



## Best property Duplex 3+1 with Sea View - SH 34663



**Duplex 3+1 with Sea View**

**Suitable for citizenship and residency**

**Central area , near to the sea and several universities**

### **About the area:**

Location: Beyoğlu district is one of the most famous districts of Istanbul with its always lively and cosmopolitan environment, crowded streets, popular restaurants and cafes, shopping centers and shops, touristic places, live entertainment, and nightlife.

### **About the property :**

**3+1 BHK**

***Suitable for citizenship and investment***

**Space : 170 m2**

**Floor : 3rd**

**Bathroom : 2**

*no elevator*

**Lower Floor : 2+1**

**Upper Floor : 1+1**

*Terrace with sea view*

### **Near :**

6 minutes walking distance to Rahmi Koç Museum

6 minutes walking distance to Rumeli University

8 minutes walking distance to Sea side

15 minutes walking distance to Halıcıoğlu metrobus

**Price : 323,002 \$**

**location** : Turkey Istanbul, Beyoğlu,

**Price** : \$323,002

## Why buy this Property

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

Memorial Şişli Hastanesi, T.C. İstanbul Prof. Dr. Cemil Taşcıoğlu Şehir Hastanesi, Eyüpsultan Devlet Hastanesi, Prof. Dr. N. Reşat Belger Beyoğlu Ophthalmic Education and Research Hospital, Halide Edip Adıvar is PRIMARY SCHOOL, Orbay Secondary School, Eyupsultan Merkez Secondary School, DYF SCHOOL İlkokul - Ortaokul (Dünyayı Yeşertecek Fidanlar Okulu - İlkokul - Ortaokul), Private Fener Greek High School, Muallim Cevdet Primary School, German High School, Özel Sultan Fatih Koleji, Osman Tevfik Yalman Primary School, FERİKÖY NECDET KOTİL PRIMARY SCHOOL, Private Galata Greek Primary School, Silahtarağa Primary School, Gümüşsuyu Middle School, Piripaşa Primary School, Piyalepaşa Primary School, Güzelce İmam Hatip Ortaokulu, DYF SCHOOL (Dünyayı Yeşertecek Fidanlar Okulu-Anaokulu-İlkokul-Ortaokul), Ahmet Emin Yalman Elementary School, Akşemsettin Primary School, Muallim Naci Elementary School, Béatrice Rooftop, Restaurant, Barnathan İstanbul, Pier Cafe Restaurant, shamse restaurant, Molto Bene Galata Restaurant, Evelik Restaurant, Guney Restaurant, WAMA'S, Balkon Restaurant & Bar, Cecconi's Istanbul, Yum-Yum Factory, New Balat Cafe Restaurant, Parole Cafe | Restaurant, Galata Frida House Cafe Restaurant, The Himalayan Restaurant, tavanarası restaurant, Eleos Restaurant, Zin Haliç Restaurant, EMPIRE CAFFE RESTORANT, Mavi Melek Restaurant, Galata Pop Up Store, Narmanlı Han, place taksim, Passage Hazzopulo, Perpa mall, Polat Piyalepaşa Çarşısı, بهداشتی و غسل ریحان, صنایع غذایی, آرایشی, DC Shopping Villa, Pera Outlet, The Turkish Hub, Titanik Avm, MAHAL ERTUĞRUL BEY, Fresh Juices, Tersane İstanbul AVM, Terkos Pasajı, Ramada by Wyndham İstanbul Golden Horn, Millennium İstanbul Golden Horn Hotel, DoubleTree by Hilton İstanbul - Piyalepaşa, Mövenpick Hotel İstanbul Golden Horn, Cher Hotel & Spa İstanbul, Troya Hotel Balat İstanbul, Ramada By Wyndham İstanbul Pera, Pera Palace Hotel, Dosso Dossi Hotels & SPA Golden Horn, Radisson Blu Hotel, İstanbul Pera, The Pera Hotel, Richmond İstanbul, Sheraton İstanbul City Center, Grand Halic Hotel, Lina Hotel Taksim Pera, EYÜP SULTAN OTEL, The Marmara Pera, Ring Stone Hotels Bosphorus, Fraser Place Anthill İstanbul, The Elegant Hotel,

## Our clients Testimonials

**-Юлия Гаврилова**

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

**Mohammad Ali Usman, Canada**

Azad Properties İstanbul We had the privilege to work with Azad Properties based in İstanbul 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.

### **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."

### **- 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.

### **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

### **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.

### **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...

## **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.