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Elevate Your Standard of Living with

Avrupa Residence Yamanevler

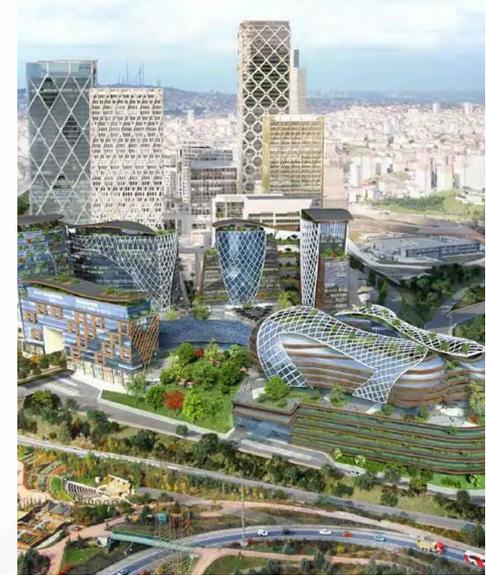
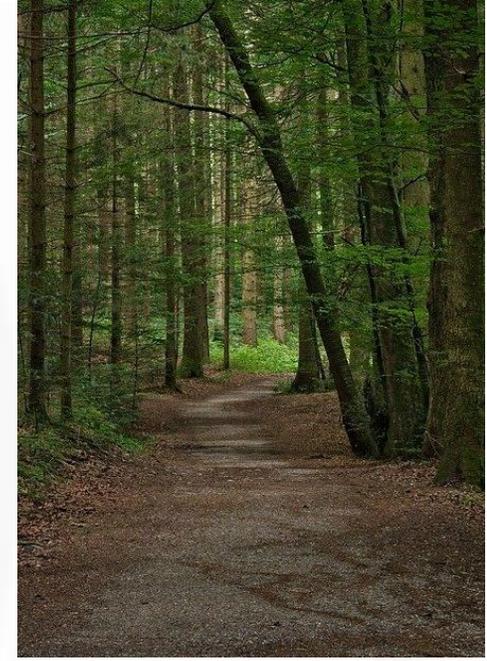


Experience the life you deserve and desire at Avrupa Residence Yamanevler.

Located in the well-known **Ümraniye** district of Istanbul's Asian side, this spot is just a few minutes from Yamanevler subway station and offers an easy connection to the city.

- Ataşehir International Financial Center
- TEM and D100 highways
- Çamlıca Hill
- Ihlamurkuyu Forest

The area is surrounded by Üsküdar from the west, Ataşehir from the south, Sancaktepe from the east, Çekmeköy from the northeast and Beykoz from the northwest.





TRANSPORTATION LINKS

Avrupa Residence Yamanevler has excellent transportation links, making it easy to get around the city.

- Çakmak Metro
- Yamanevler Metro
- Yamanevler bus stop

EDUCATIONAL INSTITUTIONS

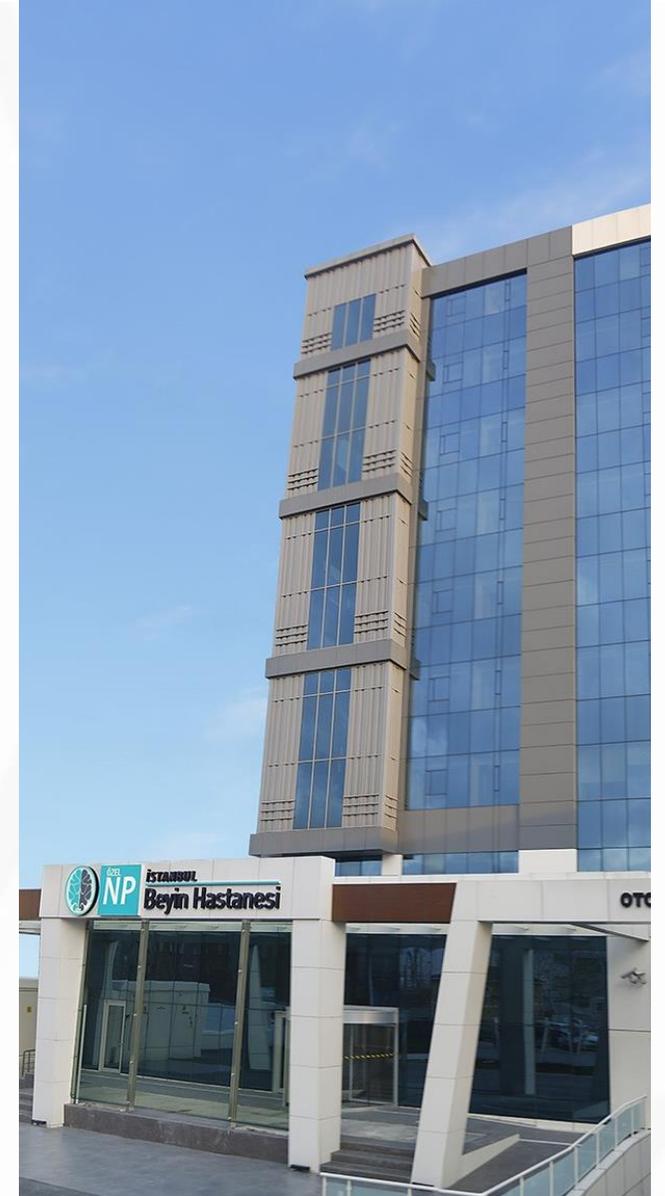
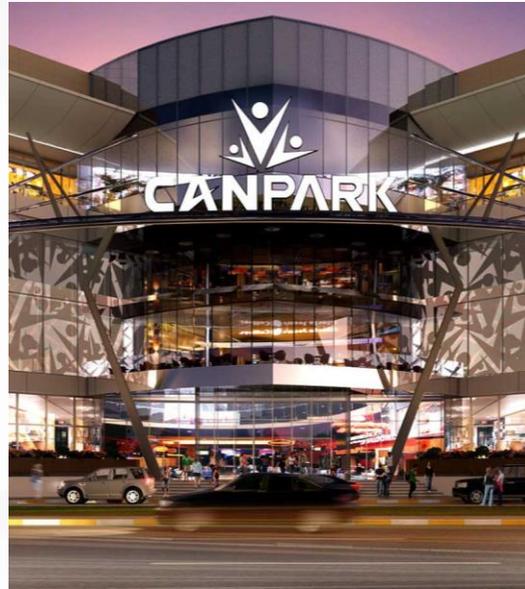
- Okyanus Yeditepe University
- Doğu University
- Medeniyet University
- Fenerbahçe College
- Bahçeşehir College
- Istanbul 29 Mayıs University

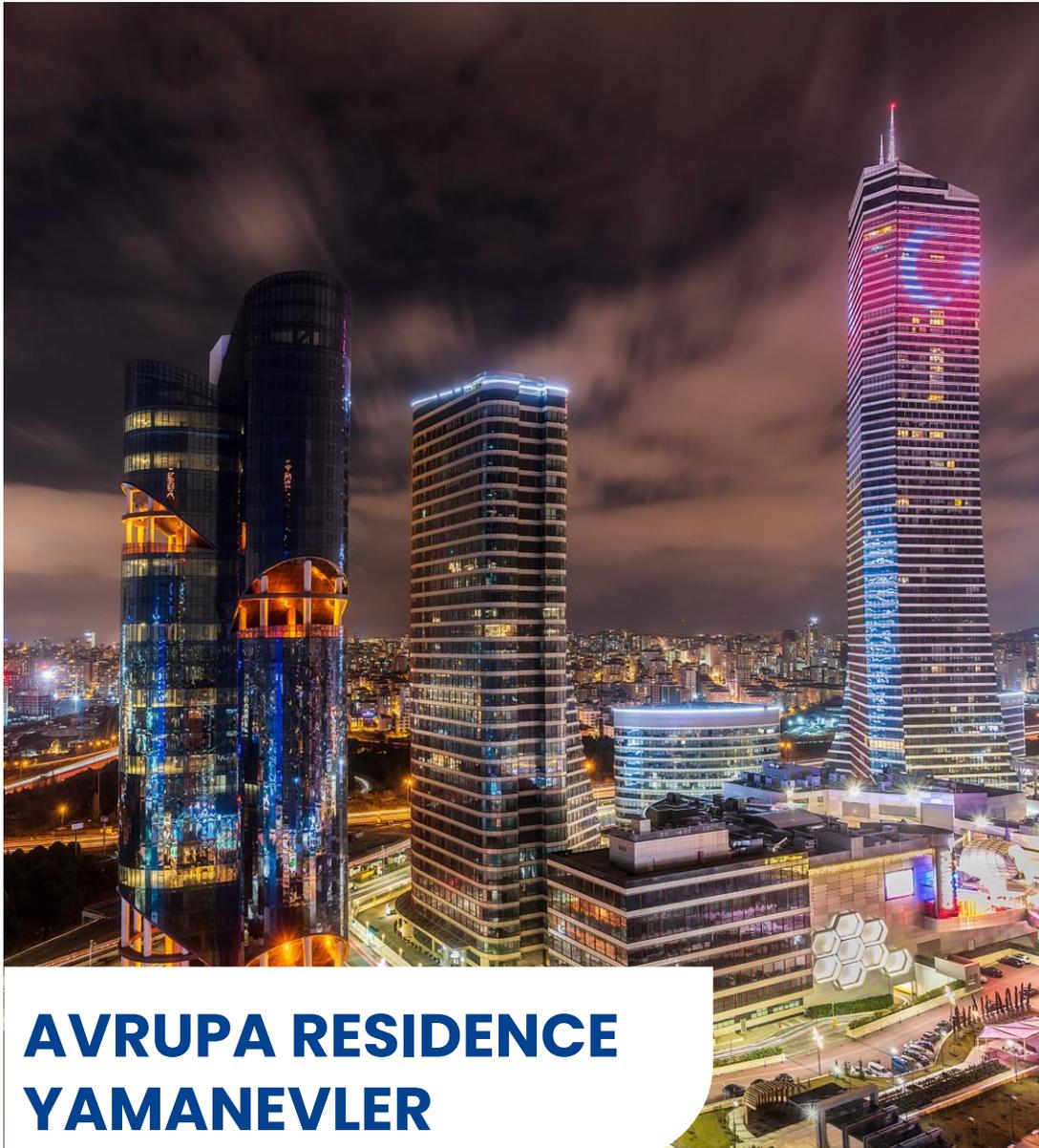
WORLD-CLASS HEALTHCARE

- Hisar Intercontinental Hospital
- NP Brain Hospital
- Çakmak Erdem Hospital
- Medipol Çamlıca Hospital
- Hisar Çamlıca Hospital

SHOPPING AND ENTERTAINMENT

- Canpark Mall
- İKEA
- Meydan Mall
- Buyaka Mall
- Akyaka Park





AVRUPA RESIDENCE YAMANEVLER

THE HEART OF ISTANBUL'S ASIAN SIDE – ÜMRANIYE

Ümraniye, a vibrant district in Istanbul's Asian side that has seen tremendous growth over the past few decades, is quickly becoming an essential hub for culture and economics in the city.

This dynamic district has seen incredible development over recent years – offering residents a wealth of entertainment choices, as well as access to stunning natural sceneries and recreational amenities that make it hard to resist.

DISCOVER THE DISTRICT WHERE ISTANBUL MEETS ITS MAGIC

Ümraniye is the place to be for a truly magical Istanbul experience. Here, you can indulge in its colorful cultural activities – from historic monuments to buzzing nightlife and educational institutions – all within breathtaking surroundings!

Immerse yourself in the vibrant atmosphere of Asian side's greenest area.

Avrupa Residence Yamanevler offers two residential blocks covering a total land area of **13,500** square meters.

The building height includes 3 parking lots and 33 floors above ground – offering plenty of space to accommodate **343** units ranging from 1+1 to 3+1, as well as 3+1, 4+1 and 5+1 luxurious penthouses.

All ceilings are 2.65 meters high for maximum comfort. Avrupa Residence offers high-end living standards within its state-of-the-art apartments, but it also provides an exclusive lifestyle experience that remains unparalleled elsewhere in Istanbul.



AVRUPA RESIDENCE YAMANEVLER LIFESTYLE



- Modern and luxurious units
- Large green areas
- Stunning views of Prince's Island
- Strategic location
- Investment opportunity

Invest in this opportunity, don't miss out on your chance to become a part of this family-friendly community by owning a piece of paradise at Avrupa Residence Yamanevler!

SURROUNDED BY NATURE

With its vibrant natural beauty, the area offers the perfect escape for a serene stroll or cozy picnic with your loved ones.

- Trabzon Park
- Ihlamurkuyu Forest
- Dudullu Hill
- Şile Road Forest
- Camlica Hill

DISTANCES TO TOP POINTS OF INTEREST

- Istanbul Airport - 53 KM
- Sabiha Gokcen Airport - 29 km
- Kadikoy - 8,5 km
- Istanbul New International Financial Centre - 6 km
- Taksim - 16 km
- 15th of July Martyrs Bridge - 8,7 km
- Fatih Sultan Mehmet Bridge - 13,7 km



ABOUT THE DEVELOPER

ARTAŞ GROUP

As leaders in the housing market, **Artaş Group** have revolutionized luxury living with their groundbreaking “Avrupa Konutlari” brand. With their projects offering a superior quality of life and landscape coupled with various social facilities, they have set an example to be followed.

Spanning across some 35,000 residences under such brands as **Avrupa Konutlari**, **Tema İstanbul** and **Vadistanbul** – known collectively as the '**Brand of Housing**' – The Artaş Group represent true innovation in this field.



SOME OF THE WELL-KNOWN PROJECTS BY THE DEVELOPER

- Vadistanbul
- Avrupa Konutlari Yamanevler 1-2
- Avrupa Konutlari Atakent 1-2-3-4-5
- Avrupa Konutlari Kale 1-2
- Tema Istanbul 1-2



EARTHQUAKE RESISTANCE

Ground:

The elements related to the foundation of the high blocks of the inhabited buildings are placed on the ZB class feature ground with sufficient bearing capacity and suitable for the loads determined in the static project, and are manufactured with a raft foundation, conventional formwork **reinforced concrete frame** and curtain skeleton system.

The load-bearing elements of all blocks are continuous from the foundation to preserve the integrity of the building.

All the blocks have been designed in accordance with the current laws and regulations, and manufacturing has been carried out in a way that will more than meet the earthquake conditions of the zoning regulation.

Concrete Properties Used: C40/50 and C50/60 ready-mixed concrete, in foundation, column, beam and slab, in accordance with (TS EN 206:2013+A1:2017) standard

Iron Properties Used: B420 C quality ribbed rebar, all diameters from Ø36 mm diameter to Ø10 mm diameter (conforming to TS 708:2016 standard)

Foundation System: Raft Foundation (B420C quality Ø28 mm diameter ribbed rebar, C40/50 ready mixed concrete)

Carrier System: Conventional Formwork, Reinforced Concrete Framed and Shear Wall

Under Foundation: In cases deemed necessary in the project, sub-foundation piles were applied locally as a soil improvement

Price List



Avrupa Residence
Yamanevler

Apartment Type	Gross Size Range (m2)	Price Range (\$)
1+1	74,97- 84,63	441.099 - 573.903
2+1	112,31 - 142,47	589.713 - 890.103
3+1	174,40 - 361,93	860.064 - 1.901.943
4+1	422,72 - 492,84	2.420.511 - 2.624.460
5+1	460,73	2.461.617

 Suitable for Turkish Citizenship
By Investment Program

 Title deed ready



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