



## 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 m<sup>2</sup>**

**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 Halıçioğlu 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, Balat Or-Ahayım Hastanesi, Eyüpsultan Devlet Hastanesi, Memorial Hospital, Okmeydanı Eğitim ve Araştırma Hastanesi A Polikliniği, Prof. Dr. N. Reşat Belger Beyoğlu Ophthalmic Education and Research Hospital, Halide Edip Adivar is PRIMARY SCHOOL, Orbay Secondary School, DYF SCHOOL İlkokul - Ortaokul (Dünyayı Yeşertecek Fidanlar Okulu - İlkokul - Ortaokul), Eyupsultan Merkez Secondary School, Muallim Cevdet Primary School, Private Fener Greek High School, Özel Sultan Fatih Koleji, German High School, Osman Tevfik Yalman Primary School, FERİKÖY NECDET KOTİL PRIMARY SCHOOL, Silaharağa Primary School, Private Galata Greek Primary School, Gümüşsuyu Middle School, Piri Paşa Primary School, Güzelce İmam Hatip Ortaokulu, DYF SCHOOL (Dünyayı Yeşertecek Fidanlar Okulu-Anaokulu-İlkokul-Ortaokul), Piyalepaşa Primary School, Ahmet Emin Yalman Elementary School, Ezel Sürücü Kursu - Driving License School, Akşemsettin Primary School, Pier Cafe Restaurant, Béatrice Rooftop, Restaurant, Ballad Restaurant, Molto Bene Galata Restaurant, Evelik Restaurant, Guney Restaurant, Bonissimo Cafe & Restaurant, shamse restaurant, Gold Balat Restaurant, Cafe Privato Restaurant, Balkon Restaurant & Bar, Cecconi's Istanbul, Zin Haliç Restaurant, New Balat Cafe Restaurant, Pera Thai, Balatkapı Restaurant, Sini Ethnic Omakase | Fine Dining Restaurant, Galata Frida House Cafe Restaurant, Parole Cafe | Restaurant, tavanarası restaurant, Perpa mall, Pera Outlet, Galata Pop Up Store, İstanbul Airport Meet And Greet, Millennium Istanbul Golden Horn Hotel, DORUK PALAS HOTEL, DoubleTree by Hilton Istanbul - Piyalepaşa, Troya Hotel Balat Istanbul, Mövenpick Hotel Istanbul Golden Horn, Cher Hotel & Spa İstanbul, The Marmara Pera, Ramada By Wyndham Istanbul Pera, MONTENEGRO SUİT HOTEL, Pera Palace Hotel, Ramada by Wyndham Istanbul Golden Horn, Sheraton Istanbul City Center, Fraser Place Anthill Istanbul, Grand Halic Hotel, Richmond Istanbul, Dosso Dossi Hotels & SPA Golden Horn, Rixos Tersane Istanbul, The Elegant Hotel, The Biancho Hotel Pera, Dora Pera Hotel,

## 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."

### -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 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.

### **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 آمِن يَا رَبَّ الْعَالَمِينَ ☺☺ You guys are the best! Stay blessed...

### **- 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.

### **Nadeem Saleh, Dubai**

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

### **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.

### **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.

## **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.