

E4  
EYUP  
HEIGHTS



## EYUP HEIGHTS; MINUTES AWAY FROM YOUR FAVOURITE SIGHTS

Just 10 minutes from Istanbul's bustling center, Eyüpsultan offers a serene escape with urban convenience. Connected by a direct metro line to the city center, residents enjoy effortless access to Istanbul's vibrant hubs. This blend of tranquility and connectivity makes Eyüpsultan the perfect choice for sophisticated living in Istanbul.





## UNLOCKING GLOBAL HORIZONS: A GATEWAY TO WORLDWIDE EXPLORATION

Eyüpsultan : Your Gateway to Global Adventures. With its proximity to Istanbul Airport, residents enjoy seamless connections to worldwide destinations. Thanks to a direct metro line, travel is swift and hassle-free, whether for business or leisure. Eyüpsultan 's strategic location ensures easy access to global adventures, just 30 minutes away from Istanbul Airport.

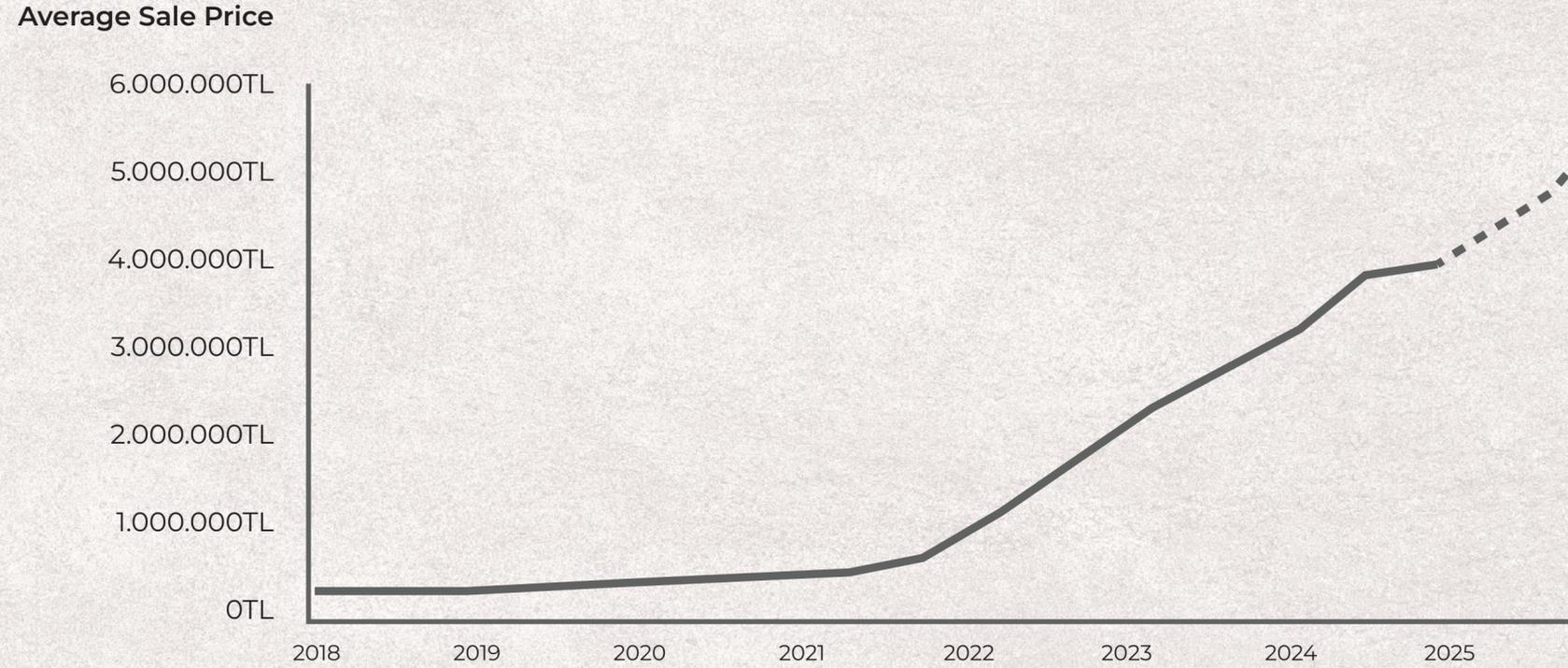


## SERENITY MEETS **CITY LIFE**

Eyüpsultan : Where Serenity Meets City Life. Experience the perfect blend of tranquility and urban vibrancy. With easy access to Istanbul's cultural and commercial hubs via metro, tram, and buses, Eyüpsultan offers a serene escape amidst lush greenery while keeping you connected to the dynamic pulse of the city.



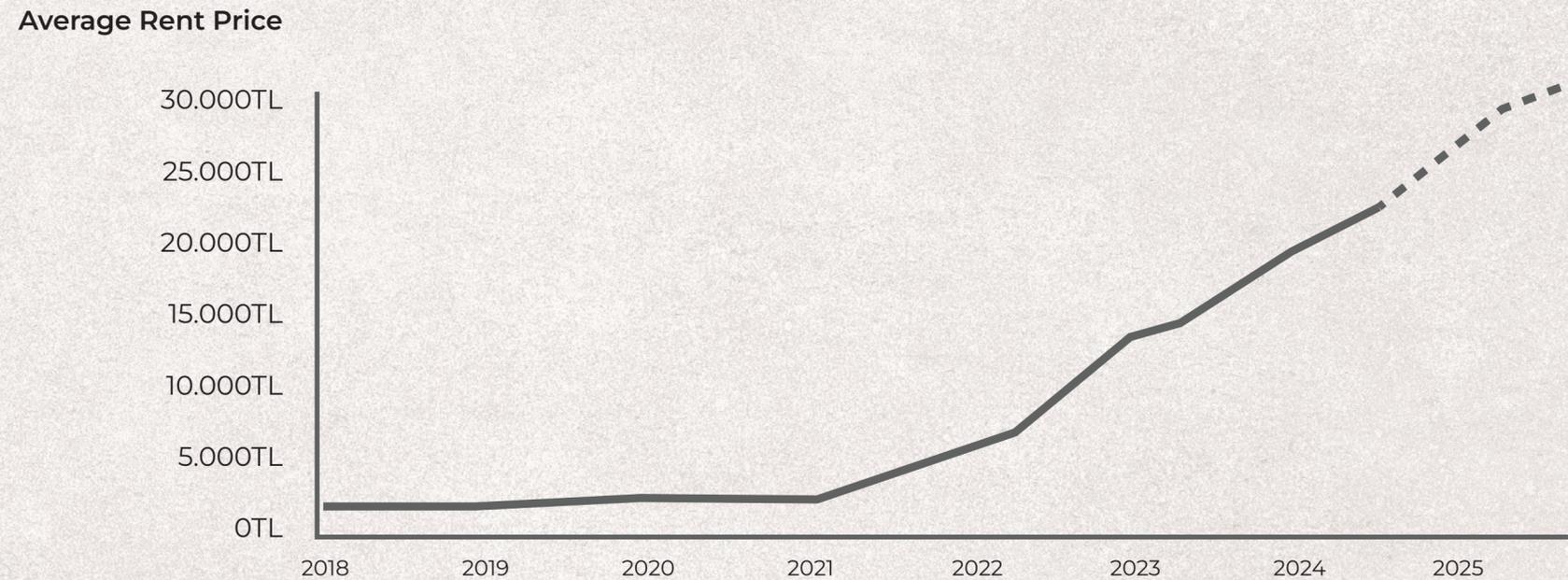
### AVERAGE SALE PRICE PER YEAR IN EYÜPSULTAN



## WISE INVESTMENT; LIMITED AVAILABILITY, GROWING DEMAND

Eyüpsultan presents a prime investment opportunity with its limited availability and steady high demand. As a burgeoning area in Istanbul, properties in Eyüpsultan offer enduring value and potential for lucrative returns. Seize the opportunity to invest in this thriving real estate market and secure your future in Eyüpsultan.

### AVERAGE RENT PRICE PER YEAR IN EYÜPSULTAN





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## WHY EYUP HEIGHTS?



### PERFECT LOCATION

Our residences are situated in the heart of Eyup Sultan, offering easy access to city life and tranquil surroundings.



### BANG FOR YOUR BUCK

Investing in Eyup Heights means securing a promising future at an affordable price point.



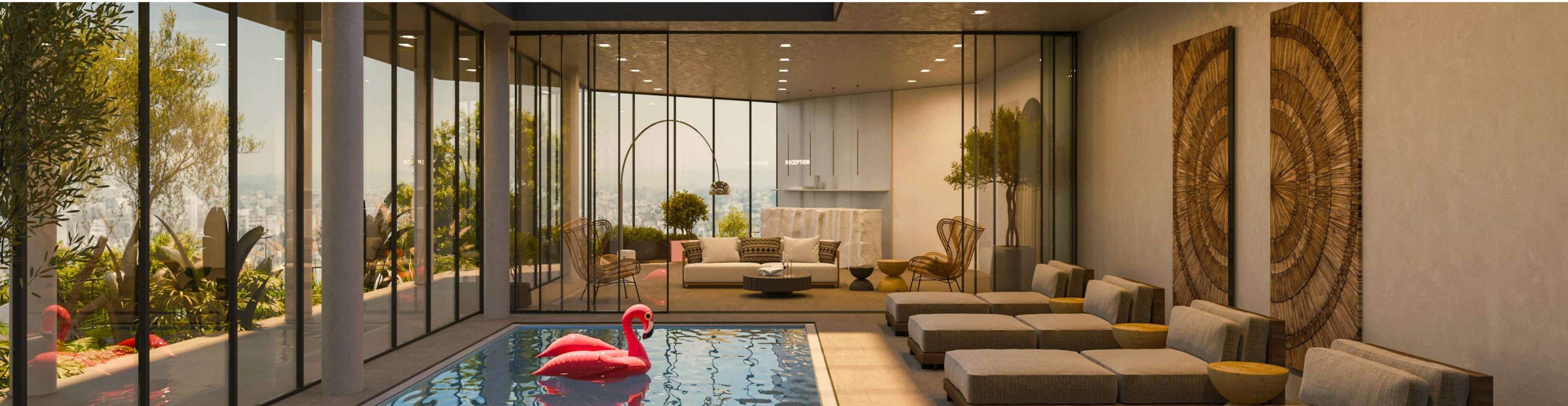
### REASONABLE PRICES

Experience the joy of quality living without straining your budget. Eyup Heights is offering homes that are not just affordable, but also provide exceptional value for your hard-earned money.



### HIGH QUALITY

We take pride in using only the finest materials and craftsmanship in our homes to ensure durability, style, and long-lasting satisfaction.



## 7 EYUP HEIGHTS

### **CITY CONNECTION**

Only a mere 10 minutes drive to the heart of the city & 30 mins to Istanbul Airport.

### **METRO ACCESSIBILITY**

Direct access to key metro lines, connecting you to every corner of the city in minutes.

### **NATURAL ESCAPES**

Adjacent to the Alibeyköy stream, leading into the Halic waters.

### **ENTERTAINMENT**

A long list of amenities, activities to enjoy around the clock.

### **ON-SITE AMENITIES**

Equipped with a pool, gym, cinema, kids playground, cafe and private parking.

### **SEISMIC RESILIENCE**

Constructed to meet the latest, world-class earthquake and disaster resistance standards.

### **ENDLESS OPTIONS**

In proximity to every kind of entertainment from historical icons to modern institutes.



### **CULTURAL RICHNESS**

Nearby historical and cultural landmarks offer a blend of leisure, nature, and culture.

### **BREATHTAKING VIEWS**

Stunning vistas of the city, so that all Istanbul is right at your fingertips.

### **SOPHISTICATED NEIGHBORS**

Situated in a district with grand institutions, universities, art galleries, museums, and more.

### **INVESTMENT LONGEVITY**

A future-proof investment designed to appreciate in value over time.

### **RENTAL EASE**

Benefit from included rental management services, making property leasing hassle-free.

### **TAX INCENTIVES**

Leverage available tax benefits to maximize your ROI.

### **CITIZENSHIP ELIGIBLE**

Qualifies for the Citizenship by Investment program, a pathway to dual citizenship.

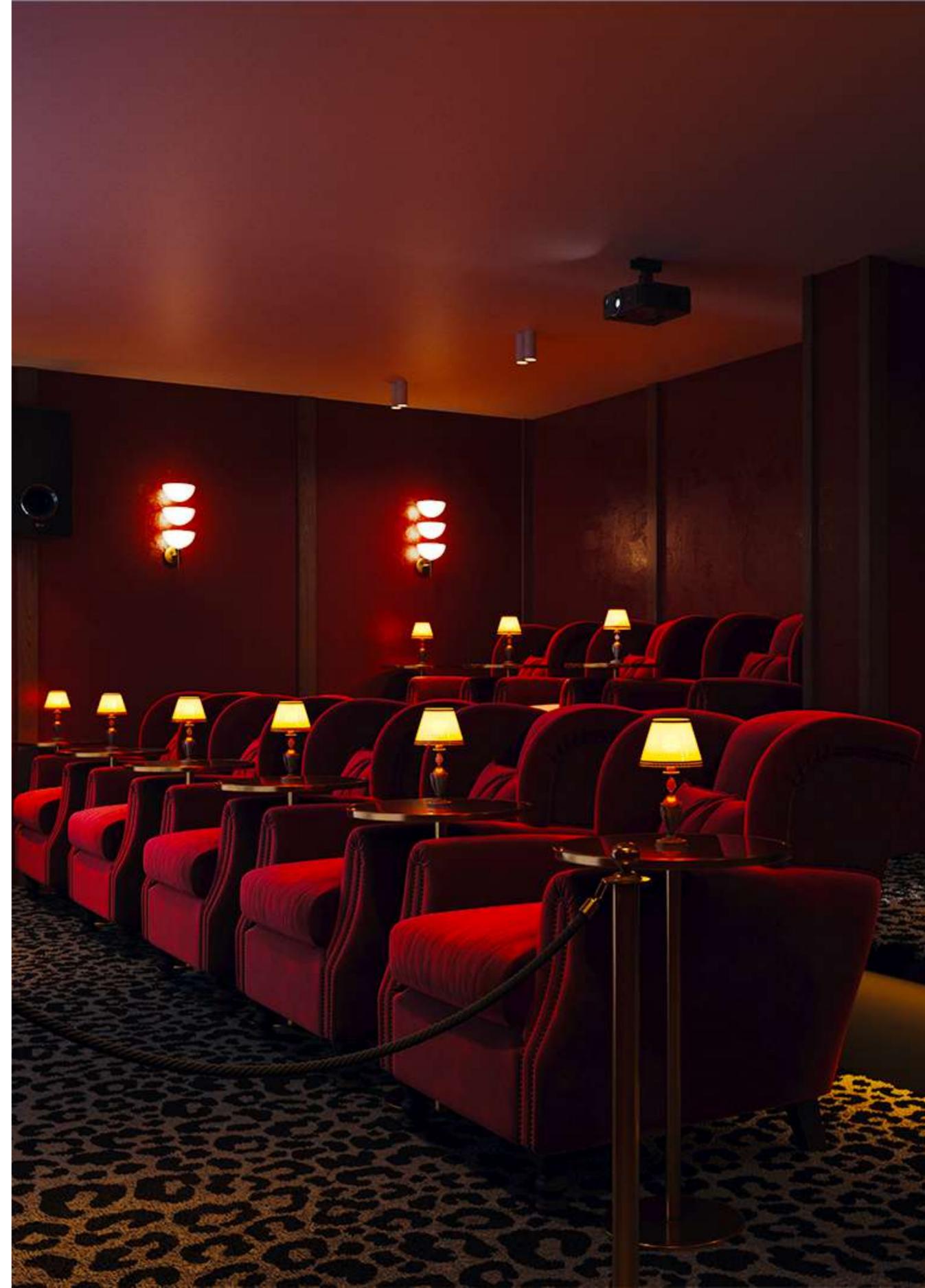
# HIGHLIGHTS & AMENITIES

## PERSONALIZED LUXURY

- 1+1 to 4+1 unit layouts with balconies & terraces
- Select project and city views
- Highest quality building materials
- Ceiling heights 2.95 m<sup>2</sup>
- Quality sound-proof Insulation
- IP Intercom system
- Dedicated interior designer
- Dedicated legal representation
- Dedicated resale management
- Tax Shelter fund available
- Outdoor living areas
- Dedicated carpark garage
- Prime metro stop proximity

## SHARED AMENITIES

- Gym
- Cinema
- Cofe
- Restaurant
- Kids playground
- Outdoor swimming pool
- Garden and yoga area
- Walking path
- Parking
- 24/7 security.





## HIGHER EDUCATION; **JUST A STEP AWAY**

Experience the convenience of having prestigious universities within arm's reach of your new home. Immerse yourself in a neighborhood where education isn't just a distant concept but an integral part of everyday life. From bustling lecture halls to cozy study nooks, embrace the vibrant energy of learning that surrounds you. With a variety of educational opportunities just a stone's throw away, seize the chance to nurture your mind and explore new horizons without ever straying far from home.

Universities nearby:

- Haliç University
- Bilgi University
- Bezmialem University
- Atlas University
- İstanbul Ticaret University
- İstinye University

1+1 LIVING ROOM



**1+1**

01	4.52m <sup>2</sup>	04	3.70m <sup>2</sup>
02	14.63m <sup>2</sup>	05	11.95m <sup>2</sup>
03	6.25m <sup>2</sup>	06	2.00m <sup>2</sup>

**T** Gross: 43.30m<sup>2</sup>  
Net: 61.92m<sup>2</sup>

1+1 BEDROOM



2+1 LIVING ROOM



2+1 LIVING ROOM



2+1	
01 7.26m <sup>2</sup>	05 14.92m <sup>2</sup>
02 18.30m <sup>2</sup>	06 9.75m <sup>2</sup>
03 6.85m <sup>2</sup>	07 2.40m <sup>2</sup>
04 3.76m <sup>2</sup>	
T	Gross: 63.24m <sup>2</sup> Net: 90.43m <sup>2</sup>



2+1 MASTER BEDROOM



2+1 BEDROOM

