



# Best property Modern 2+1 Garden Floor Apartment near Baghdad Avenue - SH 34512



## **2+1 Garden Floor Apartment in Kadikoy**

Suitable for citizenship and investment

Near to Baghdad Avenue

### **About the Area :**

**Location:** Kadikoy is located on the Anatolian side of Istanbul. Kadikoy is one of the 32 districts in Istanbul on the Asian side of the city, at the southern tip of the Bosphorus Strait opening to the Sea of Marmara.

**Bağdat Avenue** is one of the most important high streets on the Anatolian side of Istanbul. In the west, almost paralleling the coastline of the Sea of Marmara. The most important part of the street runs 6 km (3.7 mi) from Bostanci to Kiziltoptak within the district of Kadıköy. Bağdat Avenue is usually seen as the counterpart of Istiklal Avenue on the European side of the city in terms of its importance and glamour.

### **About the area :**

2+1 BHK w Private Garden

**Suitable for citizenship and investment**

**Space :** 110 m<sup>2</sup>

**Floor :** Garden Floor

### **Near :**

1 minute walking distance to Suadiye Mamaray Station

3 minutes walking distance to Bağdat Avenue

14 minutes walking distance to the beach

14 minutes walking distance to Suadiye Park

18 minutes walking distance to IDO Sea Buses

**Price:** 472.000 \$

**location :** Turkey Istanbul, Kadikoy,

# Price : \$472,000

## **Why buy this Property**

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

Bayındır Hospital, Acıbadem Kozyatağı Hospital, Central Hospital, Avicenna International Hospital, Sağlık Bilimleri Üniversitesi Fatih Sultan Mehmet Eğitim Ve Araştırma Hastanesi, Central Hospital Ataşehir (Eren Hastanesi), Anadolu Çınar Hastanesi, Erenköy Mental and Nervous Diseases Hospital, MacHealers, Yeditepe Plaza, Hasteni Medical HOSPITAL, Zihnipaşa Elementary School, Göztepe Primary School, Turhan Mediha Tansel Primary School, Erenköy Martyrs Primary School in Orkhon Goyte, Kazim Karabekir Middle School, İlhami Ertem Secondary School, Göztepe

İhsan Kurşunoğlu Anatolian High School, Celal Avşar Middle School, FMV Işık Okulları Erenköy Yerleşkesi, Kanuni Sultan Suleyman İlkogretim Okulu, Hakki Deger Secondary School, Mehmet Karamanci İlkogretim Okulu, Erenköy Girls High School, Istanbul Maltepe Kadir Has Primary School, Mustafa Mihriban Boysan Secondary School, Çevre Koleji, DENIZATI ANATOLIAN HIGH SCHOOL, Istanbul Avni Akyol Fine Arts High School, Kadıköy BİLSEM, Ahmet Rasim İlkokulu, Noir Suadiye, Artois Cadde - Cocktail Bar & Chef Restaurant, Cunda Balık Restaurant, Çello Restaurant Green Park Hotel, Suadiye Fish Restaurant, La Mia Luce Italian Restaurant Bar, Assos Balık Restaurant (Ömer'in yeri), Sofra Restaurant Bar, Barbun Balık Restaurant, Şenol Kolcuoğlu Restaurant, Anzelem Et Kebap, Bostancı Deniz Restaurant, Strada, Sekizdeyiz Restaurant, Marin balık restaurant, Boss Corner Restaurant Pub, Mirror Restaurant & Bar, PİYA RESTAURANT, Küçük Filika Balık Restaurant, Balıkadamlar Restaurant İşletmeleri, Bağdat Caddesi Merkezi, City's İstanbul Alışveriş Merkezi, Kozzy Shopping and Cultural Center, Küçükyalı Park, Selamoğlu Çarşısı, Silvering İstanbul, Snabb, Ay Plaza, Yıldırımlar Avm, Avrupa Plaza, Donnerstags basar, FreeMastoka, İsmet Digital, ÜÇLER PLAZA, Can Avm, Byotell, Zirkon suit Otel, Hotel Suadiye Asia, La Cielo Hotel Bostancı, The Hera Bostancı Otel, Rhiss Hotel Bostancı, Broyt Hotel, The Bostancı Hotel, Vois Hotel Bostancı & SPA, A11 Hotel Kadikoy, The Green Park Hotel Bostancı, Tryp by Wyndham İstanbul Atasehir, A11 EXCLUSIVE, Plus Hotel Bostancı, İstanbul Hotel Atasehir, Asia Business Suites, Park Dedeman Bostancı, Cityloft 36 Suites, Dedeman Bostancı İstanbul Hotel & Convention Center,

## Our clients Testimonials

### 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 İstanbul. Their real estate team is highly knowledgeable, diligent, and responsive. They are the go-to experts for real estate in Turkey."

### 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.

### 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...

### **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!!

### **Nadeem Saleh, Dubai**

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

### **- 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.