

# The Project

ÜMRANIYE - GÖZTEPE  
(BAĞDAT CADESİ)



AVRASYA  
TÜNELİ



KADIKÖY - TAVŞANTEPE  
(SABİHA GÖKÇEN HAVALİMANI)

15 TEMMUZ ŞEHİTLER  
KÖPRÜSÜ

10  
DK



PARSELLER - BOSTANCI

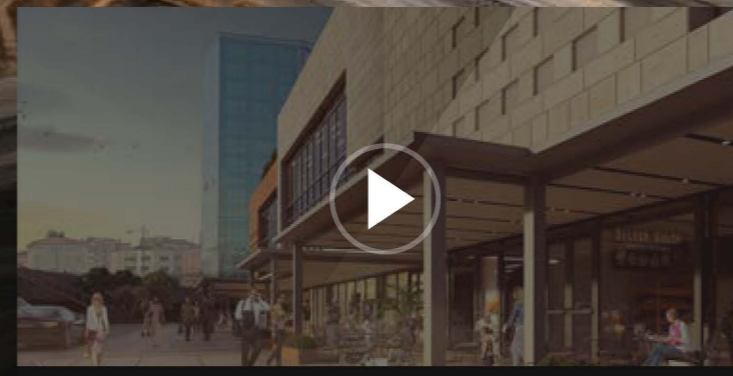


E5  
OTOYOLU

TEM  
OTOYOLU

FSM  
KÖPRÜSÜ

10  
DK





- 
- **Introduction**
  - **Why Asian Side?**
    - └ Valuation
    - └ Growth Potential
  - **Why Kozyatagi?**
  - **Location**
  - **Developer**
  - **Project Details**
  - **Amenities**
  - **Investment Valuation**
  - **Turkish Citizenship**
  - **Units**
    - └ Home Office
    - └ Office





# Why Should You Invest in the Asian Side?

## INVESTMENT



Higher Rent Increase Rate



Higher Price Increase Rate, Per Sqm



Low Average Prices



Strong Exit Strategy

## LIFESTYLE



Neighborhood Culture



Well Established Urbanization



Demography



Lower Population Density

## BUSINESS

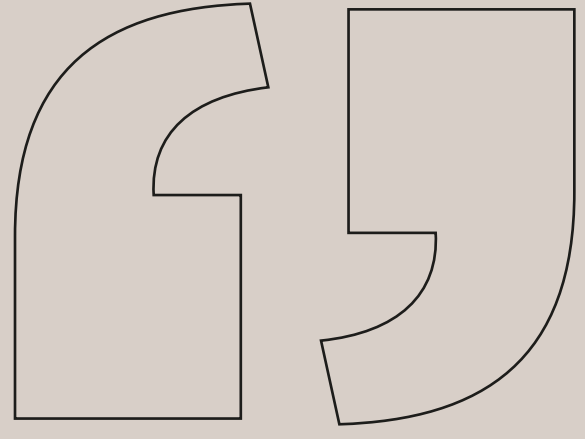


One Step Away From Istanbul Financial Center



Increasing Demand From Large Companies





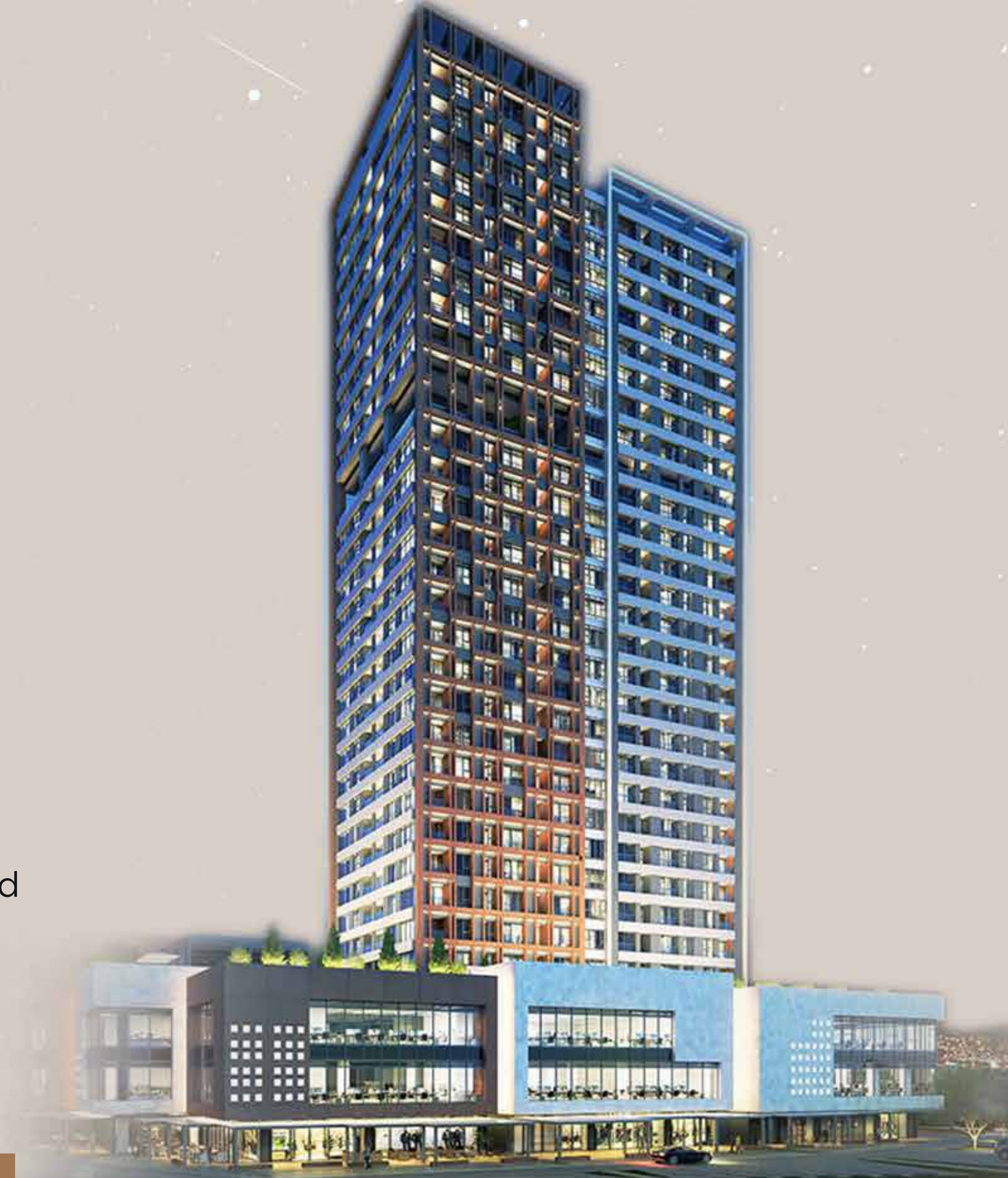
# Why Should You Invest in Kozyatagi?

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The increasing demand for office and housing in the rapidly developing business environment on the Asian Side causes an increase in **new real estate projects**.

**Kozyatağı**, one of the most established and continuously developing districts of the city, is the **residential and financial center of the Asian Side**.

Here, Anatolia's ancient **neighborhood** tradition has been blended with a prestigious **business** environment and family-oriented lifestyle.

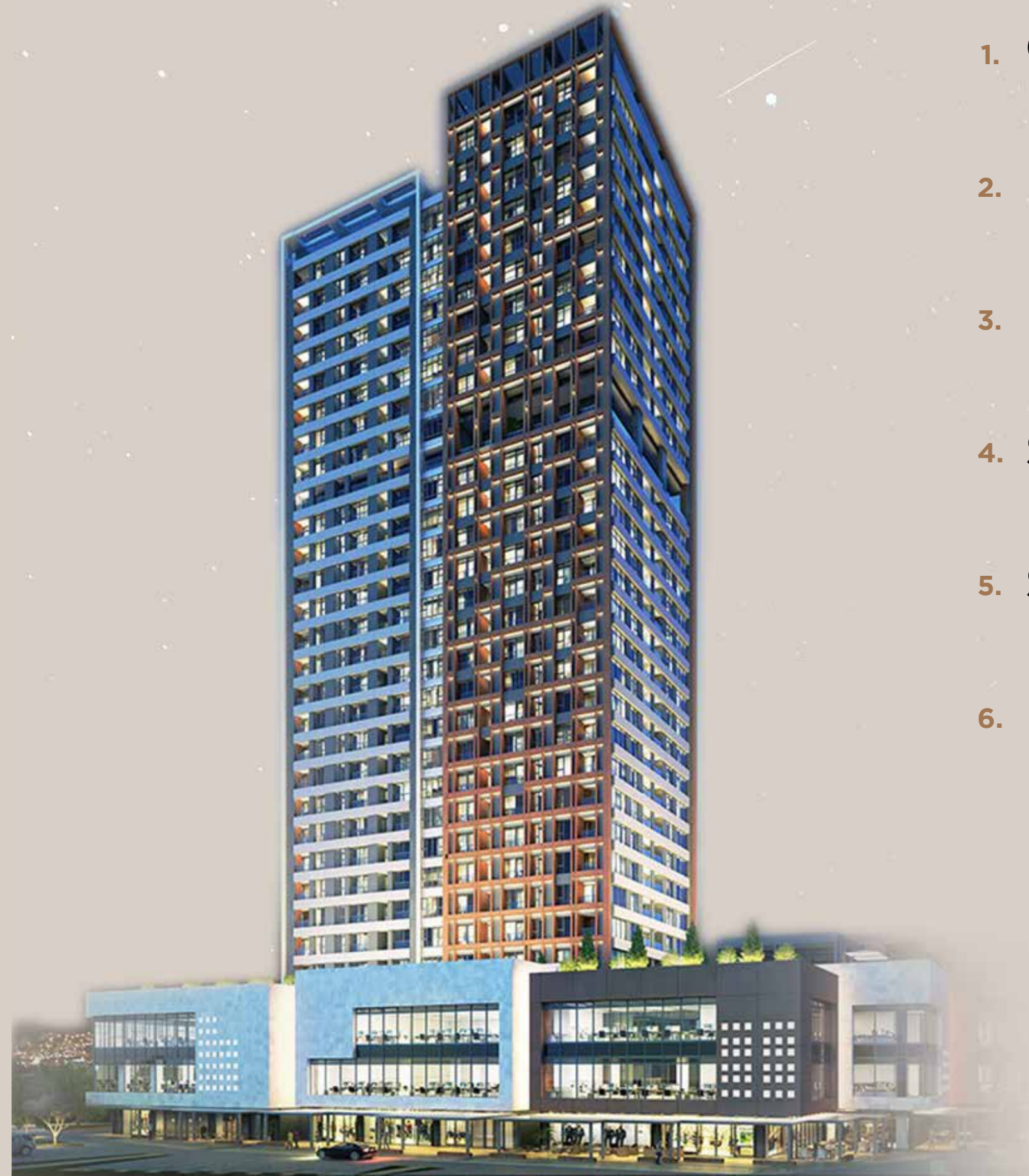




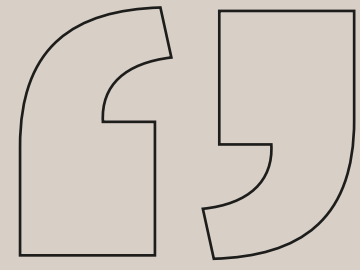


# Why should you invest in this project?

1. Close to the Main Attractions of the Region.
2. High Investment Valuation and Increasing Rental Rates.
3. Everything You Need in Daily Life, from Stores to Common Living Areas.
4. Strong Exit Strategy to Turkish Home Buyer Market.
5. Significant Price Advantage with Ready Title Deed.
6. Preapproved for Citizenship By Investment Program.







# PROJECT CONCEPT

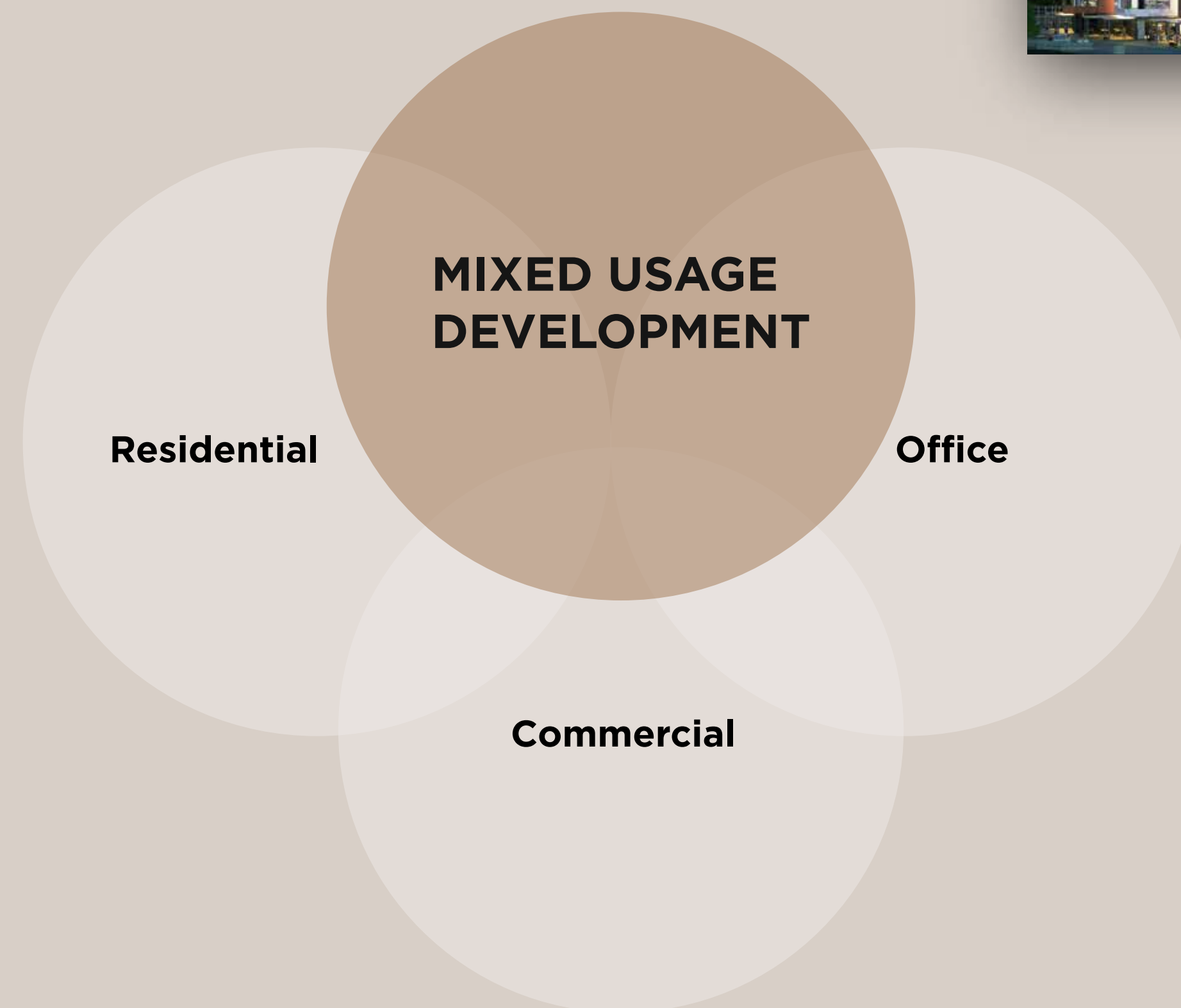
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The Project Concept has been determined as a result of comprehensive regional analysis.

Office and housing needs of the rapidly developing business environment and increasing population have been determined.

From shopping stores to common living areas, from social facilities to easy transportation; everything you need in daily life comes together in this project.

In the heart of the main financial district, there is a peaceful office environment with Prince Islands and Sea View.





# PROJECT DETAILS

## GENERAL INFO

TOTAL DEVELOPMENT LAND SIZE: 8,279 SQM

CONSTRUCTION SIZE: 75,920 SQM

TOTAL LANDSCAPE AND SOCIAL FACILITIES SIZE: 1,299 SQM

TOTAL SIZE FOR STORES AND SHOPS: 6,000 SQM

TOTAL NUMBER OF UNITS: 307

UNIT TYPES: FROM 1+1 TO 2+1, DUPLEX & PENTHOUSE

139 Units of 1+1

86 Units of 2+1

23 Units of Duplex with 2 Bedrooms (191 sqm)

28 Units of Duplex with 3 Bedrooms (179-183 sqm)

4 Units of Penthouse with 4 Bedrooms (289 sqm)

DELIVERY DATE: JUNE 2021

## INVESTMENT VALUE

RENTAL INCOME EXPECTATION: 6%

CAPITAL APPRECIATION EXPECTATION: YEARLY 50% +

## EXPENSES & OTHER INFORMATIONS

VAT: 18%

TITLE DEED COST: 2% BUYER, 2% SELLER

TITLE DEED TRANSFER TIME: 7 DAYS

EXPERTISE REPORT COST: 4000 TRY

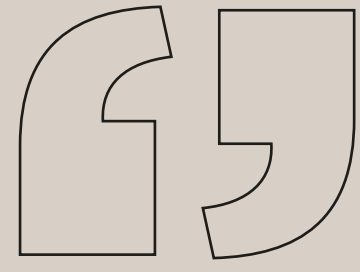
TITLE DEED STATUS: READY

VAT EXEMPTION: AVAILABLE

CITIZENSHIP: ELIGIBLE

EVALUATION REPORT: GUARANTEED BY DEVELOPER





# Rising Star on the Asian Side of Istanbul

## TRANSPORTATION

Metro Station, 2 min (on foot)  
Marmaray Station, 5 min  
Next to E-5 and TEM highways connection, 5 min  
15 Temmuz Şehitler Bridge, 10 min  
FSM Bridge, 10 min  
Sabiha Gökçen Airport, 25 min

## SHOPPING MALL

Ataşehir Palladium 7 min  
Akasya Acıbadem 5 min  
CarrefourSA 5 min  
Metro Market 5 min

## HOSPITALS

Memorial Ataşehir Hospital: 7 min  
Yeditepe Üni. Koşuyolu Hospital: 12 min  
Haydarpaşa Numune E.A Hospital: 13 min  
Kartal Dr. Lütfi Kırdar E.A Hospital: 14 min  
Üsküdar Public Hospital: 16 min

## UNIVERSITIES

Istanbul Bilgi Uni. Kozyatağı Campus: 7 min  
FMV Işık Okulları Erenköy Campus: 8 min  
Acıbadem University: 11 min  
Marmara University: 11 min  
Yeditepe University: 16 min





Istanbul Airport


TEM

E5

Fatih Sultan Mehmet Bridge

15 Temmuz Şehitler Bridge

3 NEW METRO LINE WILL ADD VALUE TO LOCATION

-  GÖZTEPE-ÜMRANIYE METRO LINE
-  BOSTANCI-DUDULLU METRO LINE
-  SABIHA GÖKÇEN AIRPORT METRO LINE

Marmaray

IKEA Buyaka MALL  
Meydan MALL

Koşuyolu Entrance  
Eurasia Tunnel

Akasya MALL  
Emaar MALL

The Project

Watergarden  
Palladium MALL  
Brandium MALL

TEM

KADIKÖY

Bağdat Avenue  
Metrobus

Metro  
Metro Market  
Carrefour MALL

SEA OF MARMARA



Bostancı Ferry Dock

Optimum MALL  
Kozzy MALL

Hilltown MALL

E5

Coastal Road

MALTEPE

KARTAL

Sabiha Gökçen Airport

 Metro Route  
 Metrobus Route  
 Coastal Road



# EVERYTHING YOU NEED TO KNOW ABOUT SABIHA GÖKÇEN AIRPORT

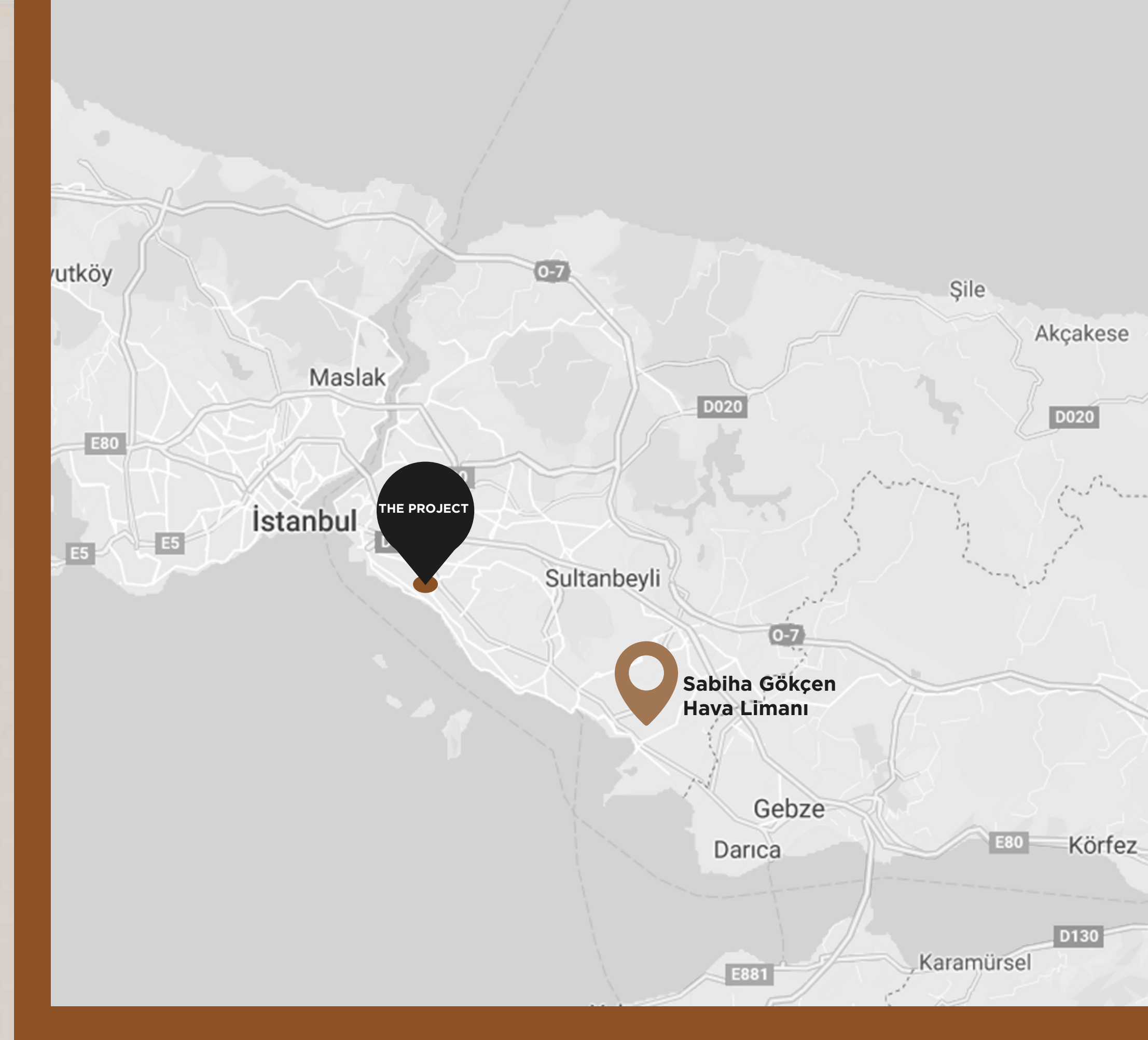
Sabiha Gökçen International Airport (IATA: SAW, ICAO: LTFJ) is the second-largest airport in Turkey. It is an international airport and has non-stop passenger flights scheduled to 112 destinations in 40 countries.

The longest flight from Istanbul (Sabiha) SAW is a 3.915 km non-stop route to Karachi KHI. This direct flight takes around 5 hours and 15 minutes and is operated by Pegasus.

Popular destinations from Istanbul (SAW)

Below you can find a list of the most popular destinations from Istanbul (SAW):

- Kuwait City (KWI) 59 flights / month
- Dubai (DXB) 42 flights / month
- Dammam (DMM) 6 flights / month
- Riyadh (RUH) 17 flights / month
- Tehran (IKA) 44 flights / month
- Baghdad (BGW) 30 flights / month
- Erbil (EBL) 36 flights / month
- Jeddah (JED) 12 flights / month
- Karachi (KHI) 16 flights / month
- Basra (BSR) 8 flights / month



**25 MINUTE  
THE PROJECT**





MODA



BAĞDAT STREET



KALAMIŞ  
FENERBAHÇE MARINA

## Strategic Location of **Lifestyle**

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Lifestyle

Business



**JUST IN 10 MINUTES**

The main attractions of the city, authentic streets, world-famous shops, shopping centers, cafes and restaurants where you can try special gourmet delicacies, universities, museums, the longest coastline of the city, hospitals, the historical peninsula and the Bosphorus:

Thanks to the strategic location of this project all these are easily accessible.





ÜMRANIYE



ISTANBUL FINANCE CENTER



KADIKOY

## Strategic Location of **Business**



### **JUST IN 10 MINUTES**

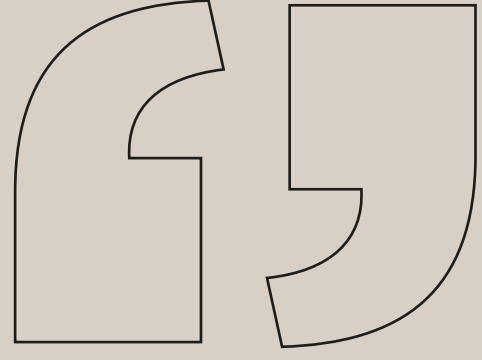
Hosting the world's oldest civilizations for centuries, Istanbul is now a candidate to become the trade capital.

This project, located in the heart of the main financial and trade district, is the shining jewel of the city's fastest-growing region.

Business

Lifestyle



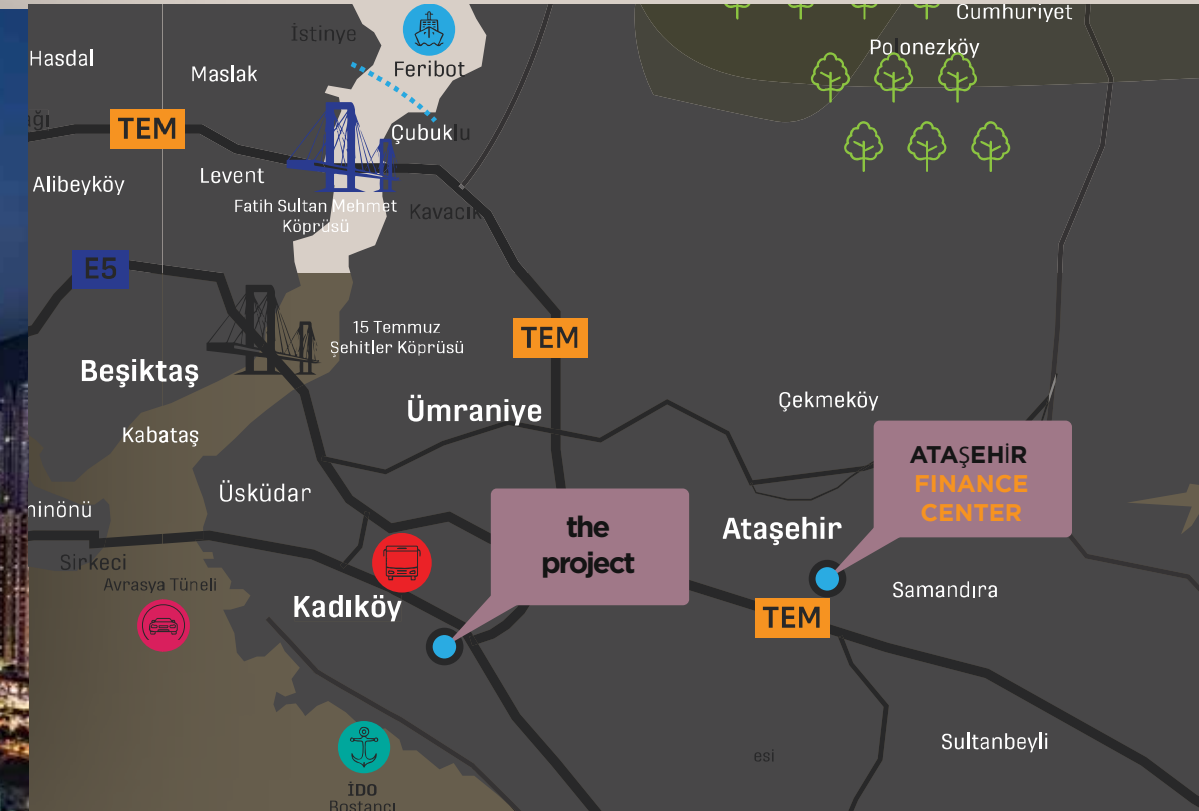


# World's New Financial Hub: Istanbul Atasehir

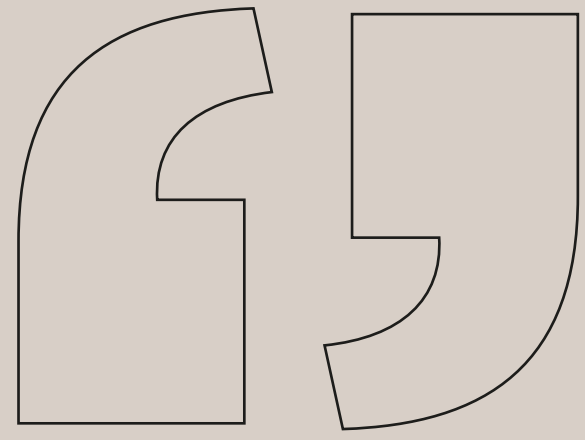
Turkey is at the forefront of countries in terms of international investment and capital movements and wants to establish an institutional framework within the scope of the Istanbul Financial Center (IFC) project.

Turkey's strong position in the fields of banking and insurance has enabled the emergence of the Istanbul Financial Center (IFC) project.

This project's strategic location will provide its owners to reach IFC and all main attractions of the Asian Side at the same time.







# WITH FULL AMENITIES



24/7  
CONCIERGE

PRIVATE  
SWIMMING POOL

STORES  
CAFES

HOUSEKEEPING

INDOOR  
GARAGE

GYM

LOUNGE FLOOR

SPA

HIGH-LEVEL  
SECURITY

SMART HOME  
SYSTEM

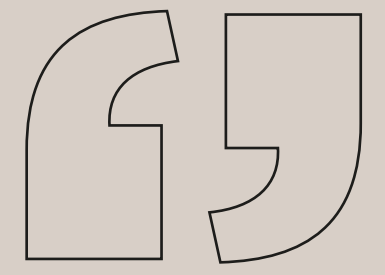
TRADITIONAL  
TURKISH BATH

SAUNA

SHOPPING MALL

MEETING  
AREAS





# ELIGIBLE FOR CITIZENSHIP BY INVESTMENT

FOREIGNERS WHO MEET ANY OF THE FOLLOWING CONDITIONS WOULD BE ELIGIBLE TO ACQUIRE TURKISH CITIZENSHIP

**BUY  
PROPERTIES  
WORTH OF  
MINIMUM  
\$ 250.000**

**ACQUIRE  
PROPERTIES  
VALUED  
MINIMUM  
\$ 250.000**

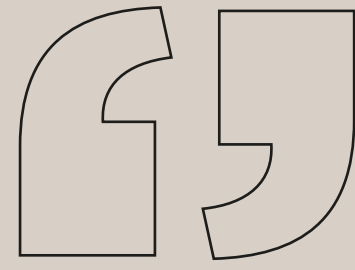
\*with a deed restriction not to sell for 3 years.



## FULFILL THE CRITERIA FOR CITIZENSHIP INVESTMENT PROGRAM STEP BY STEP.

- 1- Get a Tax Registration Number
- 2- Open a bank account
- 3- Acquire a property and get bank receipt showing the payment worth minimum **250.000 USD**
- 4- Appraisal report from Expertise Company
- 5- Title Deed or Notary Approval property purchase commitment
- 6- Fill up the Application Form for Citizenship
- 7- A Valid Passport and birth certificate
- 8- 4 passport-size photos of each member of your family members
- 9- Residence Permit or valid Touristic Visa on your passport
- 10- If applicable, documents proving your relationships with your spouse and children (marriage license, birth certificate for children's)





## CASE FOR INVESTMENT



### PURCHASING UNDER MARKET PRICE

Without Compromise On Quality



### WELL STRUCTURED EXIT STRATEGY

To Turkish Home Buyer Market



### STRONG RENTAL INCOME

%6 annum return for 3 years

## YOUR HOME WITH HUGE INVESTMENT POTENTIAL

**6%**

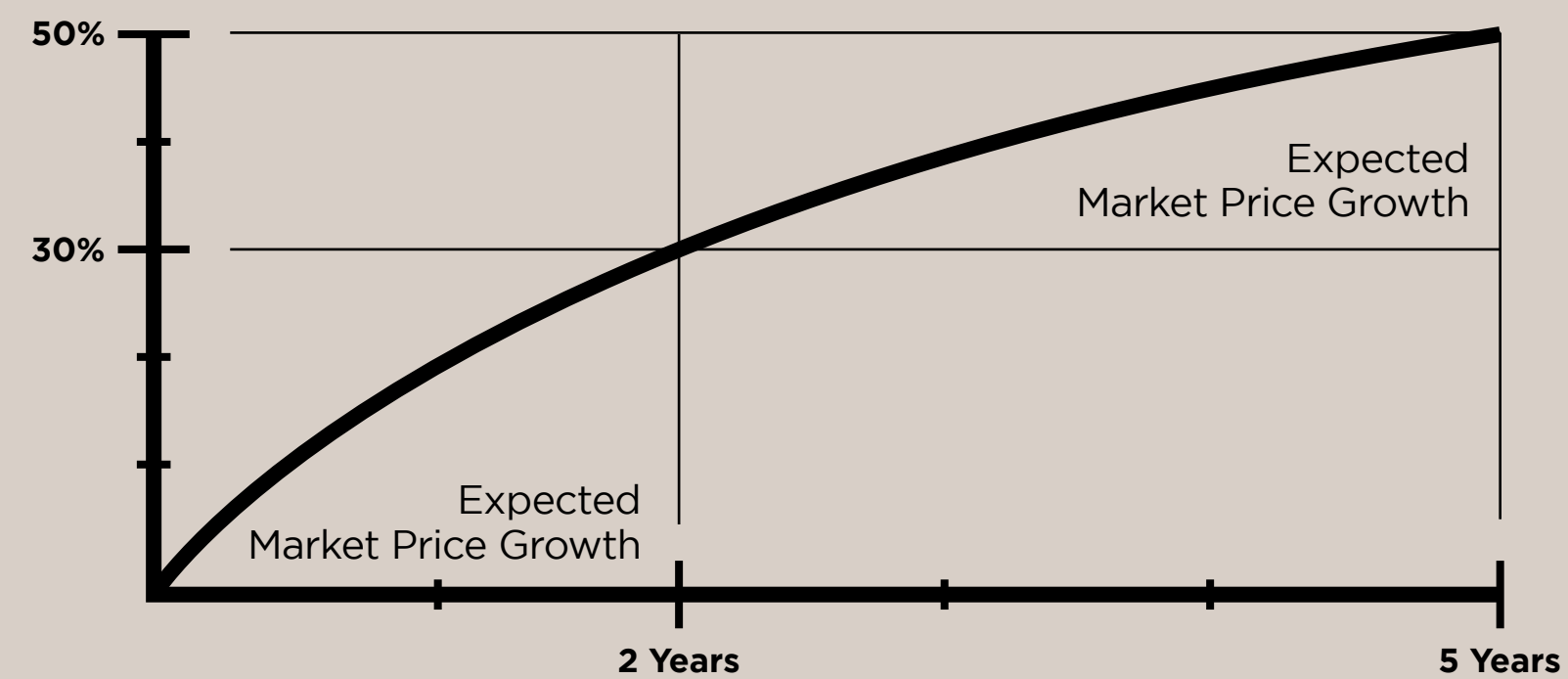
6% Rental  
Income  
Per Annum

**30%**

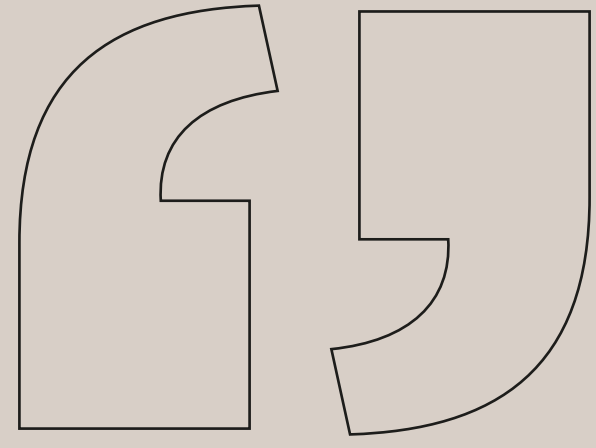
Up To 30%  
Price Advantage  
comparable  
projects in the  
area

Expected Price Increase In 2 Years **Min 50%**

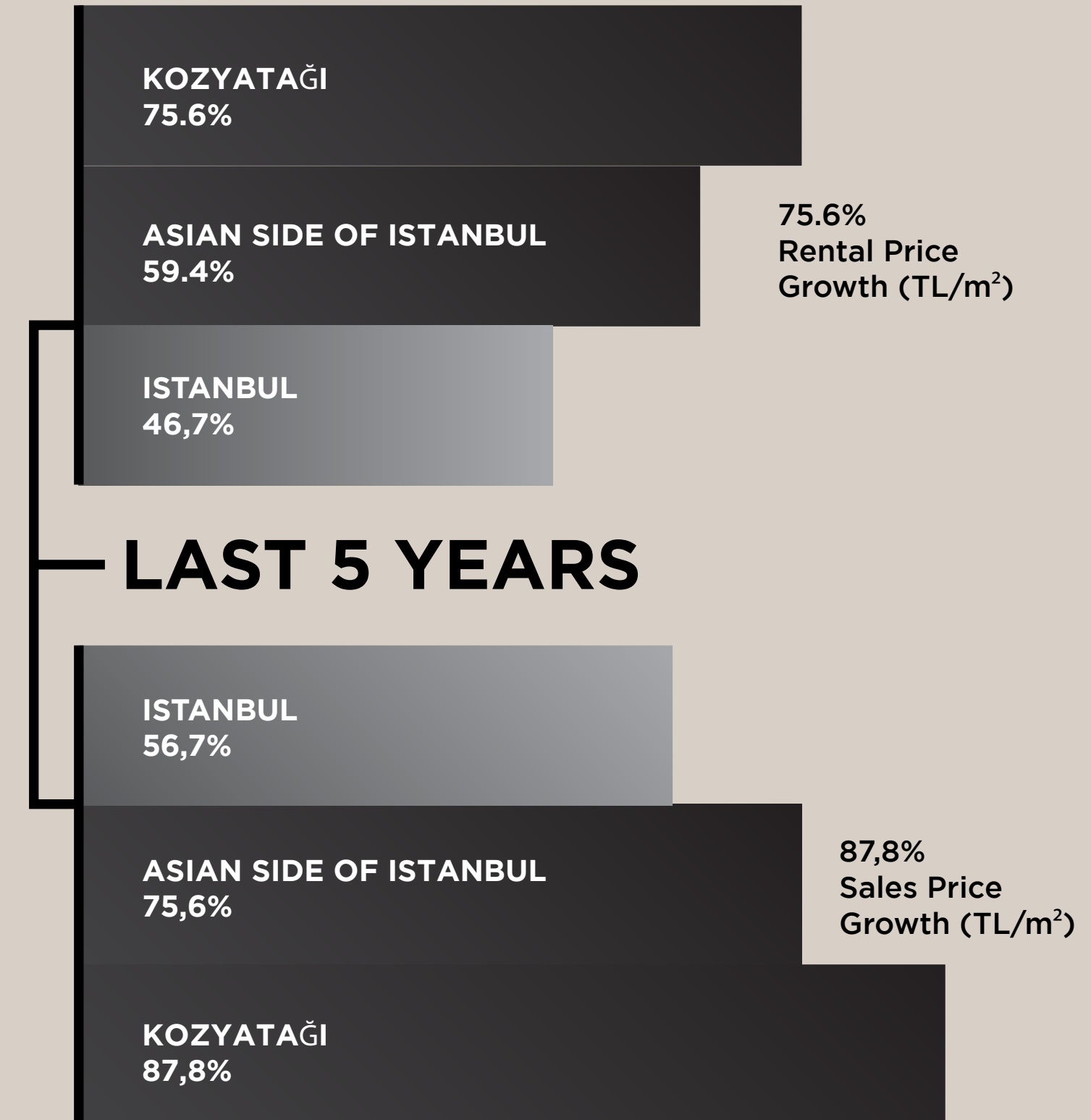
Return on your investment in **16.6 Years**







# PRICE COMPARISON OF THE DISTRICT





# Project Checklist



TRUST IN PROJECT DEVELOPER



LOCATION



TRANSPORTATION



SOCIAL LIFE



INVESTMENT VALUE



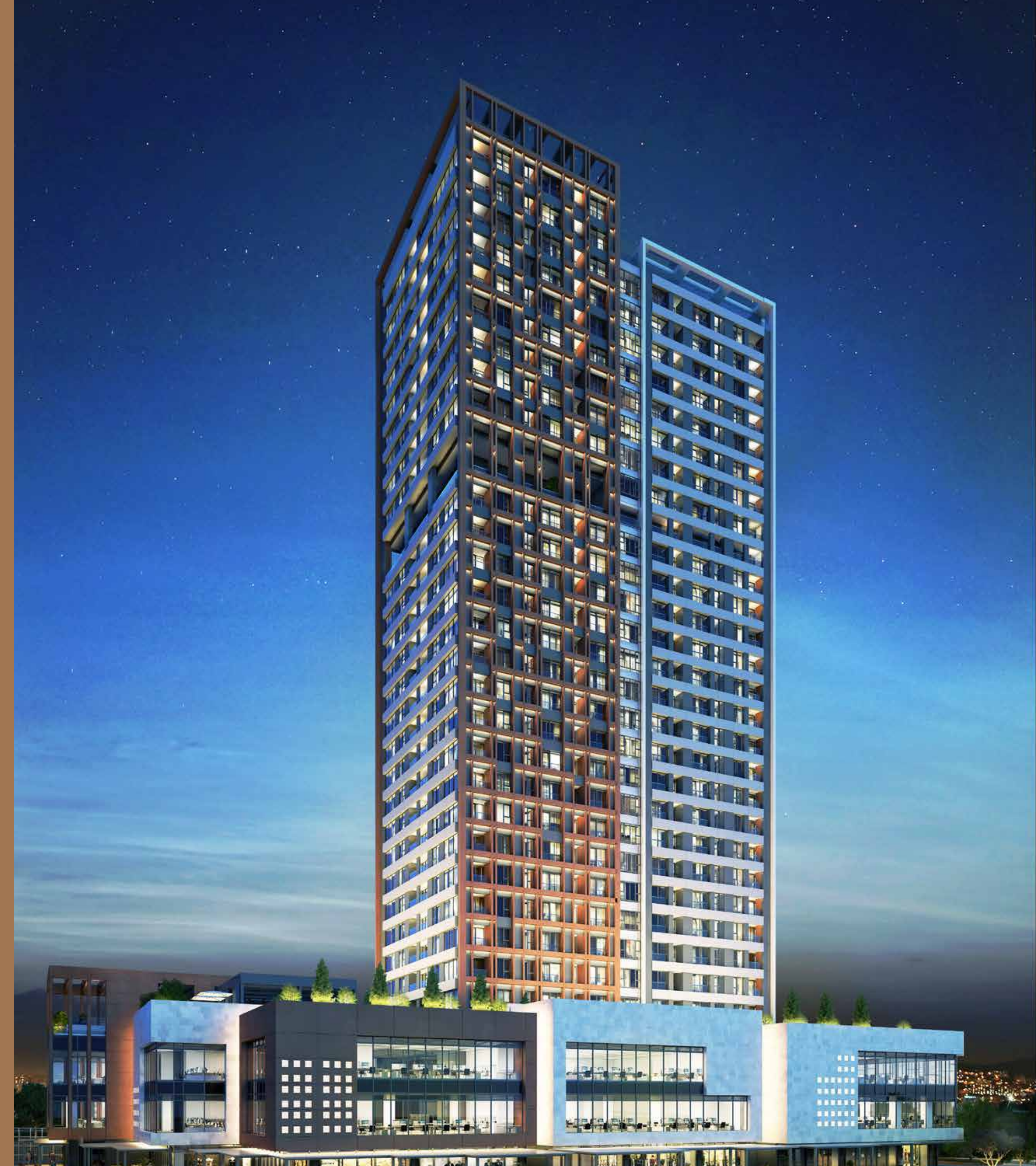








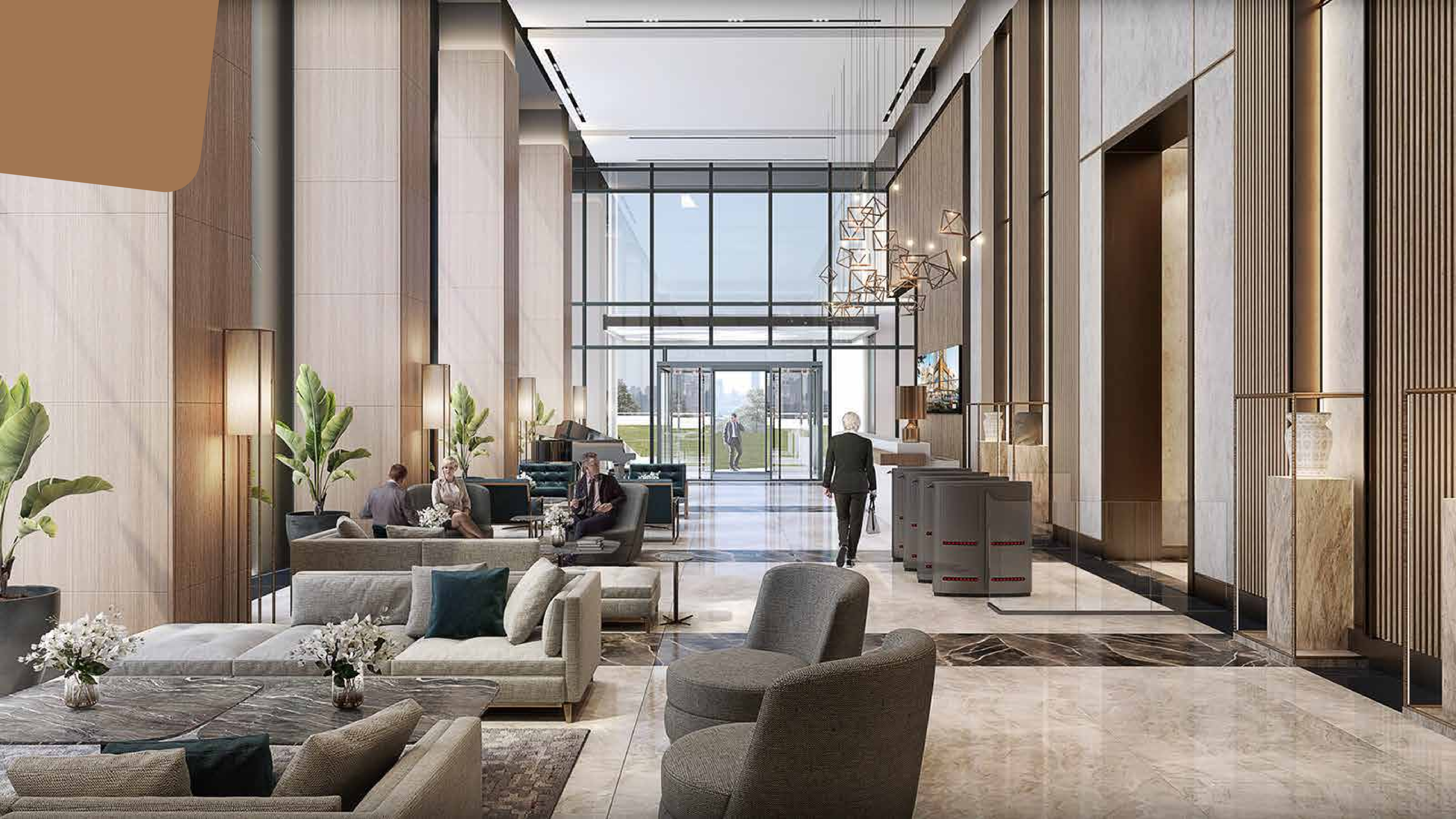






















# FLOOR AND APARTMENT PLANS

## HOME OFFICE

NET AREA: 39.25 M<sup>2</sup>  
BALCONY AREA: 1.23 M<sup>2</sup>  
TOTAL AREA: 40.48 M<sup>2</sup>  
GROSS AREA: 66.80 M<sup>2</sup>



1+1 A

## HOME OFFICE

NET AREA: 38.84 M<sup>2</sup>  
BALCONY AREA: 1.16 M<sup>2</sup>  
TOTAL AREA: 40.00 M<sup>2</sup>  
GROSS AREA: 65.80 M<sup>2</sup>



1+1 A2

## HOME OFFICE

NET AREA: 65.54 M<sup>2</sup>  
BALCONY AREA: 2.15 M<sup>2</sup>  
TOTAL AREA: 67.69 M<sup>2</sup>  
GROSS AREA: 113 M<sup>2</sup>



2+1 A

## HOME OFFICE

NET AREA: 100.63 M<sup>2</sup>  
BALCONY AREA: 12.89 M<sup>2</sup>  
TOTAL AREA: 113.85 M<sup>2</sup>  
GROSS AREA: 191.90 M<sup>2</sup>



2+1 DUPLEX



# FLOOR AND APARTMENT PLANS

## OFFICE

NET AREA: 40.48 M<sup>2</sup>  
TOTAL AREA: 47.76 M<sup>2</sup>  
GROSS AREA: 66.77 M<sup>2</sup>



A

## OFFICE

NET AREA: 67.69 M<sup>2</sup>  
TOTAL AREA: 79.52 M<sup>2</sup>  
GROSS AREA: 112.99 M<sup>2</sup>



B

## OFFICE

NET AREA: 80.48 M<sup>2</sup>  
TOTAL AREA: 95.38 M<sup>2</sup>  
GROSS AREA: 132.57 M<sup>2</sup>



C

## OFFICE

NET AREA: 108.17 M<sup>2</sup>  
TOTAL AREA: 127.28 M<sup>2</sup>  
GROSS AREA: 179.76 M<sup>2</sup>



D

## OFFICE

NET AREA: 148.17 M<sup>2</sup>  
TOTAL AREA: 174.90 M<sup>2</sup>  
GROSS AREA: 245.56 M<sup>2</sup>



E



# The Project

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