

BAHAR YAKA
— EYÜPSULTAN —





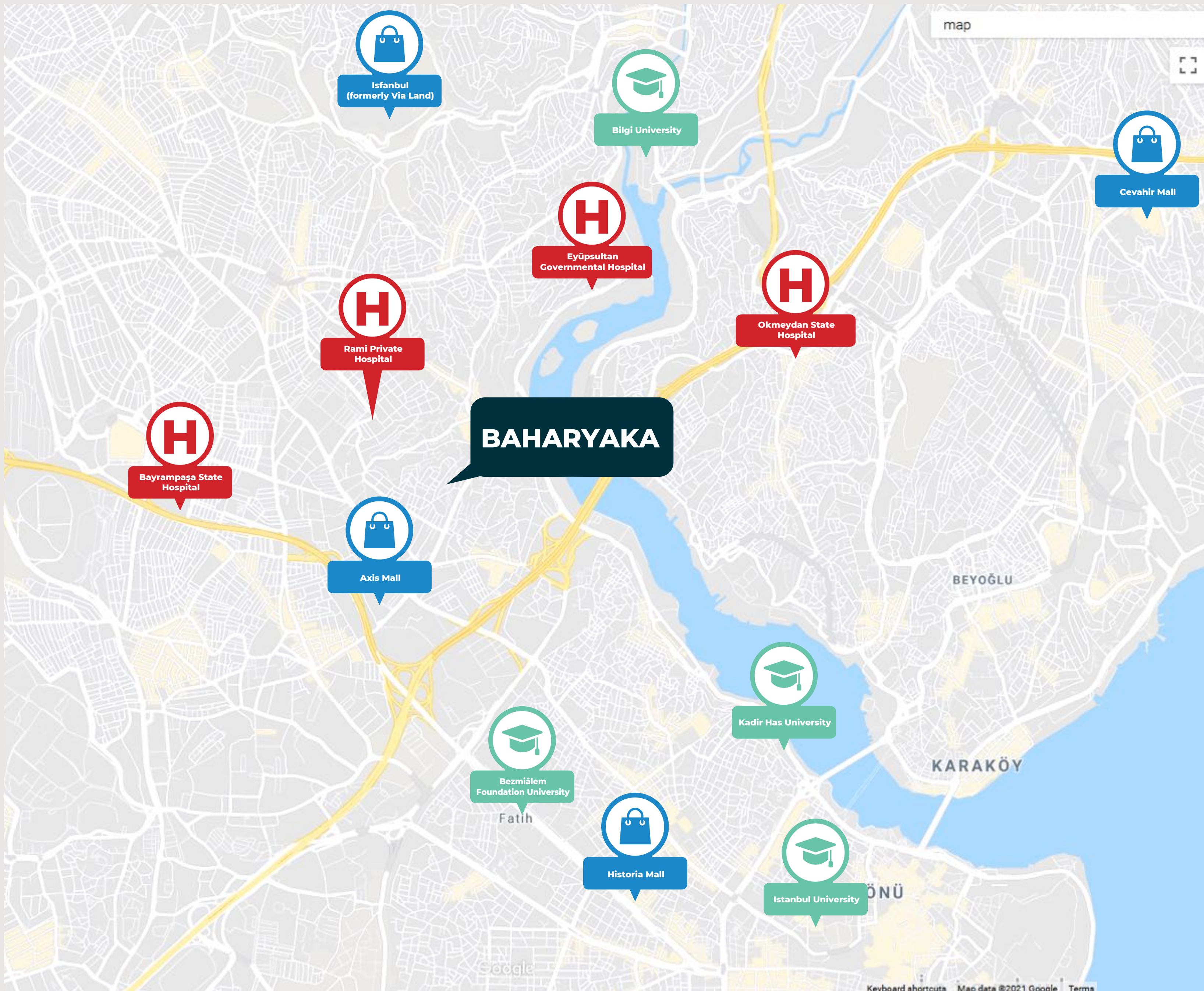
LOCATION LOKASYON

City: Istanbul

Region: European Side - Eyüpsultan

Baharyaka is distinguished by its location at the most central point in Eyüpsultan district. Located in front the municipality building. 800 meters away from Eyüpsultan mosque and the Pierre Lotte cable car. In addition to its proximity to public transport lines and main transportation routes.





Surrounding facilities:

Health:

Eyüpsultan Governmental Hospital	3.7 km
Okmeydan State Hospital	6.1 km
Rami Private Hospital	1.3 km
Bayrampaşa State Hospital	2.6 m

Education:

Kadir Has University	4.8 km
Bilgi University	5.1 km
Bezmiâlem Foundation University	3.9 km
Istanbul University	5.7 km

Shopping Centres:

Axis Mall	1.5 km
Isfanbul (formerly Via Land)	5.7 km
Historia Mall	4.6 km
Cevahir Mall	8.8 km

BAHARYAKA



Bayrampasa Metro Station



T4 Topkapı Tram line Station



T5 Eminönü-Alibeyköy Tram line



Ayvansaray Metrobus Station



Yenikapı Sea Bus Station

Surrounding facilities:

Transportation:

Bayrampasa Metro Station 2.2 km

T4 Topkapı Tram line Station 1.2 km

T5 Eminönü-Alibeyköy Tram line 1.2 km

Ayvansaray Metrobus Station 1.8 km

Yenikapı Sea Bus Station 6.3 km

Baharyaka Project Eyüpsultan

A distinctive family residential project in the centre of the historical Istanbul. Facing the Golden Horn Bay.

**Compatible with
the requirements of
Turkish citizenship**



Main Features

City Centre

Safe and Family friendly environment

Smart House systems

control and monitor services

High return on investment

Through rent or resale



Project Features:

Indoor swimming pool
gym, sauna
24 hour security and protection
Car Park
Separate facilities for men and women
Gardens and cafes
High quality cladding
surrounded by touristic areas

Project description:

Located in the heart of the historical Constantinople, which has a distinctive spiritual atmosphere. Baharyaka (Spring Circle) project sits close to the Great Companion Mosque, Abu Ayyub Al-Ansari and, overlooks the scenic Golden Horn Bay. The project is designed to suit the needs of the eastern family who want to live in the historical center of Istanbul without losing the sense of modern lifestyle and luxury in the atmosphere of the high-end capitals of the East.

It is also an opportunity for real estate investment by taking advantage of the exemption from many taxes due to its distinctive legal status (urban transformation) under the supervision of Eyüpsultan Municipality as an official entity, in addition to the scarcity of similar projects in the city center.



Technical Specifications

Land area : 21000 m²
Number of blocks : 27
Maximum height : 10 floors
Number of units : 593 apartments
Apartments types : 2+1, 2+1 Duplex, 3+1,
4+1 Duplex,
5+1 Duplex,

Construction Company:

Oferka Group has developed innovative ideas in the Turkish real estate market by developing the concepts of a luxurious social life in contemporary residential complexes, and this is evident through its business.

O F E R K A
YAPISINDA GÜVEN VAR









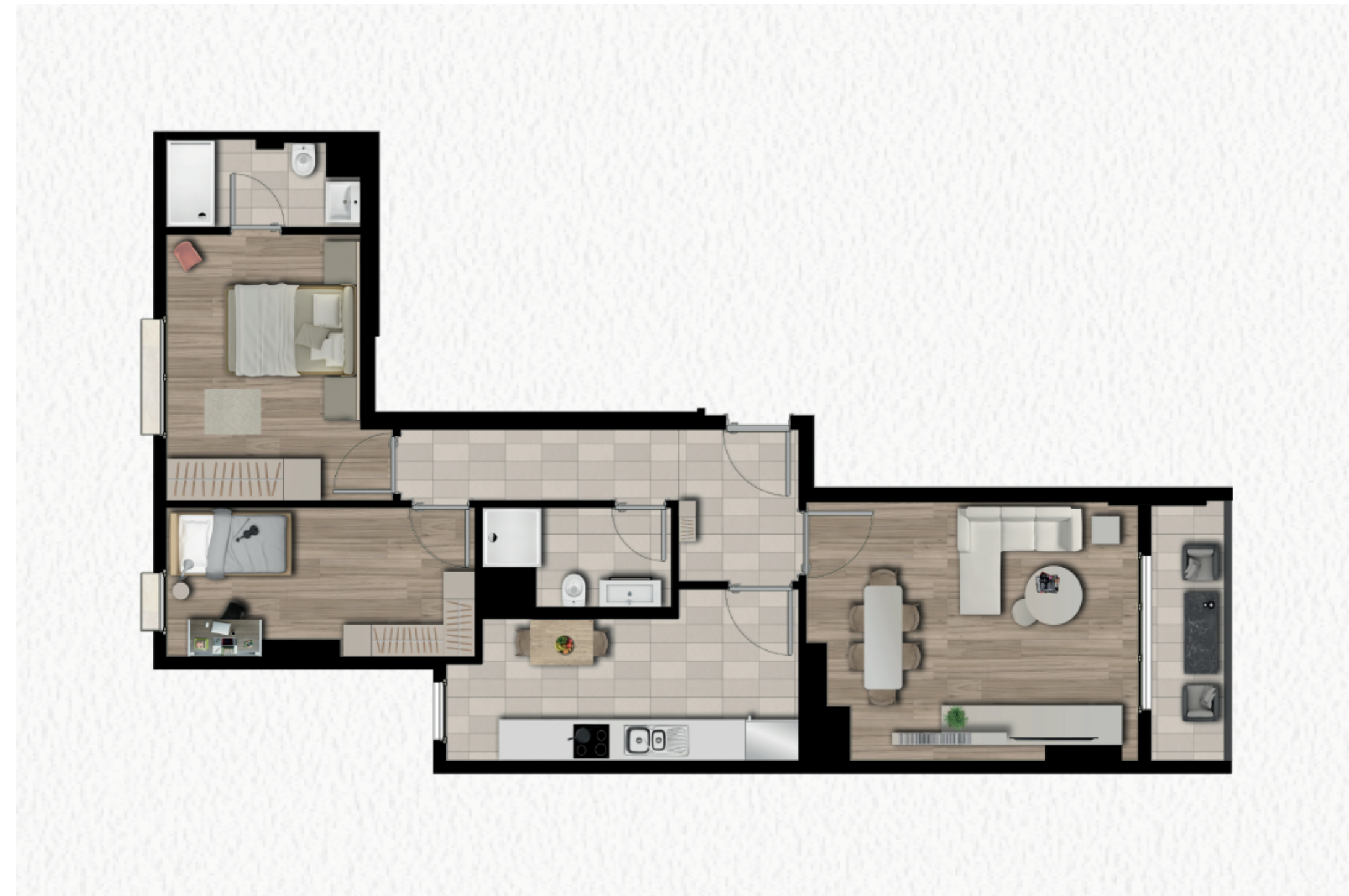




Real Estate Types (apartments):

2+1

91-190 m²
Floor Plan



Real Estate Types
(apartments):

2+1 Duplex

118-190 m²
Floor Plan



Real Estate Types (apartments):

3+1

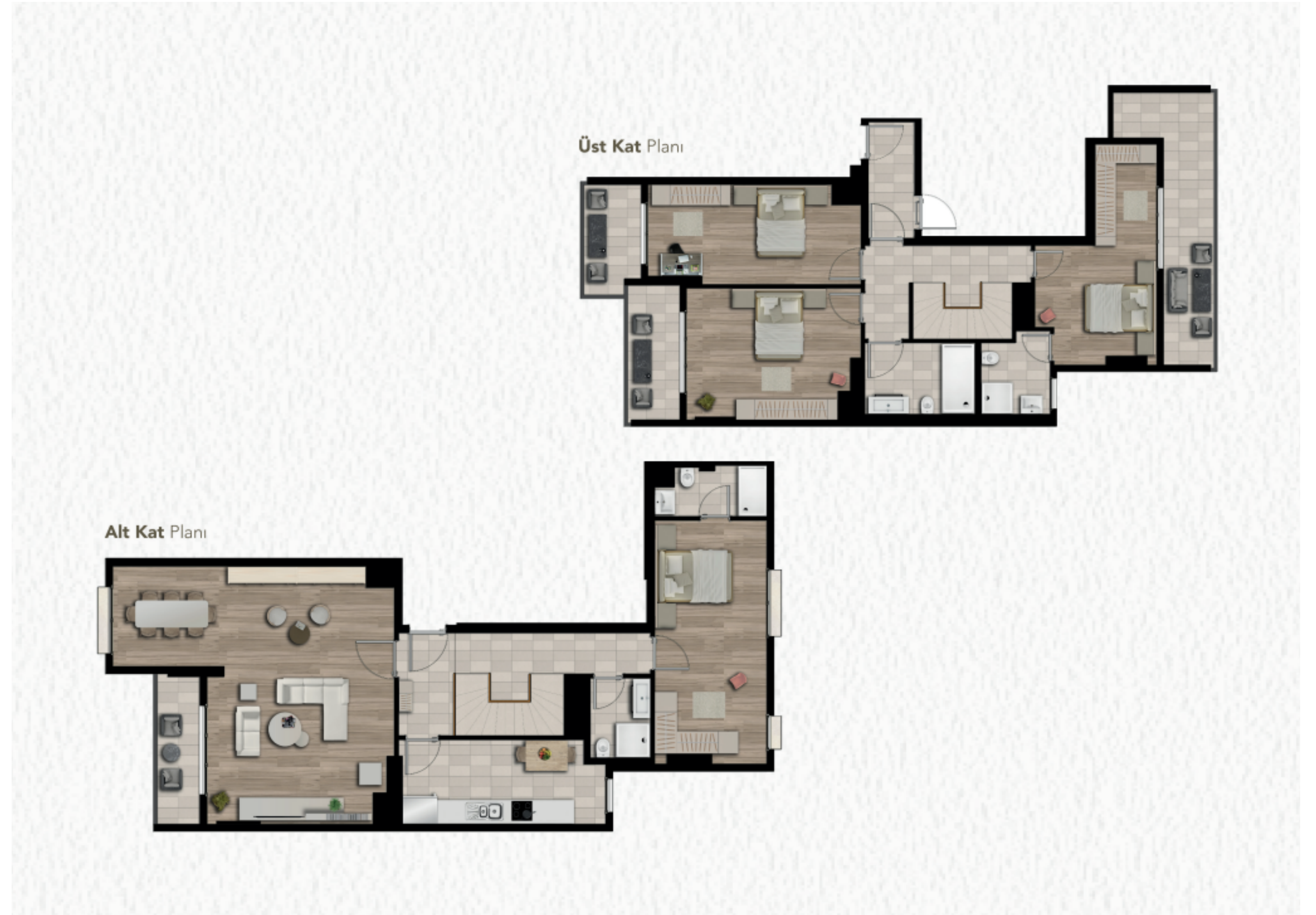
130-193 m²
Floor Plan



Real Estate Types
(apartments):

4+1 Duplex

228-300 m²
Floor Plan



**Real Estate Types
(apartments):**

5+1 Duplex

301-358 m²
Floor Plan

