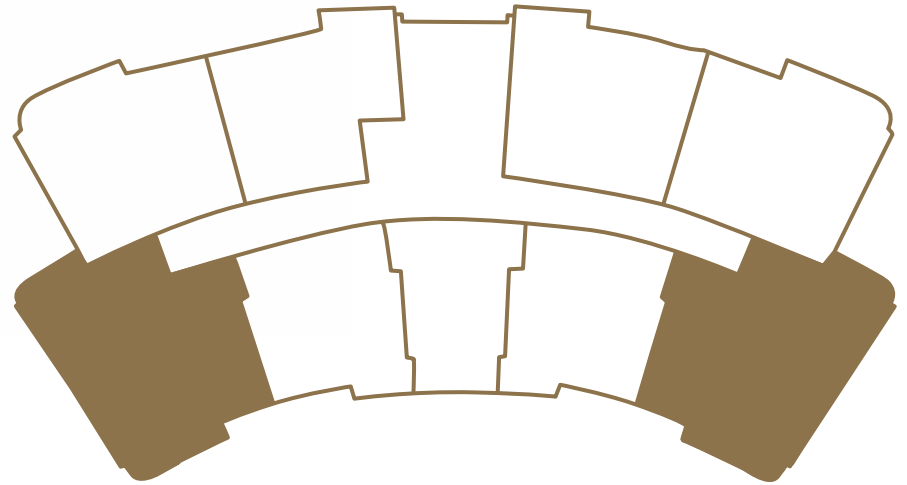
## 4+1 TERAS DUBLEKS

1	SALON	31.60 m <sup>2</sup>
2	MUTFAK	14.80 m <sup>2</sup>
3	WC	2.20 m <sup>2</sup>
4	ANTRE	11.20 m <sup>2</sup>
5	HOL	3.00 m <sup>2</sup>
6	YATAK ODASI	14.00 m <sup>2</sup>
7	YATAK ODASI	11.00 m <sup>2</sup>
8	YATAK ODASI	19.30 m <sup>2</sup>
9	YATAK ODASI	15.60 m <sup>2</sup>
10	EBV. BANYO	4.20 m <sup>2</sup>
11	BANYO	5.00 m <sup>2</sup>
1	BALKON	11.40 m <sup>2</sup>
2	TERAS	29.20 m <sup>2</sup>
13		
<b>BRÜT ALAN</b>		<b>217.20 m<sup>2</sup></b>

A- 22 / A-26 NO'LU DAİRE

B- 22 / B-26 NO'LU DAİRE

C- 22 / C-26 NO'LU DAİRE





# ZERAY BUILDS TRUST

Zeray carries out life projects in many different areas with its experience and project approach that changes standards. Its innovative perspective, total quality principles, awareness of responsibility towards the environment and human life are among unchangeable principles of Zeray. Zeray, invests not only in Kocaeli but also in the future of our country with its management approach that foresees the future with its expert staff and its experienced workforce in the field of construction.

Zeray, the architect of unique projects, exists to produce the architecture with robustness and aesthetics that the city deserves, and the new living spaces, that our people deserve, with quality and accessibility. It exists to realize valuable living centers that are in harmony with the city life, but at the same time raise it up by giving spirit, emotion, meaning and added value to concrete.

Zeray has a vision that protects the natural balance adds value to the areas with its humanitarian and environmentalist approach that adds value to the areas it invests and aims to raise standards in every investment with the unique environmental plan that it creates. Because there are so many lives and so many dreams that await a better tomorrow. This is a different mission that greatly improves the quality of life but makes it easier to own a home at the real price.

Zeray acts quite differently than its sector in the way of doing business in order to realize this different mission that it has never thought to change or postpone, in other words, the reason for its existence. It buys the project area at the most appropriate value within the investment planning. It minimizes the investment cost by realizing large projects. It uses the project area in the best way with the unique architectural solutions that are found only in developed countries. It does not stock the construction materials to be used in order not to corrode under environmental conditions. It provides its elegant projects that it has made with advanced technology, good engineering, quality materials and correct workmanship at the most affordable prices.

While this special mission, which Zeray never gives up, produces houses with high living comfort in a way that all the truths brought together, it enables to acquire these houses in an easy way that may be an example application for our city and our country.

Being Zeray: our last word is still our first word: Trust.

We do not build house but trust.







