



## Best property Merter Bazaar Center - AP3463



A **concept bazaar** formulated for wholesale ready-to-wear and apparel products. It offers your customers a profitable commercial alternative and provides an unmatched investment advantage Istanbul .

**The well-known fashion brands** come together in Merter Bazaar Center, which is located in Turkey's biggest textile and ready-wear shopping area. Merter's new wholesale shopping mall Merter Bazaar Center , will make a difference in district's trade and social life, in 24.000 square meter closed area with restaurant, cafe, bank, business lounge, parking lot, valet, product delivery and cargo facilities, located at the intersection of metro and rail system transportation.

### About the area :

**Location :** Güngören is an industrial and working class residential district of Istanbul, Turkey. It is located near the district of Bakırköy on the Çatalca Peninsula in the western half of Istanbul Province. It is the smallest district of Turkey in terms of land area with an area of 7 square kilometers.

### Merter Bazaar Center

#### About the project :

**Stores :** 237

**Closed Area :** 24.000 m2

### The Project consists of 8 Floors:

#### Parking lot

B1(Basement)

G1

G2

1

2

3

Terrace

**Total number of Commercial Units:**

237 Shops + 3 kiosks

**Concept of the Shopping Center:**

Women clothing and apparel in wholesale

**Advantages :** Professional Loading Ramps and Elevators- High Ceilings- Big Corridors-Open and closed parking lots-Starbucks Cafe-Restaurant-Security

**Date of Delivery:** December 2022

**Rental Guarantee :** 36 months- starting 2 months after Delivery Covering 5 percent of the buying price on a Yearly basis

**Total number of Entrances :** 3

There will be Professional Cargo at the shopping center as well.

**Amenities in the project :**

Restaurant

Cafe

Bank

Buisness Lounge

Parking lot

Valet service

**Minimum price :** USD 425.500

**Minimum m2 :** 26 m2

**Maximum price :** USD 10.607.000

**Maximum m2 :** 360 m2

**location :** Turkey Istanbul, Bakırköy,

**Price : \$425,500**

## **Why buy this Property**

Located in the heart of Istanbul's Bakırköy district, this property is close to hundreds of restaurants, hotels, schools and education centers. Known for its hustling bazaars and bustling night life-

Bakırköy is the perfect choice for students, families & tourists looking for a taste of local Istanbul life.

Medicana Bahçelievler,Aktif International Hospital Bahçelievler,private Hospitalist,Bağcılar Training and Research Hospital Annex Building,Medicana Haznedar,İstanbul Göz Hastanesi,Bahcelievler Gokkusagi International School,İNCİRLİBAHÇE Middle School,Dr. Refik Saydam Secondary School,Nature College,Bahcelievler Anatolian High School,Dede Korkut Anadolu High School,Soma Kars Private School,Gungoren Anatolian High School,Adnan Menderes Anatolian High School,Ayvalidere Secondary School,125 Year Secondary School,Tozkoparan Middle School,Bagcilar Elementary School,Aka College,Mustafa Kemal Elementary School,75th Anniversary of Secondary School,Engin Can Güre Primary School,İbrahim Turhan High School,Gungoren Erdem Bayazıt Anatolian High School,50 Years Ahmet Mert's Primary School,Acil Büfe & Restaurant Kebapçı,Merter A La Carte Restaurant,Altın Kardeşler Ocakbaşı & Restaurant,MEYHANE BARIŞ RESTAURANT,MR. ROOSTER RESTAURANT,ESENLER Zümrüt Restaurant,Ciğer-i Âlâ Restaurant,Karanfil Et Lokantası,TUNA RESTAURANT,Gümüş Kanat Restaurant,BADREDDIN RESTAURANT مطعم بدر الدين,Şellale Cafe Restaurant,Konya Mevlana Restaurant,Marc Restaurant & Cafe,LEZZET KEBAP DÜRÜM,Loccum Restaurant & Cafe,Sama Restaurant,Asr-ı Saadet,Cakir Restaurant,Diver Cafe Restaurant,Kale Outlet Center - Sentra Gayrimenkul Yönetim ve Kiralama A.Ş.,Star Arena Avm,Merter AVM,Güngören Park AVM,AKÇARŞI,Istanbul Shopping Center,Collesium Mall,Grand S Hotel,The Green Park Hotel Merter,Ramada Hotel & Suites by Wyndham Istanbul Merter,Radisson Hotel Istanbul Merter,Litros Hotel & Spa,Hampton by Hilton Istanbul Merter,ibis Styles Istanbul Merter,Amber Palace Hotel,Güneş Hotel Merter,The Rise Aron Hotel,ZEO HOTEL MERTER,Elite Marmara Hotel Gungoren,Hurry inn hotel,Otel Atabay,Nova Hotel Istanbul,Interstellar Hotel,Emirtimes Hotel Güngören,Bağcılar Kümbet Otel,

## Our clients Testimonials

### 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.

### 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."

### Amir İbrahim

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.

### **-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 آمين 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.

## **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.