



## Best property Ataşehir Building w/116 rooms in Ataşehir - APH 34144



### Suitable for Citizenship and Investment

#### Ataşehir Building consists of 116 rooms

The building can be used as a hotel, dormitory, nursing home and hospital, and it is licensed accordingly.

### About the location :

**Area :** Ataşehir is a district of Istanbul, Turkey. It is located at the junction of the O-2 and O-4 motorways on the Anatolian side of Istanbul. Its neighbours are the districts of Ümraniye to the north, Sancaktepe to the northeast, Maltepe to the east, Kadıköy to the south and Üsküdar to the west.

### About the building :

#### Closed Area : 880 m<sup>2</sup>

3 basement floors (120 vehicle capacity)

Ground floor and 12 regular floors

16 floors in total

Consists of 116 rooms

Rooms m<sup>2</sup> varies from 35 m<sup>2</sup> to 70 m<sup>2</sup>

It can be a *hotel, dormitory, nursing home and hospital*, and it is **licensed accordingly**.

2 mosques

2 x 750 kW generators

3 elevators

### Near :

2 minutes walking distance to bus stop

11 minutes walking distance to Acibadem University

17 minutes walking distance to Brandium Malls

22 minutes walking distance to Ataşehir

**Price :** 16,500,000 \$

**location :** Turkey Istanbul, Ataşehir,

Price : \$16,500,000

## Why buy this Property

Located in the heart of Istanbul's Ataşehir district, this property is close to hundreds of restaurants, hotels, schools and education centers. Known for its hustling bazaars and bustling night life- Ataşehir is the perfect choice for students, families & tourists looking for a taste of local Istanbul life.

Acıbadem Ataşehir Hospital, Memorial Ataşehir Hospital, Acıbadem Kozyatağı Hospital, Ataşehir Florence Nightingale Hastanesi, Medicana Ataşehir Hastanesi, Central Hospital, Avicenna International Hospital, Bayındır Hospital, Medical Park Ataşehir, Ear, Nose and Throat Medical Center medient, Sağlık Bilimleri Üniversitesi Fatih Sultan Mehmet Eğitim Ve Araştırma Hastanesi, Central Hospital Ataşehir (Eren Hastanesi), Kayışdağı Arıpaş Middle School, İstanbul Lider Koleji Ataşehir Kampüsü, TOKİ İlkokulu Maltepe, Ataşehir 100.Yıl Cumhuriyet Anadolu Lisesi, Maltepe Nut Primary School, Mehmet Akif Ersoy İlkokulu (İstanbul-Ataşehir), Algı Bilim ve Sanat Merkezi, Kucukbakkalkoy Kemal Berkatan Secondary School, Ataşehir Ata Primary School, Atasehir Gokkusagi International School, İSTANBUL - ATAŞEHİR DR. NUREDDİN ERK PERİHAN ERK MESLEKİ VE TEKNİK ANADOLU LİSESİ, Flat Homeland Kindergarten / Primary School, Istanbul Anatolian High School, Bostancı Sürücü Kursu, Ataşehir İnci Yıldız Anaokulu, Nasuhbey Koleji, Okan Koleji Ataşehir Kampüsü, Sare Selahattin Uzal Secondary School, İlhami Ertem Secondary School, Arsu Guzel Sanatlar Akademisi, L'Olivetto Restaurant, Dudu Restaurant, The GALLIARD, THE HUNGER, Core Grill Restaurant, Olia Golf Restaurant, Köz Kanat Ataşehir, WOOD KEBAP & RESTAURANT, Tuzda Balık Restaurant, BALABAN KEBAP RESTAURANTS - VEDAT USTA ' NIN YERİ (Onurbalaban), Mutabık Restaurant, Şaşkın Balık Ataşehir, Foça Balık Restaurant, KONYALIZADE, Kalbur Et Kebap, Fuaye No.12, The Moon Shine Cafe Restaurant, Newcastle Watergarden, rena cafe restaurant, Sudi Iranian Restaurant, Metropol Istanbul, City's İstanbul Alışveriş Merkezi, Brandium AVM, Watergarden AVM, Ataşehir Shopping Mall, Kozzy Shopping and Cultural Center, Bulvar 216, Palladium Ataşehir AVM, Kent Çarşısı, Progo, BATI ATAŞEHİR VARYAP MERİDİAN TAKSİ DURAĞI, Ağaoğlu My Prestige Ağaoğlu Turizm İnşaat Anonim Şirket Helikopter Pisti, ATAŞEHİR INONU CENTRAL TAXIS, Cityloft 81 Hotels, Radisson Blu Hotel, İstanbul Asia, Arkem Maltepe, Byotell, The Hera Bostancı Otel, Vois Hotel Bostancı & SPA, İstanbul Marriott Hotel Asia, The Green Park Hotel Bostancı, Zirkon suit Otel, Park Inn by Radisson İstanbul Atasehir, Sheraton Grand İstanbul Atasehir, The Gate Atasehir Suites & Flats, Vois Hotel, Cityloft 24 Hotels l Houses, Tryp by Wyndham İstanbul Atasehir, Park Dedeman Bostancı, Dedeman Bostancı İstanbul Hotel & Convention Center, The Hera Platinum Hotel, A11 Hotel Atasehir, Bof Hotels Ceo Suites Ataşehir,

## Our clients Testimonials

### Ali Haji

"Azad Properties was extremely helpful in finding us a perfect apartment investment in Istanbul. Their real estate team is highly knowledgeable, diligent, and responsive. They are the go-to experts for real estate in Turkey."

### Munir Trunkwala, Pakistan

Shaan Bro. Allah Paak ap ko aur khushia aur barkatey den. You have a gift ☺ from Allah , which gift is superior to all gifts, and it's not only a gift, it's a blessing, rather , worlds most biggest blessing , and it's not only a blessing but it's a master key to every success , and that's your high akhlaaq and humbleness Ma'Shaa'Allah Ma'Shaa'Allah . May Allah bless you more and more آمِينَ يَا رَبَّ الْعَالَمِينَ  
You guys are the best! Stay blessed...

### **Amir Ibrahim**

Azad property in Turkey is one of most reliable and trustworthy organization who helping Indian Pakistani community to settle down in Turkey and I am one of the witness of their services.

### **Mohammad Ali Usman, Canada**

Azad Properties Istanbul We had the privilege to work with Azad Properties based in Istanbul when we applied for our Turkish citizenship. We have found them to be an extremely professional unit. The entire process of buying the properties and the applying process was handled with utmost care. The follow up post receipt of our documents has also been diligently done and all accounts properly submitted. Mr. Shaan Agha (also the partner/owner) leads a very dedicated team. He is very pleasing personality and easy to work with. We wish them continued success.

### **- Сергей Леонидов**

Была цель купить квартиру для получения гражданства. Обратился в компанию Azad Properties, и получил тот сервис который я хотел и даже лучше. Быстро и оперативно все оформили.

### **-Юлия Гаврилова**

Выражаю огромную благодарность компании Азад за такую выгодную сделку Теперь я обладатель квартиры в центре Стамбула , спасибо!!

### **Imran Javed, Pakistan**

From the moment I landed in Istanbul to the end of my stay there, I never got the feeling of being alone in a foreign land. Got excellent advice for making the right investment and all the necessary paperwork was handled in the most professional way. I thank you all at Azad properties for your support and help in buying the property and also for taking care of all other matters such as hotel bookings, airport pick and drop, etc. Yes, I'd like to remain anonymous. Thank you.

### **Nadeem Saleh, Dubai**

AZAD - Affordable, Zealous (about their work), Attentive, Dependable

## **REAL ESTATE INVESTMENT. PROPERTY MANAGEMENT. CONSULTANCY.**

Property viewing and filtering, executing sales contracts and receiving Title Deeds and property management are the core services of Azad Properties.

We are one of the few companies that allows foreign investors to invest directly in the local secondary market , guiding investors through this process to make the choice most suited to their

needs.

Property management includes maintenance, rentals both long term and short term. Sale is also extended to its clients.

We also provide Turkish Citizenship and Residence consultancy to foreigners through the investor program.

Azad Properties is a one-stop shop for investors in the Turkish Real Estate market.

We fill the cracks that are created through language and cultural barriers meshed in the Turkish bureaucracy that can sometimes overwhelm foreign buyers. We pride ourselves in playing the part that puts the puzzle together.

Our core aim is to build life long relationships with our clients. And mission is to excel in customer service, grow client capital and exceed investor expectations.

Azad Properties has its head office in Istanbul and is a subsidiary of Azad Brothers Turkey.