



**\$550,000**

## INVEST IN THE HEART OF ISTANBUL — WITH FLEXIBLE PAYMENT PLANS UP TO 24 MONTHS

<https://sunsands-invest.com>

Project, located in one of Istanbul's most historic and central districts — Topkapı / Zeytinburnu, combines high-quality living with outstanding investment opportunities. Architectural Design: Chapman Taylor [...]

- 2 beds
- 2 baths
- Apartment
- For sale
- 142 m<sup>2</sup>



**agent2**

---

### Basics



**Category:** For sale

**Bathrooms:** 2 baths

**Half baths:** 1 half bath

**Floor level:** 2

**Lot size:** 98 m<sup>2</sup>

**Type:** Apartment

**Bedrooms:** 2 beds

**Floors:** 12 floors

**Area:** 142 m<sup>2</sup>

**Year built:** 2025

---

## Overview

### Why buy this property:

#### 1. Prime Central Location

Located in Topkapı / Zeytinburnu, one of Istanbul's most connected and historic districts — just minutes from metro, tram, and metrobus lines, and directly beside the E5 highway, offering quick access to every part of the city.

#### 2. Strong Investment Potential

Topkapı is a rapidly developing area with high demand for both residential and rental properties, ensuring excellent capital appreciation and steady rental income potential.

#### 3. Modern Lifestyle & Comprehensive Amenities

From wellness facilities like indoor/outdoor pools, Turkish bath, sauna, gym, yoga/pilates rooms to family-friendly parks, children's areas, and social spaces — everything is designed for comfort and community living.

#### 4. Flexible Options & High Build Quality

Offering 1+1 to 5+1 apartments, each with balconies, gardens, or terraces, and 3.05 m ceiling height — ensuring spacious, bright, and elegant interiors.

#### 5. Ready and Off-Plan Phases

- Phase 1: Completed and ready for immediate move-in or rental income
- Phase 2: Under construction – delivery in 2027, providing investment flexibility

#### 6. Citizenship by Investment

The project is eligible for Turkish citizenship, with ready title deeds available.

#### 7. Attractive Payment Plan

Only 50% down payment and 24-month installments in USD, offering a convenient way to invest in one of Istanbul's most promising areas.

---

## Rooms

**Total Rooms:** 1+1, 2+1, 3+1, 4+1, 5+1

---

## Building Details



**Heating features:** central

**Exterior material:** Stone

## Amenities & Facilities

**Facilities:** 24/7 Security, Air conditioning, Balcony, Children's Playground, Elevator, Fire alarm, Fitness, Garden, Heating, Indoor Swimming Pool, Outdoor Swimming Pool, Reception, Sauna, Swimming pool, Terrace, Turkish Bath

## Floor Plans



## Nearby

**Surroundings:** University, School, Drug Store, Shopping Mall, Market, Mosque

**Suitable For:** Citizenship

## Projects

**Project Delivery Date:** Ready

