



An investment building in the center of Istanbul

Located on the European side of Istanbul in the Eyupsultan district.



Eyupsultan District

About the District

Eyup Sultan district is one of the oldest and most distinguished districts of Istanbul. The area is located on the European side of the city, and is characterized by its picturesque nature and rich history.

The Eyupsultan district is distinguished in terms of location, as it is bordered on one side by the famous Fatih District and Eminonu that is located on the Sea of Marmara, and on the other side are the Besiktas, Taksim and Sisli Districts. It is also located on the Golden Gulf and on the other side the New Istanbul Canal goes through it, due to the large area of the region it is surrounded from the top by the Black Sea. In addition, the E5 Autobahn and the E80 Autobahn pass through it.

The region is distinguished by its ancient and living history to this day, as there are many mosques and archaeological museums that date back to the days of the Ottomans. One of the most important landmarks of the region is the EyupsultanMosque, which is located in the center of the region, close to the telefrik station.

In the region there are many beautiful gardens and parks, and it also contains the spirit of greenery and natural beauty, so you see sometimes a garden and sometimes the sea and mountains.

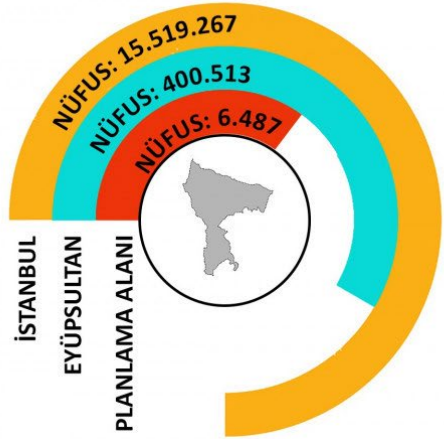
The region contains all the advantages and services that people need, as there are hospitals, schools, universities, health centers and other services provided by the government and private sectors.

One of the most important features of the area is its people. It is known for the Eyupsultan area for its friendly people who are always welcome visitors and residents

Demographic Info

1. Area: 242 KM square
2. Population : 417,360

The region is famous for its ancient history and cultural heritage, which attracts many tourists and those interested in history, there are tourists and indigenous people and those who migrated to it as well.



OZ YAPI INTERNATIONAL İNŞAAT



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Information About the Building

1. Number of floors: 3 floors + ground floor and closed roof
2. Number of apartments: 4 (one apartment on each floor)
3. Year Built and Condition : 2022 and it is completely new and has not been used before.

A building suitable for investment in the Eyupsultan area, with an open view and a very special location. There is an autopark for one place in the building and there is an elevator. Our building, which was built in 2022, contains two duplex apartments and two standard apartments.

The best quality building materials and the most luxurious external and internal cladding materials were used, and special attention was paid to thermal and sound insulation.

Our building was designed in the best way to make use of the existing spaces and to give a satisfactory result and a spacious place to live



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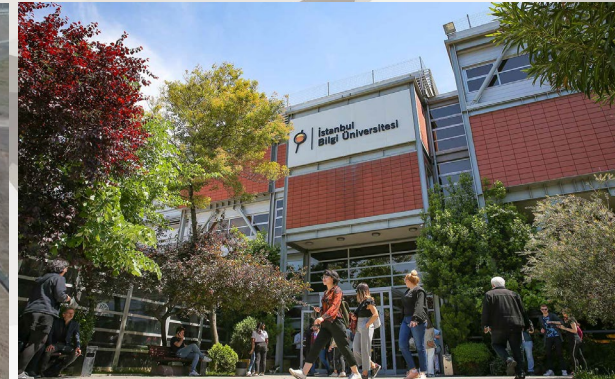
Information About the Building

The building is located at:

Guzeltepe Mah. Nese Sokak. Eyüpsultan / Istanbul

Distance From:

1. Istanbul International Airport: 32 Km
2. Sabiha Gökçen International Airport: 47 Km
3. Bilgi University : 550 meters
4. Haliç University : 2.3 meters
5. Eyupsultan Mosque: 5.5 Km
6. Taksim Square : 9.6 Km
7. Fatih District : 10.8 Km
8. E5 Autobahn : 4.8 Km
9. E80 Autobahn : 4.6 Km



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Information About the Building

Distance From :

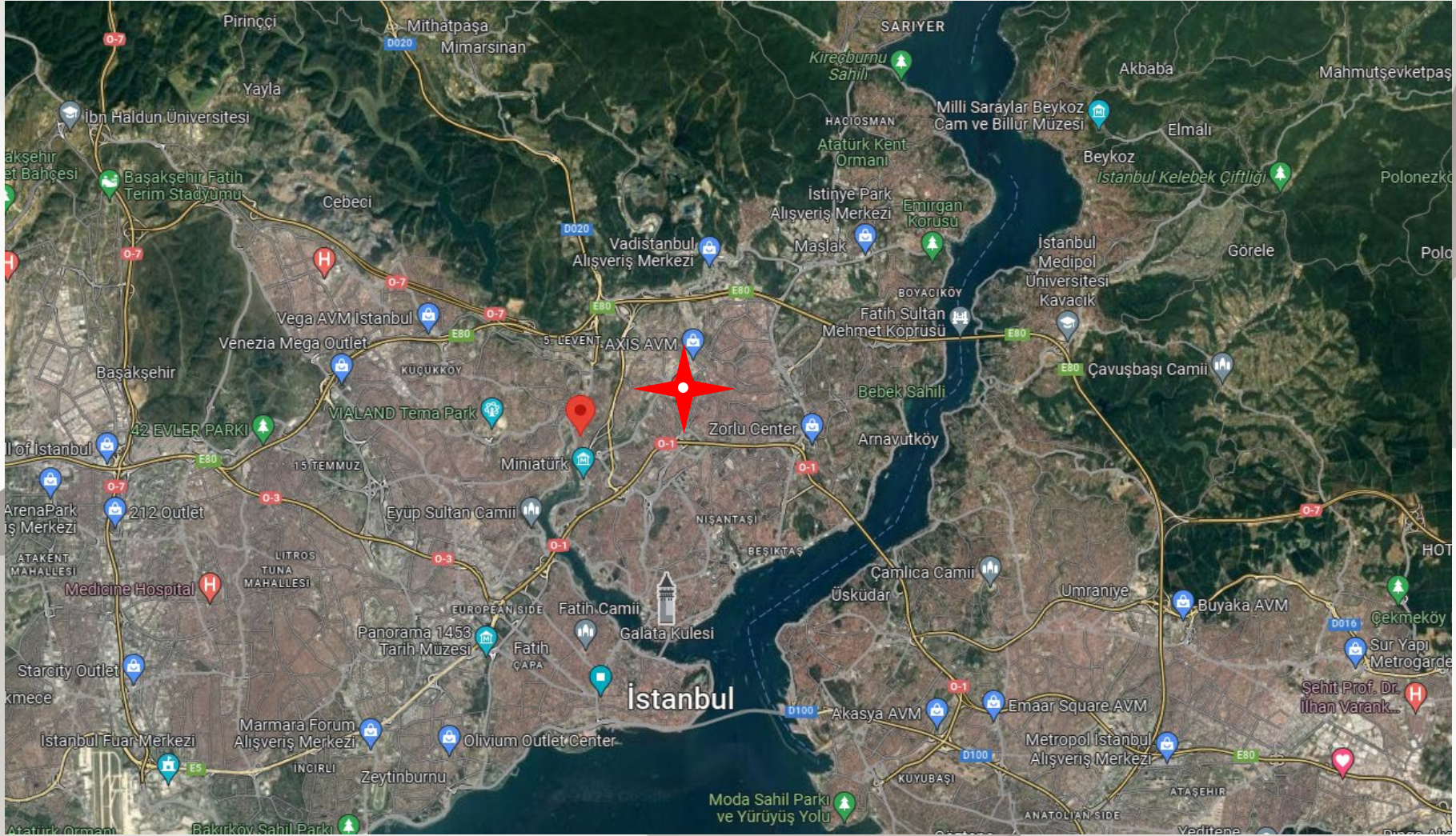
1. Ayasofya & Sultanahmet Mosque : 14.5 Km
2. Bosphorus Bridge : 11 Km
3. Vialand Disney World : 4 Km
4. Mall of Istanbul : 20 Km
5. Vadi Istanbul : 7.7 Km
6. Alibeyköy Metro Station : 1.5 Km
7. City Bus Station : 270 meters
8. Tramway Station : 270 meters

And other landmarks and wonderful areas in Istanbul. The location of our building is distinguished by its proximity to all of the above in proportion. The building is in the center of the city.



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Information About the Building

Apartment No. 1 (reverse ground duplex)

Apartment consisting of an area of 122 square meters
on two floors, a basement and an upper floor. The
apartment contains a room, a hall, a kitchen, and a
bathroom on the upper floor, while on the lower floor
it consists of another room and a bathroom.

Although there is a basement from the entrance, there
is no closed underground room. All rooms are exposed
to the sun and fresh air, and are exposed on all sides.
Thanks to the insulation used in the building, there are
no problems.



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Information About the Building

Apartment No. 2 and 3

Two apartments of similar size and design on the first and second floors, each apartment consists of two rooms, a hall, a bathroom and a kitchen with a balcony overlooking the city. The area of each apartment is 73 square meters, and the space has been divided appropriately to make use of all the space for use.

High-quality cladding and insulation materials are used in the apartments, giving a sense of luxury and sophistication.



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Information About the Building

Apartment No. 4 (duplex with terrace)

Apartment consisting of an area of 122 square meters on two floors, the apartment is located on the third and last floor and consists of a room, a hall, a bathroom and a kitchen on the lower floor and a room and a bathroom on the upper floor, and it is also characterized by the presence of a spacious terrace with a very beautiful view of the city and the Gulf Strait.

As mentioned previously, special attention was paid to isolation, so there are no problems related to isolation at all.





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Information About the Building

- ◆ University Dormitory for students
- ◆ Hotel
- ◆ Long annual rent for the locals
- ◆ Summer short term tourist rental

The average rent for apartments in the region: 1200 US dollars per month

The reason for the large number of investment methods for the building is its strategic location and the division of apartments and rooms. It is appropriate for it to be a university residence for students, as it is close to more than one private and public university, and the demand for rents and student housing increases in university areas.

And as a hotel or annual long-term or short-term rental in the summer, it is also suitable because of the privileged location in the center of the country and its proximity to public transportation and government buildings. It would be suitable for local residents and residents, and for tourists as well, as furnished apartments or a hotel.

