



**\$239,999**

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

<https://sunsands-invest.com>

A Complete Lifestyle Hub – Hotel, Shopping Mall, Hospital & Universities in One Integrated Center This unique mixed-use development is located on the European side of [...]

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



**agent2**

### Basics



<b>Category:</b> For sale	<b>Type:</b> Apartment
<b>Bathrooms:</b> 1 bath	<b>Bedrooms:</b> 1 bed
<b>Total rooms:</b> 2	<b>Floors:</b> 6 floors
<b>Floor level:</b> 2	<b>Area:</b> 76 m <sup>2</sup>
<b>Lot size:</b> 45 m <sup>2</sup>	<b>Year built:</b> 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

<b>Cooling features:</b> Split A/C	<b>Heating features:</b> floor heating
<b>Garage spaces:</b> 1	<b>Floor covering:</b> Carpet
<b>Exterior material:</b> Brick	<b>Parking:</b> Carport

## Amenities & Facilities



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

---

## Nearby

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

**Suitable For:** Citizenship

---

## Projects

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

