



**\$239,999**

## **SMART INVESTMENT OPPORTUNITY NEAR UNIVERSITIES & HOSPITAL | HIGH RENTAL DEMAND**

<https://sunsands-invest.com>

- 1 bed
- 1 bath
- Apartment
- For sale
- 76 m<sup>2</sup>



**agent2**

## **Basics**



**Category:** For sale

**Bathrooms:** 1 bath

**Total rooms:** 2

**Floor level:** 2

**Lot size:** 45 m<sup>2</sup>

**Type:** Apartment

**Bedrooms:** 1 bed

**Floors:** 6 floors

**Area:** 76 m<sup>2</sup>

**Year built:** 2026

## Overview

**Why buy this property: All-in-One Lifestyle Concept** A unique mixed-use development combining residences, hotel units, a shopping mall, a hospital, and universities in one integrated hub—ensuring constant demand and daily activity. **Prime Location on the E-5 Highway** Directly located on one of Istanbul's most important transportation arteries, offering fast and easy access across the European side and to major business and lifestyle centers. **High Rental Income Potential** Continuous rental demand driven by students, medical staff, visitors, and professionals, thanks to the presence of universities and a university hospital within the project. **Strong Investment Returns** Designed as a GYO project, with no property appraisal required, making it attractive for both local and international investors. **Prestigious Academic & Medical Presence** Hosting Biruni University Hospital and Arel University, which significantly increases the project's value, credibility, and long-term stability. **Excellent Connectivity** Just minutes from the Metrobus, major universities, shopping malls, and key city landmarks, with convenient access to Istanbul Airport. **Future-Ready Investment** Delivery in March 2026, allowing investors to benefit from capital appreciation during the construction phase.

## Rooms

**Total Rooms:** 1+1

## Building Details

**Cooling features:** Split A/C

**Garage spaces:** 1

**Exterior material:** Brick

**Heating features:** floor heating

**Floor covering:** Carpet

**Parking:** Carport

## Amenities & Facilities



**Amenities:** Dishwasher, Oven **Facilities:** 24/7 Security, Balcony, Fire alarm, Heating

**Project Views:** City

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## Nearby

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

**Suitable For:** Citizenship

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## Projects

**Project Layouts:** 1+1 Min/Max sqm

**Project Delivery Date:** Delivery Date

