



\$796,000

THE ART OF LIVING BY THE WATER-WITH FLEXIBLE PAYMENT PLANS UP TO 2 YEARS

<https://sunsands-invest.com>

Istanbul's most iconic luxury mixed-use development Istanbul has to offer sits along the historic Golden Horn Bay — a 242,000 m² masterpiece managed by Rixos that [...]

- 1 bed
- 1 bath
- Apartment
- Citizenship Eligible, For sale, Investment Opportunities, Luxury Properties, Residency Eligible
- 91 m²



agent2

Basics



Category: Citizenship Eligible, For sale, Investment Opportunities, Luxury Properties, Residency Eligible

Type: Apartment

Bathrooms: 1 bath

Bedrooms: 1 bed

Half baths: 0 half baths

Floors: 6 floors

Floor level: 6

Area: 91 m²

Lot size: 50 m²

Year built: 2026

Overview

Why buy this property:

- 1. Prime Waterfront Location** Located along the Golden Horn, one of Istanbul's most historic and scenic coastlines, offers direct access to the water, panoramic skyline views, and proximity to Istanbul's most iconic landmarks — just minutes from Galata, Beyoğlu, and the Old City.
- 2. A Visionary Master Development** is Europe's most comprehensive mixed-use waterfront regeneration. Luxury residences *5-star hotels (Rixos, Delano, etc.) Museums and cultural venues Fine dining and entertainment areas High-end retail and lifestyle zones This is not just a residence, but a new destination redefining Istanbul's urban experience.
- 3. Branded Residences by Rixos & Accor** Enjoy the prestige and service standards of global hospitality leaders. Rixos Residences offer: 24-hour concierge & housekeeping Spa, gym, rooftop & indoor pools In-residence dining, personal chef & valet Access to Accor's global loyalty program with Diamond VIP status
- 4. Guaranteed Investment Returns** 7% fixed annual rental income for 5 years (extendable to 10 years) Payments in USD, providing a stable foreign-currency return Managed rental program powered by Rixos & Accor (fully serviced investment) This makes it a low-risk, high-prestige investment opportunity in Istanbul's luxury segment.
- 5. Capital Appreciation Potential** As Istanbul's waterfront projects are limited, prime land on the Golden Horn is expected to see significant appreciation as the area transforms into the city's new cultural and luxury hub — similar to how Galataport reshaped Karaköy.
- 6. Citizenship & Ownership Benefits** Property is eligible for Turkish citizenship (minimum \$400,000 investment). Part of Accor Ownership Benefits Program, granting global privileges.

Rooms

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

Building Details



Cooling features: central

Garage spaces: 1

Exterior material: Stone

Heating features: central

Floor covering: Linoleum/vinyl

Parking: Carport

Amenities & Facilities

Amenities: Dryer, Hood, Microwave, Oven, Stove

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

Project Views: City, Sea

Nearby

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

Suitable For: Citizenship

Projects

Project Delivery: Delivery Date

