



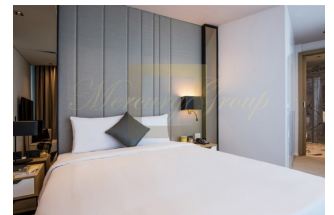
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**Apartments in a residential complex  
with a high level of service provided**

*Turkey, Istanbul*

|                        |                  |
|------------------------|------------------|
| <b>Price:</b>          | <b>€ 523 613</b> |
| <b>Object type</b>     | Hotel Apartment  |
| <b>Market</b>          | New building     |
| <b>Bedrooms</b>        | 2                |
| <b>Number of rooms</b> | 3                |
| <b>Area</b>            | 120 m2           |
| <b>Category</b>        | For sale         |



A unique residential complex, designed in collaboration with the largest hotel chain in the Middle East, is an excellent choice for investment. The facility is located in a strategic location: at the intersection of the TEM highway and Basın Express Road, in the Bağcılar district of the European part of Istanbul. Commercial premises have a total area of 10,000 square meters and can be used as a single space for the showroom. The object is in great demand due to its unique location, as well as the high level of service provided. The facility is located half an hour from Istanbul International Airport - 30 minutes, TEM and E-5 highways can be reached in 3 and 13 minutes. İstiç and Masko Metro Stations are a 10-minute walk away. There are several public and private hospitals in the area, İstiç Trade Center Business Park is a 4-minute drive away. Main advantages: Guaranteed income in US dollars for 20 years - 7% per annum for 3 years, the remaining 17 years rental pool - income from 5% to 8%. Location in the city center. Developed external infrastructure with a large number of hospitals, educational institutions and social and cultural facilities. Proximity to transport hubs. This 31-storey property includes 152 apartments ranging from 1+1 to 4+1 floor plans. Their sizes range from 84 to 257 square meters. There are also commercial premises on the property. The apartments have all the necessary furniture, service is provided around the clock. The residential complex has outdoor and underground parking, basketball and children's playgrounds, a fitness center, a hammam, a massage parlor, and a private garden.

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