

**ONE OF THE MOST VALUABLE PROJECT FOR INVESTMENT IN  
BAĞCILAR/ISTANBUL**

\$170,000

**Lot No:** 167

**Bathrooms:** 1-2

**Area (m2):** 64-117 m2

**Balconies:** 1

**Land Area (m2):** 7.500 m2

**Number of Floors:** 9

**Bedrooms:** 3

### Property Features;

Sauna

Concierge

Appliances

Elevator

Balcony

Parking

Smart House

Swimming Pool

Air Conditioning

Park

Satellite TV

Signaling

### Description;

#### General Information

Status: Under construction

Land area: 7.500 m<sup>2</sup>

Delivery date: Dec 2022

Green area: 4.000 m<sup>2</sup>

Title deed: Kat Mülkiyet / after delivery

Total of blocks: 4 Title deed fees: 2%

Floor height: 9 floors

Notary fees: 15.000 TL - 20.000 TL

Total of flats: 250

VAT: Included in the prices.

Flat types: 1+1 - 2+1 - 3+1

Social Facilities

Kindergarten

Kids area

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Fitness rooms                      Shops  
Green areas                         Open/closed parking lots

### **Environmental Information**

Transportation                      Entertainment

Yeni mahalle Metro station 1 min

Güneşli park mall 6 min

Buses station 1 min

Metro market güneşli 9 min

Şirinevler metrobus 16 min

212 Outlet mall 12 min

Halkalı marmaray station 23 min

Starcity mall 14 min

Istanbul new airport 30 min

Mall of Istanbul 19 min

Education    Health

Jasmine International schools 9 min

Medicine Hospital 3 min

Safir International school 11 min

Kanuni Sultan Suleyman Hospital 7 min

Alfayez International schools 12 min

Özel hastane 34 hospital 9 min

Tulip International school 14 min

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Medipol mega hospital 14 min

Istanbul Atlas university 3 min

Memorial Bahçelievler hospital 22 min

Altınbaş university 9 min

Acıbadem atakent hospital 22 min

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2+1 A	
1- ANTR. + HCL	6.56 m <sup>2</sup>
2- SALON + Mutfak	24.13 m <sup>2</sup>
3- YATILMA ODASI	10.67 m <sup>2</sup>
4- İK. YATILMA ODASI	12.29 m <sup>2</sup>
5- BANYO	3.67 m <sup>2</sup>
<b>NET ALAN</b>	<b>58.34 m<sup>2</sup></b>
6- BALCON	1.64 m <sup>2</sup>
<b>NET ALAN + BALCON</b>	<b>60.00 m<sup>2</sup></b>
<b>DİĞER MEYDAN ALANI</b>	<b>67.46 m<sup>2</sup></b>
<b>SARFIYA İÇME MEYDAN ALANI</b>	<b>81.77 m<sup>2</sup></b>
BLOK A11 BAĞIMSIZ NÖMÜR NO: 82	



3+1 A	
1- ANTR. + HCL	9.11 m <sup>2</sup>
2- Mutfak	6.14 m <sup>2</sup>
3- SALON	18.37 m <sup>2</sup>
4- YATILMA ODASI	9.15 m <sup>2</sup>
5- YATILMA ODASI	7.19 m <sup>2</sup>
6- İK. YATILMA ODASI	12.50 m <sup>2</sup>
7- BANYO	2.28 m <sup>2</sup>
8- BANYO	3.63 m <sup>2</sup>
<b>NET ALAN</b>	<b>71.42 m<sup>2</sup></b>
9- BALCON	2.58 m <sup>2</sup>
<b>NET ALAN + BALCON</b>	<b>74.00 m<sup>2</sup></b>
<b>DİĞER MEYDAN ALANI</b>	<b>88.27 m<sup>2</sup></b>
<b>SARFIYA İÇME MEYDAN ALANI</b>	<b>107.71 m<sup>2</sup></b>
BLOK A1 BAĞIMSIZ NÖMÜR NO: 12	



1+1 A	
1- ANTR. + HCL	4.40 m <sup>2</sup>
2- SALON + Mutfak	23.16 m <sup>2</sup>
3- İK. YATILMA ODASI	12.29 m <sup>2</sup>
4- BANYO	3.67 m <sup>2</sup>
<b>NET ALAN</b>	<b>43.52 m<sup>2</sup></b>
<b>DİĞER MEYDAN ALANI</b>	<b>52.33 m<sup>2</sup></b>
<b>SARFIYA İÇME MEYDAN ALANI</b>	<b>65.77 m<sup>2</sup></b>
BLOK A2 BAĞIMSIZ NÖMÜR NO: 6	