



AVANGART
istanbul





WELCOME TO YOUR HOME AND INVESTMENT



- **Prime Location** Maslak
- **Right Opposite Vadistanbul**, the finest shopping mall of the city
- **A Residential Boulevard** only 800m from the financial heart of Istanbul
 - **2 Separate Entrances** from Vadistanbul and TEM Highway
 - Significant **Price Advantage**
 - The only **Government Guaranteed** project in Maslak
- **Designed for Living** consists of residential homes only, no office units
 - **Strong Exit Strategy** to Turkish home buyer market
 - Preapproved for **Citizenship By Investment** program





DESIGNED FOR LIVING IN PRIME LOCATION MASLAK, ISTANBUL

Total Development Land Size: **36,750 m²**

Total Allocated Green Area Size: **24,000 m²**

Total Social Facilities Area Size: **2,000 m²**

Total Number of Blocks: **11**

Total Number of Homes: **935**

Total Number of Shops: **22**

Completion Date: **June 2020**

Consists of: Studios (45m ²)	77 Homes
1 Bedrooms (64m ² - 100m ²)	223 Homes
2 Bedrooms (100m ² - 125m ²)	94 Homes
3 Bedrooms (158m ² - 208m ²)	109 Homes
4 Bedrooms (212m ² - 218m ²)	99 Homes



IN THE HEART OF ISTANBUL

Walking Distance

- Metro via Sky Train
- Vadistanbul Mall
- Main Highway TEM
- TT Arena Sports Complex

Within 10 Minutes

- Istinye Park Mall
- Emirgan Park
- Belgrad Forest
- Bosphorus

Within 15 Minutes

- Levent, Etiler
- Cevahir Mall
- Sisli, Osmanbey
- Taksim



ONLY 25 MINUTES TO BOTH AIRPORTS



**New Istanbul
International Airport**

25 MINUTES



**Istanbul Ataturk
International Airport**

25 MINUTES



AN EXCEPTIONAL INVESTMENT AND LIFESTYLE

A standout project in the area of Maslak - Seyrantepe right opposite Vadistanbul Shopping Mall, Avangart offers high end residences in sizes from studios up to spacious 4 bedrooms.

Meticulous attention to detail has been placed on the interior design of Avangart with soft touches and aesthetic elements from top to bottom. Floor to ceiling windows offer lovely views, while open plan designs create the sense of added space. Private balconies are ideal for unwinding at the end of the day.

Designed for living, there are no office or home/office units in Avangart.

It is an exceptional investment and lifestyle project ticking all the boxes for every type of real estate buyer.

Avangart will be delivered in June 2020.



WITH FULL AMENITIES

- Car Park for Each Bedroom
- Large Indoor Swimming Pool
- Gardens and Designated Walking Areas
- Playground for Children
- Sauna and Luxury Spa
- Fully Equipped Gym Center
- On-Site Shops and Restaurants
- Hotel Facilities
- Lobby and Reception Services
- Rental Management Program

PREAPPROVED FOR
CITIZENSHIP BY
INVESTMENT

SUITABLE FOR CITIZENSHIP BY INVESTMENT PROGRAM



- Title Deed Ready
- \$ 250.000 Plus Units Available
- Fulfill the Citizen By Investment Program Criteria

STEPS IN PROGRAM APPLICATION

1

GETTING A TAX REGISTRATION NUMBER

- Tax Registration number can be obtained from any Tax Office in Turkey
- Original Passport and photos are required

2

OPENING A TURKISH BANK ACCOUNT

- Documentation of transactions during buying stage will be necessary
- Passport Original and Tax Registration number is required
- An official document (such as Public Utility Bill) shows your current address is required

3

FINDING THE PROPERTY

- Total Value of \$250.000 or equivalent Turkish Lira (single or multiple units)
- Construction Servitude or Title Deed ready
- Habitation License granted
- Suitable For Official Valuation Survey

4

BUYING THE PROPERTY

- Use Bank Transfer and document the transaction by receipt
- Get Title Deed Registry and/or Notarized Sales Contract Annotated with "Not To Be Sold For 3 Years"

5

OBTAINING THE CERTIFICATE OF CONFORMITY

- Request, Provide Official Valuation Survey
- Submit the Bank Transfer Receipt
- Apply To Ministry Of Environment And Urbanization

6

APPLICATION FOR TURKISH RESIDENCY

- Gather the required documents
- Apply to Directorate General of Migration Management



CASE FOR INVESTMENT



Buy Below Market Price
Without Compromise On Quality

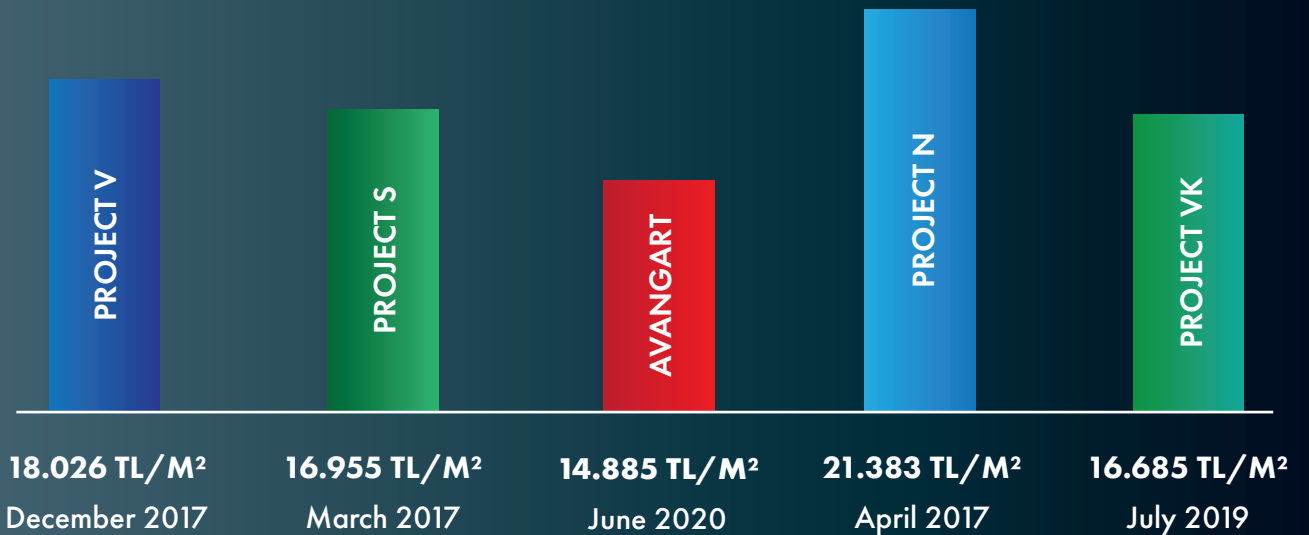


Assured Exit Strategy
To Turkish Home Buyer Market

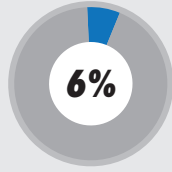


Strong Rental Income
Via High Local Demand

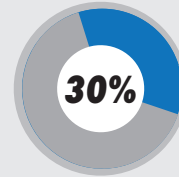
AVERAGE PRICE (BEFORE DISCOUNT) PER SQUARE METER COMPARISON IN THE AREA



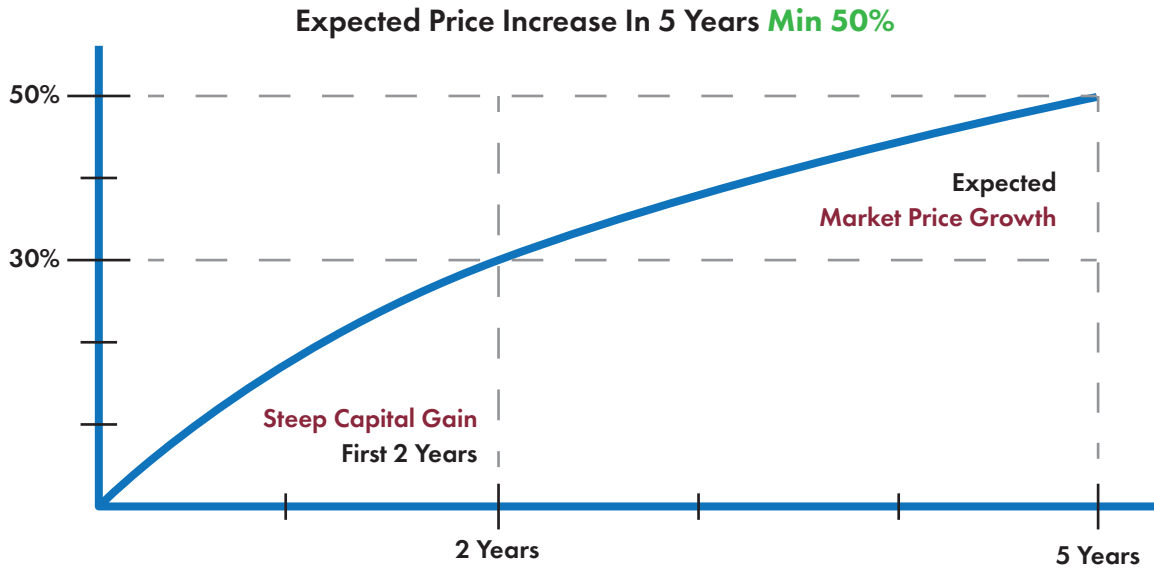
YOUR HOME WITH HUGE INVESTMENT POTENTIAL



6% Rental Return
Per Annum



Up To 30% Price Advantage
comparable projects in the area



AVERAGE PRICE (BEFORE DISCOUNT) COMPARISON IN THE AREA

	PROJECT V	PROJECT S	AVANGART	PROJECT N	PROJECT VK
STUDIO	NOT AVAILABLE	1.357.000 TL 73 M ²	704.000 TL 45 M²	1.281.000 TL 62,6 M ²	750.000 TL 47 M ²
1 BEDROOM	1.864.000 TL 98,3 M ²	2.154.000 TL 128 M ²	1.230.000 TL 82 M²	1.895.000 TL 96 M ²	1.262.000 TL 75 M ²
2 BEDROOM	2.830.000 TL 156,6 M ²	3.093.000 TL 182 M ²	1.682.000 TL 113 M²	2.822.500 TL 132 M ²	2.144.000 TL 128,5 M ²
3 BEDROOM	3.930.000 TL 196 M ²	4.905.000 TL 260 M ²	2.798.000 TL 183 M²	3.940.000 TL 203 M ²	3.012.000 TL 183,5 M ²
4 BEDROOM	4.226.000 TL 222,5 M ²	7.786.650 TL 341 M ²	3.224.000 TL 215 M²	4.733.700 TL 204,5 M ²	NOT AVAILABLE



MASLAK, THE MOST DESIRABLE DISTRICT OF ISTANBUL



JUST IN 20 MINUTES

Belgrad Forest • Emirgan Park • Bosphorus

Istinye Park Mall • Kanyon Mall • Zorlu Center Mall • Cevahir Mall

Underground Metro • Istanbul Stock Exchange • Business District • Istanbul Technical University



Belgrad Forest



Bosphorus



Emirgan Park



BUILT BY THE RESIDENTIAL EXPERTS

Avangart is a project developed by Housing Development Administration - **TOKİ** of *Ministry of Environment and Urbanization* and being built by a joint venture of **Emlak Konut** and **Gul Proje**.

Emlak Konut is a real estate investment company and a major contractor run by Housing Development Administration delivered more than 130.000 residential units since 2003 and completed projects so large that even their surroundings were named after them. Growing with public offerings, Emlak Konut is one of the largest companies in Turkey. It has a declared paid-in capital of 3,8 billion Turkish Lira and its total value of assets of 22,9 billion Turkish Lira.

Gul Proje is a reputable developer and construction company with 35 years of experience. Gul Proje has completed various well-known, high end residential and commercial projects.

Avangart is under government guarantee which assures built quality and timely delivery




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