

İlan No:f-323145-508

## 2+1 Office with Sea View for Sale on Hürriyet Boulevard, Yakuplu Beylikdüzü | Medo Real Estate Istanbul / Beylikdüzü

For Sale - Office 5,000,000 TL | 100 m2 Istanbul / Beylikdüzü



Room / Division : 2  
Open Area (m<sup>2</sup>) : 1  
Indoor/Covered Area (m<sup>2</sup>) : 95  
Property Condition : Second Hand  
Usage Status : Empty  
Which Floor : 9  
Usage Purpose : Drugstore & Medical  
Policlinic  
Gallery / Showroom  
General  
Consulting room  
Office  
Heating : Combi Boiler  
Heating Type : Natural Gas  
# Baths : 1  
Balcony Number : 1  
Property Direction : South  
East  
Dues : 1000 TL  
Hand Over : No  
Barter : Yes  
Available to Bank Credit : Yes  
Deed Status : Title Deed with Floor Easement

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Rental Income : 30000 TL

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34524 , İstanbul

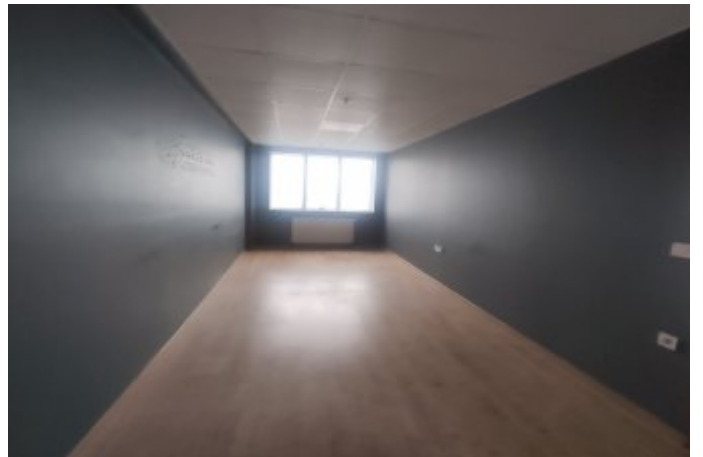
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- \* Location : By Street, Near to Street, Near to E5 Highway, Sea View, At Center, Near to Highway, Close to Public Transportation, Close to Minibus Route, Close to Road, Close to Metrobus Transportation, Close to TEM, Close to City Center,
- \* External Properties : Heat Proofing, Sheathing, Aluminium Window,
- \* Building : Elevator / Lift, Pressure Tank, Parking - Outdoor, Telephone Line, Satellite, Fire ladder, Carry Lift/Elevator, Carpentry with insulating glass,
- \* Internal Properties : ADSL, Wooden Door, Suspended Ceiling, Steel Door, Shower cabin, Telephone-Fax Line, Fiber Internet, Ready made kitchen, Internet, Double glazing, Kitchen Natural Gas, Parquet - Laminate, Satin Plaster, Satin Paint, Double Glass, Kitchen, WC, Bathroom,
- \* Environment : ATM, Bank, Gas Station, Cafe, Drugstore / Medical, Hospital / Health facility, Cafeteria, Nursery, Coiffure & Beauty Center, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Post Office, Health Center, District Bazaar, University,

Located on Hürriyet Boulevard, the most vibrant area of Yakuplu in Beylikdüzü, Istanbul, this sea and city view 2+1 office in the prestigious Eval Cadde Plaza stands out with its modern infrastructure and prime location. Situated on the 9th floor with a gross area of 100 m<sup>2</sup>, the office benefits from its southeast-facing position, receiving natural light all day and offering a bright, spacious working environment. Office Features: Spacious and bright working areas, Southeast exposure for all-day sunlight, Balcony, kitchen area, bathroom + WC. Modern building infrastructure, Elevator and security system, High floor advantage with a prestigious exterior. Location Advantages: Central and busy location on Hürriyet Boulevard, Walking distance to the District Governor's Office, markets, banks, restaurants, and public transport. Close to the E-5 highway and Metrobus line. High potential for both investment and active use. 2+1 Office for Sale - A Great Investment Opportunity! This office offers high return potential compared to similar properties in the area, making it ideal for both investment and personal use. For detailed information and on-site viewing: Fazıl Önal - +90 532 612 9299\*

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