



Why  
Nişantaşı?



# Niřantaşı

is located in the heart of the European side of Istanbul. It is well-known as Paris' Champs Elysées and Manhattan's 5th Avenue. This prestigious neighbourhood is known for various attractions and is considered one of the first places that come to mind when speaking of art and luxury shopping.



Üsküdar

Galata Tower

Dolmabahçe Palace

Vodafone Park

Taksim Square

Maçka Park

İhlamur Palace

Abdi İpekçi Street

CITY'S Mall

American Hospital

NISANTASI





## Central location and easy to access

Nişantaşı's central location offers the advantage of easy access in and out of the neighbourhood.

It is possible to reach with a variety of public transportation including a metro station located in the middle of the area.

Nearby districts: Beşiktaş - Dikilitaş – Gayrettepe – Fulya – Taksim – Mecidiyekoy.

In addition, everything you need as a resident is only a few steps away. You have access to markets, shops, barber shops, pharmacies, and even a hospital.



# Fashionable District



Valikonağı Avenue stands out for its variety of high-end shopping brands. It is considered to be a shopper's paradise. In addition to almost all international brands, Nisantasi is the hub for local boutiques. Aside from the well-known shopping mall- City's Nişantaşı, this neighbourhood has a unique shopping system where shops are scattered all around, offering a pedestrian flow with fresh air.





# Historical Architecture



Nişantaşı is Turkey's little Paris. It has a unique type of architectural facades that is a combination of historical and contemporary. The historical residential buildings give you a sense of warmth and heritage. Where on the other hand, the high-end brands' contemporary facades for example, are interpreted in a way that has added elegance to the already existing richness.





## Family - Friendly

Nisantaşı offers endless options for entertainment for all ages. In addition to the shopping mall, cafes, restaurants, and galleries- Maçka park is located at the center of the area allowing a small getaway and a morning jog with fresh air to all the residents. The park also has two playgrounds to keep the kids busy. A nearby cinema will be your go-to place on any day of the week.







## Touristic Area

Not forgetting to mention that Nisantasi is one of the top-rated touristic attractions. It has multiple hotels one of which is the most prestigious hotels in the world, the St. Regis. Known for its rich architecture, convenient location, beautiful design and masterpieces. Additionally, Nisantasi's nightlife is like no other. The hospitality, the quality, and the atmosphere are all very sophisticated.

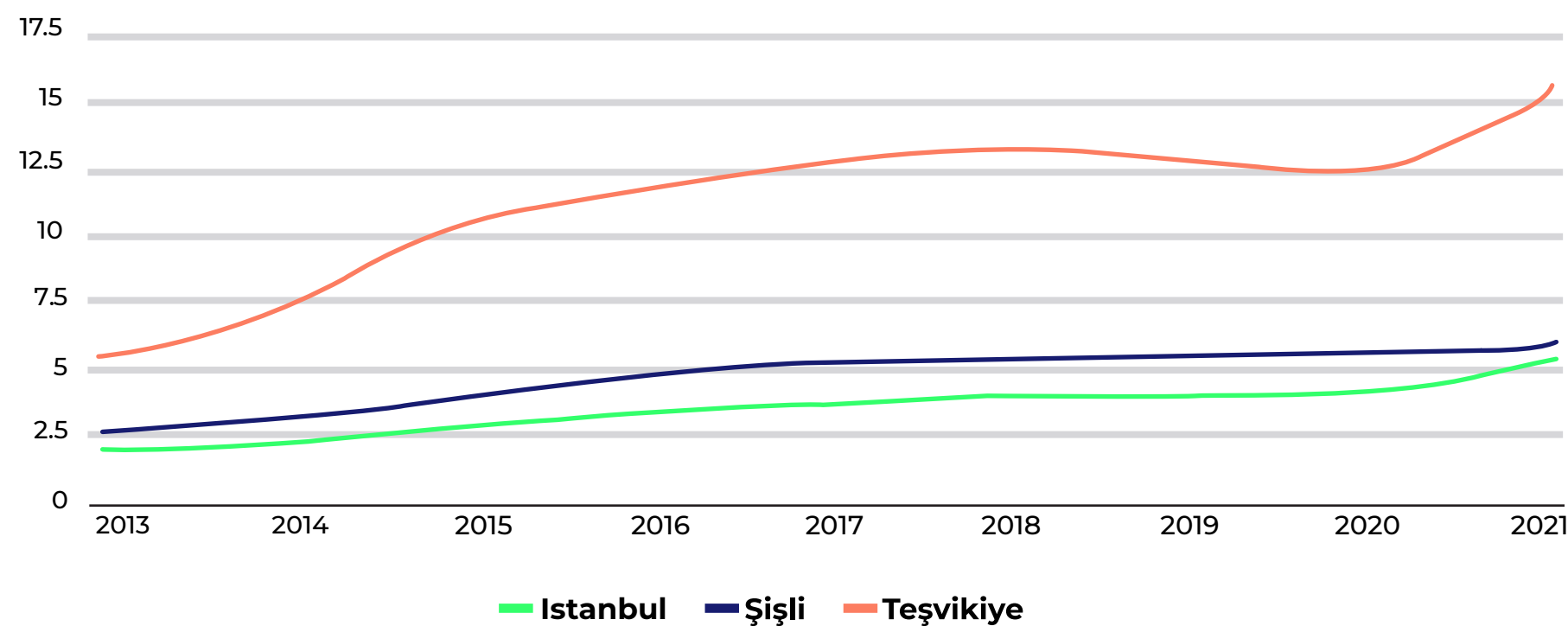


# Residential annual averages:

- . In this chic neighbourhood we could estimate that
- . Average unit price per square meter is 14,000₺



Teşvikiye - Sales Price Trend



## Why invest in Nişantaşı?

What makes Nişantaşı valuable in the market is the high occupancy rate in the area which makes the region attractive for rental market. Generally, overviewing the prices in Beşiktaş and Teşvikiye including Nişantaşı over the last 5 years shows that the property values have increased consistently. For example in Teşvikiye, the sales prices change has increased 32.4% over the last 5 years. The average ROI (Return on Investment) rate calculated for the region is 5%.



Niřantaşı, where heritage meets luxury