

# SENSE

LEVENT

SENSE LEVENT

Designed by Award Winning Architect

**Saffet Kaya Architects**

**Property  
TURKEY**



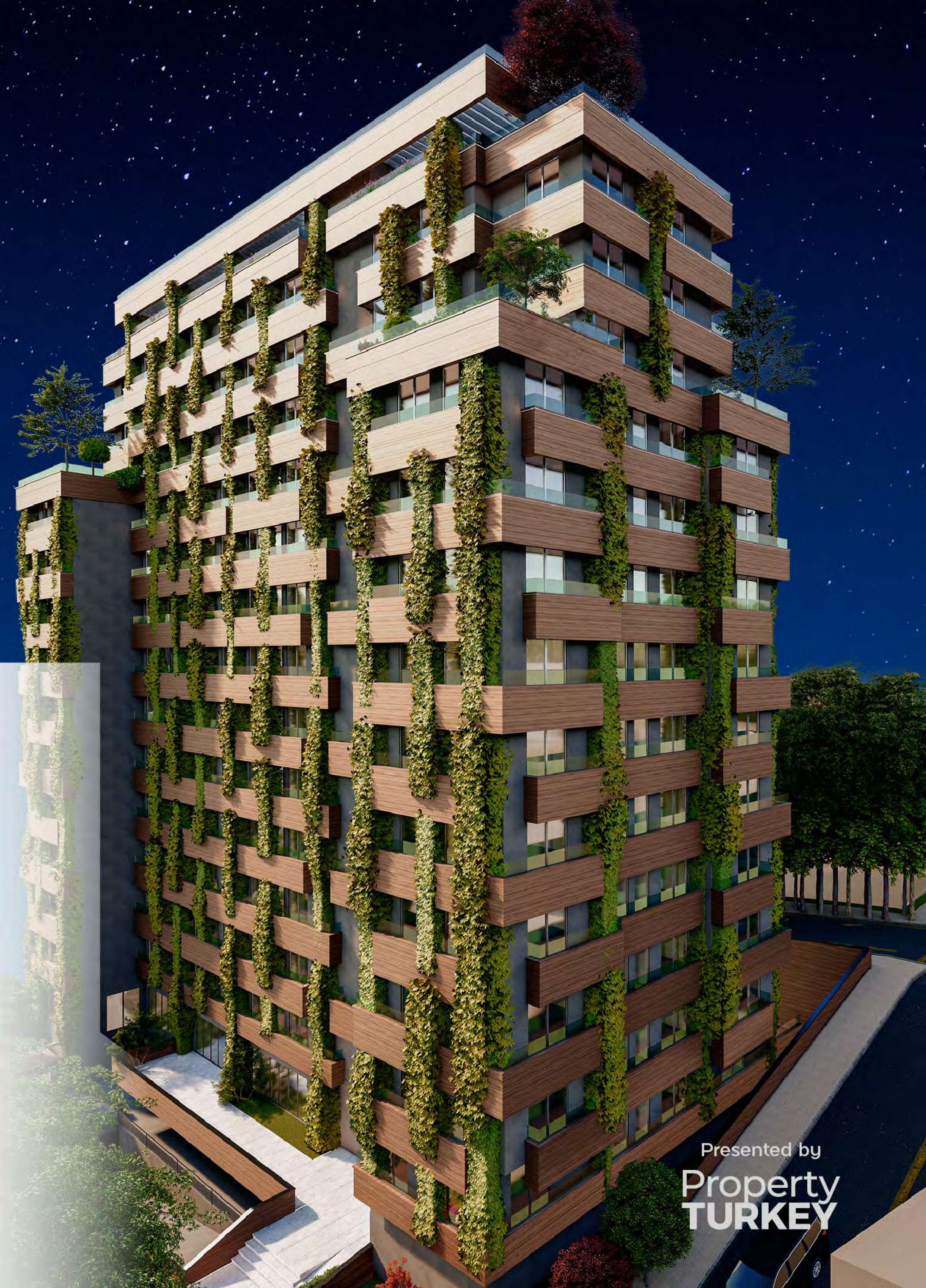
# SENSE

## LEVENT

### INVESTMENT MADE

## SENSE

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# Location

- AIRPORT METRO LINE
- M1: METRO LINE
- M2: METRO LINE
- M5: METRO LINE
- M6: METRO LINE
- M7: METRO LINE
- T1: TRAM LINE
- T2: HERITAGE TUNEL
- T4: TRAM LINE
- METROBUS LINE
- FERRY ROUTES





# SENSE ISTANBUL.

ASIAN SIDE  
ISTANBUL

BOSPHORUS  
BRIDGE

BOSPHORUS  
STRAIT

ŞİŞLİ

BOMONTI

LEVENT CBD

SENSE  
LEVENT

CLICK HERE  
FOR AN AREAL





# Key Design Features





SENSE THE GREEN.

## Sustainability

Sense Levent is on the bleeding edge of urban architectural design. The building utilizes live, evergreen plants with a drip irrigation system to keep them well irrigated and maintained throughout the year. They also provide our residents with sensory nature right outside their terrace.





## Durability

The building's facades are wrapped with stylish and functional balconies. The balcony covers are made of fiber cement that is highly durable and easy to clean. This feature elongates the building's lifespan and safeguards your investment.



SENSE THE NIGHT.

## Sky Lounge

The 700m<sup>2</sup> Sky Lounge acts as an extension of the residents' homes. This area has open and covered areas for the residents to enjoy fully year round. The rooftop offers some of the finest views of Levent and Istanbul at large. A perfect place to unwind after a long day.



## Social Areas

Sense Levent is creating beautiful social environments for residents to keep active and fit. Down in the basement floor a full gym, pool, sauna, and steam room await. This really provides exclusive retreat in the middle of the city.



# SENSE THE COMFORT.



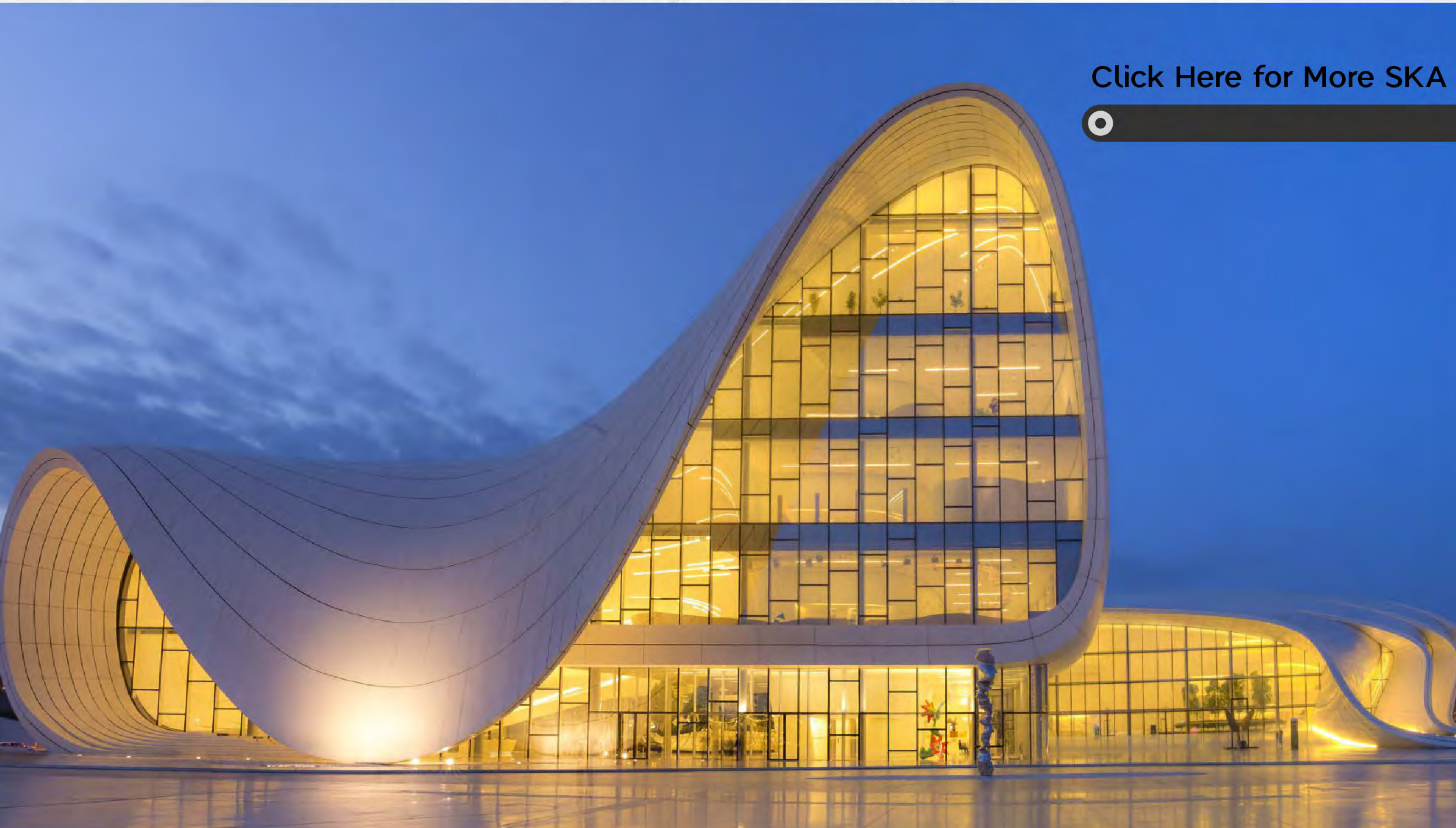
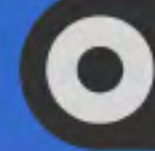
## Luxury

The interior spaces of Sense Levent are designed with the finest materials. The units are beautifully designed before you even move in. Although the design is luxurious, they are warm enough to seamlessly shift as each resident makes it their home.



*World Class Architecture with*  
**DESIGNER TURKEY × Saffet Kaya Architects**

Click Here for More SKA



*From the Mind Behind*  
**Heydar Aliyev Center.**

Saffet Kaya Bekiroglu, is an internationally renown architect. His previous stops have included Zaha Hadid Architects and Frank O. Gehry & Associates.

As the architect of many international designs, he worked on projects over a spectrum of scales including several competition-winning projects such as the London Aquatics Center for the 2012 Olympic Summer Games and the Heydar Aliyev Center in Baku, Azerbaijan on the larger end. The latter of which Saffet is acknowledged as co-author.

**Saffet Kaya Bekiroglu**

*M.Arch {Hons}, B.Arch, ARB, RIBA*



**SKA**



*World Class Construction with*  
**DESIGNER TURKEY × Saffet Kaya Architects**



*You Dream It,  
We Build It.*

Designer Turkey provides an all-encompassing, full-stack, world-class operation that takes care of every single detail of the development process with its signature luxurious styles and finishes.

From detached villas, to humble renovations, to large scale multi-unit complexes, there are few other companies so uniquely adept at bringing grand visions to life. Designer Turkey elevates real estate from lifeless also-ran investments to bespoke showcased gems.

**Cameron Deggin**  
CEO





# *Investment Opportunity with* **DESIGNER TURKEY × SENSE**



*Build to Rent.*  
**Invest to Thrive.**

Designer Turkey has invested in the construction of multiple unit projects consisting of luxury design and our signature quality. These projects are all part of the SENSE brand. They not only share the name, but also share common characteristics in their investment profiles.

Although some units may appear to be varied from project to project and city to city, they all offer great quality of life for our residents along with attractive yields for our investors. By creating value for both buyer and seller SENSE is setting a new standard in Turkish real estate development.

**Kajin Bulut**  
COO







# Profile for Investors

## HIGH RENTAL YIELD

The demand in the area has been well studied by Property Turkey's experienced developers. Based on our findings, we opted to design housing with young professionals, and students who are upwardly mobile, primarily in mind. This group's population measures over a million people in Şişli, Kağıthane, Levent and Maslak combined.

There are a total of 166 flats consisting of 1+1 and 2+1 units in Sense Levent. In addition to smart floor plans, each unit has been awarded a balcony to further increase their desirability.

Upon completion of Sense Levent's one and two bedroom apartments are expected to return 6.5-7% per annum. The rental yields of the units at Sense Levent are 40% above the Istanbul average of 4.5-5% ROI.

## CAPITAL APPRECIATION

Thanks to its central location, Levent is already an attractive center. As urban regeneration projects continue to come to fruition, the area's desirability increases. With the Levent CBD shopping malls, municipal buildings, universities, and public transportation, it's only a matter of time before Levent reaches its full potential.

There are only a limited number of available lands in the area upon which comprehensive, all inclusive projects such as Sense Levent can be developed.

During its construction process Sense Levent will be offering units with a discount to welcome early investors. Upon completion the expected capital appreciation of the project in the neighborhood will be +45% USD.





# Investor Benefits

## RENTAL MANAGEMENT

Levent is not only one of Istanbul's hottest rental neighborhoods today, but it is actually growing faster and younger than their equivalents across the city. It is truly the very heart of Istanbul AND the very heart of Istanbul's renter population. With ROI secure all that's left is to utilize Property Turkey's Rental Management services, provided to Sense residents, to manage the logistics.

## LEGAL REPRESENTATION

One of the largest obstacles to foreign real estate investment is red tape beaurocracy. At Property Turkey we deploy our legal arm in full force to alleviate any unnecessary worries and unforced errors to ensure a profitable experience both financially and legally.

## TAX SHELTER FORMATION\*

Here at Property Turkey we are very proud to offer Sense residents a tax shelter via our licensed Real Estate Investment Fund. This gives foreign owners even more assurance, security and competitive advantage in the global market place.

This shelter provides investors with tax-free capital gains and total income tax exemption. That is NOT a misprint. This program is the first of it's kind within the larger Property Turkey eco-system, once again displaying Property Turkey's leadership and innovation in the Turkish Real Estate Sector.

*\*Inquire With Us for More Information*





# SENSE THE OPPORTUNITY.



## Urban Regeneration

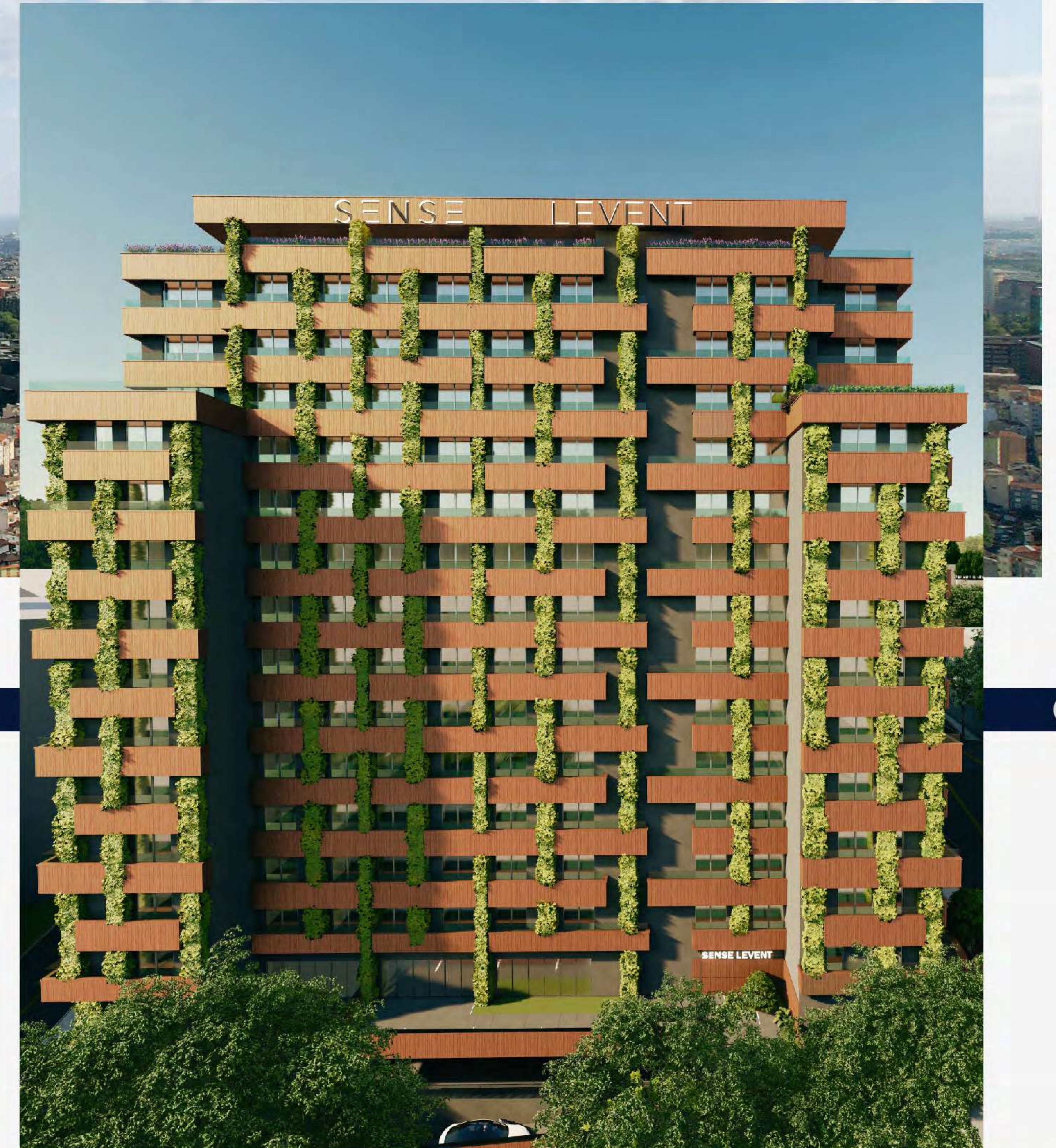
### *The Ugly Ducklings of Today, Become the Swans of Tomorrow.*

In Istanbul, rapid population growth and informal settlements have left buildings and infrastructure vulnerable to natural disasters. This is the most important problem in need of addressing not only in Istanbul, but many of Turkey's urban centers.

Urban regeneration initiatives are an important planning tool implemented by local and central governments in order to reduce disaster risk and to design livable environments for their citizens.

In Istanbul, many informal settlements were formed in, what have now become, central locations. Today, these locations do experience a price dip compared to the neighborhoods around them that are well planned. This is a cousin to gentrification, as this is purely to promote the safety and quality of life of current citizens.

We as Property Turkey have always advised our clients to buy new developments in these 'ugly duckling' areas today, because in a very real sense these will grow into the swans of tomorrow as their central location begins to develop value.



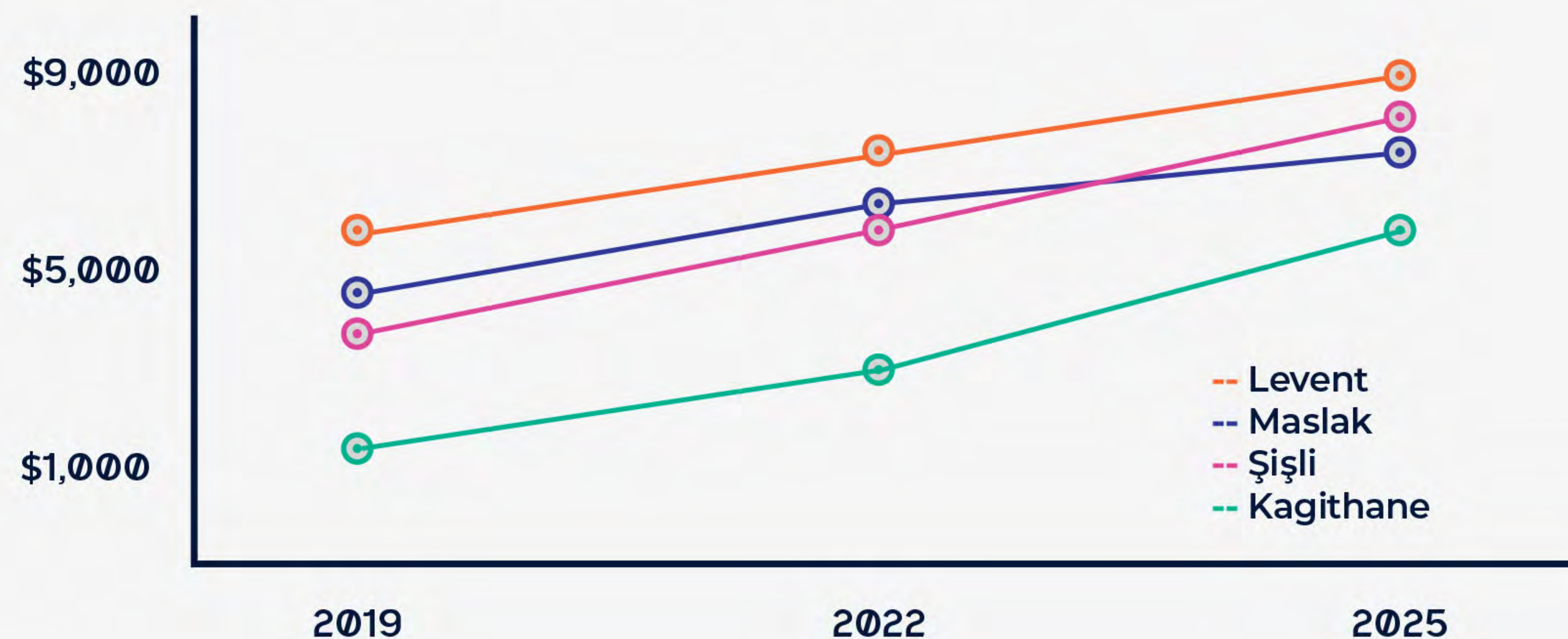




## ○ Kağıthane-Levent ○ Past, Present, & Future

Over the next three years, we believe that the Kağıthane side of the Levent area will outpace the growth of all of the neighboring districts in Istanbul. Keep in mind that these are some of the most affluent, established, and central districts in the entire city.

While still heavily undervalued compared to those same regions, we have witnessed rapid growth in the area since 2019. Kağıthane-Levent continues to be priced lower than other central districts due to its larger size and slower developing urban regeneration initiatives. But Kağıthane-Levent is now at the forefront of urban regeneration on Istanbul's European side.

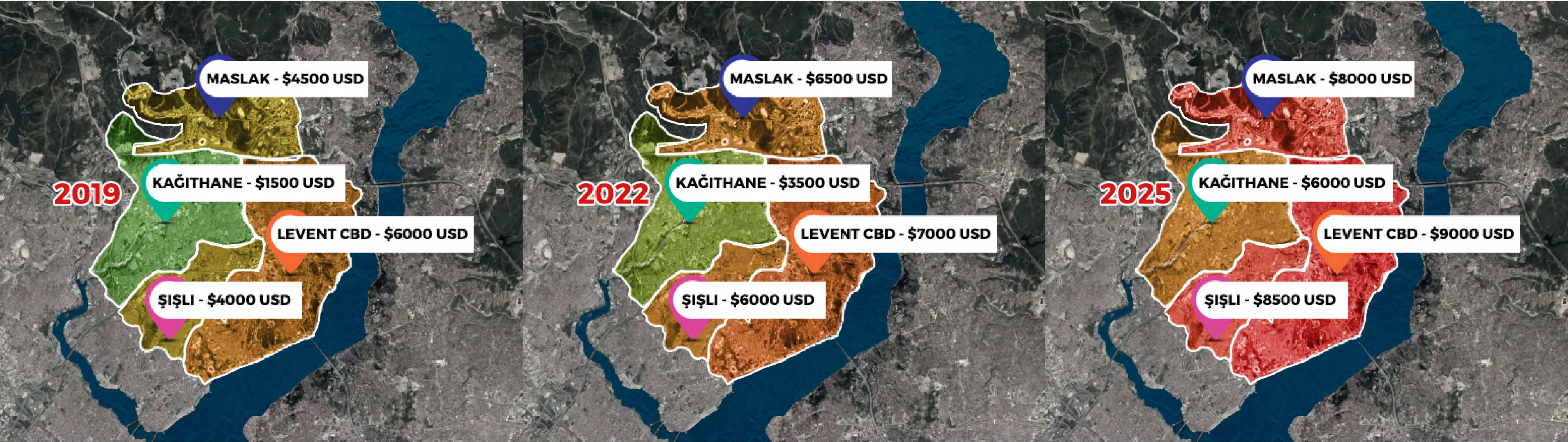


While the other central districts mature and level out their growth, in terms of new development, Kağıthane-Levent will continue to outpace and eventually outprice those initial districts.

We speculate that this area will be THE place to be as a real estate investor for the better part of the next decade. There is still time to get in early, however this growth process is well underway and in a few years time this window may very well be closed.



# ◉ Growth Potential Heat Index



\* PER M2 PRICE OF LUXURY RESIDENTIAL COMPOUNDS. THESE ARE NOT THE PRICES OF THE OLD, LOW RISE, UNDESIRABLE APARTMENTS.



SENSE THE CITY.



## Levent Lifestyle

Levent CBD is the beating heart of Istanbul. A young, energetic crowd, fills it's shopping malls out to the bustling Büyükdere Avenue. Levent is home to many headquarters of the biggest corporations and banks in Istanbul and Turkey on the whole.

This style of urban living is geared toward people with places to go and things to do. Leventites tend to spend more of their free time outside of their homes, as opposed to indoor living neighborhoods.

Sense Levent provides everything a young professional will need to thrive in the



fast-paced center of Turkish society. First and foremost it provides a location that positions it's residents for success. Then it provides all of the amenities and day-to-day necessities within the confines of the facilities. No need to venture too far off to fulfill those menial daily tasks.

Sense Levent is all about freedom. This is a place where dreams and possibilities become reality. Fortunes are made, relationships are forged and special lives come out of Levent. Sense Levent. Sense the opportunity.



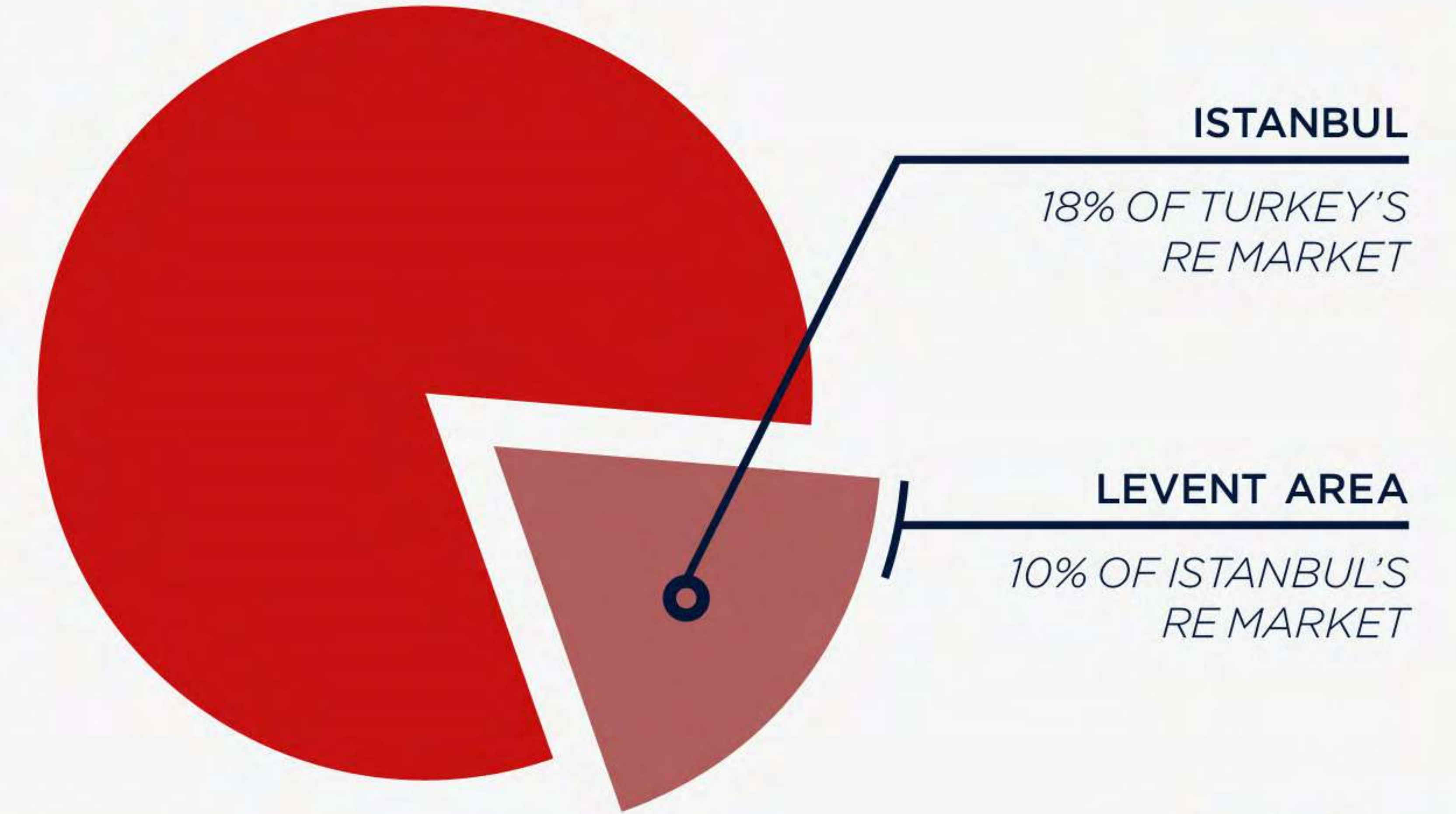




# Demographics

## TURKISH REAL ESTATE MARKET

**TURKEY**  
1.5M TOTAL RE TRANSACTIONS



## BUYER PROFILE

In Turkey 1.500.000 real estate transactions take place annually. Around 276.000 (18%) of these transactions take place in Istanbul.

Within the 4km Radius of Sense Levent almost 29.000 properties were sold in 2021 alone.

Sense Levent is positioned in the affordable luxury, city center market. The project is geared towards investors who enjoy high rental returns of the central location and serviced apartment concept.



## POPULATION AGE

25-34	35-44	45-54
16%	18%	15%



LUXURY DESIGN

SUITABLE FOR  
YOUNG PROFESSIONALS

1-2 BEDROOMS

1-2 BATHROOMS

SIZE | 50-120M<sup>2</sup>

CITY CONNECTIVITY

NEWLY BUILT



## Property Features

LEVENT CBD (10 min. Walk)

INVESTMENT VALUE

24/7 SECURITY

LATEST EARTHQUAKE RESILIENCE  
TECH & REGULATORY STANDARDS

AIRPORT ACCESSIBILITY

SOCIAL AREAS

CAR PARK



Property  
TURKEY

19



BLISSFUL SENSE.

## Floor Plans

1+1 | 60m<sup>2</sup>



2+1 | 105m<sup>2</sup>



| 152 TOTAL UNITS

| 12 TOTAL UNITS









# Property **TURKEY**

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