



# Alrehan Real Estate



# Residential property guide: Istanbul

Your Insight into Rental & Investment Opportunities



# Explore Istanbul's Living Landscape

---

## Key Residential Districts Include:

**Beşiktaş:** Upscale and central with parks, cafés, and cultural energy.



**Kadıköy:** On the Asian side; artsy, progressive, and well-connected.



Istanbul is a city of contrast and connection — where ancient history meets modern innovation, and neighborhoods each offer their own flavor of life.

Choosing where to live is as much about lifestyle as location.



**Şişli:** Business-focused with major malls, hospitals, and metro lines.



**Ataşehir:** Financial district meets family-friendly compounds.





---

**Avcılar:** Rapidly transforming into a value-rich housing zone.



**Üsküdar & Bakırköy:** Traditional charm with seafront serenity.



Whether you're relocating, investing, or upgrading your lifestyle, Istanbul offers something for every budget and ambition.

---



# How the Market Works

Navigating Istanbul's real estate market starts with understanding local practices.

## Property Types

- Choices range from high-rise towers to gated villa compounds and modern low-rise apartment blocks.



## Furnishing Options

- Most rentals are unfurnished or semi-furnished (with white goods); furnished units are available, mostly for short-term stays.

## Rental Contracts

- The standard lease duration is 12 months. A one-month deposit and advance payment of rent are usually required.





## Foreign Buyer Access

- Foreign nationals can buy property with a Turkish tax number and local bank account. Title deed (Tapu) transfer takes 3–6 weeks.



## Agency Fees

- If applicable, fees range between half to one month's rent — negotiable in some cases.

## Additional Costs

- Site maintenance (aidat), utilities, and sometimes Wi-Fi or shared heating are billed separately.



**Alrehan Real Estate guides you through every step — from site visits to contract review and legal checks.**



# Private Homes, Community Comforts

Villa living in Istanbul offers a perfect blend of nature, space, and privacy.

## High-End Villas

01

Located in areas like Zekeriyaköy, Beykoz, or Çekmeköy, these villas often sit in secure compounds with full amenities:

- Swimming pools
- Clubhouses and gyms
- Landscaped green zones
- Smart home features
- Private driveways and gardens





## Family-Friendly Communities

02

More accessible options can be found in Bahçeşehir, Büyükçekmece, and Avcılar, offering:

- 3 to 5-bedroom layouts
- Semi-detached formats
- Nearby schools, shopping malls, and highways
- Moderate monthly site fees

Villas typically range from 250 to 700 sqm and are suited for families who value tranquility without losing city access.



# Typical Rental Costs for Homes



## Premium Zones (Zekeriyaköy, Beykoz, Sarıyer)

- 4 Bedroom: ₺75,000+
- 5 Bedroom: ₺90,000–110,000
- 6 Bedroom: ₺120,000+

## Well-Equipped Family Compounds (Bahçeşehir, Avcılar)

- 3 Bedroom: ₺35,000–50,000
- 4 Bedroom: ₺45,000–60,000
- 5 Bedroom: ₺55,000–75,000





## Outer Districts & Value Villas (Beylikdüzü, Silivri)

- **3 Bedroom: ₺25,000–35,000**
- **4 Bedroom: ₺30,000–45,000**



**Note: Prices vary by location, view, renovation status, and compound amenities. Ask your Alrehan advisor for updated listings.**



# Apartment Living in Istanbul

Apartments are the most common form of housing in the city — and the most diverse in price and design.

## High-End Complexes

Found in Etiler, Nişantaşı, Maslak, Acıbadem and parts of Kadıköy, these towers offer:

01

- 24/7 security and reception
- Gym, pool, spa
- Smart lighting and heating
- Underground parking
- Views of the Bosphorus or skyline





## High-End Complexes

Areas like Kağıthane, Kartal, Avcılar, and Esenyurt offer:

02

- More modest building height (5–15 floors)
- 60–150 sqm apartments
- Some buildings have elevators, site security, or parking
- Great rental yields for investors

# Viewing & Verifying: What to Check

Before signing or reserving a property, always inspect the following:



## Legal Documentation

- Is the title deed clear?
- Has the unit passed inspection?

## Inclusions

- Are appliances included?
- How about blinds, lighting, and cabinets?

## Climate Control

- What kind of heating/cooling is installed?

## Building Services

- Confirm elevators, security staff, waste collection.

## Internet & Utilities

- Is it connected?
- Is the infrastructure modern?

## Noise Levels

- Check nearby traffic, ongoing construction, or school zones.





## Site Fees

- What is the monthly aidat, and what does it cover?

## Safety

- Are there working fire alarms, extinguishers, and emergency lights?

## Maintenance & Management

- Who is in charge of upkeep, and how responsive are they?

## Pet Policies

- Some buildings or landlords restrict animals



# OUR PROJECTS

At Alrehan Real Estate, we specialize in delivering thoughtfully designed residential communities that combine architectural quality, lifestyle convenience, and long-term value. Each project is carefully selected for its strategic location, investment potential, and ability to meet the evolving needs of modern living in Istanbul.

Whether you're looking for a family home, a rental property, or a long-term investment, our portfolio features a range of developments that prioritize comfort, connectivity, and return on investment.



# Summer Villas by Alrehan Real Estate

Discover Summer Villas in Kilyos, a peaceful seaside town on Istanbul's northern coast. Set across 200,000 m<sup>2</sup> of private land surrounded by pine forests and serene beaches, this exclusive development offers a unique blend of nature and elegance.

Choose from thoughtfully designed 2+1 to 5+1 homes—including single-level houses, duplexes, and spacious villas—all with panoramic views of the Black Sea and access to a 250-meter private shoreline.

Property Type:

Villa

Bedrooms: 3

Bathrooms: 2

Garages: 1

Balcony: 1

Area: 246 Sq m

View: Sea view



Just a short drive from central Istanbul and the airport, Summer Villas is the perfect coastal retreat within reach of the city.



# Forest Hill Villas

## Izmit



Nestled in the scenic heart of Izmit, Forest Hill Villas offers a private residential retreat surrounded by forests, yet minutes from the city's vibrant life. Spanning 26,000 square meters, this exclusive project features just 35 two-story villas — each with a spacious 5+1 layout and 411 m<sup>2</sup> of refined living space.



Designed for comfort, community, and lifestyle, the project is perfectly positioned near shopping centers, cafés, schools, and key city landmarks, making it ideal for both families and investors.

### Key Features:

- 24/7 security and camera monitoring
- Indoor swimming pool & Turkish bath
- Private hobby gardens and landscaped greenery
- Fitness center
- Reserved parking
- Tranquil forest views



With its blend of privacy, luxury, and location, Forest Hill Villas stands out as a rare opportunity to own a nature-framed home just steps from the best of Izmit.



# VistaLife – Modern Living in Avcılar, Istanbul

In the vibrant Firuzköy neighborhood of Avcılar, VistaLife offers stylish architecture, spacious balconies, and green landscapes—all designed for comfort and modern city living.

Enjoy year-round swimming in the sunlit indoor pool, relax on your private balcony, and explore flower-lined paths and family-friendly outdoor spaces. Smart home features make life easier and more secure.

**Property**  
**Type:** Apartment  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Parking:** 2  
**balcony:** 2  
**Area:** 42 Sq m  
**View:** City skyline view

Just 5 minutes from the E-5 and metrobus, and close to the upcoming metro, VistaLife keeps all of Istanbul within easy reach.





# Florya Park Residences



Live in the heart of Florya – where city life meets comfort and convenience.

Located in Küçükçekmece on Istanbul's European side, Florya Park Residences offers quick access to major transport lines, top shopping centers, and leading universities. It's a prime choice for families, students, and investors alike.



Spread across 92,000 m<sup>2</sup>, the project includes 20 residential buildings (12 floors each), featuring 1,400 apartments from 1+1 to 4+1 layouts, including duplexes. Unit sizes range from 66 to 364 m<sup>2</sup>.

## Premium Amenities:

24/7 security and camera surveillance

Outdoor swimming pool

Gym and sauna

Children's playgrounds

Comfortable seating areas

Private parking

Florya Park Residences combines elegant design, practical layouts, and a strategic location in one of Istanbul's most desirable districts. Discover a lifestyle of peace, prestige, and strong investment value.





# Contact Us

 Alrehan Real Estate

815 Brazos St., Ste. 500 Austin TX  
78701

 (512) 200 85-58

 [info@alrehanrealestate.com](mailto:info@alrehanrealestate.com)

 [www.alrehanrealestate.com](http://www.alrehanrealestate.com)