



## Best property City Modern Residence - APA34242



In the heart of the Asian side is the City Modern Residence located. In Ataşehir, at a central location.  
**About the project :** A+ Location Suitable for citizenship 600+ available stock *Bosphorus and City view, princess' island*

35000 m2 land area 85% Green area 7.858 m2  
luxurious social facilities

**Available Apartments Options :** 1+1 - 5+1 apartment options

**Near :** 5 minutes to Florence Nightingale Hospital  
5 minutes to Memorial Hospital  
5 minutes to Özel Ataşehir Bilfen Schools  
8 minutes to Acibadem University  
9 minutes to American Culture College  
12 minutes to Denizaltı Elementary School  
14 minutes to FBK Fenerbahçe College

**Delivery Date :** September 2023

**Minimum Price :** 601,560 \$

**Maximum Price :** 8,403,886 \$

**location :** Turkey Istanbul, Ataşehir,

**Price : \$601,560**

# 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.

Memorial Ataşehir Hospital, Ataşehir Florence Nightingale Hastanesi, Acıbadem Ataşehir Hospital, Avicenna International Hospital, Medical Park Ataşehir, Medicana Ataşehir Hastanesi, Central Hospital Ataşehir (Eren Hastanesi), Dünyagöz Ataşehir, New School Ataşehir, Bubu Island, Ataşehir Gokkusagi International School, Kucukbakkalkoy Kemal Berkhan Secondary School, MAIN SCHOOL PARK BOGAZICI ŞERİFALİ, SECONDARY SCHOOL ALI İHSAN HAYIRLIOĞLU, Doga Koleji Ataşehir 2 - Oxford Quality Programme, Ataşehir 100.Yıl Cumhuriyet Anadolu Lisesi, Kayışdağı Arıpaş Middle School, Algi Bilim ve Sanat Merkezi, MatriX Eğitim ve yazılım Ltd Şti, Ümraniye Özel Umut Akşam Lisesi, EMRULLAH TURANLI PRIMARY SCHOOL, Bilge Soyak Primary School, Okan Koleji Ataşehir Kampüsü, YÖM Ataşehir, Ataşehir Doğa Anaokulu, AKİL Okulları - Şerifali, Erkut Soyak Anadolu Lisesi, Selcuk Pharmaceutical 50th Year Elementary School, L'Olivetto Restaurant, Promise Coffee & Restaurant, Afraze Cafe & Restaurant, Sweet Garden Cafe & Restaurant, The GALLIARD, Çıfı Cafe & Restaurant, KÖŞK ET KEBAP, Küçük Filika Balık Restaurant, Pizza Panza Ataşehir, Köz Kanat Ataşehir, Neyzendo - Fasıl Restaurant - Eski Nesil Meyhane, Beyaz Gül Pasta Cafe Restaurant, Amara Restaurant, HBS ANTAKYA OCAKBAŞI & RESTAURANT ATAŞEHİR, Kalbur Et Kebap, Tartolet Pasta Cafe, Foça Balık Restaurant, Haunt İstanbul Cafe Restorant Ümraniye, Tandoori Indian Restaurant, Ata Balık Restaurant, Metropol Istanbul, Brandium AVM, Kent Çarşı, Mozaik Çarşı AVM, Bulvar 216, Nar Point AVM, Istanbul Airport Fast Track, Kamil Koç Gidiş Terminali, Residence Inn by Marriott Istanbul Ataşehir, Cityloft 81 Hotels, Arkem Maltepe, Radisson Blu Hotel, Istanbul Asia, Park Inn by Radisson Istanbul Ataşehir, Zirkon suit Otel, The Gate Ataşehir Suites & Flats, Cityloft 161 Hotels l Houses, Vois Hotel, Cityloft 24 Hotels l Houses, The Hera Platinum Hotel, Ibis Styles Istanbul Ataşehir, Cityloft 64, Bof Hotels Ceo Suites Ataşehir, The Kailyn Hotels & Suites, Elegance Asia Hotel, Discovery Hotel, 216 Trend Ümraniye, The Place Suites Ataşehir, NAR PALACE,

## 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."

### Imran Javed, Pakistan

From the moment I landed in İstanbul 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.

- 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.

#### **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 آمين 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.

#### **Nadeem Saleh, Dubai**

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

#### **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.

#### **-Юлия Гаврилова**

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

## **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. esale is also extended to its clients.

We also provides 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 though 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.