

An architectural rendering of a modern residential development. The main focus is a large, multi-story apartment building with a mix of brown and grey facades and numerous balconies. To the left, a green hillside is dotted with trees. In the foreground, there's a landscaped park area with a playground, walking paths, and various trees. A winding river or canal flows through the right side of the scene, featuring small islands with colorful plantings (pink and orange). In the background, more buildings and a distant fountain are visible under a blue sky with light clouds.

**A NEW HEART OF  
LIFE AND INVESTMENT!**

**SEYRANTEPE  
PROJECT**





**WATCH OUR VIDEO**

**SEYRANTEPE  
PROJECT**



# TRUSTED DEVELOPER

The company poses over 35 years of combined experience in the domestic and international real estate sector. Successfully completed construction and real estate development of various projects including but not limited to; housing, offices, shopping centers, hotels, educational institutions in the domestic and overseas markets.

## REAL ESTATE DEVELOPMENT

**2000+**  
Total Workers

**5000+**  
Units Delivered

## RESTORATION & RENOVATION

**250**  
Management &  
Engineering Team

**2 BILLION**  
Market Value (\$)

## SUPERSTRUCTURE & INFRASTRUCTURE CONTRACTOR

**1 MILLION+**  
Sqm Completed  
Construction

**1,2 MILLION+**  
Sqm Construction Ongoing  
and Upcomig Projects



# CENTRAL LOCATION

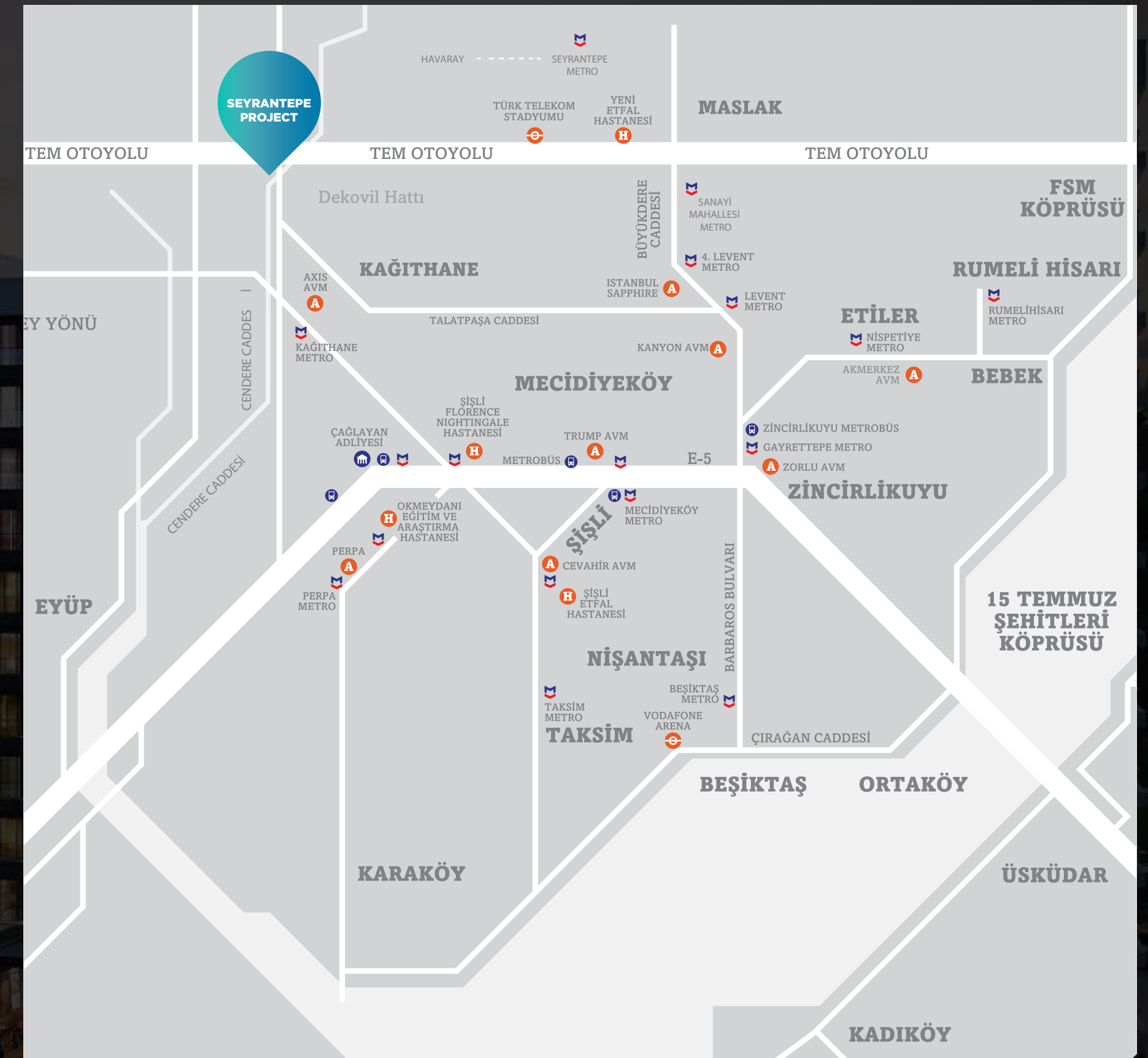
## Transportation Opportunities

- D-100 Highway - TEM Connections (3 min)
- Kağıthane Metro Station (2 min)
- Ayazaga Monorail (3 min)
- Easy Access to the Bridges (9 min)
- Seyrantepe Metro (5 min)
- Maslak (6 min)
- Mecidiyeköy (6 min)
- Levent (6 min)
- Taksim (10 min)
- Istanbul Airport (20 min)

## Hospitals

- Derindere Hospital (5 min)
- Kağıthane State Hospital (10 min)
- ESHA Surgical and Medical Center (9 min)
- Avicenna Gültepe Hospital (9 min)
- Private Levent Hospital (10 min)
- Memorial Şişli Hospital (10 min)
- Acıbadem Maslak Hospital (11 min)
- Florence Nightingale Hospital (12 min)
- Hattat Hospital (15 min)
- Okmeydanı Training and Research Hospital (13 min)

  
**ONLY 20  
MINUTES  
TO NEW  
AIRPORT**





# HEART OF THE CITY

## Shopping Malls

- Axis Shopping Mall (1 min)
- Vadistanbul Shopping Mall (2 min)
- Sapphire Shopping Mall (5 min)
- Metrocity Shopping Mall (5 min)
- Özdilek Shopping Mall (5 min)
- Cevahir Shopping Mall (8 min)
- Kanyon Shopping Mall (6 min)
- IstinyePark Shopping Mall (9 min)
- Zorlu Center Shopping Mall (11 min)

## Social Life & Entertainment Centers

- UNIQ Hall (6 min)
- Belgrad Forest (7 min)
- Küçükçiftlik Park Concert Hall (11 min)
- Zorlu PSM (15 min)

## Universities

- Atlas University (1 min)
- Beykent University (9 min)
- Istanbul Technical University (12 min)
- Istanbul Bilgi University (14 min)
- Nisantasi University (14 min)
- Haliç University (16 min)
- Istanbul Commerce University (16 min)
- Yeni Yüzyıl University (20 min)
- Bilim University (22 min)
- Boğaziçi University (25 min)



# PROJECT DETAILS

Total Development Land Size	27.000 Sqm
Total Allocated Green Area Size	20.000 Sqm
Total Social Facilities Area Size	1.605 Sqm
Total Number of Blocks	12
Total Number of Homes	589
Total Number of Shops	55
Delivery Date	Phase 1 June 2020 Phase 2 June 2021
Housing Types	Housing types from 1+0 to 4+1 options.









# EXCEPTIONAL LIFESTYLE IN KORDON ISTANBUL

BUSINESS  
HUB

CENTRAL  
LOCATION

NO POLLUTION &  
MORE FRESH AIR.

GUARANTEED  
RENTAL INCOME

CITIZENSHIP  
ELIGIBLE

BELGRAD  
FOREST

PEACEFUL  
LIVING

ZEN  
GARDENS

ARTIFICIAL  
LAKE

STRONG EXIT  
STRATEGY







# WITH FULL AMENITIES



INDOOR & OUTDOOR  
SWIMMING POOL



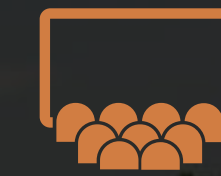
SPA



TECHNICAL  
SERVICE



PLAYGROUND AREA



PRIVATE  
MOVIE ROOMS



VIDEO SURVEILLANCE  
SYSTEM



GYM



HIGH LEVEL  
SECURITY



STEAM ROOM



TRADITIONAL  
TURKISH BATH



KARAOKE ROOM



LIBRARY



ART STUDIOS



MEETING ROOMS



HOBBY ROOMS



MUSIC STUDIO



GUEST HOUSE



ZEN GARDENS



## CASE FOR INVESTMENT



### PURCHASING UNDER MARKET PRICE

Without Compromise On Quality



### WELL STRUCTURED EXIT STRATEGY

To Turkish Home Buyer Market



### HIGH POTENTIAL

Rental Income

## PRICE COMPARISON OF THE DISTRICT

SEYRANTEPE  
74,6%

Rental Price  
Growth (TL/m<sup>2</sup>)

ISTANBUL  
46,7%

## NEXT 5 YEARS

ISTANBUL  
70,7%

SEYRANTEPE  
87%

Sales Price  
Growth (TL/m<sup>2</sup>)



# INVESTMENT VALUE

## PRICE EXPECTATION CHART



## REFERENCES

**Forbes**

THE HIGHEST RETURN  
PROJECT IN TURKEY



# INVESTMENT VALUE

BUSINESS AND RESIDENTIAL DEVELOPMENT PLAN OF ISTANBUL

LEVENT

SEYRANTEPE  
PROJECT

MASLAK

SEYRANTEPE

■ FAMILY ORIENTED

■ GREEN LIFE

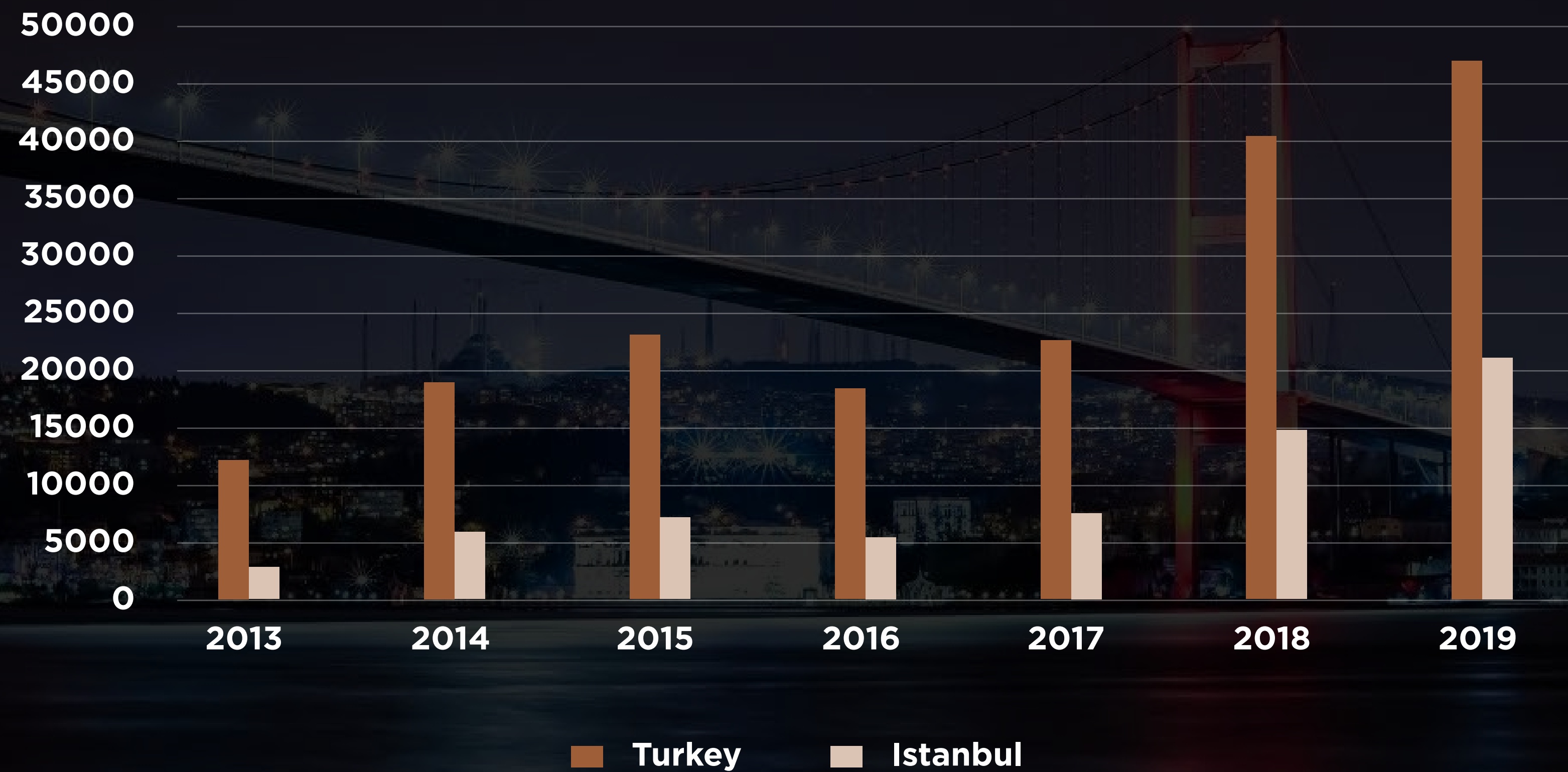
■ NATURE & CENTER



# INVESTMENT VALUE

FOREIGN HOUSING SALES TURKEY VS ISTANBUL

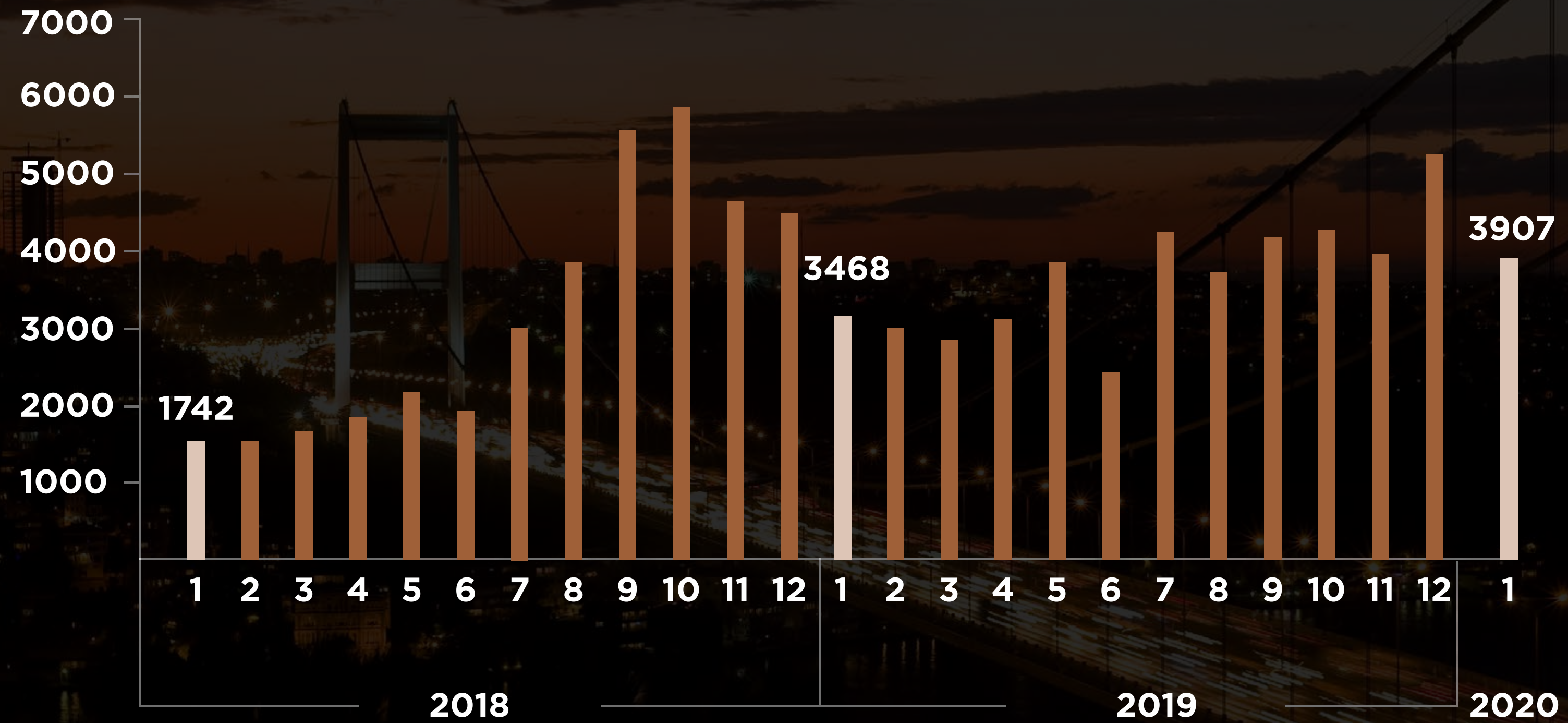
**40%**  
INCREASED





# INVESTMENT VALUE

HOUSE SALES NUMBER TO FOREIGNERS IN TURKEY

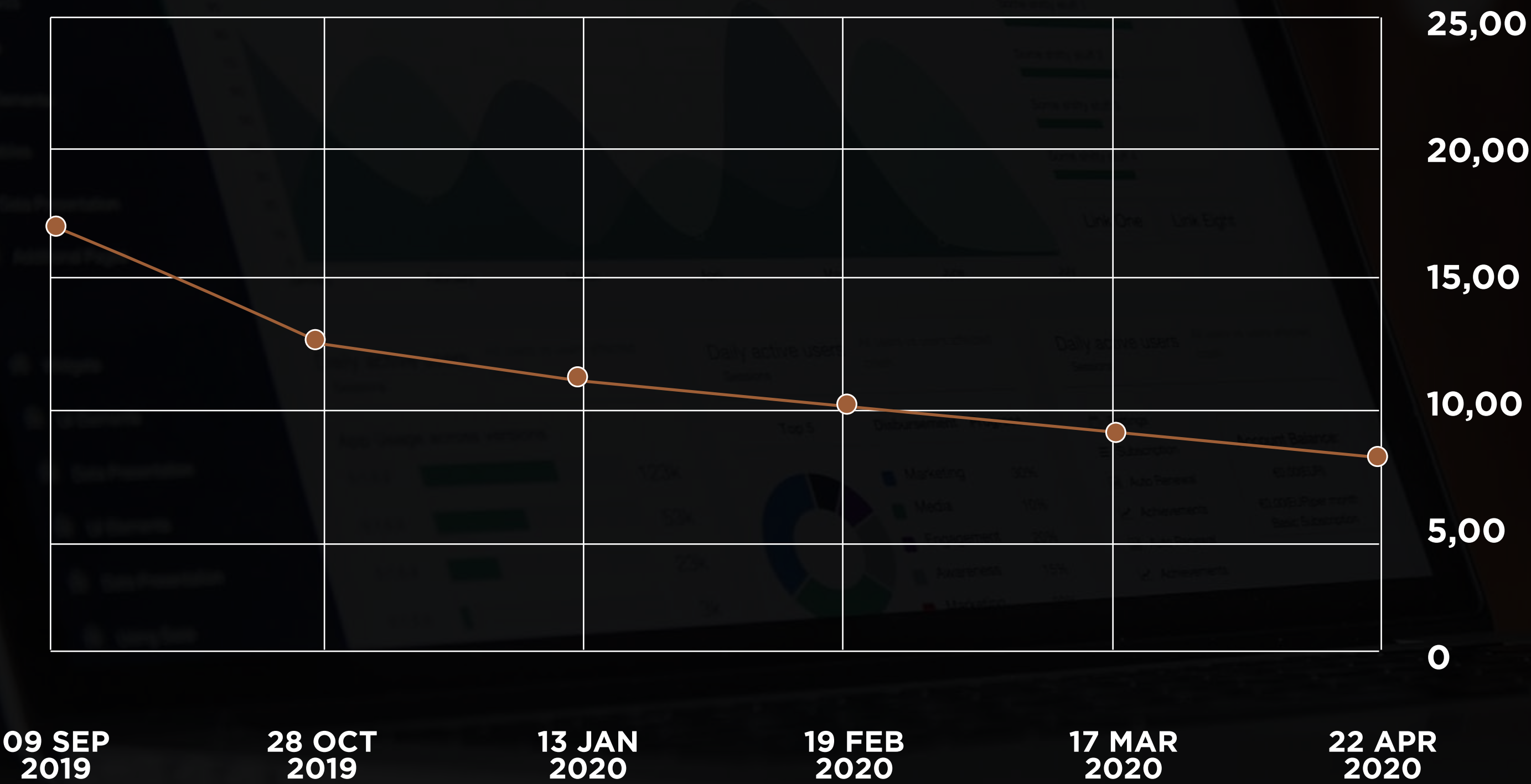


Source: TUIK, 2020  
Kaynak: TÜİK, 2020



# INVESTMENT VALUE

INTEREST RATE DROP CHART



- SALES PRICE FOR HOUSING ↗
- TURKISH MARKET ↗
- NUMBER OF FOREIGN INVESTORS ↗
- NUMBER OF STOCKS ↘
- NEW PROJECTS TO BE ANNOUNCED

8,75

CURRENT INTEREST RATE  
22.04.2020 / 14:05















# SEYRANTEPE PROJECT

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