



LS209

A project of
commercial offices
and luxurious
apartments in
Maltepe, Istanbul.



MALTEPE, ISTANBUL

luxury living

LS LUXURY
SIGNATURE

REAL ESTATE INVESTMENT



PROPERTY DESCRIPTION

The Pioneering Project In The Field Of Business And Housing Luxury.

The project is a timeless and dynamic building. with its 34,000 sqm of rental/sale office space. the project is the most prestigious office building leading the real estate market in its neighborhood in Istanbul.

Developed with the experience of (Rönesans Group), the project is awarded (LEED) Gold Certificate for its nature-friendly architectural design and engineering perspective, and the candidate for (BREEM) in Use certificate. the project is compliant with (EN), (NFPA), (ASHRAE) standards as well as international (HS&E). The design is also in tune with the highest safety criteria including the latest earthquake and fire regulations.



Project Includes

- Office
- Shopping Mall
- Residence
- Office Entrance
- Mall Entrance (E-5 & Metro)
- Esenkent Metro Station
- E-5 Highway
- Social Facilities for Residences
- Residence Block Entrance
- OfficeLink

The project one of the most interactive and dynamic office buildings in Istanbul, has a direct connection to the metro station and to the shopping mall. It offers you the opportunity to gain a privileged place in the city with its strategic location and proximity to the district municipality, hospitals, courthouses, airports, marinas, and hotels.

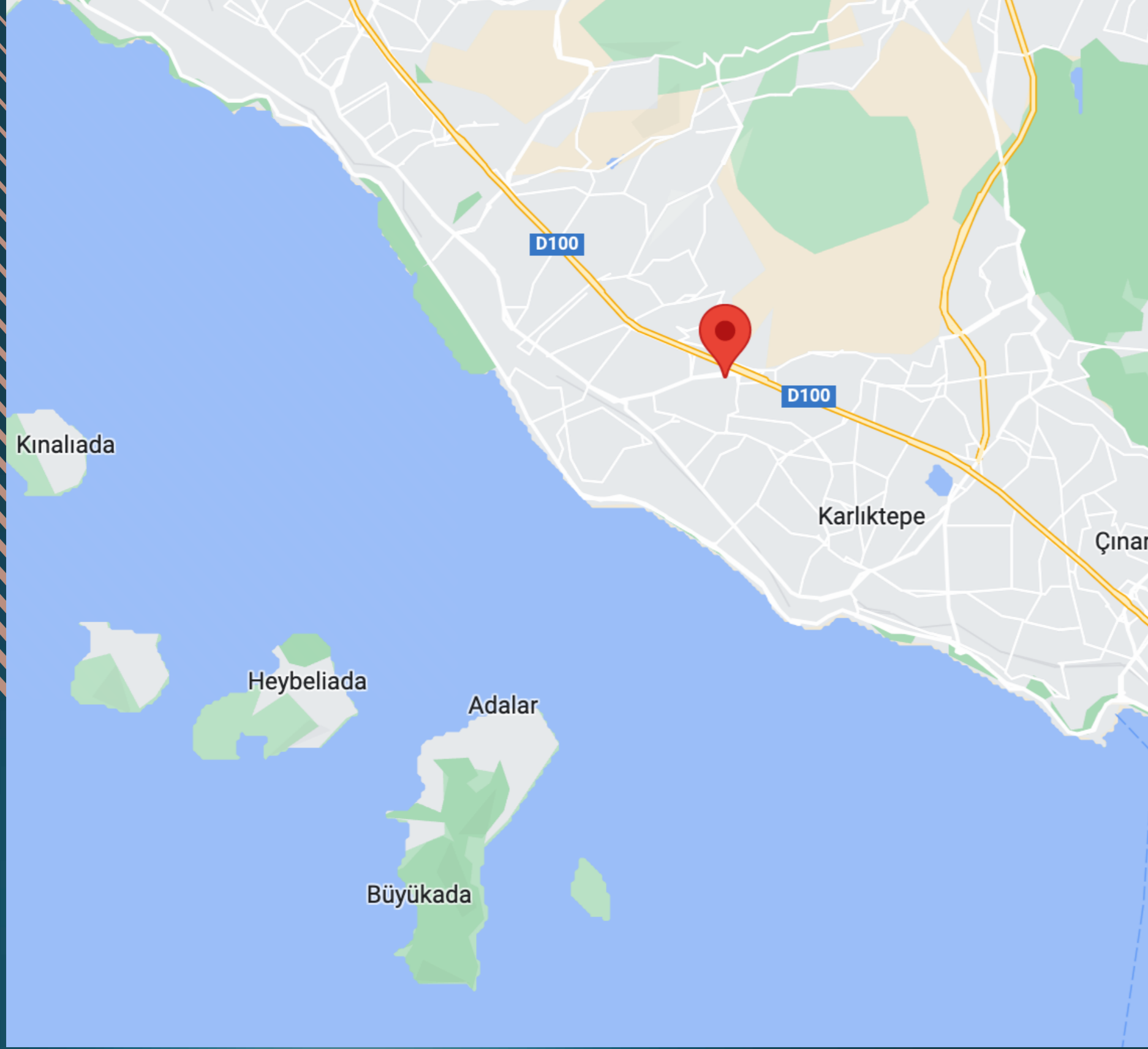
OfficeLink changes the business life rules with its aesthetically beautiful yet functional architecture, coworking spaces and shared offices, and offers innovative solutions to exceed your professional needs. Hosting technology companies, OfficeLink offers a new hybrid working model by combining business, sports, and fun.



General Features Of Offices

- On each floor, view of the Marmara Sea and the Prince's Islands
- Directly connected to the metro
- Energetic and efficient together with the shopping mall
- On the E-5 highway
- Office areas up to 3,250 m² on one floor
- Detached balcony and terrace alternative on floors
- Parking capacity for one vehicle in one office area per 75 m²
- 84%-91% efficiency and A+ class offices
- 24/7 security, reception
- Mailroom
- Facades that receive light

And also, Advanced smart building systems (SIEMENS) & fire safety (BOSCH). Reliable backup power (CAT), AI-managed elevators (KONE). High-speed fiber IT, efficient HVAC. Spacious offices with up to 5 m height, and 9 m column openings. Equipped WCs on each floor. Evaluated for earthquake safety by Bogazici University (2016).



PROPERTY LOCATION

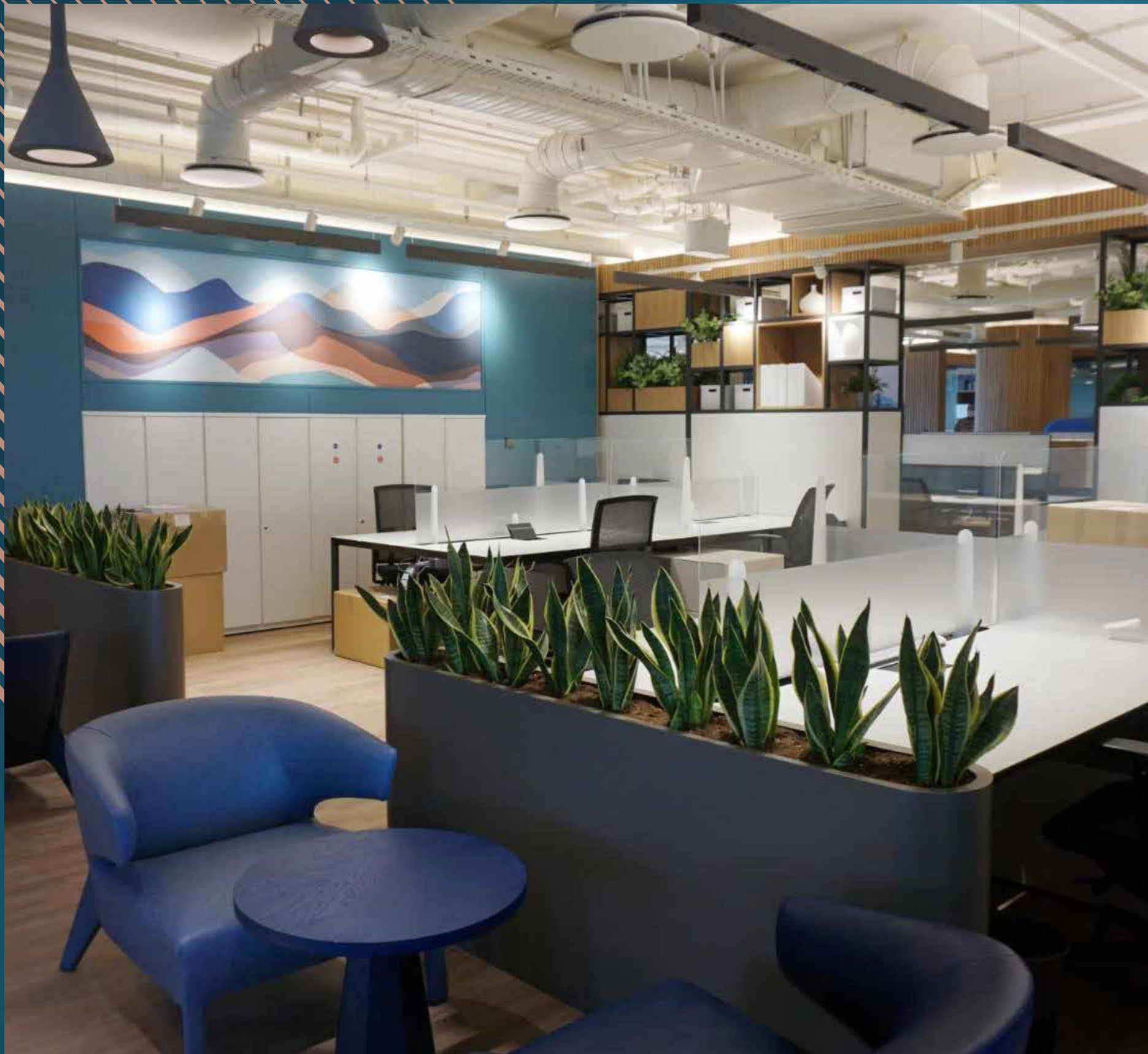
It is 18 minutes away from Sabiha Airport.

It is 38 minutes away from Taksim.

It is 1 minute away from a metro station.

It is 3 minutes away from hospitals.

It is 5 minutes away from schools.



PROPERTY FEATURES

- ✓ Gardens
- ✓ Gym
- ✓ Garage
- ✓ Elevator
- ✓ Security
- ✓ Earthquake-resistant
- ✓ Near by metro



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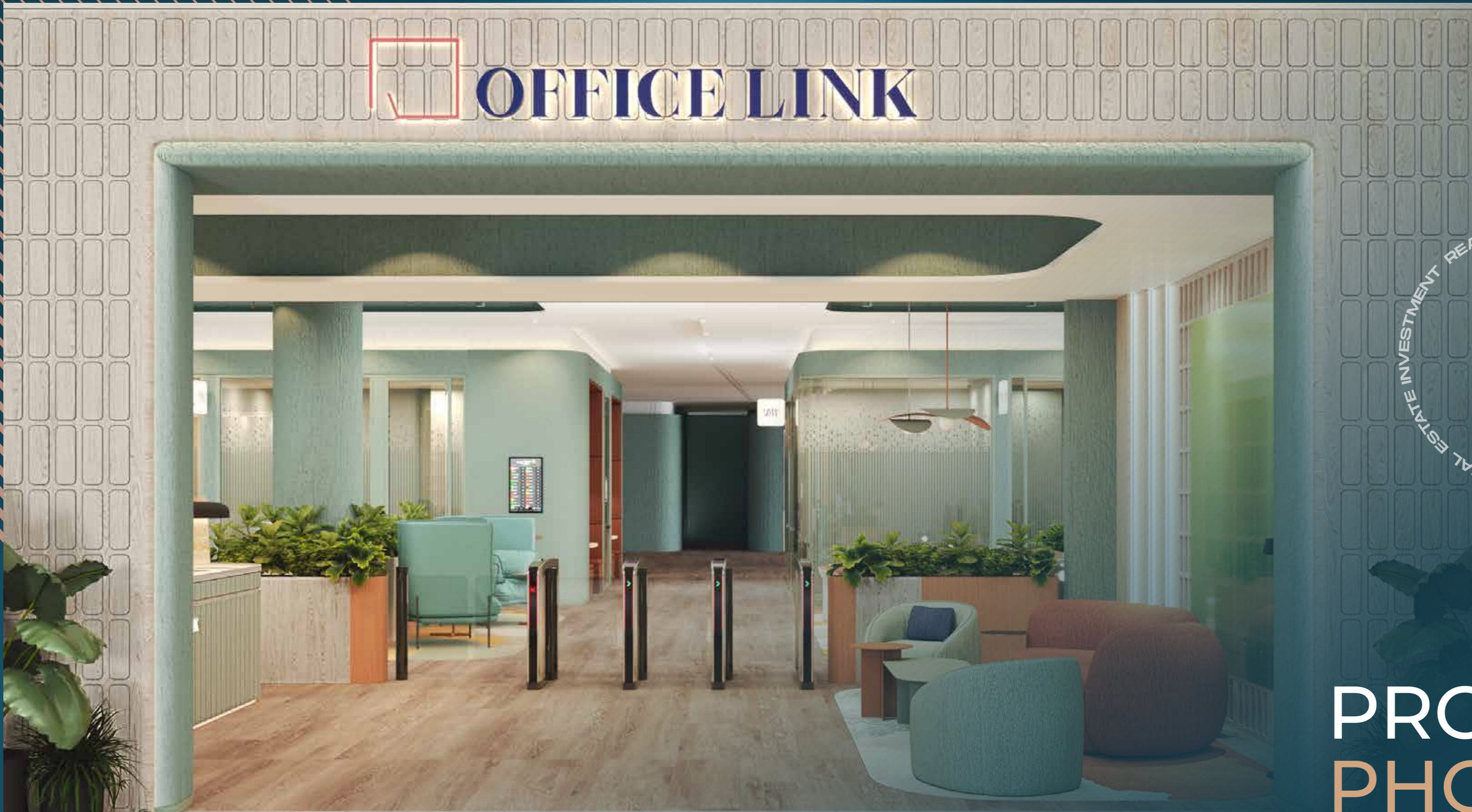
PROPERTY PHOTOS



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 OFFICE LINK



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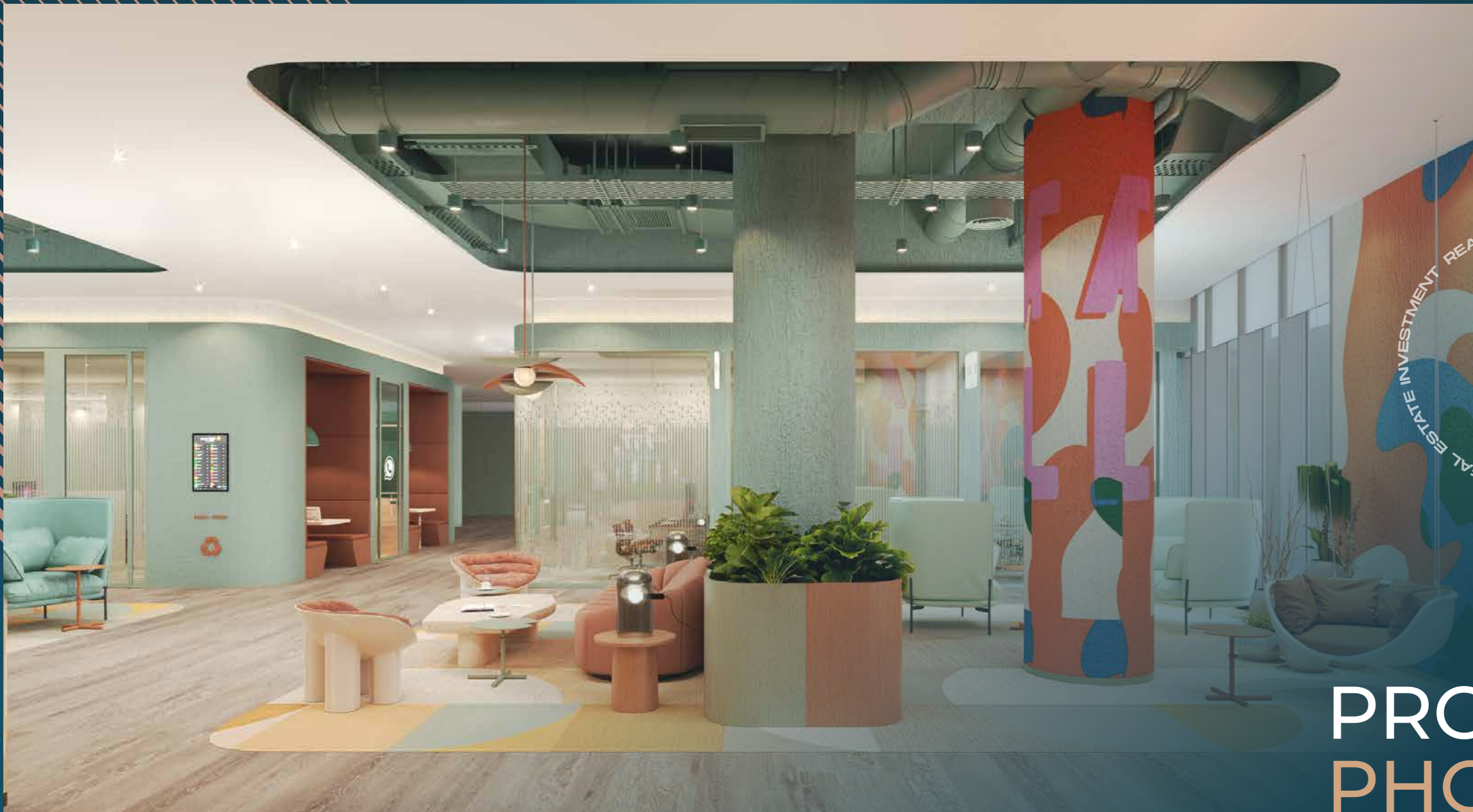
PROPERTY PHOTOS



OFFICE
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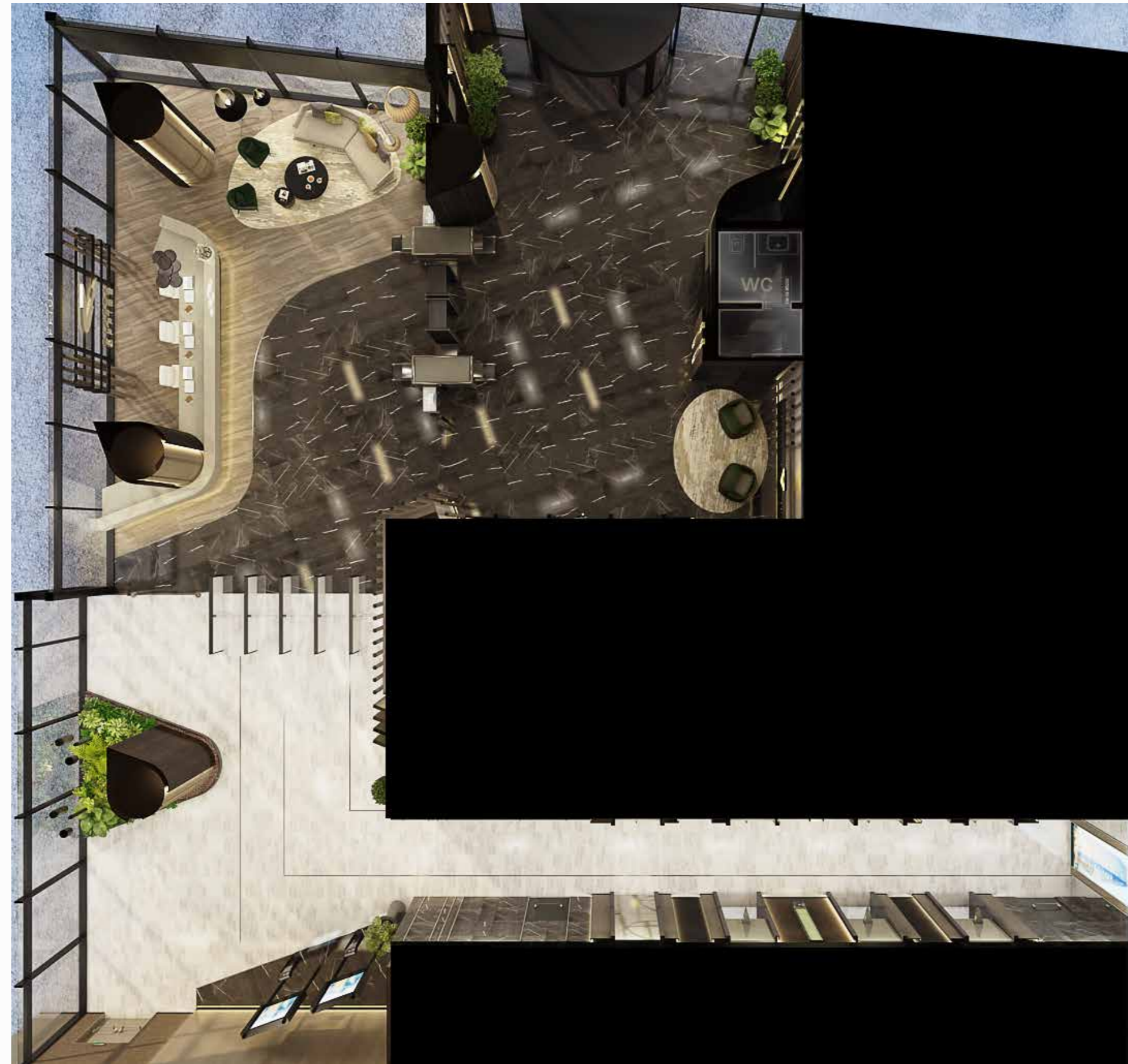
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