



# 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 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, Balat Or-Ahayım Hastanesi, Özel Okmeydanı Hastanesi, T.C. İstanbul Prof. Dr. Cemil Taşcıoğlu Şehir Hastanesi, Memorial Hospital, Medical Park & Liv Hospital, Este Fashion, Afomus Health centre, Hastane, Halide Edip Adivar is PRIMARY SCHOOL, Piyalepaşa Primary School, Eyupsultan Merkez Secondary School, Orbay Secondary School, Özel Sultan Fatih Koleji, Silahtarağa Primary School, Piripaşa Primary School, Gaziosmanpaşa Ortaokulu, İSTANBUL KAĞITHANE Sunflowers PRIMARY SCHOOL, FERİKÖY NECDET KOTİL PRIMARY SCHOOL, İmam-Hatip Hoca İshak Efendi Middle School, Gümüşsuyu Middle School, Ebussuut İöo, Private Galata Greek Primary School, Halit Derviş İbrahim Primary School, İTO Women Fountain Primary School, Akşemsettin Primary School, Osman Tefvik Yalman Primary School, College History, Ahmet Emin Yalman Elementary School, Pera Thai, Roof 106 - Bar & Restaurant with Panoramic View, Evelik Restaurant - Brunch & Cocktail Bar, Lamomd lounge, Molto Bene Galata Restaurant, EMPIRE CAFFE RESTORANT, tavanarası restaurant, SushiCo, Monte Restaurant DoubleTree by Hilton Hotel - İstanbul Piyalepaşa, shamse restaurant, 9 Ece Aksoy Restaurant, Mikla, Béatrice Restaurant, Cibali Balıkçısı Restaurant, Galata Frida House Cafe Restaurant, Zin Haliç Restaurant, Hamdi Restaurant - Pera, Pala Ocakbaşı Restaurant, Ficcin Restaurant, Address Restaurant Cafe & Bar, DC Shopping Villa, Polat Piyalepaşa Çarşısı, Perpa mall, Galata Pop Up Store, Pera Outlet, Passage Hazzopulo, Esta Bomonti, EDİ BÜDÜ AVM, İSTANBUL PAZARI AVM ÇELİK ÇAYDANLIK TENCERE TAMİRİ OKMEYDANI ÖRNEKTEPE KASIMPAŞA KAĞITHANE ŞİŞLİ BEYOĞLU, صنایع غذایی، آرایشی، بهداشتی و غسل،

ریحان, Terkos Pasajı, Bilen Havacılık Sabiha Gökçen Havalimanı LTFJ, Eko Vip Transfer, Asrın Travel Tours Airport Transfer Service Private tours Agency, Lord Transfer Turizm (Airport Transfer), Ramada by Wyndham İstanbul Golden Horn, Millennium İstanbul Golden Horn Hotel, Fraser Place Anthill İstanbul, Sheraton İstanbul City Center, DoubleTree by Hilton İstanbul - Piyalepasa, Cher Hotel & Spa İstanbul, Dosso Dossi Hotels & SPA Golden Horn, Galata Moon Otel, Elan Hotel, New Taksim Hotel, Galata İstanbul Hotel, Anemon Koleksiyon Galata Otel, Lotus Hotel İstanbul, The Westist Hotel & Spa, The Peraport Hotel, Clarion Hotel Golden Horn, Ramada By Wyndham İstanbul Pera, Mövenpick Hotel İstanbul Golden Horn, Ravouna 1906, The Pera Hotel,

## Our clients Testimonials

- 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, world's most biggest blessing, and it's not only a blessing but it's a master key to every success, and that's your high akhlaq and humbleness Ma'Shaa'Allah Ma'Shaa'Allah. May Allah bless you more and more آمِن يَا رَبَّ الْعَالَمِينَ ﴿٤٤﴾ You guys are the best! Stay blessed...

### **Nadeem Saleh, Dubai**

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

### **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.

### **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.

### **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!!

### **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.