



ONE PLANET HABITAT

THE SETTLEMENT OF A NEW CIVILIZATION



The background of the image is a composite of a night sky and a landscape. The top half shows a deep blue night sky filled with stars and the faint, glowing band of the Milky Way galaxy. The bottom half shows a lush green field of tall grass and small white wildflowers, with a dark line of trees on the horizon under the starry sky.

Life on Earth Began 3.5 Billion Years Ago. NOW, IT BEGINS AGAIN.

Today, we are approaching a new threshold—where comfort alone is no longer enough. The most fundamental elements of life—energy, water, and food—are becoming more fragile than ever on a global scale.

We are living in an era where geopolitical tensions and regional conflicts directly reshape energy systems, supply chains, and everyday life.

Luxury is no longer merely about living well
it is about possessing the power to sustain life itself, under all conditions.

A UNIQUE CHALLENGE

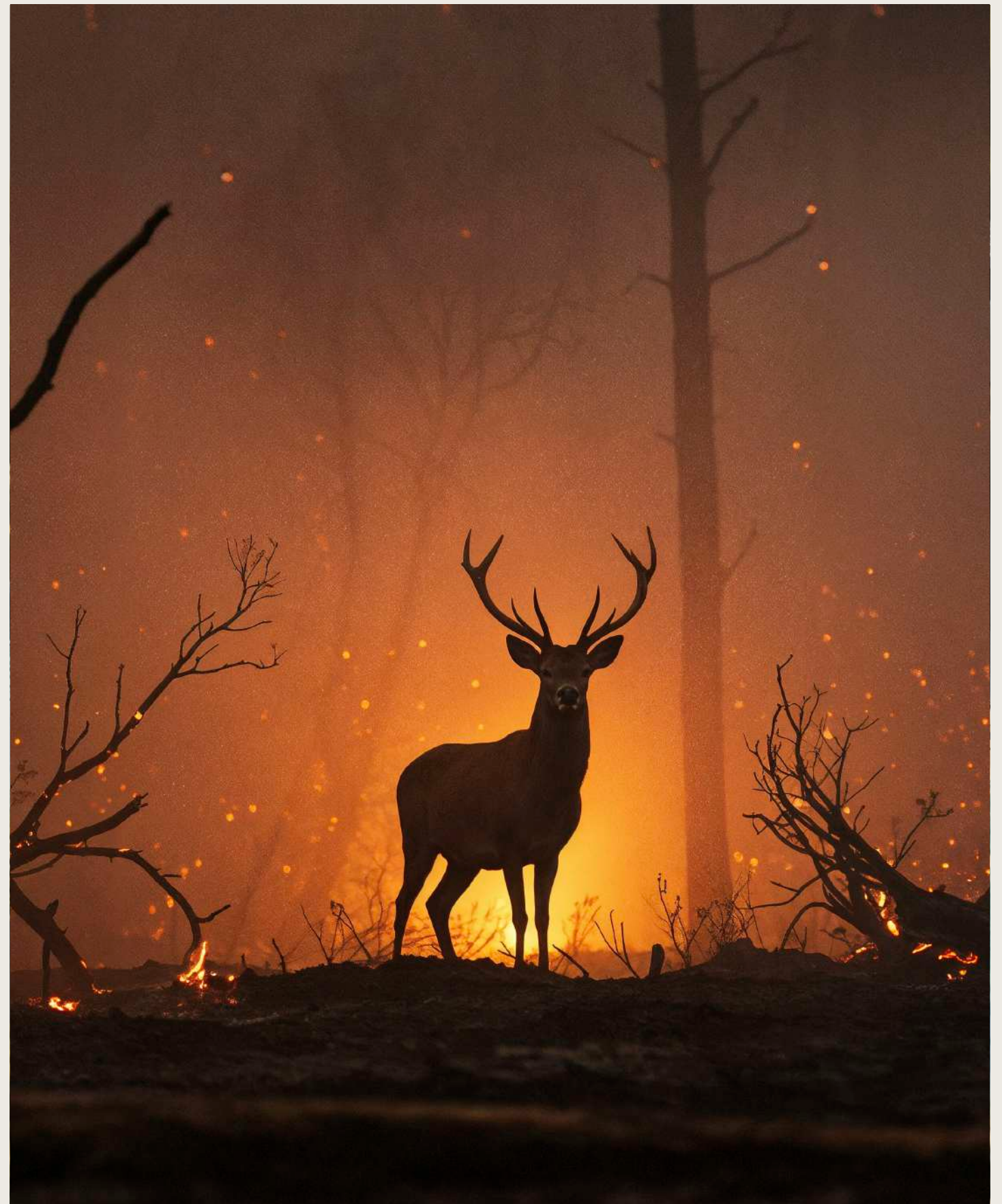
But Why?

Because our forests are shrinking every single day.
Because the balance of food and clean water is becoming increasingly fragile. And because 39% of the global carbon emissions driving this crisis originate from our buildings.

One Planet Habitat is a unique living model designed to completely reverse this course a fully self-sufficient system with zero carbon emissions.

Rather than placing hope in Mars,
it is an architectural challenge that makes healthy, safe, and refined living possible here on Earth.

These settlements represent the first truly realistic hope for our planet, for ourselves, for our loved ones and even for generations yet to be born.







Self-Sufficient Living.

AT ONE PLANET HABITAT, LIFE GERMINATES ANEW EVERY SINGLE DAY

Energy comes solely from the sun. Water is continuously reused within a closed-loop cycle. A rich diversity of food is produced without interruption through systems where nature and human intelligence operate as one.

Here, your entirely private smart greenhouses, orchards, aquaponic systems, natural beekeeping gardens, fish ponds, and animal farms function together as a single, integrated ecosystem.

Thus:

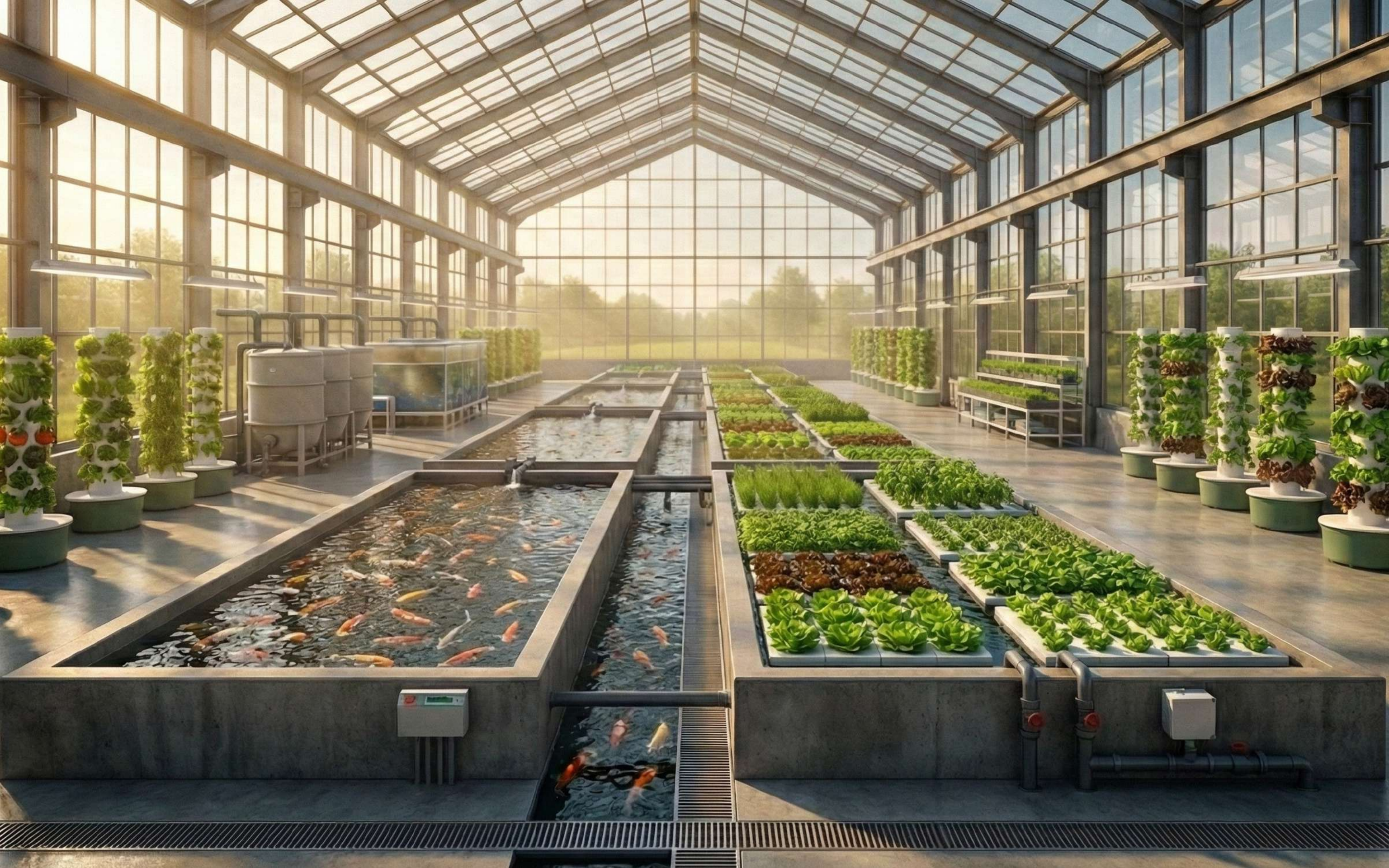
- * Fresh vegetables, fruits, fish, and breakfast products are delivered to your home all year round
- * Your water consumption is reduced by up to 90%
- * A seamless farm-to-table cycle is established

At One Planet Habitat, every meal becomes a celebration of the sustainability of natural nutrition.

Each villa directly benefits from the settlement's integrated production ecosystem. Through this system, every family is provided annually with an average of:

- 800 kg of vegetables
- 500 kg of fruit
- 75 kg of fish
- 75 kg of shrimp
- 730 fresh eggs

All produced within a continuous natural cycle. In addition, pure milk, traditionally crafted yogurt and cheese, and honey derived from natural beekeeping form an essential part of this holistic production system.







The Signature
BEHIND A PROJECT
THAT WILL MAKE HISTORY

A brand that has brought to life more than 35,000 residential units across over 350 projects in 30 years.

A powerful portfolio extending from infrastructure to superstructure, from state hospitals to historical restorations a reputation earned not by coincidence, but through discipline and unwavering work ethics.

One of the very few construction companies in Türkiye holding the internationally recognized "NATO Facility Security Clearance Certificate."

The precision engineering embedded into every stone of One Planet Habitat, and the craftsmanship at unparalleled standards, will materialize through the 30 years of accumulated expertise of İZKA Construction.

Our Architectural Philosophy: PASSIVE HOUSE

One Planet Habitat settlements are designed according to Passive House principles—the most advanced global standard in sustainable architecture—and are certified by international experts.

Passive House architecture is built upon five fundamental pillars:

1. Superior thermal insulation
2. Thermal bridge-free design
3. Airtight building envelope
4. Heat recovery ventilation
5. High-performance window systems

Thanks to Passive House technology, our villas consume 80–90% less energy compared to conventional homes.

This is achieved through ultra-high insulation, a completely airtight building envelope, and a heat recovery ventilation system working in perfect harmony.

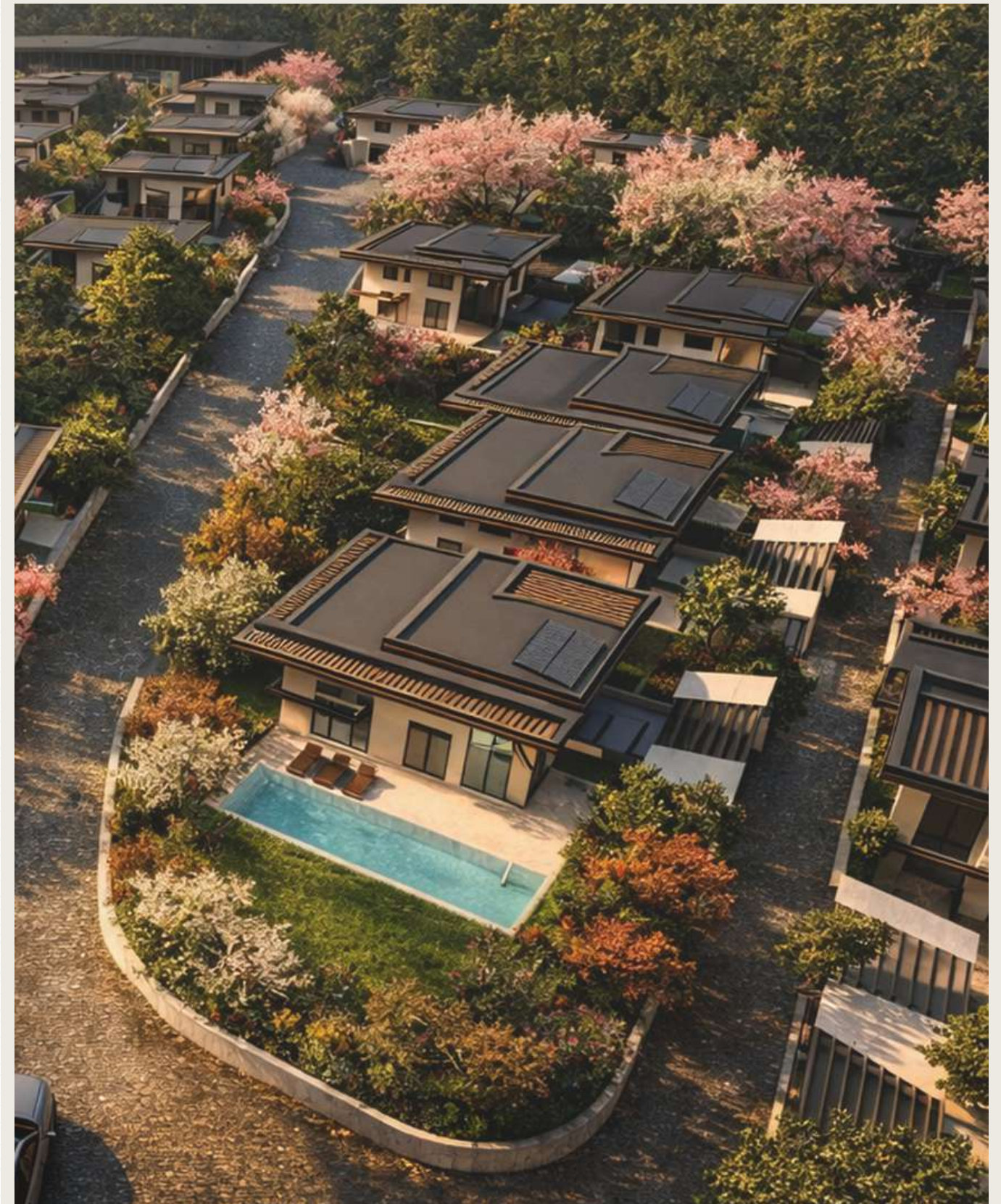
This system continuously renews indoor air while preserving up to 90% of internal heat.

As a result, throughout both summer and winter, ideal indoor temperatures are maintained seamlessly requiring only minimal support from a highly efficient heat pump, without reliance on traditional heating or cooling systems.

With advanced multi-layer filtration systems and HEPA-level air purification:

- * Dust, pollen, allergens, and harmful particles are eliminated
- * Indoor air remains continuously clean and healthy
- * Risks of asthma and allergies are reduced to a minimum

Through this technology, One Planet Habitat villas offer a living experience defined by constant temperature, silence, purity, and superior comfort 12 months of the year.





HEALING THAT FLOWS FROM *Nature*

Even indoors mountain air quality,
toxin-free spaces, natural acoustic balance...

Food growing before your eyes,
social spaces immersed in
the sounds of nature...

One Planet Habitat is a holistic
civilization system designed for
a long, healthy, and fulfilling life.















An aerial photograph of a swimming pool with a curved edge, surrounded by dense tropical foliage. The pool's water is a deep blue-green color. The surrounding vegetation includes various types of palm trees, banana leaves, and other lush green plants. A paved area with small white decorative stones is visible around the pool's edge. On the right side, there is a large bush with many small white flowers.

ELITE LIFESTYLE CULTURE:

The Sanctuary Club

With farm-to-table restaurants, spa and wellness areas, art rooms, intellectual clubs, open-air cinema, and 24/7 concierge service

One Planet Habitat villas are not merely residences, but a culture of an advanced civilization that curates an elite way of living.

STRUCTURAL SAFETY & RESILIENCE

One Planet Habitat settlements are reinforced with advanced engineering principles. Carbon fiber structural systems used in all buildings possess three times the tensile strength of steel.

In earthquake simulations conducted in collaboration with AFAD and Istanbul Technical University, these systems demonstrated exceptional structural integrity even under earthquakes exceeding magnitude 7.

Each One Planet Habitat villa is a place where even under the most extreme conditions you can look at your loved ones and say:

“We are safe here.”





You Are Invited TO SUSTAINABLE LUXURY

We invite you not only to a life of luxury,
but to breathtaking experiences, to the privilege of
self-sufficiency, and to a brand-new civilization that
offers a true philosophy of life.

From dependency to freedom, from chaos to
serenity, from transience to permanence
Secure your place now within the limited collection
of One Planet Habitat villas, designed to be passed
down from generation to generation

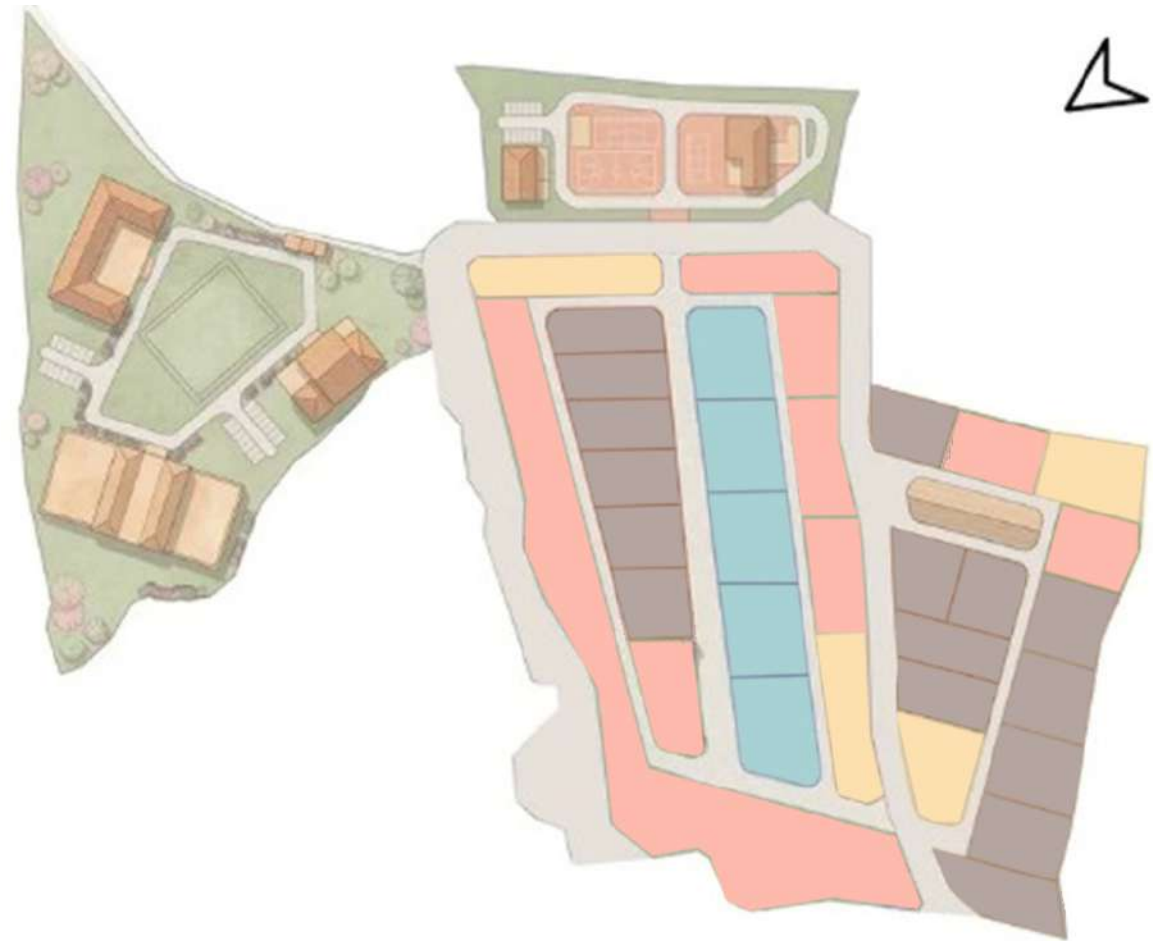


SITE PLAN



	Parcel Area	Villa Type	Total Gross Area
•A	1000m ²	Semi-Detached Villa	916,07m ²
•B	1000m ²	Detached Villa	1827,90m ²
•C	850m ²	Semi-Detached Villa	808,96m ²
•D1	850m ²	Detached Villa	1600,75m ²
•D2	700m ²	Detached Villa	1450,75m ²

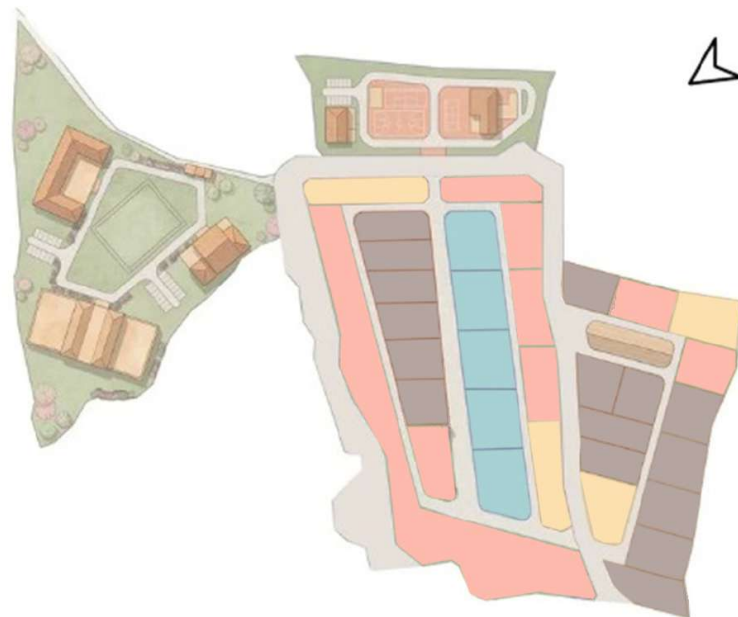
VILLA TYPE	PLOT AREA (m²)	NUMBER OF PLOTS	VILLA TYPE (STRUCTURE)	NUMBER OF VILLAS	ENCLOSED LIVING AREA (M²)	POOL (m²)	VERANDA (m²)	TOTAL LIVING AREA (m²)	GARDEN AREA (m²)	AGRO SHARE (m²)	TOTAL GROSS (m²)
A	1000	5	Semi Detached Villa	10	181,08	30	60	271,08	297	347,99	916,07
B	1000	4	Detached Villa	4	389,51	50	76,04	515,55	650,53	661,82	1827,90
C	850	15	Semi Detached Villa	30	164,76	20	60	244,76	250	314,20	808,96
D1	850	5	Detached Villa	5	343,9	40	76,04	459,94	550,38	590,43	1600,75
D2	700	11	Detached Villa	11	343,9	40	76,04	459,94	400,38	590,43	1450,75



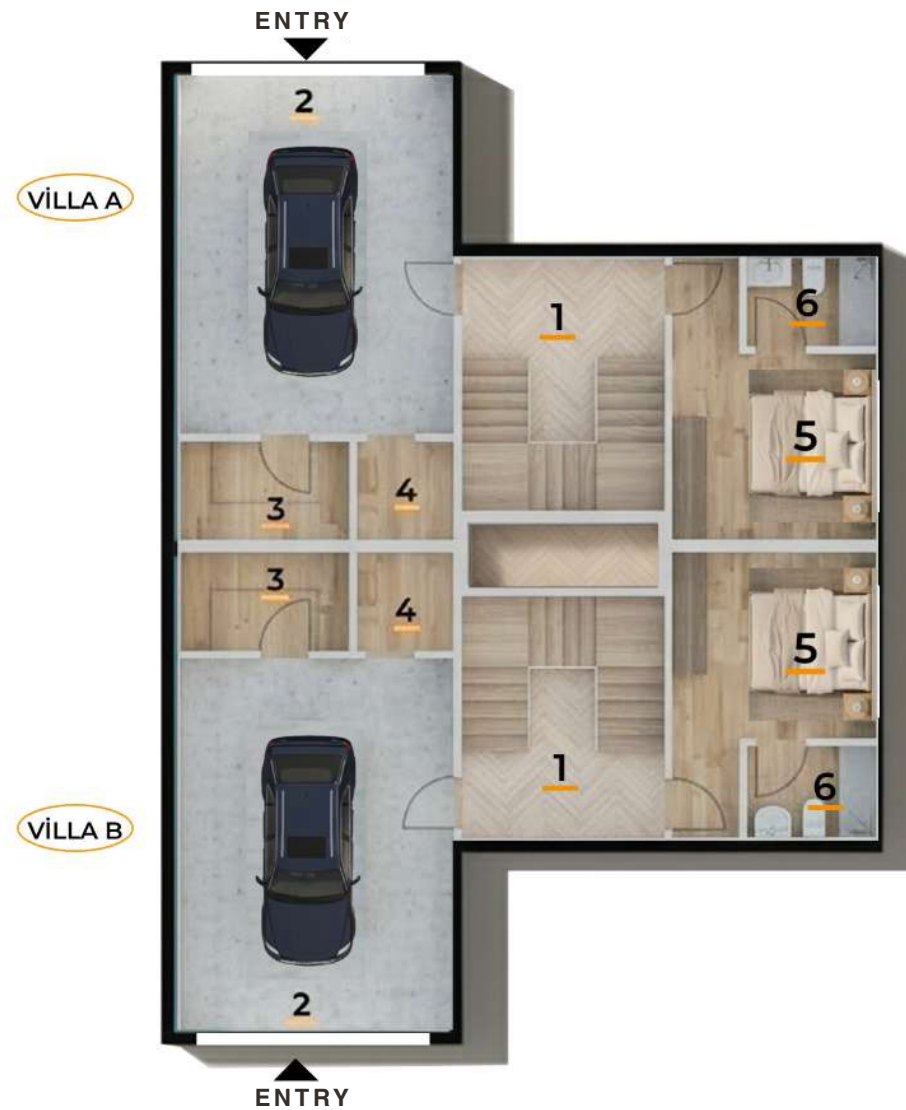
TYPE A

TRIPLEX SEMI-DETACHED VILLA

BEDROOMS	4
TOTAL VILLA AREA	2 7 1 , 0 8 m ²
BASEMENT FLOOR	7 1 , 3 2 m ²
PARCEL AREA	1 0 0 0 m ²



10 UNITS



BASEMENT FLOOR PLAN

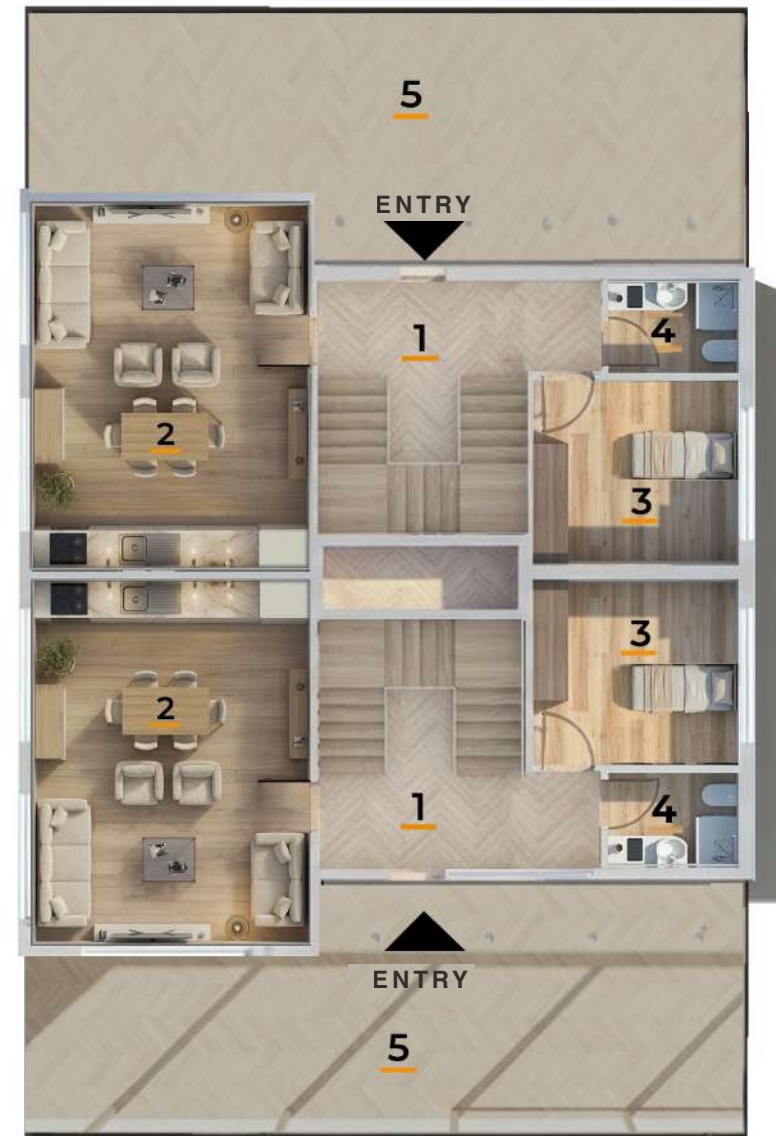
1 HALL	: 16,05m ²
2 PARKING GARAGE	: 29,20 m ²
3 MECHANICAL ROOM	: 5,25 m ²
4 STORAGE	: 3,12 m ²
5 BEDROOM	: 13,59 m ²
6 EN-SUITE BATHROOM	: 4,11 m ²

TYPE A

10 UNITS

TRIPLEX SEMI-DETACHED VILLA

BEDROOMS	4
TOTAL VILLA AREA	271,08 m ²
GROUND FLOOR AREA	54,88 m ²
POOL & VERANDA AREA	90 m ²
PARCEL AREA	1000 m ²



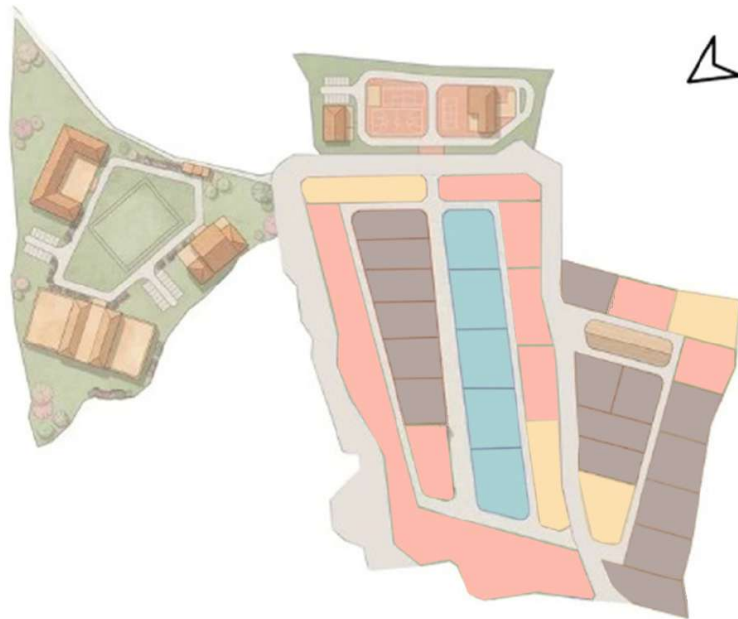
GROUND FLOOR PLAN

1 HALL	: 9,27m ²
2 LIVING ROOM + KITCHEN	: 29,72 m ²
3 BEDROOM	: 11,78 m ²
4 BATHROOM	: 4,11 m ²
5 VERANDA	: 60 m ²
6 POOL	: 30 m ²

TYPE A

TRIPLEX SEMI-DETACHED VILLA

BEDROOMS	4
TOTAL VILLA AREA	2 7 1 , 0 8 m ²
FIRST FLOOR AREA	5 4 , 8 8 m ²
PARCEL AREA	1 0 0 0 m ²



1 0 U N I T S



FIRST FLOOR AREA

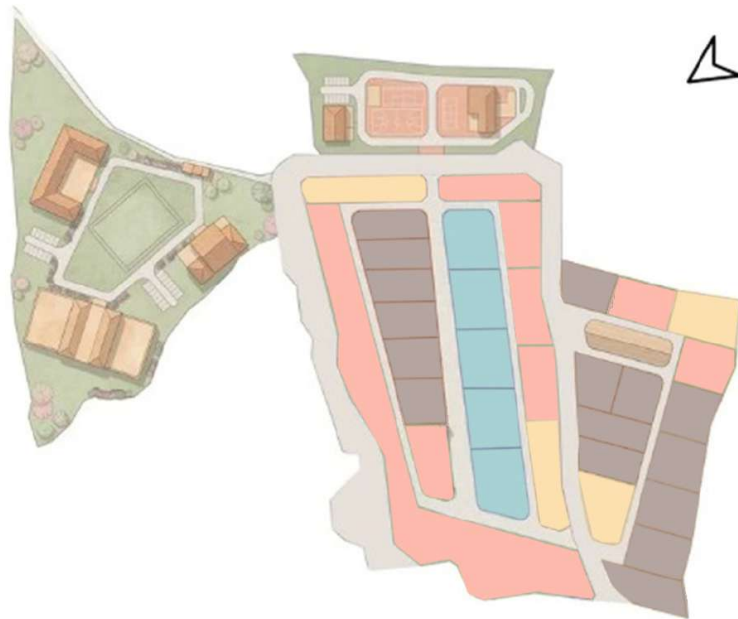
1 HALL	: 7,15m ²
2 BEDROOM	: 21,03 m ²
3 WALK-IN CLOSET	: 5,25 m ²
4 EN-SUITE BATHROOM	: 3,44 m ²
5 BEDROOM	: 13,91 m ²
6 EN-SUITE BATHROOM	: 4,10 m ²

TYPE B

4 UNITS

TRIPLEX VILLA

BEDROOMS	5
TOTAL VILLA AREA	5 1 5 , 5 5 m ²
BASEMENT FLOOR	1 6 5 , 2 9 m ²
PARCEL AREA	1 0 0 0 m ²



BASEMENT FLOOR PLAN

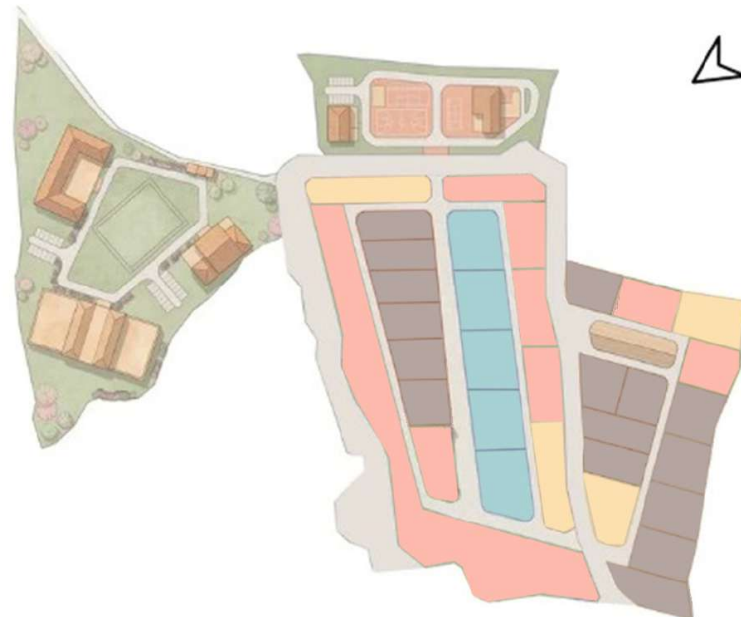
1 HALL	: 34,49m ²
2 FITNESS ROOM	: 24,93 m ²
3 STAFF BEDROOM	: 13,49 m ²
4 EN-SUITE BATHROOM	: 5,40 m ²
5 MECHANICAL ROOM	: 19,91m ²
6 PARKING GARAGE	: 61,07 m ²
7 LIGHT WELL	: 6,00 m ²

TYPE B

4 UNITS

TRIPLEX VILLA

BEDROOMS	5
TOTAL VILLA AREA	5 1 5 , 5 5 m ²
GROUND FLOOR AREA	1 2 2 , 3 5 m ²
POOL & VERANDA AREA	1 2 6 , 0 4 m ²
PARCEL AREA	1 0 0 0 m ²



GROUND FLOOR PLAN

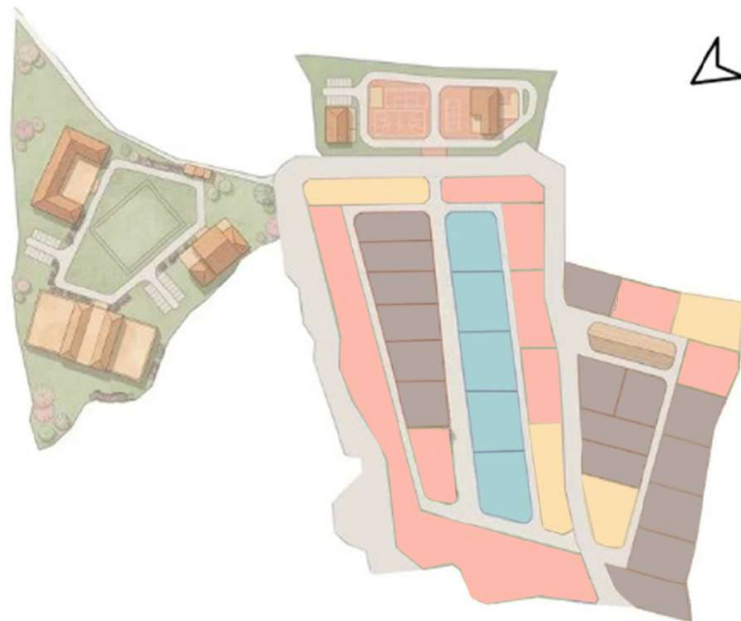
1 ENTRANCE HALL	:7,51 m ²
2 HALL	:19,44m ²
3 LIVING ROOM	:38,67 m ²
4 KITCHEN	:13,77 m ²
5 PANTRY	:6,79 m ²
6 BATHROOM	:5,40 m ²
7 BEDROOM	:13,33 m ²
8 STUDY	:17,44 m ²
9 VERANDA	:76,04 m ²
10 POOL	:50,00 m ²

TYPE B

4 UNITS

TRIPLEX VILLA

BEDROOMS	5
TOTAL VILLA AREA	5 1 5 , 5 5 m ²
FIRST FLOOR AREA	1 0 1 , 8 7 m ²
PARCEL AREA	1 0 0 0 m ²



FIRST FLOOR AREA

1 HALL	: 11,46m ²
2 MEZZANINE BALCONY	: 9,28 m ²
3 BEDROOM	: 13,02 m ²
4 EN-SUITE BATHROOM	: 5,89m ²
5 BEDROOM	: 17,18 m ²
6 EN-SUITE BATHROOM	: 5,38 m ²
7 BEDROOM	: 24,25 m ²
8 WALK-IN CLOSET	: 8,25 m ²
9 BATHROOM	: 7,16 m ²
10 ATRIUM	: 22,88 m ²

TYPE C

30 UNITS

TRIPLEX SEMI-DETACHED VILLA

BEDROOMS	4
TOTAL VILLA AREA	2 4 4 , 7 6 m ²
BASEMENT FLOOR	6 5 , 8 6 m ²
PARCEL AREA	8 5 0 m ²

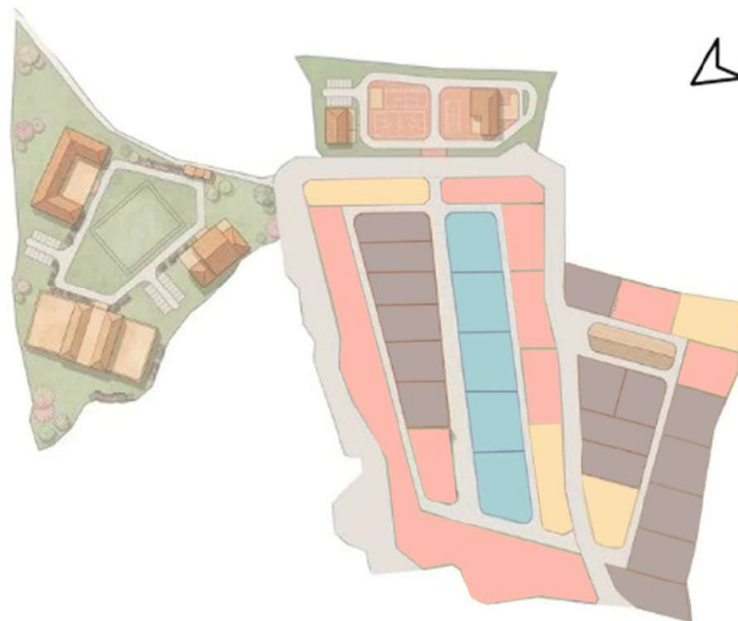
VILLA A

VILLA B



BASEMENT FLOOR PLAN

1 HALL	: 14,19 m ²
2 PARKING GARAGE	: 27,88 m ²
3 MECHANICAL ROOM	: 5,25 m ²
4 BATHROOM	: 3,06 m ²
5 BEDROOM	: 11,37 m ²
6 EN-SUITE BATHROOM	: 4,11 m ²

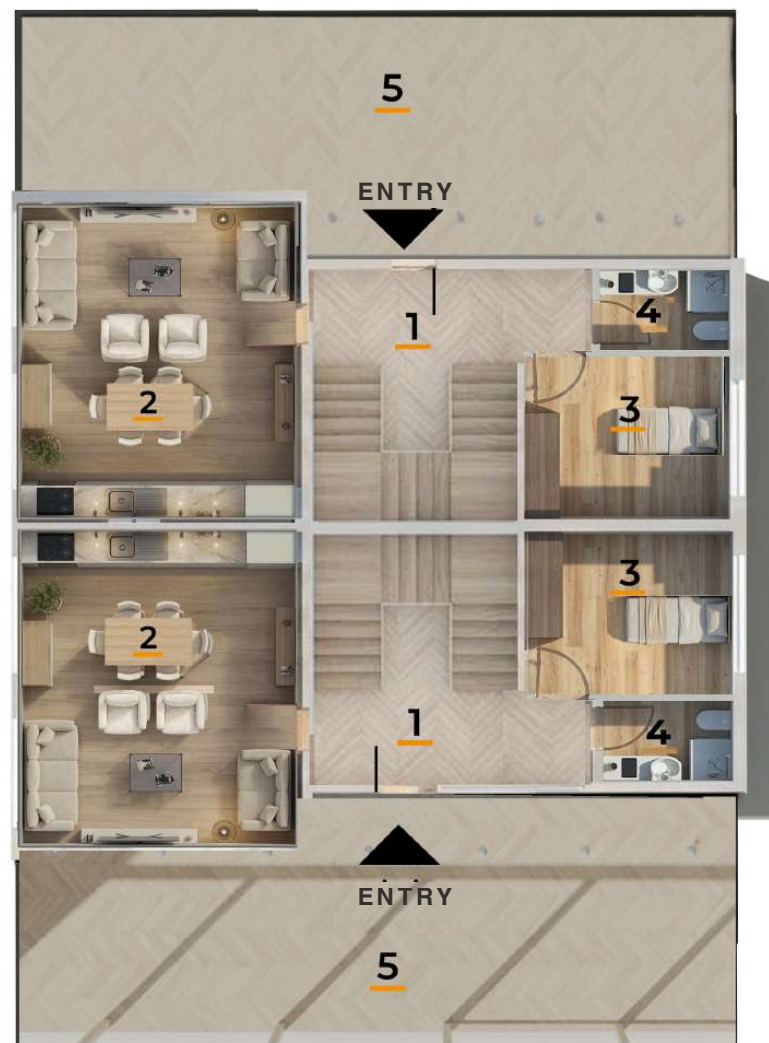
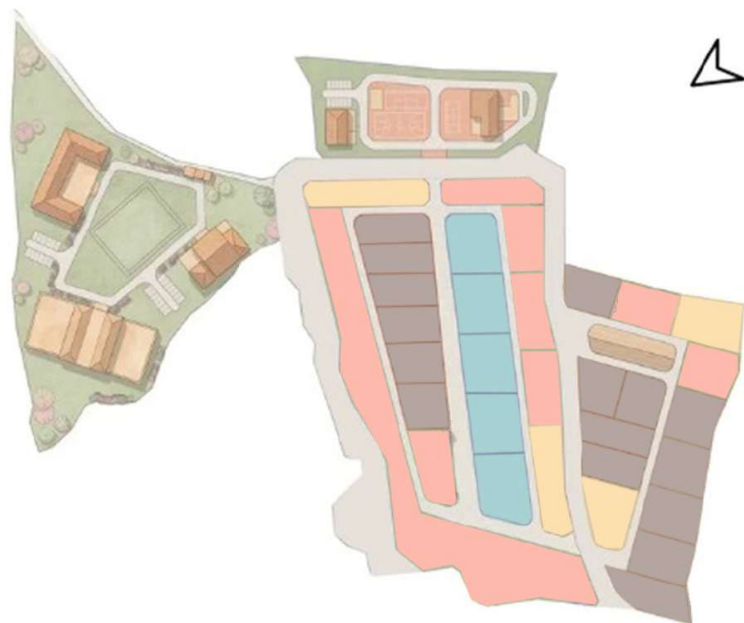


TYPE C

30 UNITS

TRIPLEX SEMI-DETACHED VILLA

BEDROOMS	4
TOTAL VILLA AREA	244,76 m ²
GROUND FLOOR AREA	49,45 m ²
POOL & VERANDA AREA	80 m ²
PARCEL AREA	850 m ²



GROUND FLOOR PLAN

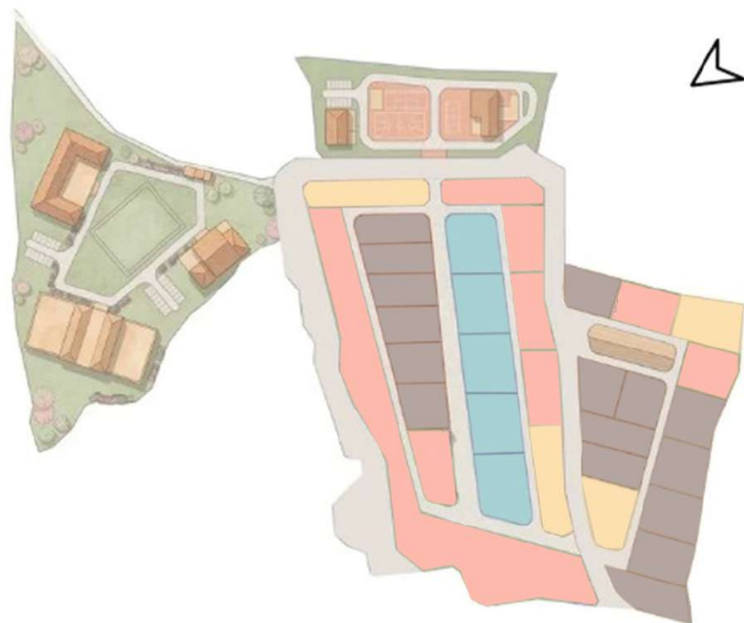
1 HALL	: 9,27m ²
2 LIVING ROOM + KITCHEN	: 26,66 m ²
3 BEDROOM	: 9,41 m ²
4 BATHROOM	: 4,11 m ²
5 VERANDA	: 60,00 m ²
6 POOL	: 20,00 m ²

TYPE C

30 UNITS

TRIPLEX SEMI-DETACHED VILLA

BEDROOMS	4
TOTAL VILLA AREA	2 4 4 , 7 6 m ²
FIRST FLOOR AREA	4 9 , 4 5 m ²
PARCEL AREA	8 5 0 m ²



FIRST FLOOR AREA

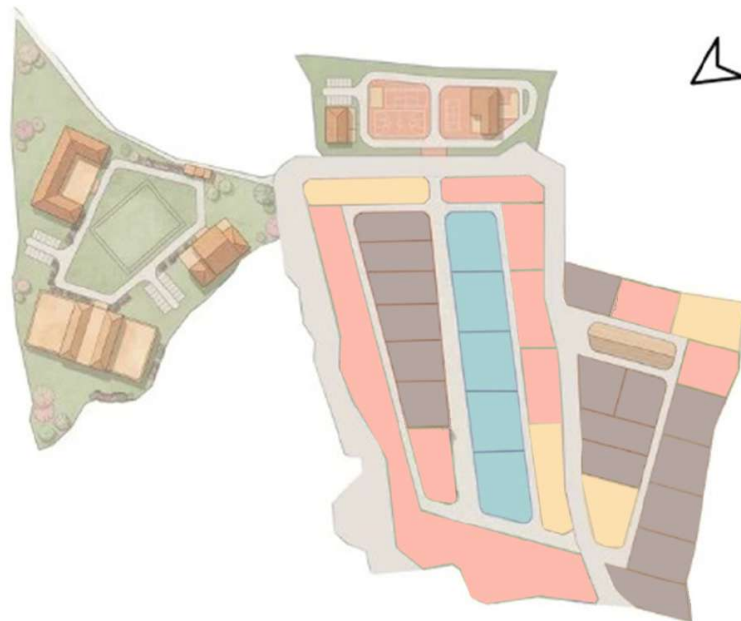
1 HALL	: 7,15 m ²
2 BEDROOM	: 18,18 m ²
3 WALK-IN CLOSET	: 5,25 m ²
4 EN-SUITE BATHROOM	: 3,23 m ²
5 BEDROOM	: 11,53 m ²
6 EN-SUITE BATHROOM	: 4,11 m ²

TYPE D

16 UNITS

TRIPLEX VILLA

BEDROOMS	5
TOTAL VILLA AREA	459,94 m ²
BASEMENT FLOOR	166,12 m ²
PARCEL AREA	850 - 700 m ²



BASEMENT FLOOR PLAN

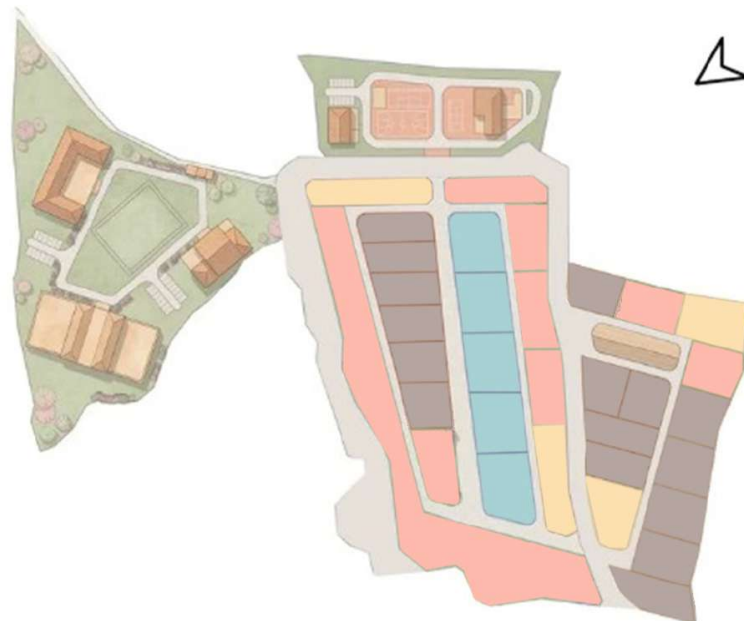
1 HALL	:34,88m ²
2 FITNESS ROOM	:25,79 m ²
3 STAFF BEDROOM	:13,61 m ²
4 BATHROOM	:5,40 m ²
5 MECHANICAL ROOM	:19,91m ²
6 PARKING GARAGE	:60,53 m ²
7 LIGHT WELL	:6,00 m ²

TYPE D

16 UNITS

TRIPLEX VILLA

BEDROOMS	5
TOTAL VILLA AREA	4 5 9 , 9 4 m ²
GROUND FLOOR AREA	9 9 , 2 8 m ²
POOL & VERANDA AREA	1 1 6 , 0 4 m ²
PARCEL AREA	8 5 0 - 7 0 0 m ²



GROUND FLOOR PLAN

1 HALL	: 20,04 m ²
2 LIVING ROOM	: 39,24 m ²
3 KITCHEN	: 13,7 m ²
4 STORAGE	: 6,79 m ²
5 BATHROOM	: 5,70 m ²
6 BEDROOM	: 13,81 m ²
7 VERANDA	: 76,04 m ²
8 POOL	: 40 m ²

TYPE D

16 UNITS

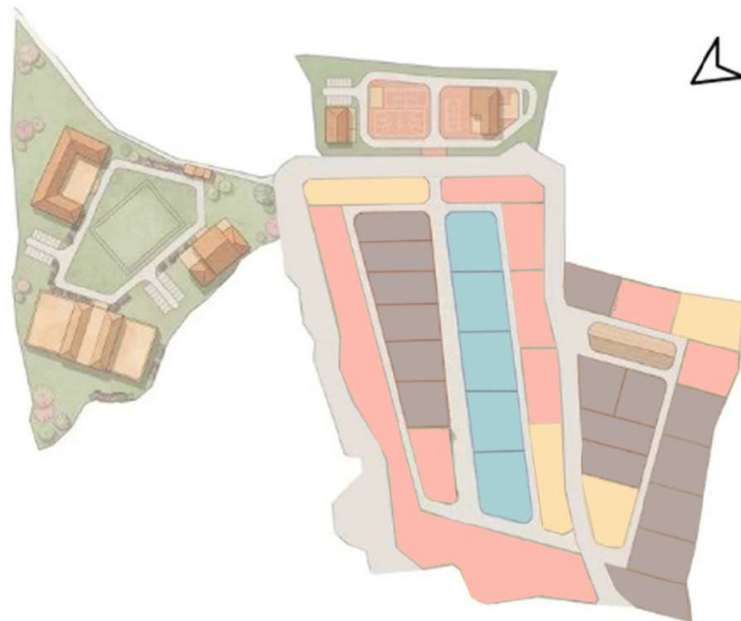
TRIPLEX VILLA

BEDROOMS	5
TOTAL VILLA AREA	459,94 m ²
FIRST FLOOR AREA	78,50 m ²
PARCEL AREA	850 - 700 m ²



FIRST FLOOR AREA

1 HALL	: 9,31 m ²
2 MEZZANINE BALCONY	: 9,62 m ²
3 BEDROOM	: 16,73 m ²
4 EN-SUITE BATHROOM	: 5,61 m ²
5 WALK-IN CLOSET	: 5,48 m ²
6 BEDROOM	: 13,62 m ²
7 BEDROOM	: 13,66 m ²
8 BATHROOM	: 4,47 m ²
9 ATRIUM SPACE	: 23,18 m ²





ONE PLANET HABITAT

THE SETTLEMENT OF A NEW CIVILIZATION

