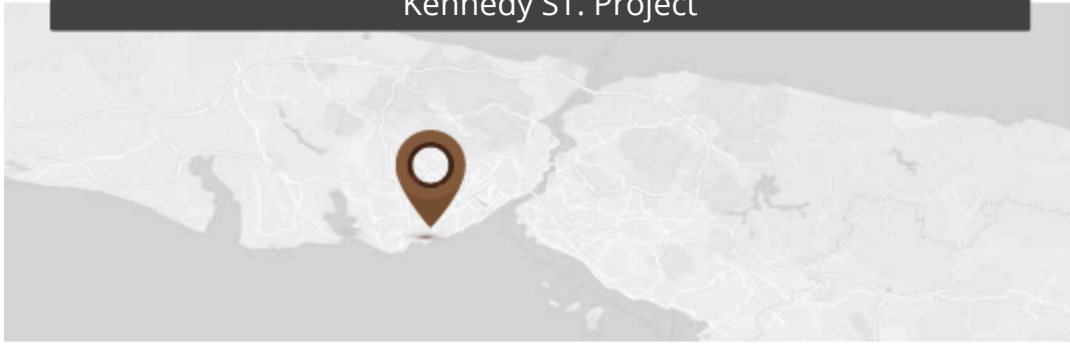


Kennedy ST. Project



Project Information

Project Name: Kennedy St. Project

Developer Background: The Developer has over 35 years of combined experience in the local and international real estate sector.

Successfully completed construction and real estate development of various projects, including but not limited to; housing, offices, shopping centers, hotels, educational institutions in the domestic and overseas markets. 2000+ total workers, 5000+ delivered units, 2 billion (\$) market value, 1 million+ sqm completed construction.

Construction Status: Delivered and Life Started

Project Delivery Date: Apr 1, 2022

Project Bio: It's located in one of the most famous streets in İstanbul, Kennedy Avenue, and this avenue extends

along the coastline to Eurasia Tunnel, enabling fast transition between two sides of the city. Kennedy St. Project is on this crucial avenue, and it is a communal life project inspired by historical structures and reflects the old İstanbul spirit.

Every detail of this project is designed with great care, and there are rich social areas as well.

Blending traditional materials and modern design, it can be considered an advantageous investment instrument in one of the Istanbul districts that never lose its significance.

Total Number of Units: 112

Unit Types: From 1+1 to 3+1

Location Information

City: Istanbul / European Side

District: Fatih

Location Analysis: D-100 Highway: 15 min - Marmaray, Kazlıçeşme Station: 1 min

Eurasia Tunnel: 2 min - Istanbul University: 5 min - Yenikapı Metro Station: 3 min - Cerrahpaşa

Medical Faculty Hospital: 6 min - Yenikapı Ferry Port: 3 min - Istanbul Airport: 35 min

Project Details

Land Size (m2): 40,946

Construction Area (m2): 49,394

Salable Area (m2): 32,624

Social Facilities (m2): 877

Social Facilities: Gym-Fitness, Sauna, Indoor

Swimming Pool, Cinema Room, Cafe /

Restaurant, Open Air Cinema, Kids

Playground, Steam Room

Typology: 1+1, 1.5+1, 2+1, 2.5+1, 3+1, 3,5+1

Dublex, 4+1, 4+1 Dublex, 5+1, 6+1, Loft

Typology Analysis (Each Type):

19 Units of 1+1 / 7 Units of 2+1 / 9 Units

2,5+1 / 21 Units 3+1 / 7 Units 3,5+1 / 11

Units of 4+1 / 2 Units of 6+1 / 34 Units of

Loft

Number of Apartments Each Floor:

Number of Total Units: 112

Number of Apartments: 76

Number of Villas / Loft: 36

Number of Blocks: 10

Number of Commercials: 0

Number of Floors (Block by Block):

A1-A2-A3 Block: 5,

B Block: 6,

C Block: 3,

T1 Block: 4,

T2 Block: 4,

T3 Block: 3,

T5 Block: 1,

T6 Block: 3.

Project Concept Analysis: Luxury

Renovation Project; Prestigious & Comfort

Oriented

Most Sold Nationalities: Iran

Investment Analysis of Project

Expected Return on Investment:

Expected Capital Appreciation:

Investment Analysis of Project

Key Selling Points:



TURKISH CITIZENSHIP



STRONG EXIT STRATEGY



HIGH POTENTIAL INCOME



HIGH QUALITY MATERIALS



QUALITY NEIGHBORHOOD



NEAR TO UNIVERSITIES AND HOSPITALS

Cost Breakdown of Project

VAT %: 18

VAT Exemption: Yes

Notarized Agreement:

Notary Cost:

Title Deed Type:

Eligible for Citizenship: Yes

Notary Eligible for Citizenship:

Subscription and Taxes (TRY):

Valuation Report (TRY):

Title Deed Fee: % / %

Title Deed Delivery Period (Day):

Mars Employees

Name

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