



# 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 Bostancı to Kızıloptak within the district of Kadıköy. Bağdat Avenue is usually seen as the counterpart of İstiklal 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 İDO 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.

Acıbadem Kozyatağı Hospital,Avicenna International Hospital,Bayındır Hospital,Central Hospital,Sağlık Bilimleri Üniversitesi Fatih Sultan Mehmet Eğitim Ve Araştırma Hastanesi,Central Hospital Ataşehir (Eren Hastanesi),Erenköy Mental and Nervous Diseases Hospital,Kazim Karabekir Middle School,Göztepe Primary School,Zihnipaşa Elementary School,Erenköy Martyrs Primary School in Orkhon Goyte,FMV İşık Okulları Erenköy Yerleşkesi,Queen İngilizce LANGUAGE SCHOOL,Turhan Mediha Tansel Primary School,Erenköy Girls High School,Mustafa Mihriban Boysan Secondary School,Göztepe İhsan Kurşunoğlu Anatolian High School,İLHAMİ AHMED ÖRNEKAL PRIMARY SCHOOL,İlhami Ertem Secondary School,Hakki Deger Secondary School,Wall Street İngilizce,Istanbul Maltepe Kadir Has Primary School,Istanbul Windsurf Center-Rüzgar Sörfü Eğitimi-Windsurf Yaz Okulu-Rüzgar Sörfü Kiralama,DENİZATI ANATOLIAN HIGH SCHOOL,Istanbul Avni Akyol Fine Arts High School,Özel Kadıköy Mutlu Bale ve Müzik Okulu,Irmak Schools,Strada,Hatay Restaurant,Assos Balık Restaurant (Ömer'in yeri),Olio Brasserie,House of B Suadiye,Lasagne Corner,Nello's Italian Restaurant - Suadiye,Bon Suadiye,Snatch,Palamar Restaurant,Nello's Italian Restaurant - Erenköy,Brasserie Noir,Sekizdeyiz Restaurant,Suadiye Fish Restaurant,Mirror Restaurant & Bar,Tuzda Balık Restaurant,Calipso,460 • "All Day Every Day",Cunda Balık Restaurant,Catch Restaurant Bar,City's İstanbul Alışveriş Merkezi,Kozzy Shopping and Cultural Center,Bağdat Caddesi Merkezi,Yıldırımlar Avm,La Cielo Hotel Bostancı,Hotel Suadiye Asia,The Bostancı Hotel,Rhiss Hotel Bostancı,Byotell,The Hera Bostancı Otel,Vois Hotel Bostancı & SPA,Broyt Hotel,The Green Park Hotel Bostancı,Zirkon suit Otel,A11 Hotel Kadikoy,Plus Hotel Bostancı,Park Dedeman Bostancı,Dedeman Bostancı İstanbul Hotel & Convention Center,İSTANBLU HOTEL ATASEHİR,Cityloft 36 Suites,

## Our clients Testimonials

### **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 **آمِينْ يَارَبُّ الْعَالَمِينَ** You guys are the best! Stay blessed...

### **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."

### **Nadeem Saleh, Dubai**

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

### **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.

### **-Юлия Гаврилова**

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

### **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.

### **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.

### **- 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.