

BLENDING ELEGANCE &



10.03.23 - MARCH



MARS





Humanity has progressed under the guidance of this question. Civilization has been our strongest response. Infinite curiosity that supports development in all circumstances.

We owe all the values we have today to "those who wonder beyond the horizon". Because the world has always turned thanks to those who compete with themselves. Visionaries who wonder beyond the horizon.

Progress in the arts, sports and business is possible with people who compete with themselves. Every day means a new day and new opportunities. It requires self-confidence, self-discipline and a different perspective.

With this approach and mentality, RAMS Beyond was developed. Truly a tower life. Not only the Bosphorus view, but beyond. It's not just gastronomy, entertainment and a lively social life, it's beyond. It is not limited to the pleasure of watching Istanbul from a height. Beyond.

In the center of the world, in Istanbul; real city life. And beyond...

Perfect life without leaving home.
Combine your home,
work and social life at one point.

100% confidence against earthquake with American steel making technology.

Real estate in Maslak's most valuable and only remaining place on Büyükdere Street.

360 degree Bosphorus view in an open view stretching from the Black Sea to Beşiktaş.

Easy-quick rental, high profit in a place with ever-increasing value.



SAFE AND HIGH CONSTRUCTION TECHNOLOGY

FAIR & MEANINGFUL PRICE

UNEQUALED SCENERY

UNRIVALED LOCATION

Main Road Frontage & Gorgeous Landscape 360° Bosphorus and 3 Bridges View

Magnificent Design: 3 Wing-shaped Building Fabulous Architectural Texture

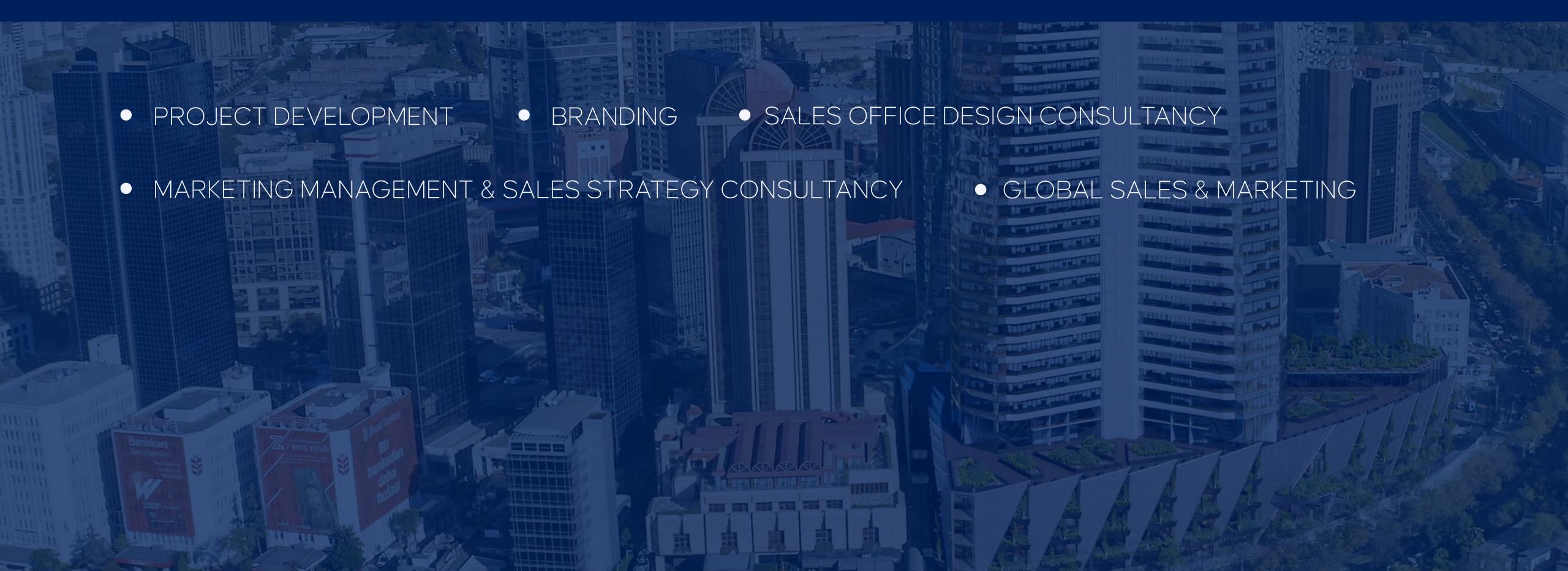
Ultra High Level Construction Quality 100% Earthquake Resistant

Premium Life with Privileged Social Facilities

Neighbour to the Central Business District The Only Option on Büyükdere Street (Financial Center)



MARS SERVICES IN RAMS BEYOND ISTANBUL



RAMS BEYOND: NEW LANDMARK OF ISTANBUL

RAMS Beyond Istanbul is the new landmark of Istanbul with its central location in Maslak and its magnificent architectural features. The project is located on Büyükdere Road, in short distance to business hubs and important points in the city. RAMS Beyond presents all the colors of Bosphorus accompanied by 360° panoramic views of Istanbul.

The unique architectural details of the project make it known as "a first in Turkey". The building is designed as a "composite structure" with high construction technology.



Branded

Social Facilities

<u>High</u>

ConstructionTechnology

<u>Prime</u>

<u>Location</u><u>in Istanbul</u>

Panoramic
Bosphorus
View

THE MOST VALUABLE AND UNIQUE LOCATION



BEYOND LIMITS:

THE MOST PRIME LOCATION IN ISTANBUL

- Hilton Maslak (1 min)
- İTÜ Ayazağa Metro Station (1 min)
- Sapphire Mall Center (3-6 mins)
- Galatasaray Stadium (4 mins)
- Borsa Istanbul (5-8 mins)
- Zorlu Shopping Mall (6-12 mins)
- Fatih Sultan Mehmet Bridge (8-12 mins)
- 15 July Martyrs Bridge (10-18 mins)



Universities

Istanbul Technical University (3 - 5 mins)
Işık University (4 mins)
İstanbul University Auzef (2 mins)
Beykent University (4-7 mins)
Nişantası University (6-12 mins)

Hospitals

Maslak Acıbadem Hospital (5-8 mins)
Medical International Hospital (20-28 mins)
Private Maslak Medical Center (4-7 mins)
Liv Hospital Vadi (7-12 mins)

Otels

Sheraton Istanbul Levent (4 mins)
Wyndham Grand İstanbul (7 mins)
Le Meridien Etiler (7 mins)
Somerset Maslak İstanbul (8 mins)

Primary Schools

Işık Schools (3 mins)
Bilfen Maslak School (7-12 mins)
Enka Schools (5-9 mins)
Maslak Educational Sciences
Secondary School (4-6 mins)

Shopping Malls

İstinye Park Mall (5-9 mins) Kanyon Mall (6-9 mins) Vadi İstanbul Mall (7 mins)

Transportations

Kaan Heliport (8-12 mins) Istanbul Airport (22-30 mins) Sabiha Gökçen Airport (28-40 mins)

Green Areas

Park Orman Nature Park (6-9 mins) Atatürk Kent Forest (6-10 mins) Emirgan Grove (6-12 mins)

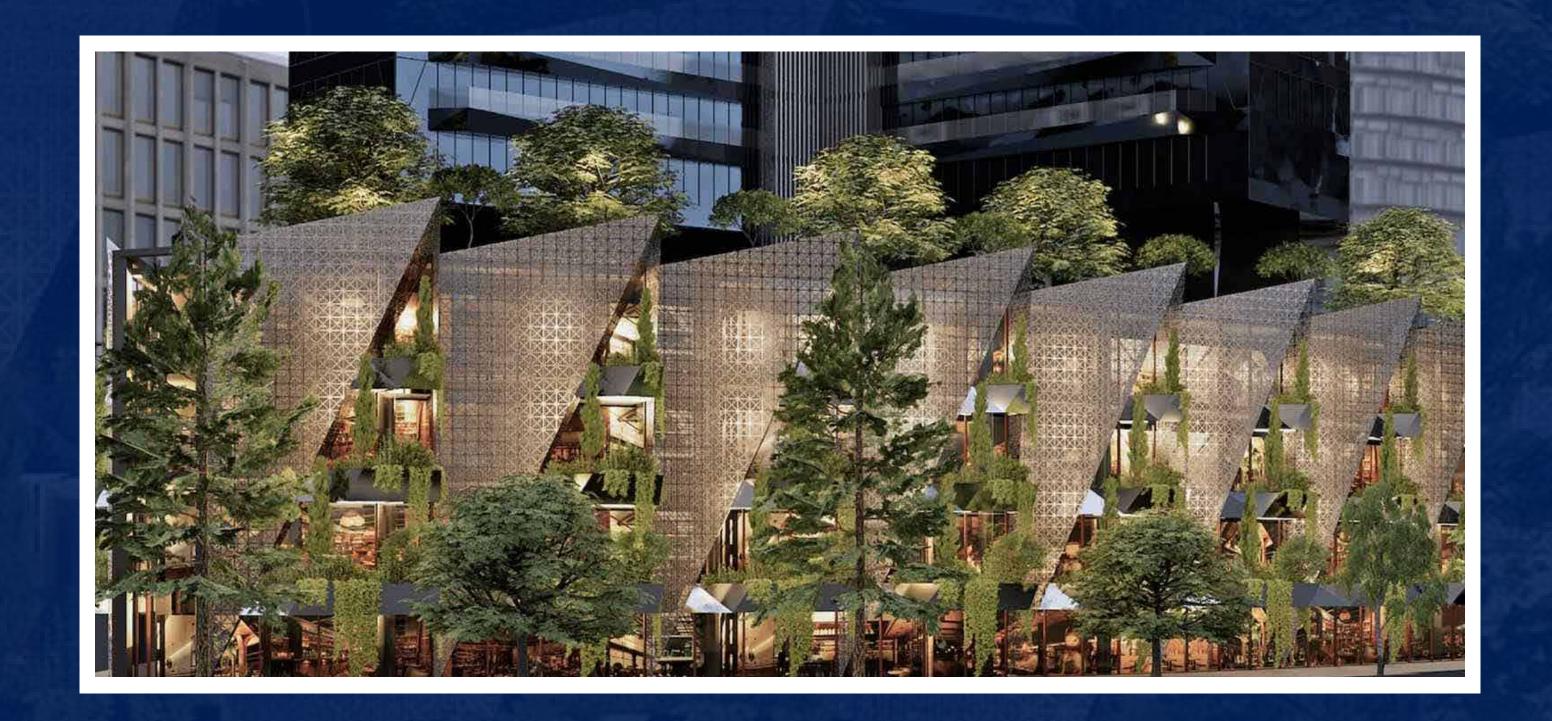
Sports - Activity and Entertainment

Uniq Istanbul (3 mins)
Tim Show Center (5-9 mins)
Sakıp Sabacı Museum (7-14 mins)



Spectecular City View Gorgeous
Bosphorus View

Peaceful Forest View



GENERAL STOCK ANALYSIS

Stock By Unit Type

| Blocks | 1+1 | 2+1 | 3+1 |
|--------|-----|-----|-----|
| | 110 | 49 | 18 |
| 2 | 106 | 51 | 16 |
| 3 | 110 | 51 | 13 |
| Total | 326 | 151 | 47 |

PROJECT DETAILS

Land Area:

11.067 m²

Construction Area:

179.022 m²

Total Units

524 Units

71Offices

54Commercials

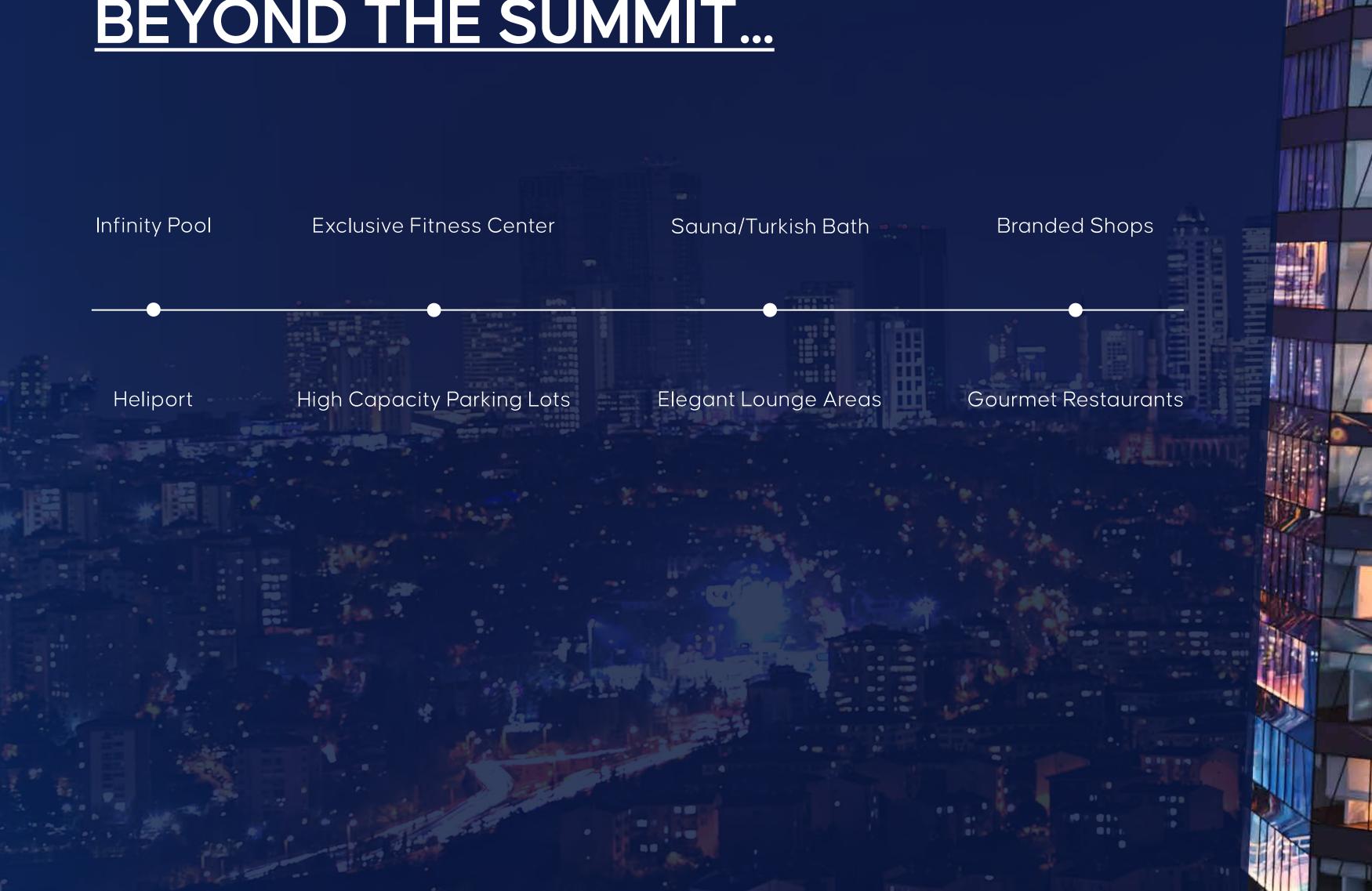
Total Number of Floors

41 Floors

9

Basement Floors

TAKE YOUR PLACE BEYOND THE SUMMIT...





BEYOND COMPARISON:

THE TOP-NOTCH CONSTRUCTION QUALITY

The top-notch construction quality is what makes the project incomparable. RAMS Beyond is Turkey's first composite building, its core is reinforced concrete and other parts are surrounded by steel.

It is the only steel structure designed by the most famous engineering firm in the USA. With its amazing structure, the building has 3 independent wings although they are connected to the same core. This constuction ensures the building has a flexible structure.





The 3-winged form of the project, which looks like a tower at first glance, immediately draws attention. An architectural marvel of planning, RAMS Beyond rises within a directly connected 3-winged structure.

The single core structure in the center is directly connected to the main axis, where the culture, art, and business areas meet, together with the social facilities. This gigantic structure is a pre-built structure with the Steel - Reinforced Concrete hybrid system.



BEYOND THEINVESTMENT





The Most Valuable and Unique Location



Well-Structured
Exit Strategy

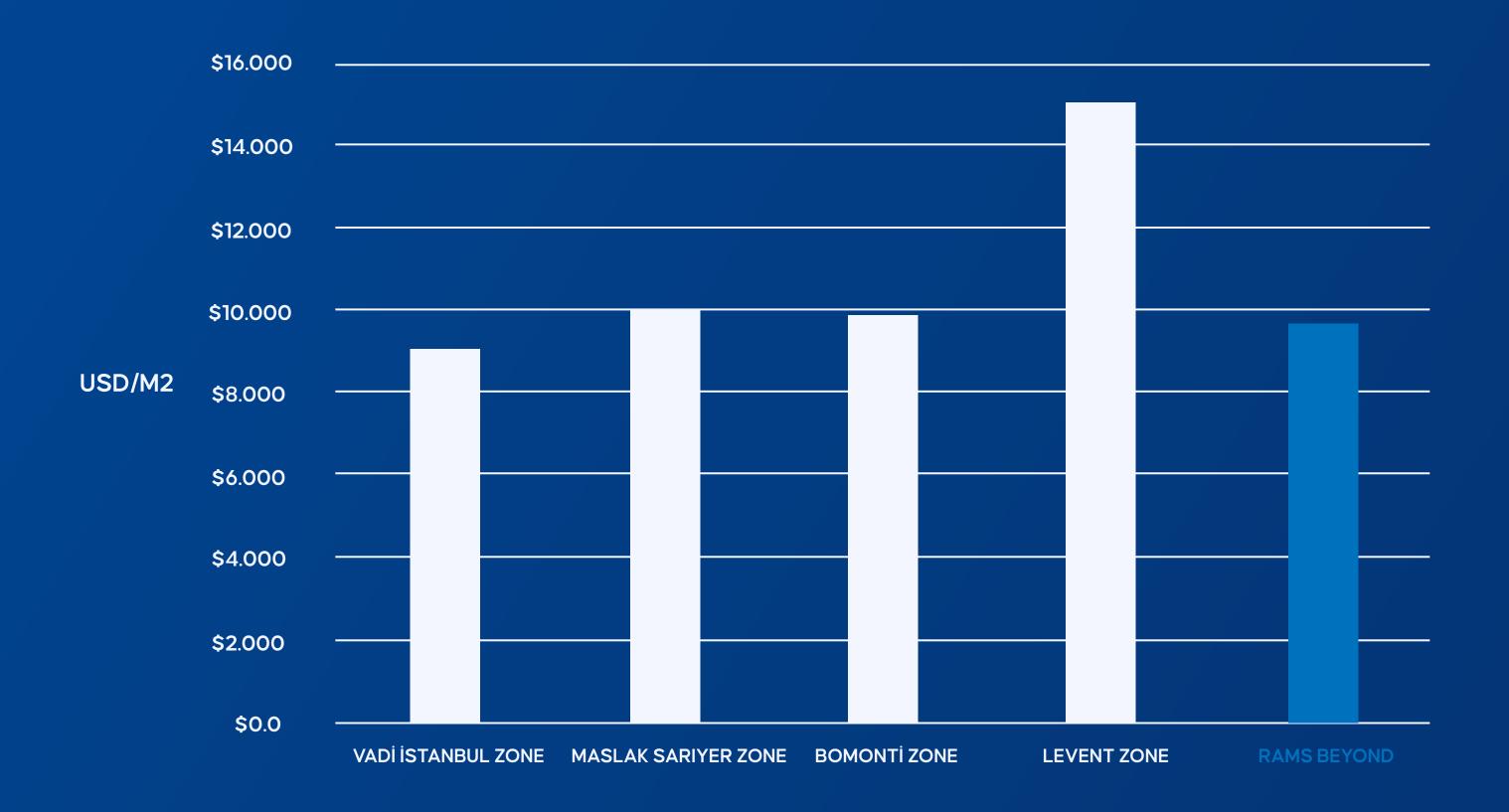


For Rental Income



BEYOND STATISTICS: ADVANTAGEOUS PRICES Market Comparison \$ 15.000 RAMS Beyond İstanbul stands out with its advantageous sqm \$10.000 prices among other branded (Market Average) projects in the same district. \$ 5.000 Project C Rams Beyond Project A Project B Istanbul

PRICE-ZONE ANALYSIS





RESARCH AND **DEVELOPMENT ANALYSIS**

VADI ISTANBUL ZONE

Number Of Projects

4

Prices (Per Sqm)

\$5.000 - \$9.000

Stock Status

Poor Stocks

Typology of Units

1+1 - 2+1 - 3+1 - 4+1

Distance to the Project

6.2 KM

MASLAK SARIYER ZONE

Number Of Projects

3

Prices (Per Sqm)

\$7.000 - \$10.000

Stock Status

Poor Stocks

Typology of Units

1+1 - 2+1 - 3+1 - 4+1

Distance to the Project

2.1 KM

BOMONTI ZONE

Number Of Projects

4

Prices (Per Sqm)

\$7.000 - \$12.000

Stock Status

Poor Stocks

Typology of Units

1+1 - 2+1 - 3+1 - 4+1

Distance to the Project

17.1 KM

LEVENT BÜYÜKDERE ZONE

Number Of Projects

5

Prices (Per Sqm)

\$10.000 - \$15.000

Stock Status

Poor Stocks

Typology of Units

1+1 - 2+1 - 3+1 - 4+1

Distance to the Project

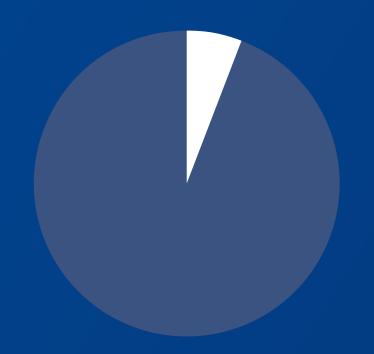
8.5 KM

BEYOND ROI:

HIGHEST POTENTIAL FOR RENTAL INCOME

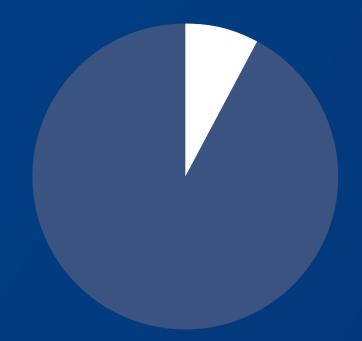
RAMS Beyond İstanbul has the highest potential for rental income in the district.

While the district has mostly villa concept, the project offers residential apartments which have a high demand in Maslak.



5,1%

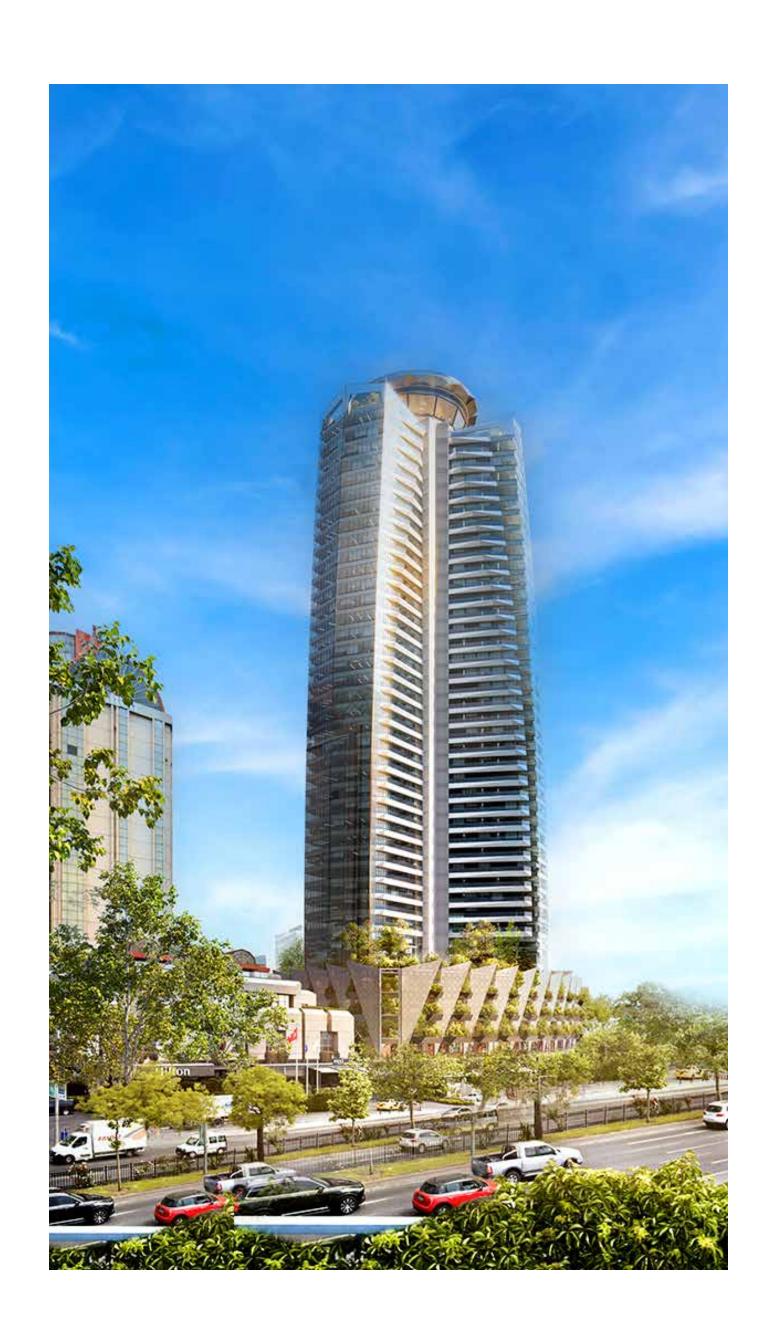
Expected Yearly Rental Income Rate in İstanbul



6,3%

Expected Yearly Rental Income
Rate in Project's District





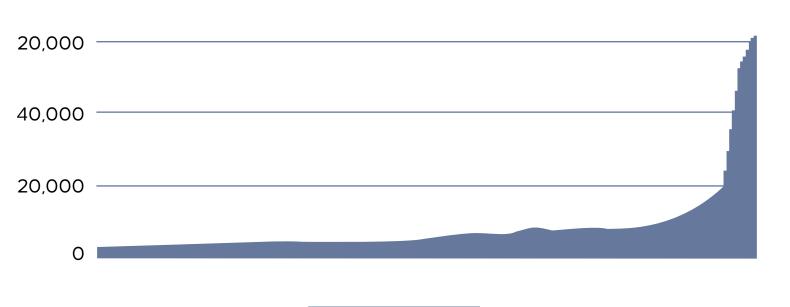
BEYOND STRATEGY: WELL-STRUCTURED EXIT STRATEGY

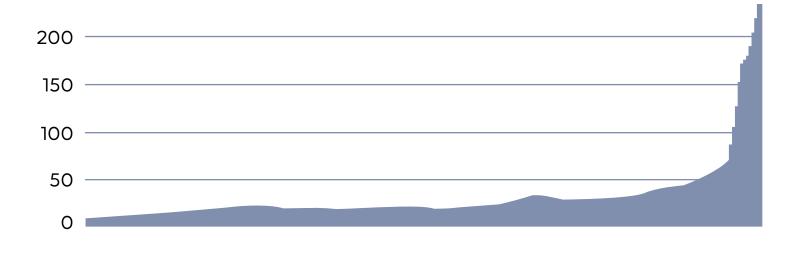
Maslak is a constantly developing area and regarded as "Manhattan" of Türkiye. Surrounded by the most essential business centers, the area is increasing in value every year.

HOUSING PRICE INDEX

Housing Sales Price Trend (TL2) m

Housing Rent Price Trend (TL, m²)





Maslak

Maslak





