

Istanbul, Turkey

AKBATI

2013

site area | 82 acres / 33 hectares

residential | 2,892,611 sq ft / 268,830 sq m

retail | 1,181,825 sq ft / 109,835 sq m

client | AKIŞ Gayrimenkul Yatırım Ortaklığı A.Ş.

ARCHITECTURE

PLANNING

GRAPHICS

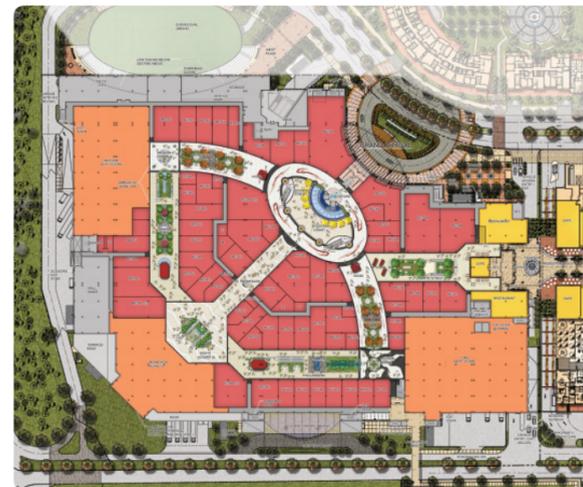


DDG often approaches projects by considering how limitations can strategically shape success. For Akbati Shopping and Lifestyle Center, three major limitations included topography, size, and wind.

“Walking in the sun. That’s what people in Turkey want to do: walk, shop, and socialize”, DDG’s client directed. “But the constant wind presents a challenge”. This understanding led DDG to design outdoor-scale parks and gardens inside the mall, where lily ponds, art sculpture parks, gazebos and flowing trees direct shoppers

from area to area, increasing the average duration of their stay.

The site’s topography was used to improve the pedestrian experience by creating entrances at all three mall levels. One is a spacious, sociable promenade meandering among restaurants and cafes; a Via Cultura that has proven immensely popular with residents and shoppers.



A community-engagement ethos successfully informs the entire project plan.

A third challenge came from the size limitations of an enclosed-mall space, creating an empty segment of land immediately adjacent to the mall. DDG’s planners created an oval arena, a carefully designed multi-functional community park space. This socially organic setting for sports events, outdoor movies, summer camps and concerts profoundly increased the project’s draw as a regional attraction.





Smooth curves and elegant natural forms distinguish a unique architectural styling throughout the entire project, reinforcing the contemporary, organic design.

Situated on the European side of Istanbul, Akbati's design emphasizes a neighborhood atmosphere, balancing intimate residential spaces, plentiful recreational features, first-class amenities and vibrant public areas. The project features a gated residential community, where an array of curving mid- and high-rise towers surround a low-density residential neighborhood with a state-of-the-art clubhouse. Tree-lined streets feed into a prominent central avenue linking the residential areas to

two prominent retail and mixed-use components: a large covered shopping center with hypermarket, food court and family entertainment, and a dynamic market center with a variety of shops and cafes arranged along outdoor streets and natural gathering places – where a festival atmosphere is enhanced by a large semi-circular reflecting pool. A fountain and interactive multimedia display activate the pool and enhance the atmosphere of energy and excitement.

“ ... outstanding visionary development; a dramatic mixed-use destination with contemporary style and traditional spirit that captures the energy and excitement of today's Istanbul ... ”

