

## Spacious 3+1 Apartment in a Prestigious Residence in Şişli İstanbul / Sarıyer

For Sale - Apartment 9,000,000 TL | 156 m2 İstanbul / Sarıyer



# Rooms : 3

# Saloons : 1

# Baths : 2

Type of Property : Apartment Flat

Usage Status : Empty



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Yavuz Sultan Selim Bulvarı

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Büyükkçekmece

34528 , İstanbul

Advert No:f-494589-1271

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- \* Environment : Kindergarten, ATM, Bank, Gas Station, Cafe, Disco, Drugstore / Medical,
- \* Location : At Center,

Spacious 3+1 Apartment in a Prestigious Residence in Şişli - Ideal for Investment & Living Looking for a modern and comfortable home in one of Istanbul's most sought-after locations? This 3+1 apartment in Green Pine Residence, Ayazağa, Şişli offers the perfect combination of luxury, convenience, and investment potential.

**Property Features:**  
Location: Istanbul / Sarıyer / Ayazağa Neighborhood  
Residence: Green Pine Residence  
Type: Flat for Sale  
Size: 156 m<sup>2</sup> (Gross) / 128 m<sup>2</sup> (Net)  
Rooms: 3+1  
Building Age: 5-10 years  
Floor: 2nd floor of a 7-story building  
Heating: Combi Boiler (Natural Gas)  
Bathrooms: 2  
Kitchen: Open (American-style)  
Balcony: None  
Lift: Available  
Parking: Open & Closed Parking Lots  
Furnishing: Unfurnished  
Usage Status: Empty & Ready to Move In  
Within a Site: Yes - Offering 24/7 security, green spaces, and premium social facilities  
Title Deed Status: Floor Easement  
Credit Eligibility: Available  
Ownership: Direct from Owner  
Listing Date: February 7, 2025

**Why Choose This Apartment?**  
Located in Şişli's Ayazağa neighborhood, this residence offers an exclusive and modern lifestyle in a secure and well-maintained site. With its spacious layout, contemporary design, and prime location, it is a great option for both residential living and investment purposes. This apartment is ideal for families looking for a comfortable home with easy access to business hubs, shopping centers, and social areas. Additionally, its high rental yield and appreciation potential make it a smart investment choice in Istanbul's rapidly growing real estate market.

**Price: 9,000,000 TL**  
Don't miss this opportunity to own a prestigious property in Istanbul! Contact us now for more details or to schedule a viewing.\*



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