



# MALTEPE PROJECT

DISCOVER AN ELEGANT LIFESTYLE

## A PREMIUM PROJECT FROM A REPUTABLE DEVELOPER

The developer is one of the leading companies in the Turkish real estate sector. It has over 50 years of combined experience in local and international markets. The developer has become a trusted "Life Brand" by continuously expanding into new investment areas beyond its original mission as a provider of branded housing. As a result of this mission, It was chosen as the first ranking company in 2017 with the most housing sales (unit-based) in Turkey.

Construction of 100,000 houses on an area of 12,000,000 square meters

4,500 qualified employees

Award-winner

The Most Reputable Brand of The Year (The One Awards)  
The Project of The Year (United States Green Building Council)



## ABOUT THE PROJECT

Maltepe project is the key to an elegant lifestyle with a breathtaking view of the Princes' Islands. Along with its delicate architecture and stunning scenery of the Marmara Sea, the project is full of investment opportunities with its central location.

Experience a premium lifestyle with Maltepe project, the rising star of Istanbul.

## OPEN A WINDOW TO PRINCES' ISLANDS AND THE MARMARA SEA

A spectacular view of the Princes' Islands and an exclusive living concept awaits in Maltepe project. The project allows its residents to feel the captivating scenery of the Marmara Sea from floor to ceiling windows.



## STRATEGIC LOCATION



### ATTRACTION CENTERS:

- Hilltown Mall 5 mins
- Maltepe Park Mall 5 mins
- Maltepe Showground 7 mins
- Piazza Mall 10 mins
- IKEA 11 mins
- IstMarina 17 mins

### NEARBY SCHOOLS:

- Bahçeşehir College 5 mins
- Marmara University 7 mins
- Maltepe University 9 mins
- Kadir Has Anatolian High School 10 mins
- Yeditepe University 12 mins

### CRITICAL LOCATIONS:

- Maltepe Metro 4 mins
- Huzurevi Metro 4 mins
- Anatolian Courthouse 13 mins
- Kartal İDO 12 mins
- Bostancı İDO 8 mins
- Sabiha Gökçen Airport 20 mins

### NEARBY HOSPITALS:

- Maltepe Public Hospital 7 mins
- Kartal Public Hospital 12 mins

## PROJECT DETAILS

Total Land Size: 12.311,69 m<sup>2</sup>  
 Total Landscape Size: 10.000 m<sup>2</sup>  
 Total Area of Social Facilities: 670 m<sup>2</sup>  
 Total Number of Blocks: 4  
 - A Block - Commercial  
 - B, C, D Block - Residential  
 Total Number of Units: 317  
 Total Number of Parking Spaces: 372

Total Number of Floors:

B Block - 17

C Block - 19

D Block - 18

Unit Types: From 1+1 to 4+1

Unit Size: 70,53 m<sup>2</sup> - 221,46 m<sup>2</sup>



## INCOMPARABLE LIVING CONCEPT FOR A BETTER LIFE



- Perfect Match For Citizenship
- Distinguished District
- Incomparable Scenery
- High Investment Value
- Exclusive Social Facilities
- Panoramic View of Princes' Islands
- Strategic Location
- Strong Exit Strategy



EXQUISITE SOCIAL AMENITIES

AROMATIC HOBBY GARDEN

FLOWER TUNNEL

LANDSCAPE CAFE

WALKING TRACK

NOISE-FREE BACKYARD

BOCCE

FIRE PIT

SPORTS PARK

ADVENTURE PARK

PARKING LOT



DISCOVER THE INVESTMENT OPPORTUNITIES IN MALTEPE PROJECT



HIGH RENTAL INCREASE RATE

1



BELOW MARKET PRICES

2



WELL-ESTABLISHED EXIT STRATEGY

3

*Ideal for High Rental Income*

THE RENTAL INCOME  
RATE OF THE REGION

**% 3-4**

EXPECTED RENTAL INCOME  
IN MALTEPE PROJECT

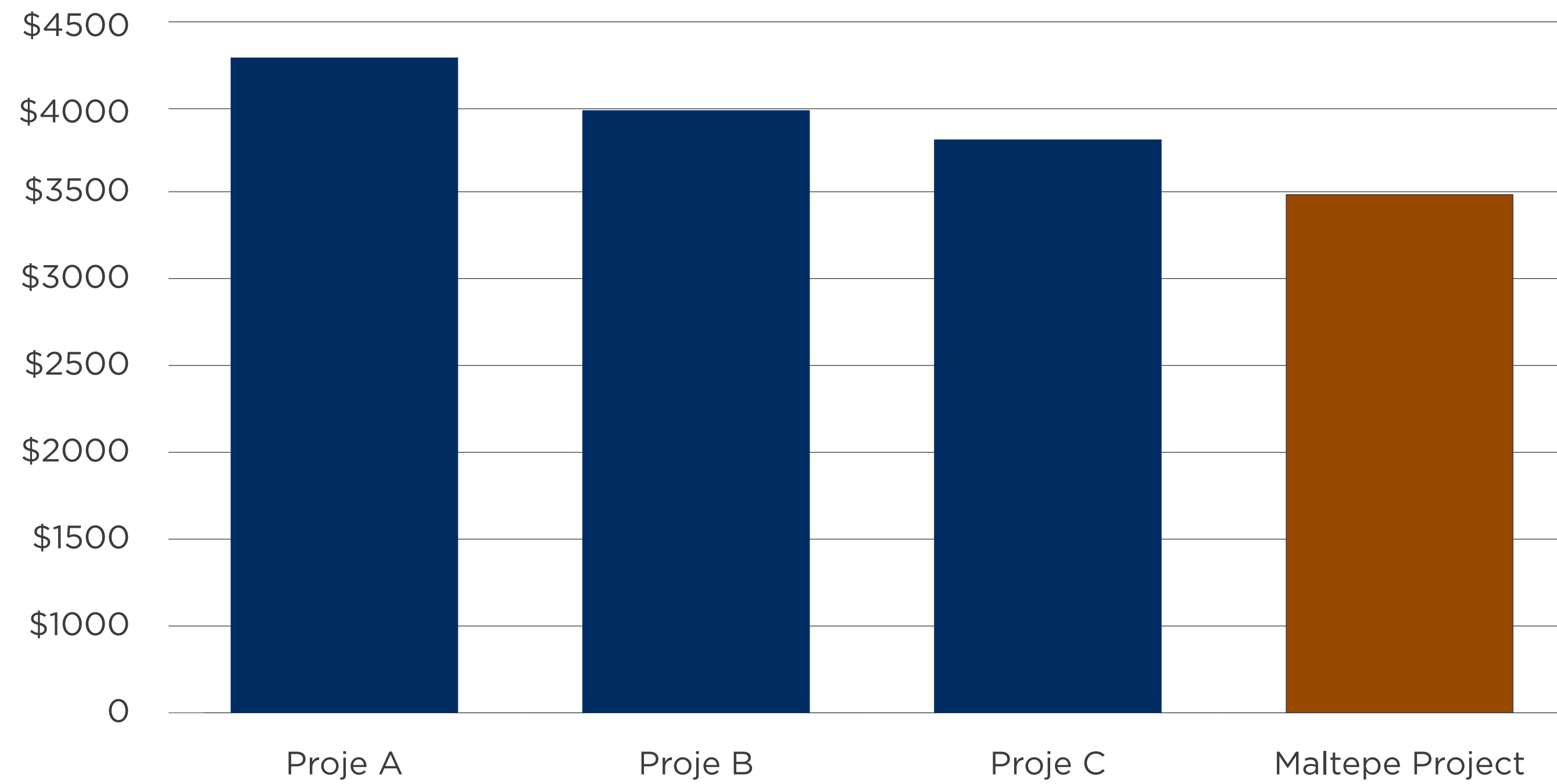
**% 5,6**

“

*The project offers a High ROI and strong rental increase potential due to its premium location and high-end architectural design.*

*Below Market Prices*

MARKET COMPARISON IN MALTEPE

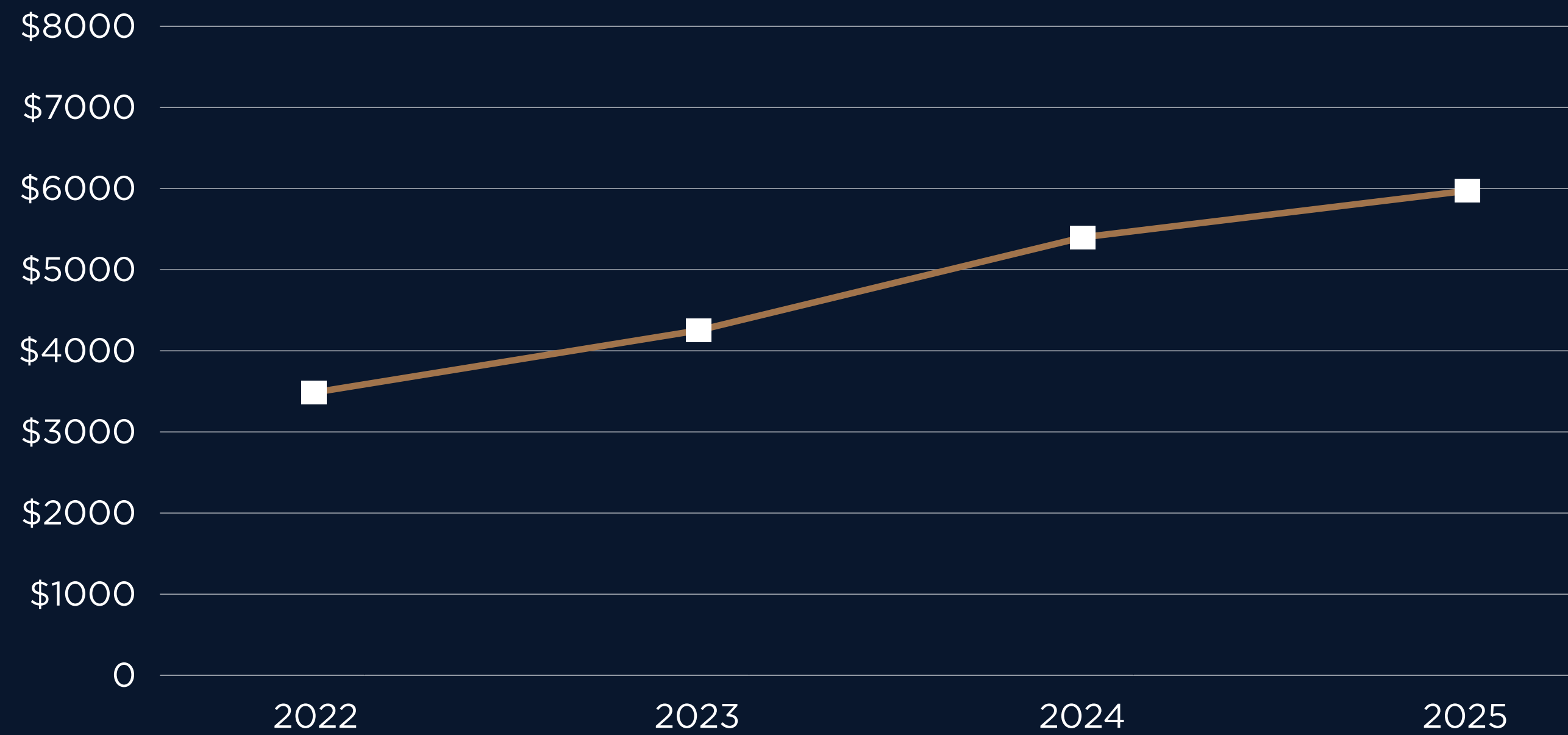


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*Maltepe project has a significant investment value due to its affordable m<sup>2</sup> prices compared to other projects in the region.*

*Well-Established Exit Strategy*

EXPECTED M<sup>2</sup> PRICE INCREASE IN 3 YEARS



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*The increasing housing demand on the Asian side makes Maltepe project an unmatched investment project.*

MALTEPE PROJECT

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EVERY DETAIL IN MALTEPE PROJECT IS DESIGNED TO MEET THE DISCERNING NEEDS OF ITS RESIDENTS.





THE LANDSCAPE DESIGN COMBINED WITH THE PANORAMIC VIEW OF PRINCES'

ISLANDS OFFERS A SINGULAR LIVING EXPERIENCE.



MALTEPE PROJECT ENCOMPASSES  
SPACIOUS AND PRACTICAL UNITS APT FOR EVERYONE.

MALTEPE PROJECT



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