



Journey to the Heart of Nature

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 - └ Valuation
 - └ Growth Potential
 - **Why Beykoz?**
 - **Why This Project?**
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 - **Turkish Citizenship**
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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





PROJECT STATUS
%70 Completed



FLOOR COUNT
4



FLAT COUNT
219 Apartments



CONSTRUCTOR
Developer

This project is one of the most prestigious projects in its region and is located in Beykoz, the most exclusive, quality and greenest district of the city. This project is a junction point of the European and Asian Side and provides easy access to Business Centers. It is 2.5 km from the FSM Bridge and 11 km from the Bosphorus Bridge. Besides, it's possible to reach the European Side in 8 minutes with the ferry that leaves every 15 minutes. From 1 + 1 to 6 + 1, from penthouse duplexes to middle floor duplex flats: The Project has various floor plans to meet every need and expectation of families.

TOTAL SOCIAL FACILITIES: 3.800 SQM

TOTAL SOCIAL FACILITIES: 1000

TOTAL NUMBER OF APARTMENTS: 219

DELIVERY DATE: MARCH 2021

HOUSING TYPES: 2 BEDROOM UP TO 6+1

MARCH 2021



TURKISH CITIZENSHIP



HIGH ROI



CENTRAL LOCATION



HIGH SECURITY



NEAR PUBLIC TRANSPORT



Project Concept:

FAR FROM GRAY, CLOSER TO GREEN!

- Peaceful life in touch with the dynamic world.
- Easy access to main roads, bridges, large shopping centers, and ferry ports from the Hidden Garden of Istanbul.
- Everything your family might need for the perfect life.
- With brand-new cafés, gourmet restaurants, boutique shops, sports centers and educational facilities.
- Completely reserved living areas away from the chaos.
- Endless green, waterways, inner garden in the courtyard, a balcony in each apartment, unique landscape, nature-friendly architecture.
- A deep blue lake in the heart of the forest.
- You'll be surprised that there is such an impressive region in Istanbul.



Strategic Location of **This Project**

Right Next to the Forest, but in the Centre of Transport Routes.
Shopping malls, public transportation lines, hospitals, universities:
Thanks to the strategic location of this project, all important points are within easy reach.



TRANSPORTATION

FSM Bridge, 6 min
Çubuklu-İstinye Ferry, 8 min
15 Temmuz Şehitler Bridge, 14 min
Yavuz Sultan Selim Bridge, 22 min
Sabiha Gökçen Airport, 24 min
İstanbul Airport, 28 min



HOSPITALS

Medistate Kavacık Hos, 5 min
Otağtepe Medical Center, 5 min
Beykoz Public Hos, 6 min
FSM Medical Center Kavacık, 12 min
North Clinic Medical Center, 12 min



SHOPPING MALL

AcrLoft, 2 min
Kanyon, 7 min
Zorlu Center, 10 min
Buyaka Mall, 10 min
İstinye Park Mall, 12 min



UNIVERSITIES

Medipol University, 4 min
Beykoz University, 5 min
Türk-German University, 8 min
Acıbadem University, 12 min
Marmara University, 14 min
Yeditepe University, 26 min

Strategic Location

It is possible to quickly reach the business centers and critical points of the city while living a peaceful life in touch with nature.

12 MIN
LEVENT

12 MIN
MASLAK

16 MIN
KADIKÖY

14 MIN
ATAŞEHİR



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



**30 MINUTE
THE PROJECT**



The Real Connection With Nature!

Garden-floor flats that connect you with the nature.

Its unique landscaping brings you in touch with the green; its waterways connect you to the blue waters.

The jogging track allows you to do your morning run in the forest air without needing to travel far away.

The inner garden located in the middle of the project that functions as a courtyard, gives this project a peaceful and quiet atmosphere.

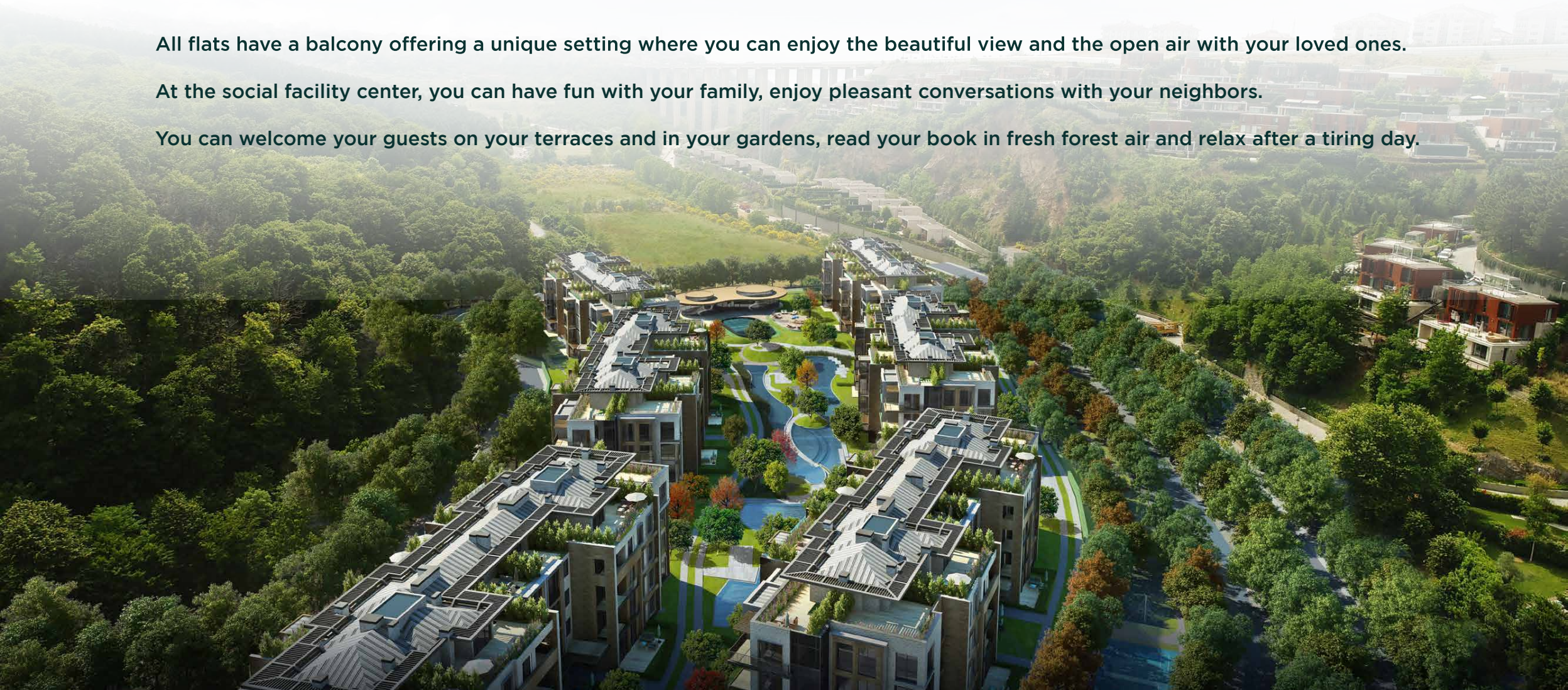


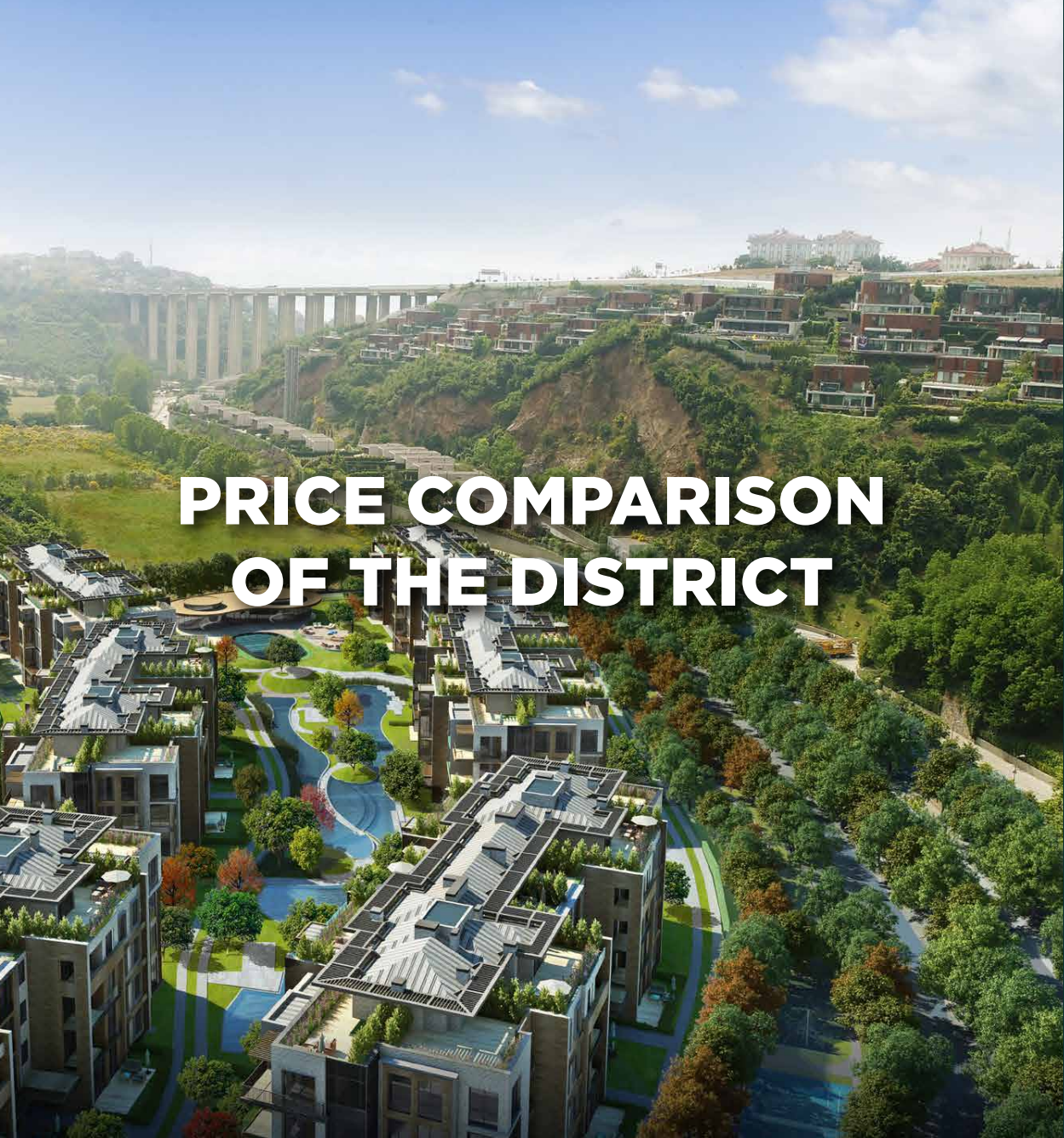
A BOUTIQUE LIFE, A SUSTAINABLE FUTURE.

All flats have a balcony offering a unique setting where you can enjoy the beautiful view and the open air with your loved ones.

At the social facility center, you can have fun with your family, enjoy pleasant conversations with your neighbors.

You can welcome your guests on your terraces and in your gardens, read your book in fresh forest air and relax after a tiring day.





PRICE COMPARISON OF THE DISTRICT

BEYKOZ
65.4%

ASIAN SIDE OF ISTANBUL
59.4%

ISTANBUL
46,7%

LAST 5 YEARS

ISTANBUL
56,7%

ASIAN SIDE OF ISTANBUL
75,6%

KOZYATAĞI
83.8%

65.4%
Rental Price
Growth (TL/m²)

83.8%
Sales Price
Growth (TL/m²)

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.

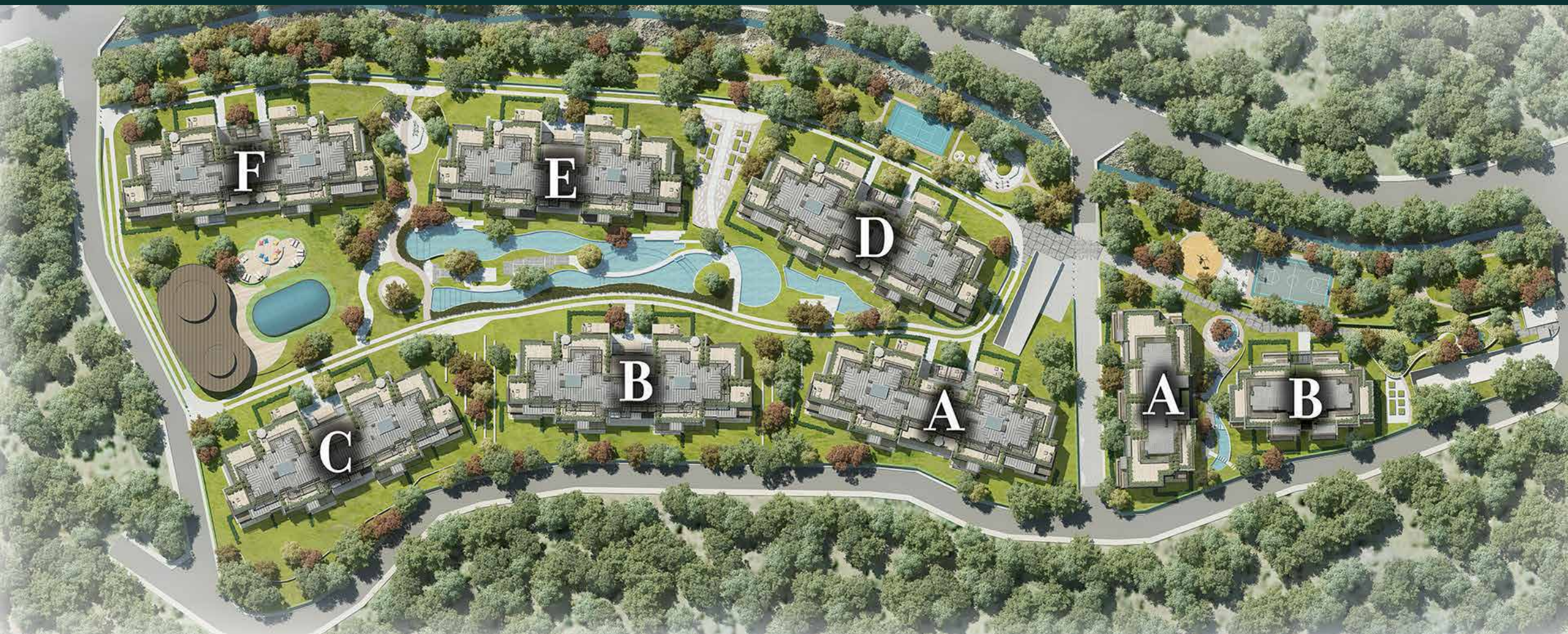


FULFILL THE CRITERIA FOR CITIZENSHIP INVESTMENT PROGRAM STEP BY STEP.

- 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)



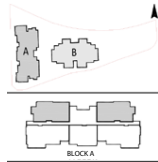
Floor Plans



2+1 A FLAT
BLOCK A 1ST - 2ND - 3RD FLOORS

OVERALL GROSS AREA : 136.33 m²
TOTAL NET AREA : 99.86 m²

LIVING ROOM : 29.15 m²
KITCHEN : 12.31 m²
BATHROOM : 4.31 m²
BEDROOM : 11.11 m²
MASTER BEDROOM : 17.47 m²
MASTER BATHROOM : 4.29 m²
HALL : 4.60 m²
ENTRANCE HALL : 6.12 m²
UTILITY ROOM : 1.36 m²
BALCONY : 6.40 m²
BALCONY : 2.74 m²

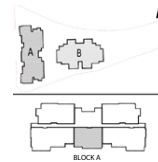


Size of the balcony in square meters is included in the calculation of the total net area in square meters

2+1 B FLAT
BLOCK A 1ST - 2ND - 3RD, 4TH FLOORS

OVERALL GROSS AREA : 109.49 m²
TOTAL NET AREA : 79.40 m²

LIVING ROOM + KITCHEN : 28.92 m²
BATHROOM : 5.76 m²
BEDROOM : 10.18 m²
MASTER BEDROOM : 15.04 m²
HALL : 3.62 m²
ENTRANCE HALL : 4.24 m²
UTILITY ROOM : 0.73 m²
WC : 1.67 m²
BALCONY : 9.24 m²

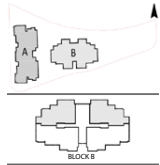


Size of the balcony in square meters is included in the calculation of the total net area in square meters

2+1 C FLAT
BLOCK B 1ST - 2ND - 3RD FLOORS

OVERALL GROSS AREA : 140.16 m²
TOTAL NET AREA : 103.34 m²

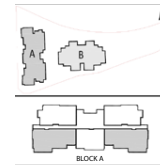
LIVING ROOM : 29.39 m²
KITCHEN : 13.01 m²
BATHROOM : 4.60 m²
BEDROOM : 11.17 m²
MASTER BEDROOM : 17.52 m²
MASTER BATHROOM : 4.50 m²
HALL : 5.02 m²
ENTRANCE HALL : 6.06 m²
UTILITY ROOM : 0.97 m²
BALCONY : 9.95 m²
BALCONY : 1.15 m²



3+1 A-Z FLAT
BLOCK A GROUND FLOOR

OVERALL GROSS AREA : 148.16 m²
TOTAL NET AREA : 105.89 m²

LIVING ROOM : 30.93 m²
KITCHEN : 10.35 m²
BATHROOM : 4.57 m²
BEDROOM : 10.86 m²
BEDROOM : 10.02 m²
MASTER BEDROOM : 19.99 m²
MASTER BATHROOM : 4.32 m²
HALL : 6.79 m²
ENTRANCE HALL : 6.51 m²
UTILITY ROOM : 1.55 m²

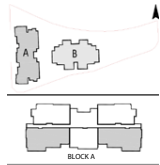


Size of the balcony in square meters is included in the calculation of the total net area in square meters

3+1 A FLAT
BLOCK A 1ST - 2ND - 3RD FLOORS

OVERALL GROSS AREA : 164.18 m²
TOTAL NET AREA : 120.19 m²

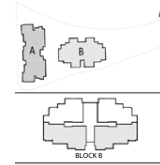
LIVING ROOM	: 30.93 m ²
KITCHEN	: 13.80 m ²
BATHROOM	: 4.57 m ²
BEDROOM	: 10.86 m ²
BEDROOM	: 10.02 m ²
MASTER BEDROOM	: 19.99 m ²
MASTER BATHROOM	: 4.32 m ²
HALL	: 6.79 m ²
ENTRANCE HALL	: 6.51 m ²
UTILITY ROOM	: 1.55 m ²
BALCONY	: 8.15 m ²
BALCONY	: 1.17 m ²
BALCONY	: 1.53 m ²



3+1 B FLAT
BLOCK B 1ST - 2ND - 3RD FLOORS

OVERALL GROSS AREA : 159.35 m²
TOTAL NET AREA : 119.67 m²

LIVING ROOM	: 30.51 m ²
KITCHEN	: 14.62 m ²
BATHROOM	: 4.60 m ²
BEDROOM	: 11.07 m ²
BEDROOM	: 10.10 m ²
MASTER BEDROOM	: 17.99 m ²
MASTER BATHROOM	: 4.70 m ²
HALL	: 7.92 m ²
ENTRANCE HALL	: 6.93 m ²
UTILITY ROOM	: 1.35 m ²
BALCONY	: 8.73 m ²
BALCONY	: 1.15 m ²



Size of the balcony in square meters is included in the calculation of the total net area in square meters

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