

# EMPIRE BEYLIKDÜZÜ

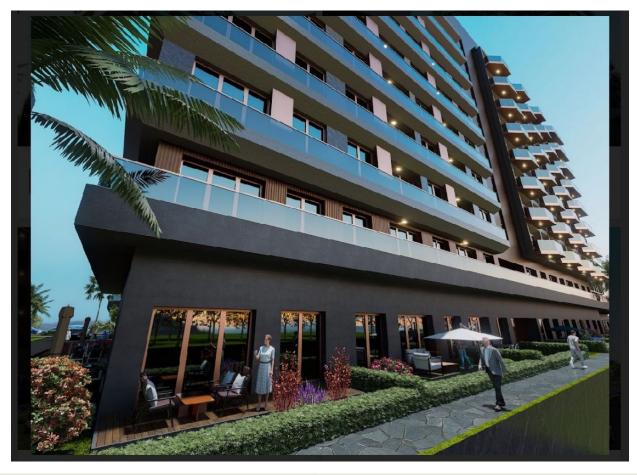
Project Status: Completed

Price Range: 260,000 - 385,000 \$

Development Area: 9,800 m<sup>2</sup>

### TURKEY / ISTANBUL / BEYLIKDÜZÜ







REALTY GALAXY Yavuz Sultan Selim Bulvükçekmece İstanbul / Büyükçekmece Phone:+90 542-811 80 80 Mobile Phone:+90 533-382 39 79



İsmail Can Broker / Owner Mobile Phone:+90 542-811 80 80 Phone+90 542-811 80 80



#### The Perfect Blend of Comfort and Convenience

Welcome to Empire Beylikdüzü, a prestigious residential and commercial development strategically positioned to offer a harmonious balance of luxury, accessibility, and modern living. Nestled in one of Istanbul's most vibrant and central locations, this project is designed to meet the needs of professionals, families, and investors alike. With its innovative architecture, state-of-the-art facilities, and prime location, Empire Beylikdüzü offers a unique lifestyle opportunity in the heart of Istanbul.

#### Location

Empire Beylikdüzü is perfectly situated to connect its residents with Istanbul's key hubs.

Transportation:

Located directly on the E-5 highway

Just 1 minute to Metrobus for seamless city access

Kanal Istanbul: 5 minutes

TEM Highway: 15 minutes

Istanbul Airport: 15 minutes

Health Facilities:

Medicana Hospital: 5 minutes

Medilife Hospital: 3 minutes

Education:

Gelişim University: 3 minutes

Istanbul University: 5 minutes

Beykent University: 7 minutes

Shopping & Entertainment:

Eskidji Bazaar: 2 minutes

Marmara Park Shopping Mall: 3 minutes

Ramada Hotel: 2 minutes

Avcılar & Büyükçekmece Beach Park: 6 minutes

Aqua Florya: 10 minutes This central location ensures that everything you need is just a few minutes away, from educational institutions to healthcare, shopping, and entertainment.

#### **Project Specifications**

Empire Beylikdüzü is an expansive development spanning 9,500 m<sup>2</sup>, with 3,000 m<sup>2</sup> of landscaping and 2,500 m<sup>2</sup> of covered space. The project consists of four blocks, offering a wide range of residential and commercial options

Residential Spaces:

340 apartments in 1+1 and 2+1 layouts

Large balconies in every unit for a comfortable and scenic living experience

Commercial Spaces

45 commercial offices

Shops covering 1,651 m<sup>2</sup>

Warehouses covering 2,146 m<sup>2</sup>

Features and Amenities:

Waterfalls and ornamental pools

Semi-Olympic outdoor and indoor swimming pools

#### Basketball court and children's playground

Luxurious facilities including a Turkish bath, steam room, sauna, jacuzzi, and fitness center

Smart home system for convenience and security

24/7 security with reception services

Social facilities and parking garage Empire Beylikdüzü blends modern architecture with natural beauty to create a serene yet functional environment. The project is designed to elevate your lifestyle with its thoughtfully curated features.

Investment Highlights Empire Beylikdüzü is not only a home but also a lucrative investment opportunity. Key highlights include:

Delivery Timeline: Ready for delivery within 6 months

Rental Guarantee: Ensures a steady income for investors

Flexible Payment Options:

24-month installment plans with 50% cash down payment and 0% interest

High Demand Area: Positioned in a central hub with proximity to Kanal Istanbul, Istanbul Airport, and thriving business districts This project offers a unique chance to secure property in a high-growth area with excellent long-term returns.

Empire Beylikdüzü stands out as a prime destination for luxury, convenience, and investment potential. Whether you are seeking a vibrant new home or a profitable addition to your portfolio, this development caters to every need. Its combination of modern amenities, strategic location, and high-quality construction makes it a standout project in Istanbul's real estate market. Your dream lifestyle awaits at Empire Beylikdüzü - where innovation meets comfort.



#### Block Number : 1

## **LOCATION :**

By Street, By E5 Highway, Near to E5 Haighway, Close to Minibus Route, Close to Metrobus Transportation,

### **ENVIRONMENT :**

Shopping Center, Bank, Gas Station, Drugstore, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Firefighting, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Post Office, Restaurant, Health Center, Veterinary, Dry-Cleaning,

### **INFRASTRUCTURE :**

Earthquake Regulation Proof, Earthquake Resistant,

## **COMPOUND**:

Security, Intercom, Cable TV / satellite, Parking - Outdoor, Meeting Room, Ground Heating, Carry Lift/Elevator, Security System, Indoor Garrage, Fire Alarm, Security Camera,

## **CONSTRUCTION PROPERTIES :**

Built-in White Goods Kitchen, Purification Plant, Heat Proofing, Fire ladder, High Ceiling, Reinforced Concrete, Sound Isolation,

#### **SCENERY**:

City View,

## **FACILITY ACTIVITIES :**

Children Swimming Pool, Fitness Center, Social Facility, Gym, Jogging / Walking Areas, Swimming Pool, Swimming Pool (Indoor), Sauna (General), Wave Pool, Turkish Hammam, Assistant Service, SPA,

#### **Product Documents**

50.pdf | 49.pdf | 48.pdf | 47.pdf | 46.pdf | 44.pdf | 43.pdf | 42.pdf | 41.pdf | 58.pdf |



#### **ESTATE TYPES**



260,000 \$

92 m<sup>2</sup>, 1 + 1 For Sale, Apartment



385,000 \$

148 m<sup>2</sup>, 2 + 1 For Sale, Apartment



