



**\$796,000**

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

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

<https://sunsands-invest.com>

Overview Discover a one-of-a-kind project in the heart of Istanbul along the historic Golden Horn Bay. With over 600 years of history seamlessly blended with modern architecture, this [...]



**agent2**

## **Basics**



**Category:** For sale

**Bathrooms:** 1 bath

**Half baths:** 0 half baths

**Floor level:** 6

**Lot size:** 50 m<sup>2</sup>

**Type:** Apartment

**Bedrooms:** 1 bed

**Floors:** 6 floors

**Area:** 91 m<sup>2</sup>

**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 Date:** Delivery Date

