



BAKIRCI ZENIT TOPKAPI PROJECT IN ZEYTINBURNU, ISTANBUL

LS LUXURY
SIGNATURE

Istanbul – zeytinburnu

Luxury Investing

REAL ESTATE INVESTMENT

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PROPERTY DESCRIPTION



Bakırcı Zenit Topkapı introduces a modern residential and investment concept in one of Istanbul's most central and rapidly developing areas. The project is located in the Maltepe neighborhood of Zeytinburnu, along the vibrant Topkapı-Cevizlibağ corridor, close to the Historical Peninsula and an extensive network of transportation links, universities, hospitals, and shopping centers.

Combining a central location, green spaces, contemporary architecture, and advanced structural protection systems, the project offers an environment suitable for family living and long-term real estate investment. It also includes units eligible for applying for Turkish citizenship through real estate investment.

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Overview of Bakırcı Zenit Topkapı

The project is being developed on a land area of approximately 16,000 square meters. It consists of 7 blocks, ranging from 9 to 10 floors, and includes a total of 462 independent units, distributed as follows:

364 residential apartments.

72 offices.

26 commercial shops.

One block allocated to offices and another to residential units.

Block C consists of 9 floors.

Blocks A, B, D, and E consist of 10 floors.

%40 of the project's total area is dedicated to green spaces.

6,788 square meters of landscaped areas.

Apartment options ranging from 1+1 to 1+4.

The project's architecture incorporates façades finished with natural materials, functional interior layouts, and spacious outdoor areas. Its relatively low-rise, human-scale design helps provide greater comfort and privacy. Some apartments feature ceiling heights of up to 3 meters, along with balconies measuring approximately 6 to 7 square meters, adding a greater sense of spaciousness and allowing more natural light into the interiors.



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Green Spaces and Social Facilities

A total of %40 of the project's area has been allocated to greenery and landscaping, equivalent to approximately 6,788 square meters. This allows residents to enjoy a calmer and more balanced environment in one of Istanbul's central locations.

The project's social and service facilities include:

Landscaped gardens and green spaces.

Children's playgrounds.

A basketball court.

A fitness center and sports facilities.

Indoor parking.

Open spaces for relaxation and family activities.

Commercial shops within the project to meet residents' daily needs.

Investment Value of the Project

Zeytinburnu is one of Istanbul's established central districts and is currently witnessing ongoing urban transformation and redevelopment projects under the Kentsel Dönüşüm initiative. The area is also attracting several major real estate developers, contributing to the renewal of its housing stock, improvement of services and infrastructure, and growing appeal for both residential living and property investment.

The investment value of Bakırcı Zenit Topkapı is supported by several factors:

A central location near the Historical Peninsula.

Connections to several public transportation lines and major roads.

Five universities, hospitals, and shopping centers located near the project.

A new development in an area undergoing continuous urban transformation.

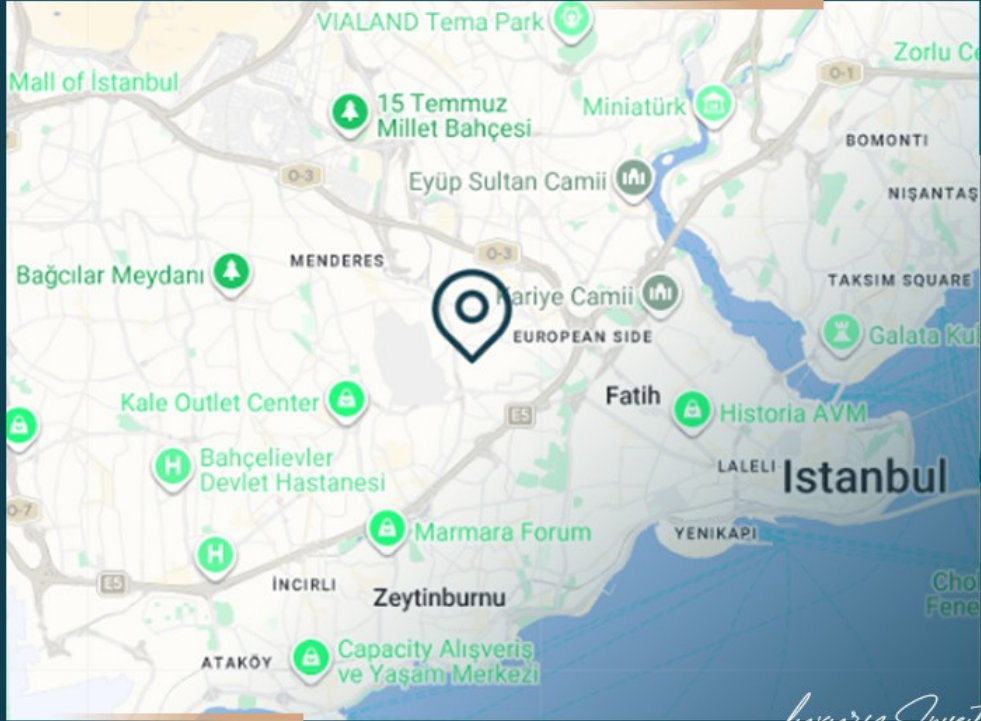
A diverse selection of residential apartments, offices, and commercial shops.

Advanced seismic isolation systems.

A high proportion of green space compared with the project's central location.

Suitability for family living, rental income, and long-term investment.

A future delivery date that may provide an opportunity for value growth during the construction period.



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A Central Location Near the Historical Peninsula

Bakırcı Zenit Topkapı enjoys a strategic location in Topkapı, which historically served as one of the main gateways to Istanbul and has now become an important connection point between the Old City and modern Istanbul.

The project's location places residents close to business, education, healthcare, and shopping destinations, while offering convenient access to many parts of Istanbul through highways and public transportation.

Distances from the Project

- 2 minutes from the E-5 highway.
- 4 minutes from Davutpaşa Metro Station.
- 4 minutes from Cevizlibağ Metrobus Station.
- 5 minutes from Koç University Hospital.
- 5 minutes from Liv Hospital.
- 9 minutes from Marmara Forum Shopping Mall.
- 13 minutes from Forum Istanbul.
- 4 minutes from Yıldız Technical University.
- 5 minutes from Istanbul Arel University.
- 5 minutes from Istanbul Yeni Yüzyıl University.
- 5 minutes from İstinye University.
- 5 minutes from Biruni University.

Several public transportation options are also available within an approximate radius of one kilometer and can be reached on foot:

- Approximately 8 minutes' walk to the Metrobus.
 - Approximately 10 minutes' walk to the tramway.
 - Approximately 12 minutes' walk to the metro.
- The location also benefits from proximity to the metro, Metrobus, T1 and T4 tram lines, as well as convenient connections to the Marmaray line and Istanbul's main transportation routes.



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PROPERTY FEATURES



Gardens



Gym



Security



Garage



Valet parking
service



Elevator



Sauna



Turk Hamam



Swimming Pool

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PROJECT
PHOTOS



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PROJECT
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1+1 A-ZT

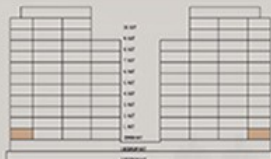
NET ALAN (TERAS VE BALKON HARİÇ) : 39,60 M²

NET ALAN (TERAS VE BALKON DAHİL) : 60,44 M²

SATIŞ BRÜT ALAN : 69,28 M²

TAHSİSLİ SATIŞ BRÜT ALAN: 87,85 M²

ANAHTAR KESİT



ANAHTAR PLAN



VAZİYET PLAN



2 + 1 B-ZT

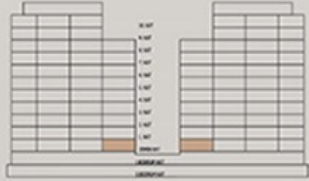
NET ALAN (TERAS VE BALKON HARİÇ) : 51,90 M²

NET ALAN (TERAS VE BALKON DAHİL) : 93,23 M²

SATIŞ BRÜT ALANI : 89,45 M²

TAHİSİLİ SATIŞ BRÜT ALANI : 128,62 M²

ANAHTAR KESİT



ANAHTAR PLAN



VAZİYET PLAN



3 + 1 B

NET ALAN (BALKON HARİC) : 104,19 M²

NET ALAN (BALKON DAHİL) : 110,23 M²

SATIŞ BRÜT ALANI : 172,63 M²

ANAHTAR KESİT



ANAHTAR PLAN



VAZİYET PLAN



3+1 C1 - ZEMİN KAT DUBLEKS

NET ALAN (TERAS VE BALKON HARİÇ) : 130,63 M²

NET ALAN (TERAS VE BALKON DAHİL) : 170,56 M²

SATIŞ BRÜT ALANI : 210,34 M²

TAHŞİSLİ SATIŞ BRÜT ALANI: 254,59 M²

ANAHTAR KESİT



ANAHTAR PLAN



VAZİYET PLAN



4 + 1 A

NET ALAN (BALCON HARİC) : 144,67 M²

NET ALAN (BALCON DAHİL) : 152,64 M²

SATIŞ BRÜT ALANI : 239,05 M²

ANAHTAR KESİT



ANAHTAR PLAN



VAZİYET PLAN





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