

**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  
Elevator  
Smart House  
ParkConcierge  
Balcony  
Swimming Pool  
Satellite TVAppliances  
Parking  
Air Conditioning  
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. + HOL	6.56 m <sup>2</sup>
2- SALON + MÜHÜR	24.15 m <sup>2</sup>
3- YATIM ODASI	10.07 m <sup>2</sup>
4- B. YATIM ODASI	12.29 m <sup>2</sup>
5- BANYO	3.67 m <sup>2</sup>
<b>NET ALAN</b>	<b>56.64 m<sup>2</sup></b>
6- BALCON	1.68 m <sup>2</sup>
<b>NET ALAN + BALCON</b>	<b>58.32 m<sup>2</sup></b>
<b>DAİRE MİT ALANI</b>	<b>67.46 m<sup>2</sup></b>
<b>DAİRE İÇİ MİT ALANI</b>	<b>65.72 m<sup>2</sup></b>
BLOK : A1 BAĞIMSIZ NÖMER NO: 62	



3+1 A	
1- ANTR. + HOL	9.11 m <sup>2</sup>
2- MÜHÜR	6.14 m <sup>2</sup>
3- SALON	18.37 m <sup>2</sup>
4- YATIM ODASI	9.15 m <sup>2</sup>
5- YATIM ODASI	9.19 m <sup>2</sup>
6- B. YATIM ODASI	12.50 m <sup>2</sup>
7- BANYO	2.26 m <sup>2</sup>
8- BANYO	3.62 m <sup>2</sup>
<b>NET ALAN</b>	<b>71.42 m<sup>2</sup></b>
9- BALCON	2.36 m <sup>2</sup>
<b>NET ALAN + BALCON</b>	<b>73.80 m<sup>2</sup></b>
<b>DAİRE MİT ALANI</b>	<b>88.29 m<sup>2</sup></b>
<b>DAİRE İÇİ MİT ALANI</b>	<b>107.71 m<sup>2</sup></b>
BLOK : A1 BAĞIMSIZ NÖMER NO: 12	



1+1 A	
1- ANTR. + HOL	4.40 m <sup>2</sup>
2- SALON + MÜHÜR	23.16 m <sup>2</sup>
3- B. YATIM 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>DAİRE MİT ALANI</b>	<b>55.23 m<sup>2</sup></b>
<b>DAİRE İÇİ MİT ALANI</b>	<b>66.77 m<sup>2</sup></b>
BLOK : A2 BAĞIMSIZ NÖMER NO: 6	