



PRIME REAL ESTATE  
INVESTMENT WITH TURKISH  
CITIZENSHIP ELIGIBILITY

Topkapi, Istanbul

**LS** LUXURY  
SIGNATURE

*Luxury Investing*

REAL ESTATE INVESTMENT



# PROPERTY DESCRIPTION



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This luxury development combines modern living, business, and retail in one of the most strategic and fast-growing areas of Istanbul. With its integrated design that includes residential apartments, offices, and commercial units, it offers not just a home but a complete lifestyle and a strong investment opportunity with continuously growing property value.





Built on a 5,250 sqm land plot, the project consists of two residential towers, each rising 13 floors, featuring 238 apartments in 1+1 and 2+1 layouts ranging from 53 sqm to 95 sqm, along with 17 commercial units that enhance daily life and investment value.

*Harry Investing*



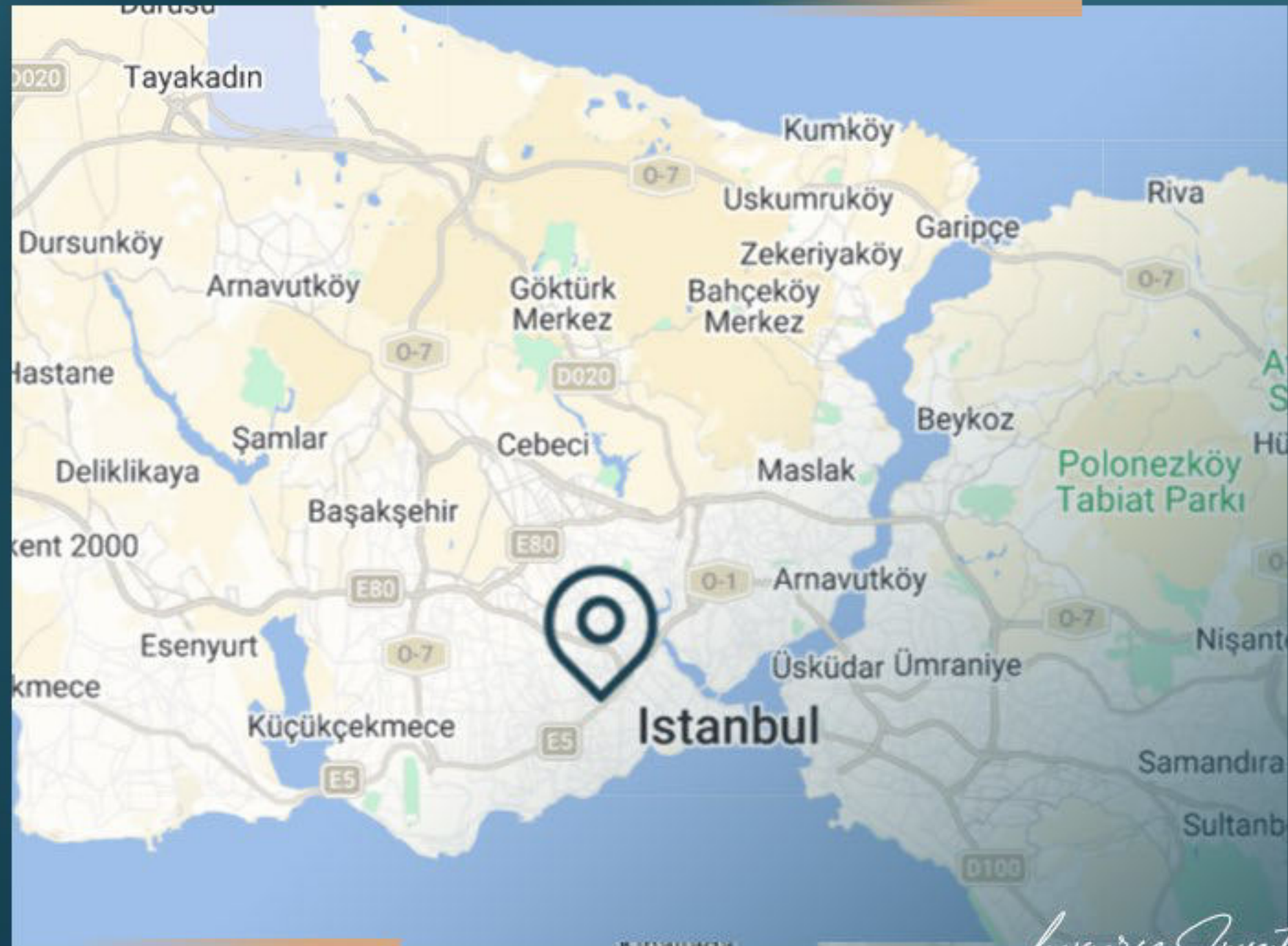


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## Investment Advantages

Flexible payment plans (cash & installments).  
High rental yields and strong resale potential.  
Eligible for Turkish Citizenship by Investment.  
Central location ensuring continuous property value growth.



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## PROPERTY LOCATION

Transportation: Only 500 meters from the E-5 highway, a 5-minute walk to metro and Metrobus stations, with easy access to the Eurasia Tunnel and Yenikapı metro line.

Nearby Universities: Yildiz Technical University, Istinye University, Arel University, Biruni University, and Ibn Haldun University – ensuring continuous rental demand from students and academics.

Healthcare: Koc University Hospital (just 2 minutes away), Bezmialem Vakıf University Hospital, and Kolan Hospital.





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# PROPERTY FEATURES



Gardens



Gym



Security



Garage



Elevator



Sauna



Turk Hamam



Swimming Pool



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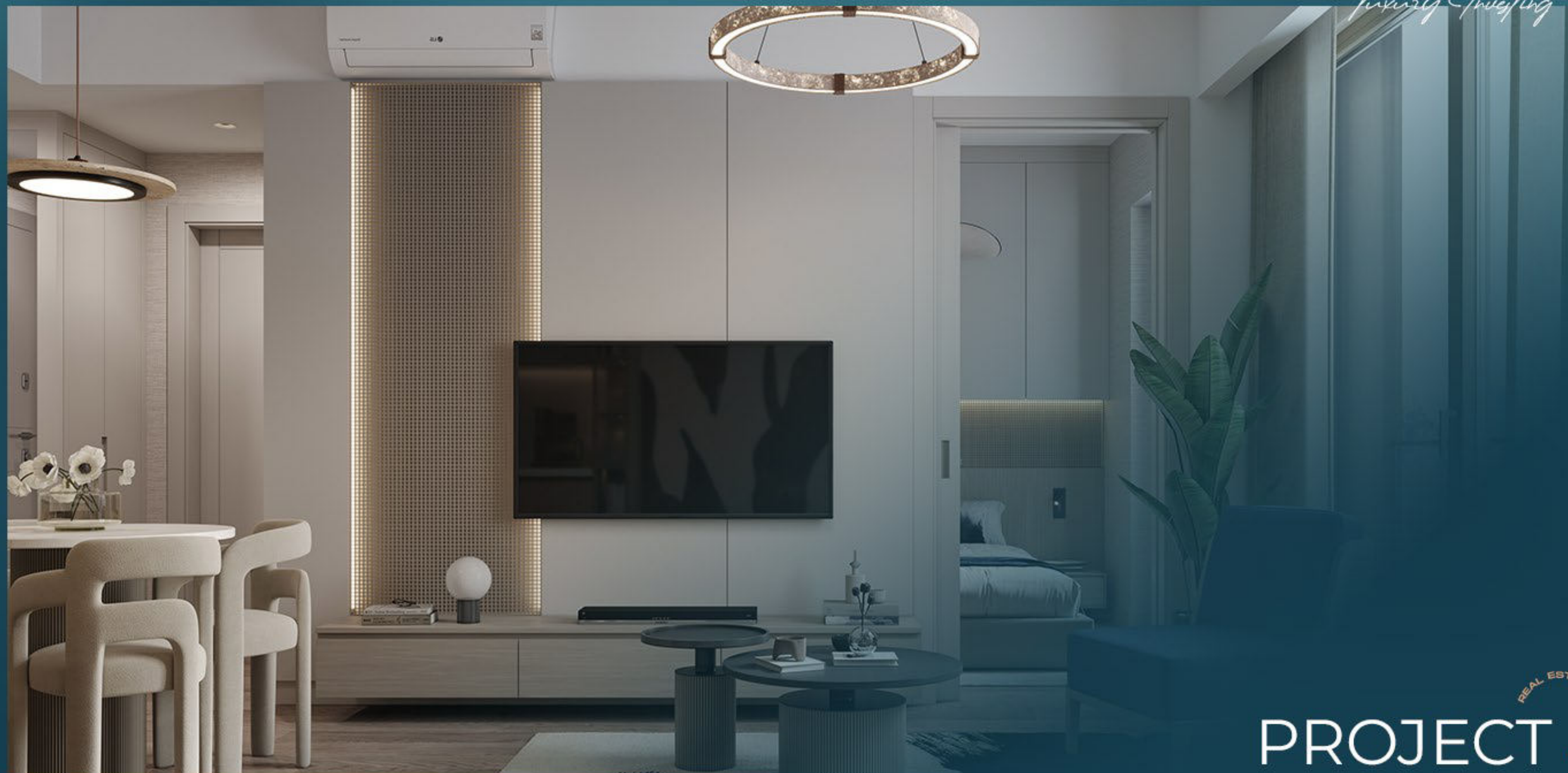


PROJECT  
PHOTOS

REAL ESTATE INVESTMENT



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PHOTOS

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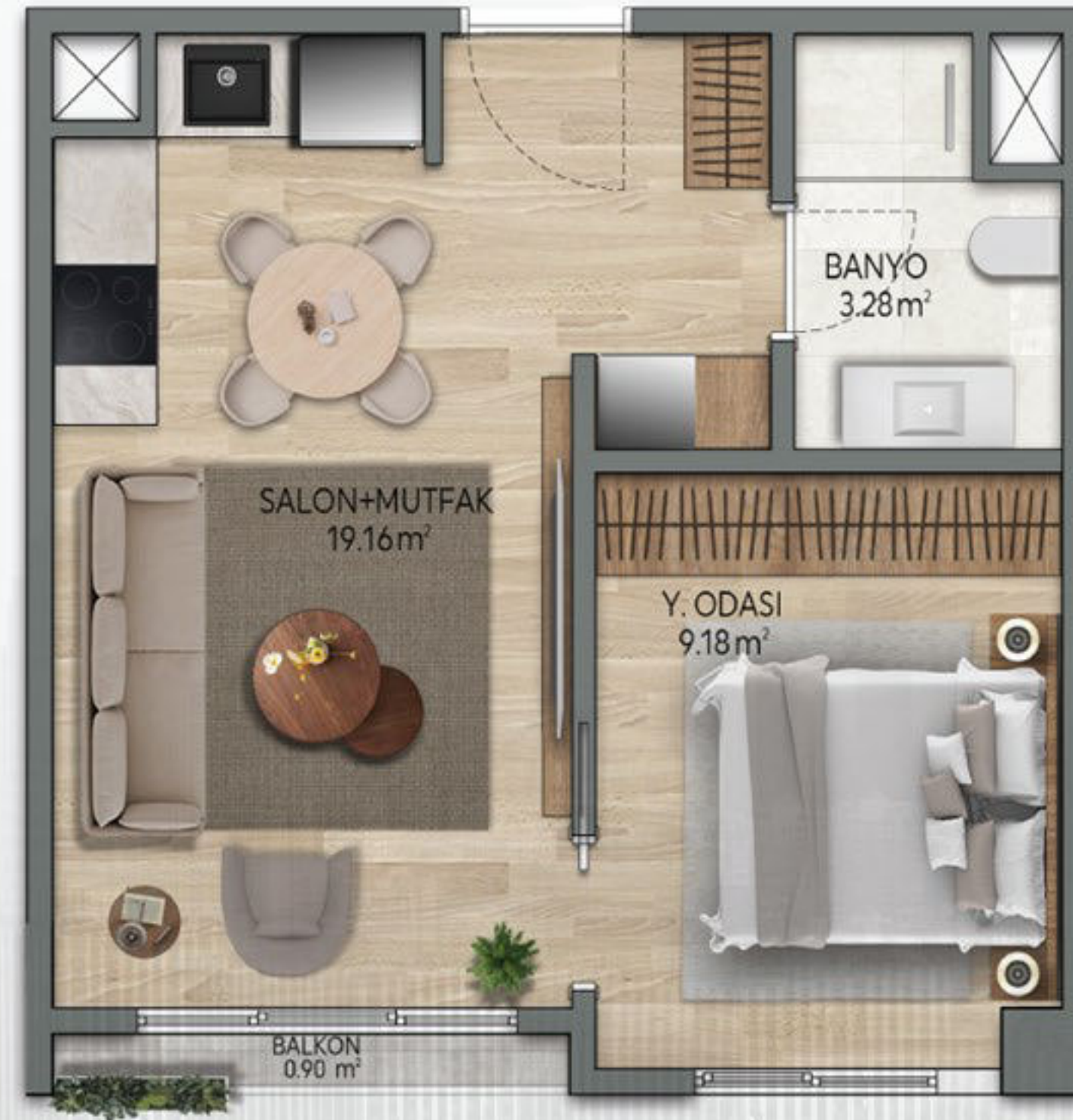
















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