



Building the future, now

Seba Offices Investment Opportunity

Istanbul



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01

Summary

Seba Offices is a project located in Ayazağa / Istanbul, consisting of 2 basement floors, a ground floor and 12 upper floors.

The proposed spaces consist of totally 2 independent units with a total gross area of 1,206.05 sqm. Units numbered 25 and 26 on the 3rd floor are fitted out for office use. All units are currently in use and maintained in good condition.



Green Nature View



Professional Management



Class A Office Building



High Yield Opportunity



Efficient Floor Plan



Rich Social Amenities

02

Location

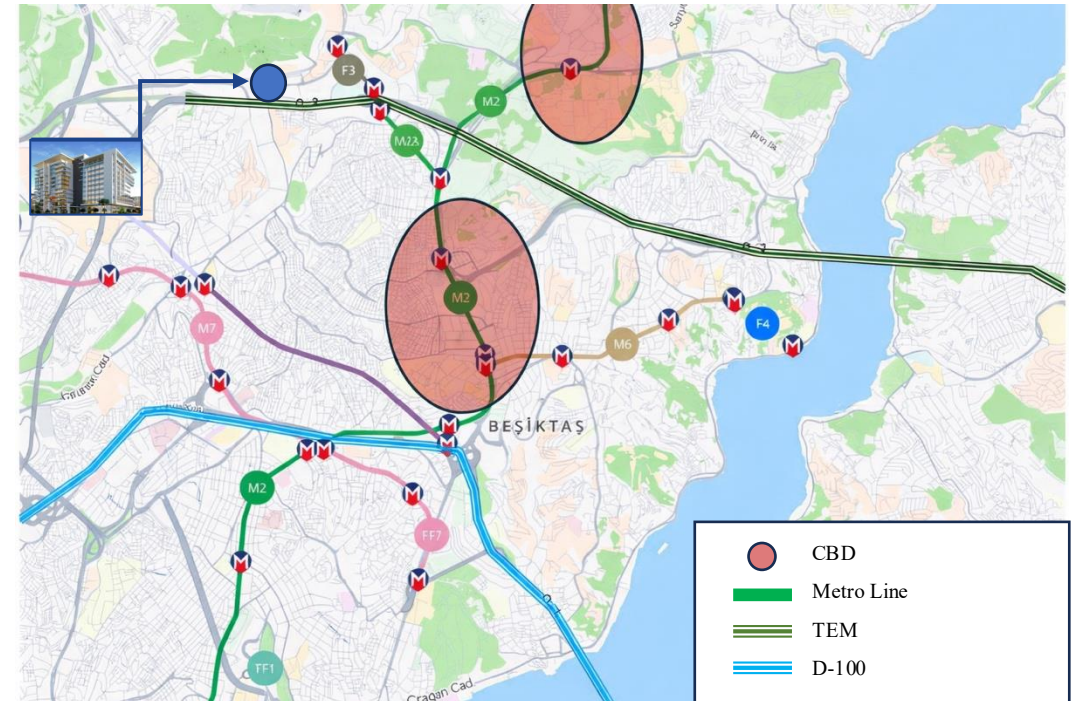
- 1 km from the Havaray station
- 6.1 km from the Sanayi metro station
- 7 km from the Levent metro station
- 16 km from the FSM Bridge
- 11 km from the July 15 Martyrs Bridge
- 31 km from Istanbul Airport
- 52 km from Sabiha Gökçen Airport
- Located within approximately a 15-minute walking distance to the nearest shopping mall



03

Building Details

- Blcok: D Block, 12 Office Floors
- Proposed Floors:
 - 3rd Floor: 25-26 Independent Sections
- Elevator: 5 + 2 passenger, 1 service elevator
- Air Condition: VRV System
- Openable Window: Yes
- Floor Height: 4 m
- Parking Right:
 - 3rd Floor - 25-26 Independent Sections: 16 Cars
- Amenity: Cafe, Restaurants around

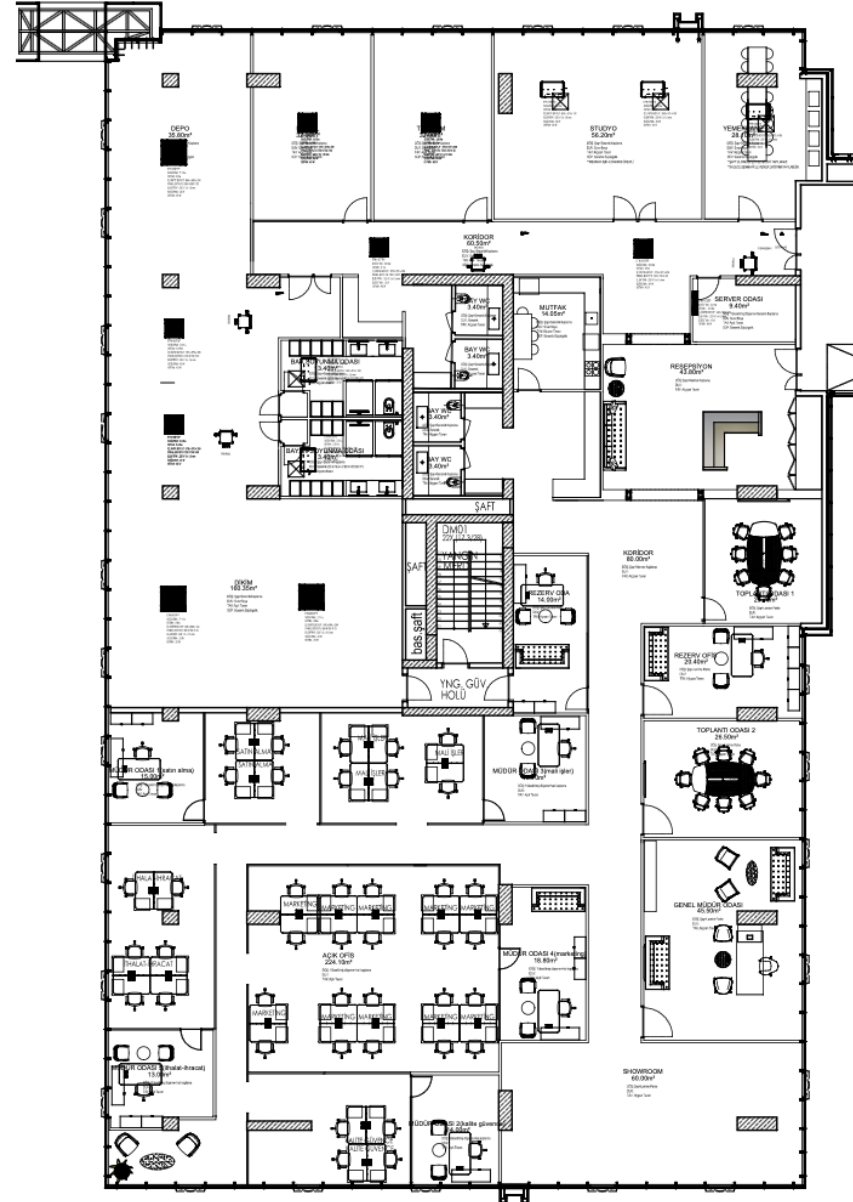


Floor	Independent Section	Gross Area (sqm)	Delivery Type
3 rd Floor	25	712,28	Decorated
3 rd Floor	26	493,77	Decorated
Total		1.206,05	

04

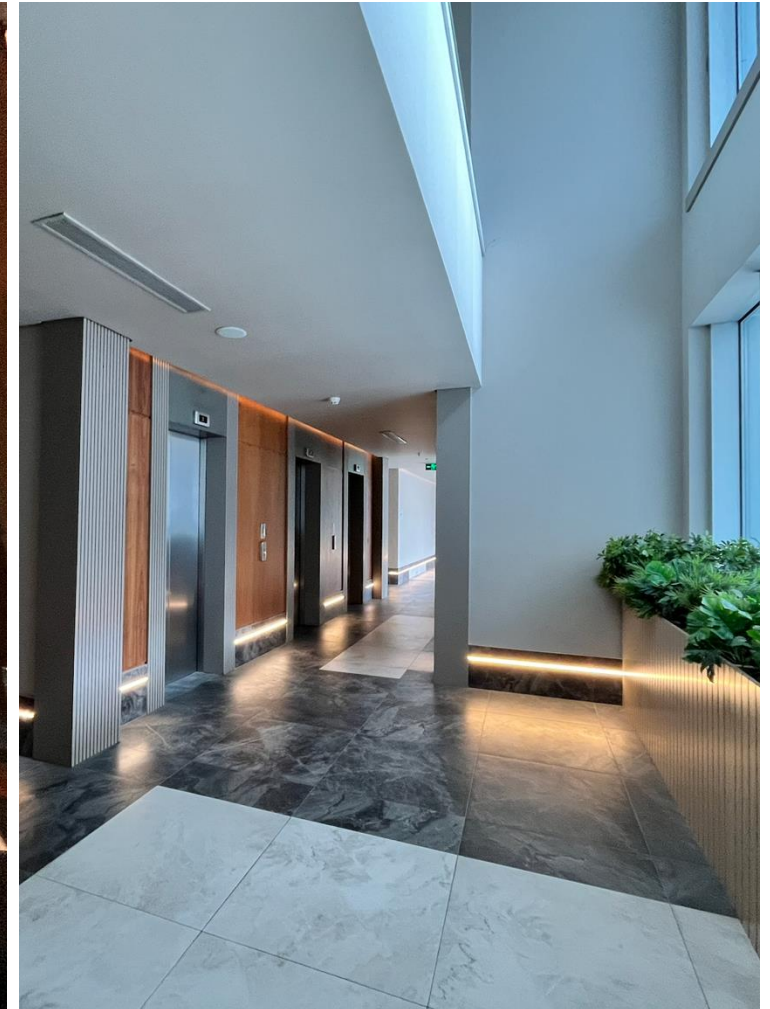
Floor Plan

- Block: D Block
- Number of Floors: 3
- Independent Section: Number 25 and 26
- Area (sqm):
 - Number 25: 712,28 sqm
 - Number 26: 493,77 sqm
- Floor Height: 4 m
- Floor Condition: Decorated



05

Photos



05

Photos



Alfa Invest has been appointed by the seller to present the property to potential investors wishing to purchase it and to manage the sales process.

For detailed information, please contact:

Alfa Invest

Address: Akmerkez B3 Blok, Floor: 8, 34337 Beşiktaş / İstanbul
Tel: +90 212 355 61 97
Web: www.alfainvest.com.tr
E-Mail: info@alfainvest.com.tr

Mahir Mermer
Founder

+90 212 355 6197
+90 532 787 3066
mahir.mermer@alfainvest.com.tr

Umut Arıkan
Partner

+90 212 355 6197
+90 534 419 5861
umut.arikan@alfainvest.com.tr

About Alfa Invest:

Alfa Invest offers corporate solutions to property owners, users, domestic and foreign investors by adding technology, sustainability and innovative understanding to its more than 20 years of experience in Commercial Real Estate leasing, sales and concept consultancy. By taking part in the design, leasing and sales processes of office buildings, logistics facilities and retail spaces that have become the symbol of the city in the Turkish commercial real estate market, it contributes to the creation of sustainable income for property owners and investors and working and living spaces that meet international standards for users. Alfa Invest's mission is to mediate the development of tomorrow's properties today with tomorrow's trends by adapting global best practices to local needs.

