



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





## WELCOME TO YOUR READY TO MOVE IN HOME AND INVESTMENT

- Strategic Central Location SEYRANTEPE
- Residential Project in the center of Business Hub and 16 universities of Istanbul
- Kordon Istanbul is placed in Strategic 2nd phase of Municipality Renewing Zone
- Just 7 minutes from the nature, Belgrad Forest
- In the same street with the famous shopping mall of the city
- Significant Price Advantage with Ready Title Deed
- Guaranteed Rental Income for 3 years
- Designed for living; consists of residential homes only, no office units
- Strong Exit Strategy to Turkish home buyer market
- Peaceful living surrounded by Zen Gardens and Artificial Lake
- Preapproved for Citizenship By Investment program

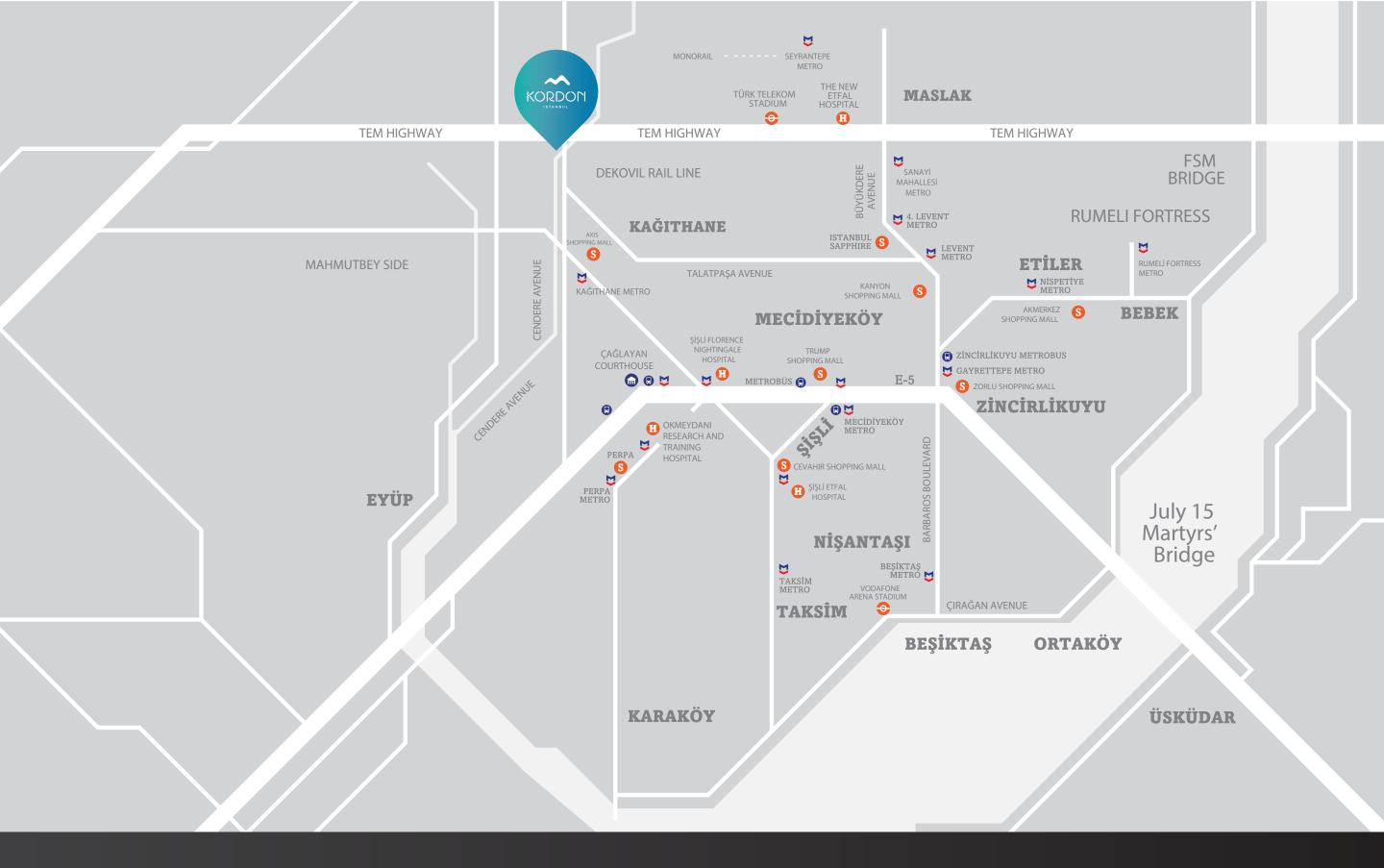
#### HIGH QUALITY CONCEPT FOR LIVING IN SEYRANTEPE, ISTANBUL



<b>Total Development Land Size</b>	27.000 Sqm		
Total Allocated Green Area Size	20.000 Sqm		
<b>Total Social Facilities Area Size</b>	1.605 Sqm		
Total Number of Blocks	12		
Total Number of Homes	589		
Total Number of Shops	55		
Delivery Date	<b>Phase 1</b> June 2020		
	<b>Phase 2</b> June 2021		

**Housing Types** 

Housing types from 1+0 to 4+1 options.



# THE FASTEST DEVELOPING AREA IN ISTANBUL



#### **Transportation Opportunities**

- TEM and D-100 Highway Connections
- Kağıthane Metro Station
- Ayazağa Monorail
- Easy Access to the Bridges
- Seyrantepe Metro 4 km
- Maslak 5 km
- Mecidiyeköy 5 km
- Levent 5,5 km
- Taksim 9 km
- İstanbul Airport 30 km

#### **Hospitals**

- Derindere Hospital 2,5 km
- The New Şişli Etfal Hospital 4 km
- Kağıthane State Hospital 4,5 km
- Florence Nightingale Hospital 5 km
- Okmeydanı Research and Training Hospital 5,3 km
- Acıbadem Maslak Hospital 7,8 km

#### **Universities**

- Next to Istanbul Atlas University
- Beykent University 4 km
- Istanbul Bilgi University 5,8 km
- Istanbul Technical University 6 km
- Nişantaşı University 6,8 km
- Haliç University 7,4 km
- Istanbul Commerce University 7,7 km

#### **Shopping Malls**

- Axis Shopping Mall 1,9 km
- Vadistanbul Shopping Mall 2,2 km
- Istanbul Sapphire Shopping Mall
   4,9 km
- Metrocity Shopping Mall 5,5 km
- Özdilek Shopping Mall 5,8 km
- Cevahir Shopping Mall 5,8 km
- Kanyon Shopping Mall 5,9 km
- İstinyePark Shopping Mall 7,4 km
- Zorlu Center Shopping Mall 7,5 km



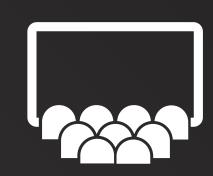
## AN EXCEPTIONAL INVESTMENT AND LIFESTYLE

- Kordon Istanbul is placed in central location Seyrantepe where the center of financial hub and 16 universities of Istanbul is.
- With a 9 km of artificial river and with Zen Gardens, peaceful calmness possible in the city center while its extreme close distance to TEM.
- Designed for living, there are no office or home/office units in Kordon Istanbul.
- It is a Residential Project in the same street with the famous shopping mall of the city.
- An exceptional investment and lifestyle project ticking all the boxes for every type of real estate buyer.
- Guaranteed Rental Income for 3 years, is only cherry on top.
- Due to 1,5 year to delivery, we offer off plan prices. This is winning while buying opportunity.





**Art Studios** 



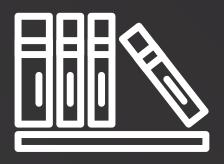
**Private Movie Houses** 



**Meeting Rooms** 



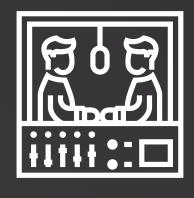
Childrens' Play Club



Library



**Karaoke Room** 



**Music Studio** 



**Sports Club** 





**Guest House** 

## 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)

#### CASE FOR INVESTMENT



#### **PURCHASING UNDER MARKET PRICE**

Without Compromise On Quality



#### WELL STRUCTURED EXIT STRATEGY

To Turkish Home Buyer Market



#### **GUARANTEED RENTAL INCOME**

%7 annum return for 3 years

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

18.026 TL/SQM **PROJECT A DEC. 2017** 16.955 TL/SQM **PROJECT B MARCH 2017** 14.350 TL/SQM **KORDON** JUNE 2020 /JUNE 2021 21.383 TL/SQM **PROJECT C APRIL 2017** 16.685 TL/SQM **PROJECT D JULY 2019** 15.000 TL/SQM **PROJECT E JUNE 2020** 

## YOUR HOME WITH HUGE INVESTMENT POTENTIAL

**7%**7% Guaranteed
Rental Income
Per Annum for

Studio & 1+1 in

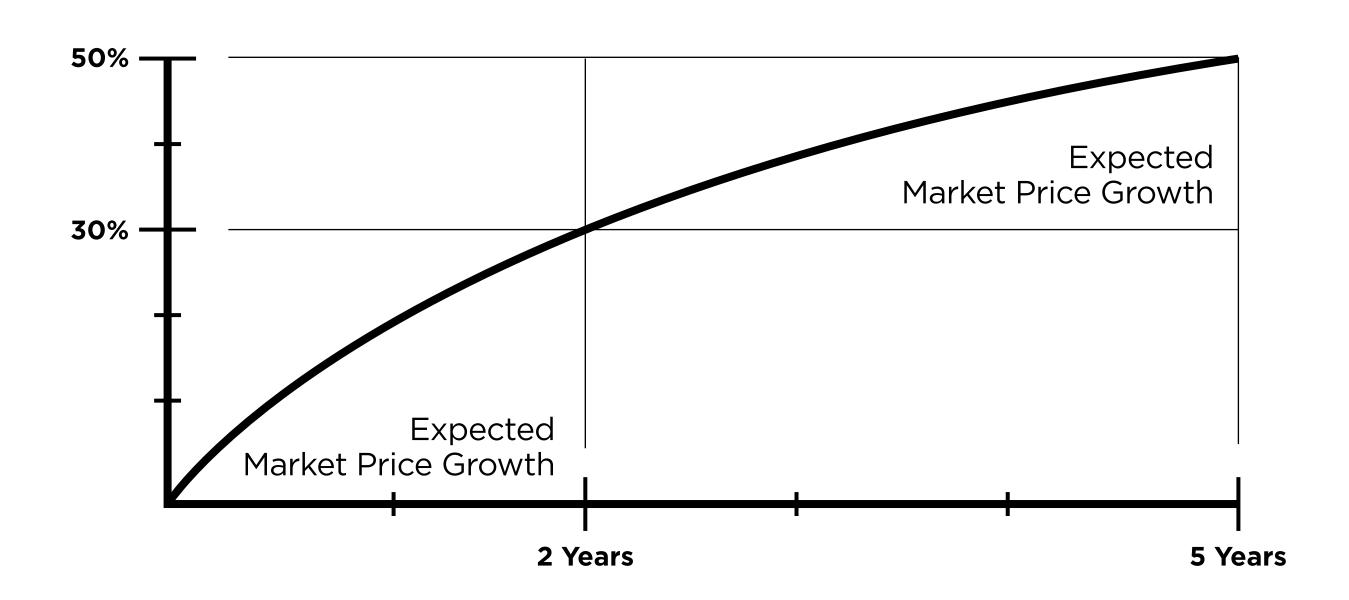
**Second Phase** 

**30%**Up To 30%
Price Advantage

Up To 30%
Price Advantage
comparable
projects in the
area

#### **Expected Price Increase In 2 Years**

Min 50%



	PROJECT A	PROJECT B	KORDON	PROJECT C	PROJECT D	PROJECT E
STUDIO	NOT AVAILABLE	1.357.000 TL 73 SQM	583.000 TL 39 SQM	1.281.000 TL 62,6 SQM	750.000 TL 47 SQM	704.000 TL 45 SQM
1 BEDROOM	1.864.000 TL	2.154.000 TL	950.000 TL	1.895.000 TL	1.262.000 TL	1.230.000 TL
	98,3 SQM	128 SQM	61 SQM	96 SQM	75 SQM	82 SQM
2 BEDROOM	2.830.000 TL	3.093.000 TL	1.690.000 TL	2.822.500 TL	2.144.000 TL	1.682.000 TL
	156,6 SQM	182 SQM	110 SQM	132 SQM	128,5 SQM	113 SQM
3 BEDROOM	3.930.000 TL	4.905.000 TL	2.500.000 TL	3.940.000 TL	3.012.000 TL	2.798.000 TL
	196 SQM	260 SQM	157 SQM	203 SQM	183,5 SQM	183 SQM
4 BEDROOM	4.226.000 TL 222,5 SQM	7.786.650 TL 341 SQM	3.330.000 TL 225 SQM	4.733.700 TL 204,5 SQM	NOT AVAILABLE	3.224.000 TL 215 SQM

### PRICE COMPARISON OF THE DISTRICT

SEYRANTEPE
69,4%

Rental Price
Growth (TL/m²)

ISTANBUL
46,7%

- LAST 5 YEARS

ISTANBUL 70,7%

SEYRANTEPE 87,8% 87,8%
Sales Price
Growth (TL/m²)

### JUST IN 20 MINUTES •

- Belgrad Forest
- İstinyePark Mall
- Bosphorus
- Emirgan
- Taksim
- Vadi İstanbul Mall

- IKEA
- Zorlu Shopping Mall
- Underground Metro
- Business District
- Istanbul Technical University



## OPPORTUNITIES DON'T HAPPEN. YOU CREATE THEM

Ege Yapı 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

Developing mixed-use residential & commercial projects in the most valuable locations of the city.

### SUPERSTRUCTURE & INFRASTRUCTURE CONTRACTOR

Completing contract work in due time with superior quality & work ethic.

#### **RESTORATION & RENOVATION**

Respecting past, re-create masterpiece in most challenging regions of the city.







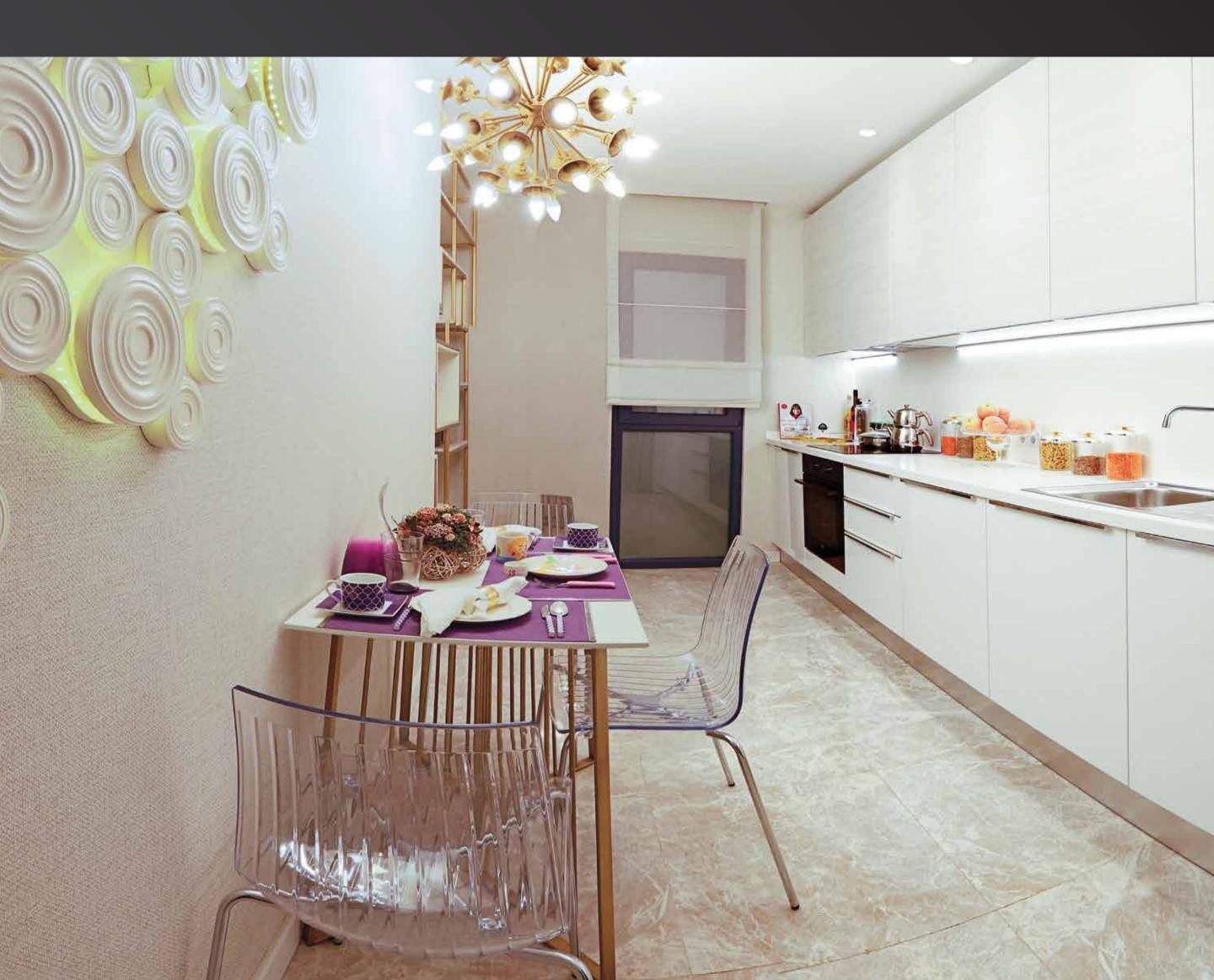


















## SAMPLE APARTMENT PLANS





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