

İlan No:f-323145-522

## Istanbul Beylikdüzü İhlas Marmara Evleri 2nd Part: 3+1 Family Apartment with Sea View and Secure Tunnel Form Structure Istanbul / Beylikdüzü



# Rooms : 3  
# Saloons : 1  
# Baths : 1  
Type of Property : Apartment Flat  
Property Condition : Second Hand  
Usage Status : Tenant Live in  
Heating : Combi Boiler  
Heating Type : Natural Gas  
Which Floor : 6  
Building Floor Number : 8  
Count of Apartments in Block : 18  
Construction Year : 2001  
Advance Payment : 9000000 TL  
Property Direction : West  
Property Position : East  
Property Position : Front/Rear Side  
Balcony Number : 2  
Toilet Number : 2  
Dues : 1750 TL  
Deed Status : Title Deed with Condominium  
Rental Income : 40000 TL  
Available to Bank Credit : Yes  
Barter : No  
Hand Over : No



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34524 , İstanbul

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- \* Internal Properties : Balcony, Steel Door, Shower cabin, Diaphone with screen, Double glazing, Cable TV / satellite, Covered Balcony, Plasterboard, Bath-Tube, Panel Door, Parquet - Laminate, Satin Plaster, Satin Paint, Checkroom, Double Glass, Tile Floor,
- \* Building : Elevator / Lift, Garden Wall, Earthquake Regulation Proof, Earthquake Resistant, Fiber Internet, Pressure Tank, Heat Proofing, PVC Windows, In Compound, Water tank, Ground Survey, Reinforced Concrete, In Garden, Parking,
- \* Environment : Kindergarten, ATM, Gas Station, Drugstore, Elementary School, Coiffure & Beauty Center, High School, Market, Game Park, Park, Police Station, Restaurant, Health Center, District Bazaar, Veterinary,
- \* External Properties : Sheathing,
- \* Compound : Basketball Court, Football, Security, Parking - Outdoor, Jogging / Walking Areas, Security Camera,
- \* Location : Near to Street, Sea View, Nature View, Close to Public Transportation, Close to Minibus Route,

A Safe and Peaceful Life Awaits You in Beylikdüzü`s Most Prestigious Family Complex! Located in Istanbul Beylikdüzü, İhlas Marmara Evleri 2nd Stage, 2nd Island, our apartment is for sale, offering a complete family complex concept with both its structure and social facilities. This special 3+1 apartment has a 130 m<sup>2</sup> gross area, is situated on the 6th floor, and features a beautiful sea view.\*\*\* This property is suitable for Turkish Citizenship applications.

\*\*\*Structural Highlights of the Apartment:- Maximum Earthquake Safety: Built with the "Raft Foundation" and "Tunnel Form" system, one of the most resistant construction systems against earthquakes. It is a building with high structural security where you can live in peace with your family.- Dual Frontage Advantage: Our East-West facing apartment receives natural light all day long; you can enjoy the sunrise from the east front in the mornings and the sea view from the west front in the evenings.- Ideal Floor Level: Located on the 6th floor of an 8-story block, the apartment has a dominant view and is at an ideal height. Complex Features and Quality of Life: İhlas Marmara Evleri 2nd Stage offers a "12-month vacation mode" lifestyle. The large and meticulously landscaped green areas of the complex provide a safe environment for families and children. Social facilities include:- Football and Basketball Courts- Walking tracks and outdoor sports area- Peaceful Decorative Pool and Gazebos- Open Parking Area- 7/24 Professional Security service This apartment is an unmissable opportunity for those looking for both a safe investment and a high-quality living space for their family. For detailed information and appointments, please contact: O. Murat ÖztürkGsm: +90 532 331 1274

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