

Haliç Heights





WHY HALIC HEIGHTS?

FAMILY CONNECTION

Designed with family at its core, fostering connections and creating lasting memories.

METRO ACCESSIBILITY

Direct access to key metro lines, connecting you to every corner of the city in minutes.

NATURAL ESCAPES

Adjacent to lush green areas and state parks, offering a natural respite for the whole family.

FAMILY ENTERTAINMENT

Proximity to theme parks and family-friendly activities ensures endless fun for all ages.

ON-SITE AMENITIES

Equipped with child care, a state-of-the-art gym, basketball courts, and a mosque.

SEISMIC RESILIENCE

Constructed to meet the latest, world-class earthquake and disaster resistance standards.

RETAIL THERAPY

Close to shopping destinations, providing a variety of retail options for the family.



CULTURAL RICHNESS

Nearby historical and cultural landmarks offer a blend of leisure, nature, and culture.

BREATHTAKING VIEWS

Stunning vistas of the Halic (Golden Horn), right from the comfort of your home.

SOPHISTICATED NEIGHBORS

Situated in a district with grand institutions, universities, art galleries, museums, and more.

INVESTMENT LONGEVITY

A future-proof investment designed to appreciate in value over time.

RENTAL EASE

Benefit from included rental management services, making property leasing hassle-free.

TAX INCENTIVES

Leverage available tax benefits to maximize your ROI.

CITIZENSHIP ELIGIBLE

Qualifies for the Citizenship by Investment program, a pathway to dual citizenship.

Haliç Heights

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CENTRAL PERCH

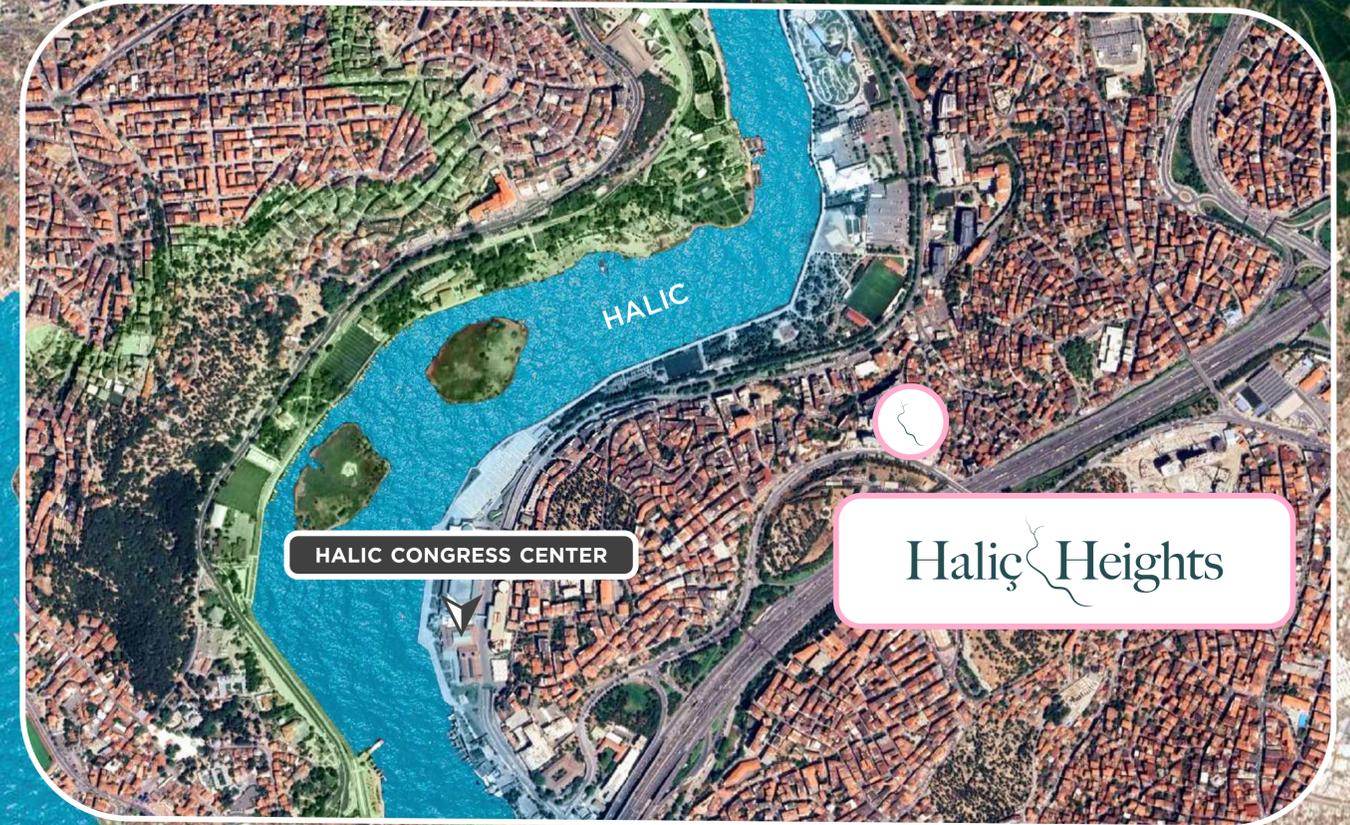
- *Dedicated Interior Designers*
- *Dedicated Rental Management*
- *Dedicated Legal Representation*
- *Tax Shelter Fund Available for Select Investors*



**CENTRAL
ISTANBUL**

-  EYÜPSULTAN
-  BEYOĞLU

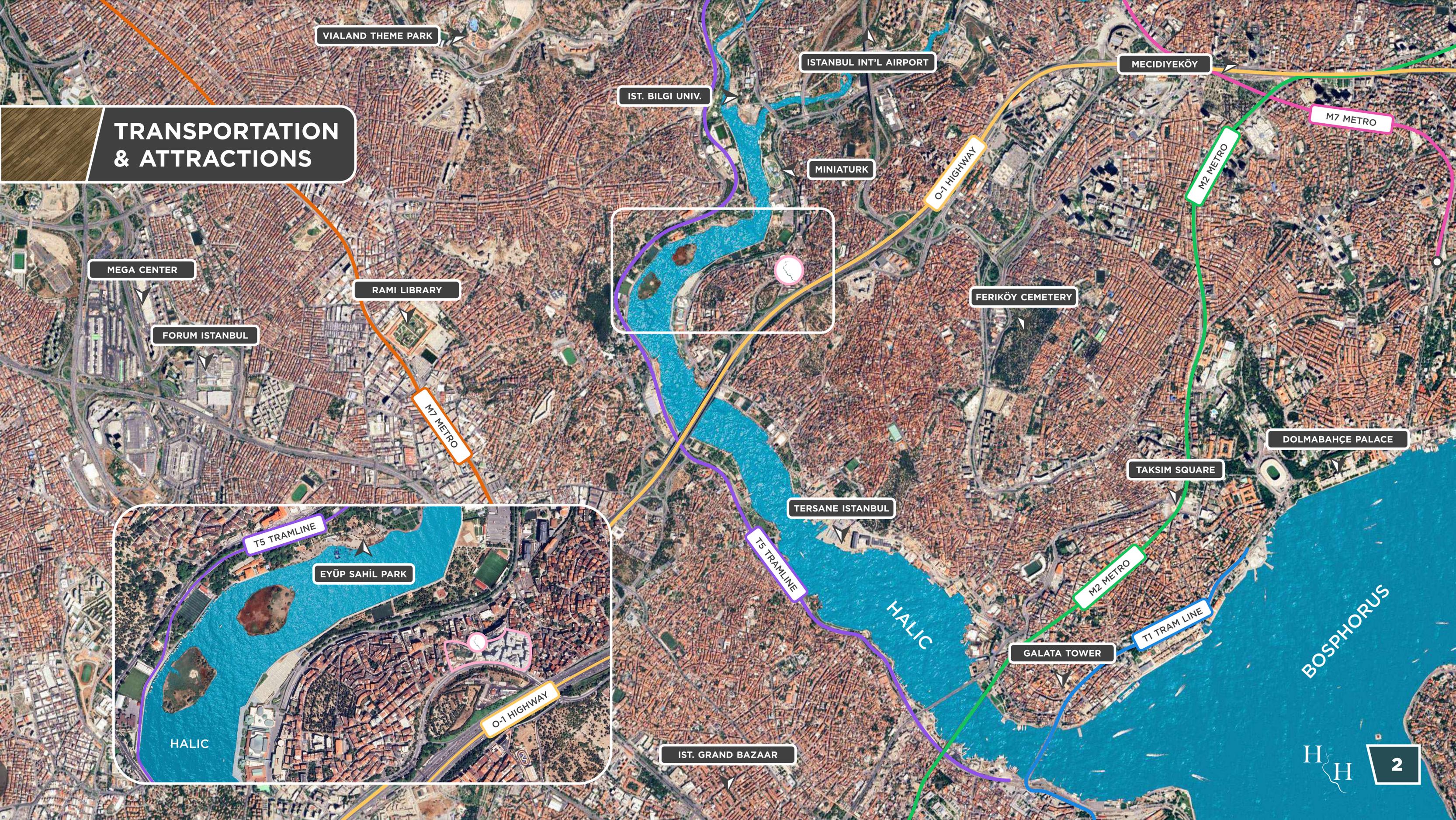
MARMARA SEA



Halic Heights

HALIC CONGRESS CENTER

TRANSPORTATION & ATTRACTIONS



VIALAND THEME PARK

ISTANBUL INT'L AIRPORT

MECIDIYEKÖY

IST. BILGI UNIV.

MINIATURK

O-1 HIGHWAY

M2 METRO

M7 METRO

MEGA CENTER

RAMI LIBRARY

FERİKÖY CEMETERY

FORUM ISTANBUL

M7 METRO

DOLMABAĞÇE PALACE

TAKSİM SQUARE

T5 TRAMLINE

EYÜP SAHİL PARK

TERSANE ISTANBUL

T5 TRAMLINE

M2 METRO

T1 TRAM LINE

HALIC

O-1 HIGHWAY

HALIC

GALATA TOWER

IST. GRAND BAZAAR

BOSPHORUS

SECLUDED IN THE EYE OF THE CITY

EYÜPSULTAN MOSQUE

PIERRE LOTI

VIALAND THEME PARK

IST. BILGI UNIV.

H
H

EYÜP SAHİL PARK

HALIC CONGRESS CENTER

FESHANE ART ISTANBUL

HALIC BRIDGE

HALIC / GOLDEN HORN

Halic Heights epitomizes cosmopolitan living in the heart of Beyoglu. Perfectly situated overlooking the banks of the Halic. This strategic location creates a unique blend of connectivity and natural beauty, establishing a new paradigm for sophisticated, integrated living in Istanbul's dynamic urban fabric.

H
H

**NORTH CENTRAL
ISTANBUL**

Little Bosphorus, Big Spirit.



REGENERATED LOCAL HUBS

Halic Heights is not just a residence; it's a gateway to the vibrant tapestry of Beyoglu's urban regeneration and historical allure. Strategically positioned along the Halic, this development is at the epicenter of Istanbul's most ambitious urban revitalization projects, blending the past, present, and future into a harmonious living experience.

One of the standout projects in the vicinity is Tersane Istanbul, a transformative initiative that repurposes the historic Ottoman shipyards into a bustling hub for culture, commerce, and community. This multi-use development is set to feature museums, art galleries, and a range of gastronomic experiences, encapsulating the essence of modern Istanbul while paying homage to its maritime heritage.

Another key development is Galataport, a state-of-the-art cruise port and lifestyle destination. This waterfront project revitalizes the Karaköy coastline, framed by the iconic silhouette of the Galata Tower.

Halic Heights situates you at the heart of this transformation, offering a lifestyle that is as rich in modern amenities as it is in historical significance.



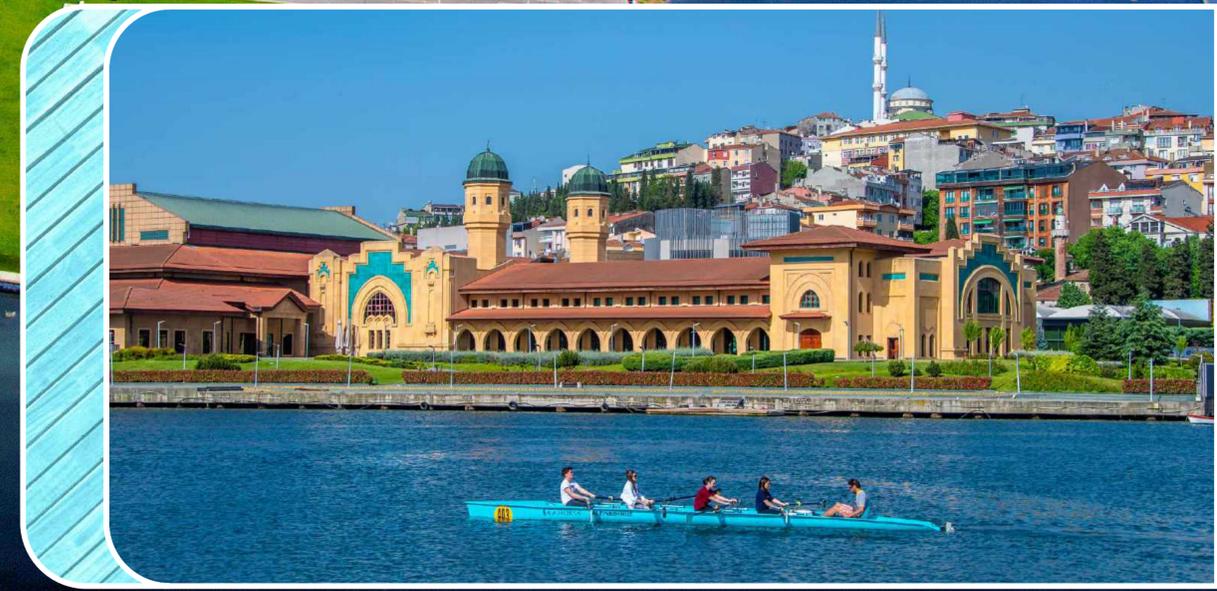
VITAL ISTANBUL INSTITUTIONS

Situated in close proximity to the Halicioğlu Metrobüs station, Halic Heights offers unparalleled access to some of Istanbul's most esteemed institutions, making it an ideal location for those who seek a life enriched by culture, education, and civic engagement.

For academics and students alike, the area is a hub of intellectual pursuit, home to several universities. Institutions like Bilgi University and Kadir Has University offer a wide array of disciplines, fostering an environment of academic excellence and innovation. Moreover, the area is home to various cultural centers and public libraries, offering a wealth of resources for lifelong learning and community engagement.

Art enthusiasts will find themselves surrounded by a plethora of galleries and museums. The Istanbul Modern is a short ride away and offers a comprehensive collection of contemporary artworks. Smaller galleries scattered throughout the district provide platforms for emerging artists, making the area a vibrant center for artistic expression.

In essence, Halic Heights places you at the crossroads of Istanbul's intellectual and cultural heartbeat.



FAMILY-FRIENDLY LIFESTYLE

At Halic Heights, community and family life are not just amenities; they are foundational elements that shape the very ethos of the development. Nestled in a neighborhood teeming with family-friendly activities and cultural landmarks, Halic Heights offers a lifestyle that is unique within Central Istanbul.

For outdoor enthusiasts, the area is replete with parks and green spaces, providing ample opportunities for picnics, jogging, or a leisurely stroll. Miniaturk, a nearby attraction, offers a unique journey through Turkey's architectural history, making for an educational and entertaining family outing. Car aficionados will appreciate the Rahmi M. Koç Museum, which houses an impressive collection of vintage and modern automobiles.

Yet, what truly sets Halic Heights apart are its on-campus amenities designed to enrich community life. The development features a dedicated childcare center. Additionally, an on-site community mosque serves as a spiritual cornerstone.

Halic Heights is more than just a residence; it's a community built on the pillars of family, culture, and convenience.



An aerial photograph of a city, showing a central enclave of modern, multi-story apartment buildings with light-colored facades and flat roofs. These modern buildings are surrounded by older, more densely packed residential buildings with various roof colors (red, brown, grey). A mosque with a prominent dome and minaret is visible within the modern enclave. The surrounding city includes roads with cars and green spaces.

**ENCLAVE OF
COMMUNITY**





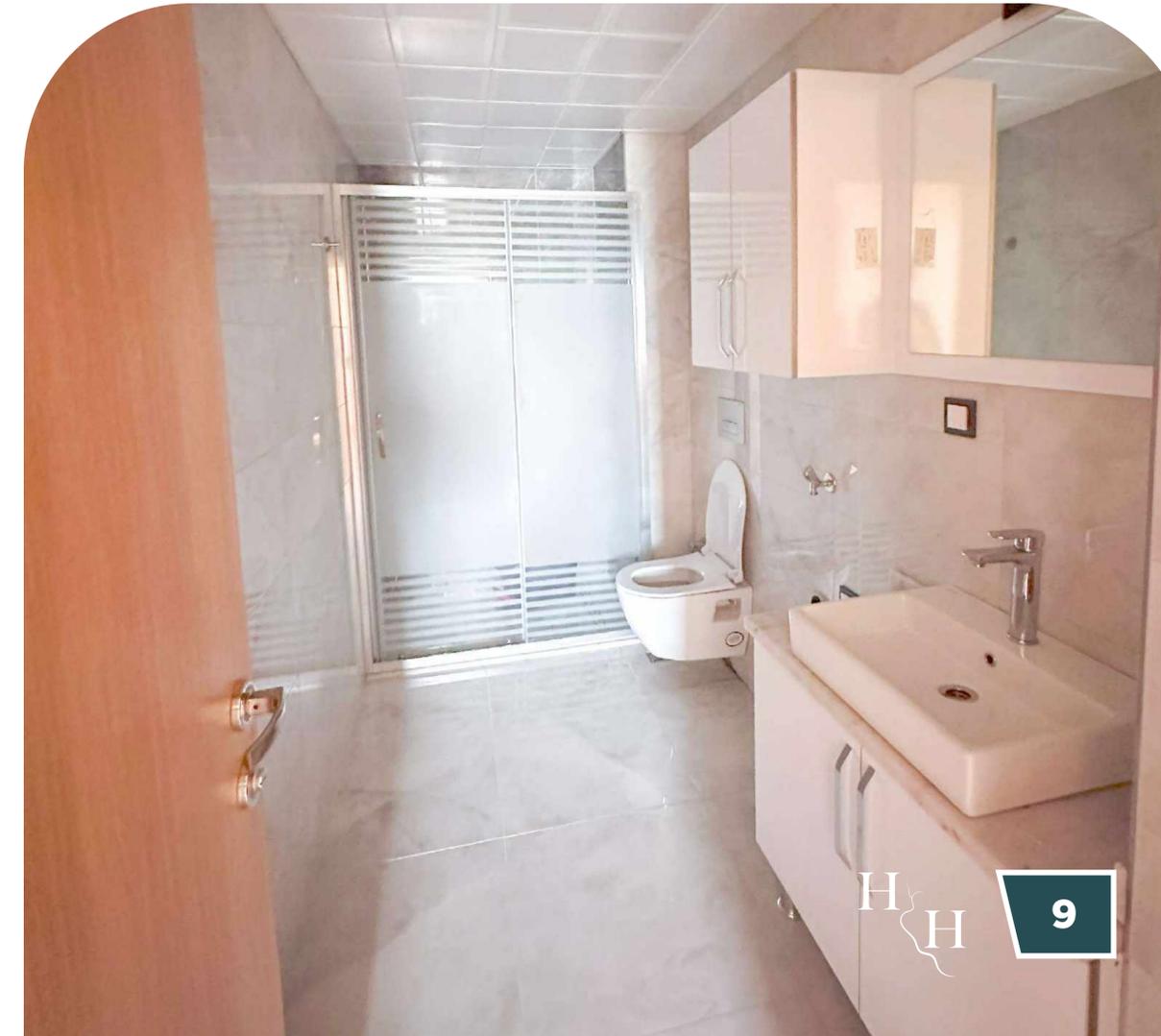
RESPIRE FROM THE CITY

Owning a unit at Halic Heights is not just a financial investment; it's a passport to a tranquil, community-centric lifestyle. Our ecosystem is designed to provide you with a seamless living experience, from expert real estate consultation to top-notch property maintenance services.

Our in-house teams craft spaces that are not just visually appealing but also conducive to family and community life. Open areas and recreational spaces within the development serve as natural extensions of your home, encouraging social interaction and providing a respite from the city's hustle and bustle.

Our asset management services offer tailored investment strategies, enhanced by tax benefits and Citizenship by Investment eligibility.

But what truly distinguishes Halic Heights is its unique positioning at the confluence of urban dynamism and natural tranquility. Here, you're not just securing a piece of prime real estate; you're investing in a high-caliber lifestyle, supported by an ecosystem meticulously designed to cater to your every need.



PROFILE FOR INVESTORS



PROFILE FOR INVESTORS



URBAN REGENERATION

There are many advantages in investing in urban regeneration projects and very little downsides. That is especially true when investing in large scale projects located on some of the most prized land in all of Turkey. By purchasing directly from our top tier developers you ensure that your title deed is 100% clean and straight forward. Being a new build, you will also rest assured of the quality of construction materials and disaster mitigation designs being implemented in the building.

In terms of real estate investment in Turkey, these units are the most secure assets you can possibly acquire. To make this situation even more appealing, the status of foreign buyers in Turkey is equal in most every way to that of the local Turks, with only the timing of entry being staggered in favor of the locals. As if that weren't enticing enough, there is the added bonus of obtaining citizenship for every \$400k spent on this exact qualification of real estate.

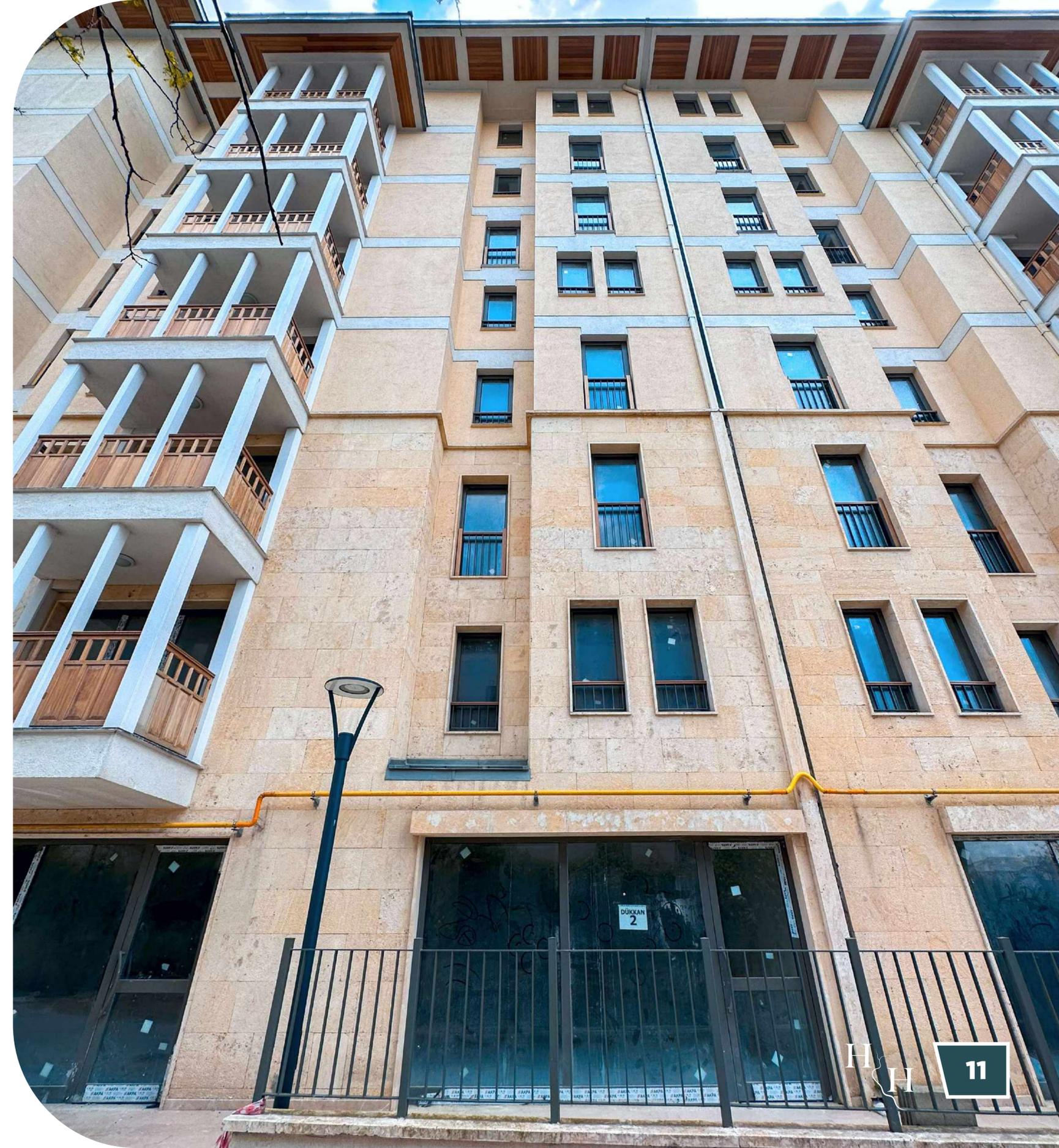
The Turkish government is very motivated to invest domestically to ensure a bright future and, more importantly, a safe future for its citizens. Urban regeneration initiatives are good for everyone involved, and with this type of momentum from the highest seats of power, they are exceedingly rare opportunities for foreign investors.

RETURN ON INVESTMENT

The demand for this project is off the charts, from the perspective of Property Turkey, within the context of normal opportunities that develop across the city. With its coastal location, historical significance, and bountiful resources, young professionals, families, and investors alike have their sights set on this complex.

CAPITAL APPRECIATION

Senna Park represents a golden opportunity by simply existing at all. Worldwide, in centers of equivalent local and historical value, properties such as these come onto the market few, and far between. By reserving their place now, residents are not only getting in early on the future development of Istanbul, they are witnesses and investors in the future prosperity of Turkey as a nation. It is a rare combination of tangible and intangible returns that makes Senna Park so unique as an investment opportunity.



PROFILE FOR INVESTORS



INTERIOR DESIGNER

Through Senna Park's partners Designer Turkey, residents and owners in SP have access to dedicated, exclusive interior designers. That means your unit is guaranteed to be fashioned with the finest decor Istanbul has to offer. This not only increases, the already luxurious, quality of life, but it also increases returns when it comes time to sell.

RENTAL MANAGEMENT

Through Senna Park's partners PT Management & Lettings, investors are freed of the burden of rental and property management. Everything is taken care of, which is especially important when considering foreign standards and regulations. By alleviating owners of the time and energy draining task of managing real estate from abroad, investors can focus on planning out their next big real estate transaction.

TAX SHELTER

Through Senna Park's partners Funding Turkey, select investors may opt to have their units managed by a government licensed real estate investment fund. Although not as straight forward as traditional, single party ownership, entering into a fund is even more painless and comes with added benefits. If you indeed have your properties managed by a REIF in Turkey, those properties are then sheltered from income tax, and other taxes.

LEGAL REPRESENTATION

One of the largest obstacles to foreign real estate investing is the lack of knowledge or ability to navigate government regulations and beauracracy when it comes to purchasing and managing such valuable assets. Through Senna Park's partners at Property Turkey, investors have an ally and a partner when it comes to the security and validity of their investment. We will help you in every matter concerning your purchase, including servicing the citizenship potentially being awarded via the investment. Investors will never have to question the validity of the title deed and will be able to avoid many of the risky pitfalls of foreign real estate investment.

EXIT LIQUIDITY

Through Senna Park's partners Property Turkey, and their comprehensive real estate market ecosystem, investors have a unique advantage over those who choose to enter the market alone. When you buy through Property Turkey you are welcomed into an ecosystem of products and services. This means that over the life of your investment, you will have all of the resources at your disposal under one roof.. One of the most important aspects of access afforded to owners is access to Property Turkey's vast global network of buyers and sellers. This ecosystem makes it infinitely more easy to sell an asset and makes any entry or exit into the Turkish real estate market exceedingly smooth.





**PROPERTY
FEATURES**



HIGHLIGHTS & AMENITIES

PERSONALIZED LUXURY

- 1+1, 2+1, 3+1 UNIT LAYOUTS
- 3 METER HIGH CEILINGS
- SELECT HALIC / GOLDEN HORN VIEWS
- HIGHEST QUALITY BUILDING MATERIALS
- FINEST STANDARD OF DISASTER ENGINEERING
- QUALITY SOUND-PROOF INSULATION
- IP INTERCOM SYSTEM
- DEDICATED INTERIOR DESIGNER
- DEDICATED LEGAL REPRESENTATION
- DEDICATED RETAIL MANAGEMENT
- TAX SHELTER FUND AVAILABLE
- OUTDOOR LIVING AREAS
- DEDICATED CARPARK GARAGE
- PRIME METRO STOP PROXIMITY

SHARED AMENITIES

- 24/7 COMPLEX SECURITY
- COMMUNITY ACCESSIBLE LANDSCAPED AREAS
- FAMILY WALKING PATH
- ON-SITE MOSQUE
- CLOSE PROXIMITY TO PARKS
- OUTDOOR PLAYGROUNDS FOR ALL AGE GROUPS
- RETAIL SHOPPING CENTER
- INDOOR/OUTDOOR LOUNGE AREAS
- NEIGHBORHOOD EVENT CENTER
- CHILD ACTIVITY CENTER
- MEZZANINE WITH UNOBSTRUCTED 360° VIEWS
- OFFICE/STUDY ROOMS
- PUBLIC TRANSPORTATION DEPOT
- DEDICATED PARKING AREAS

FLOOR PLANS

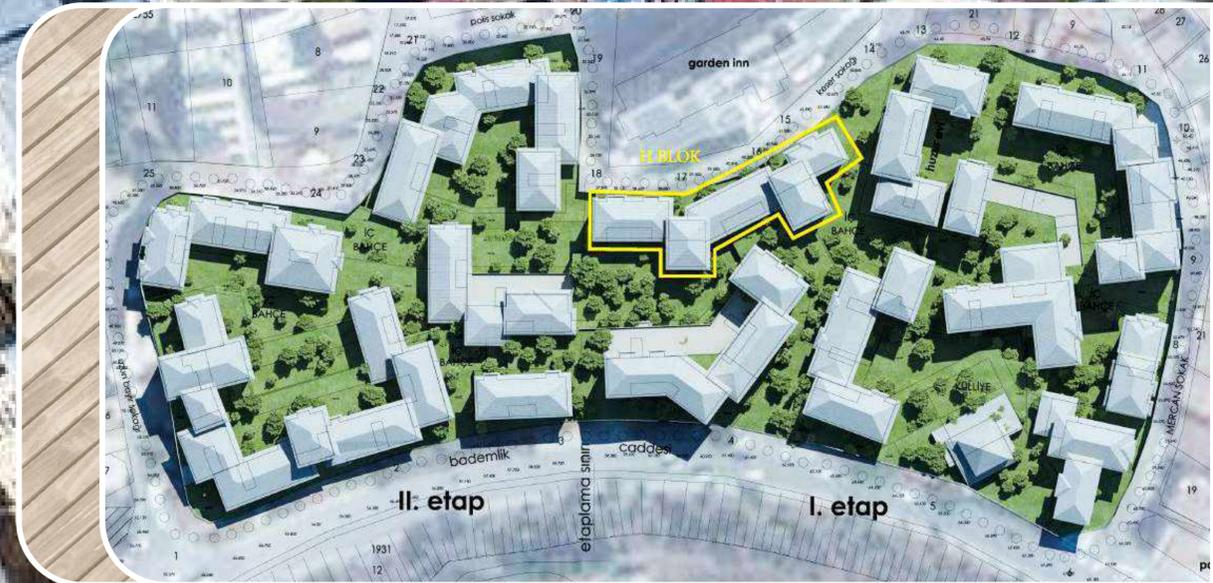


SITE PLAN

HILTON GARDEN INN

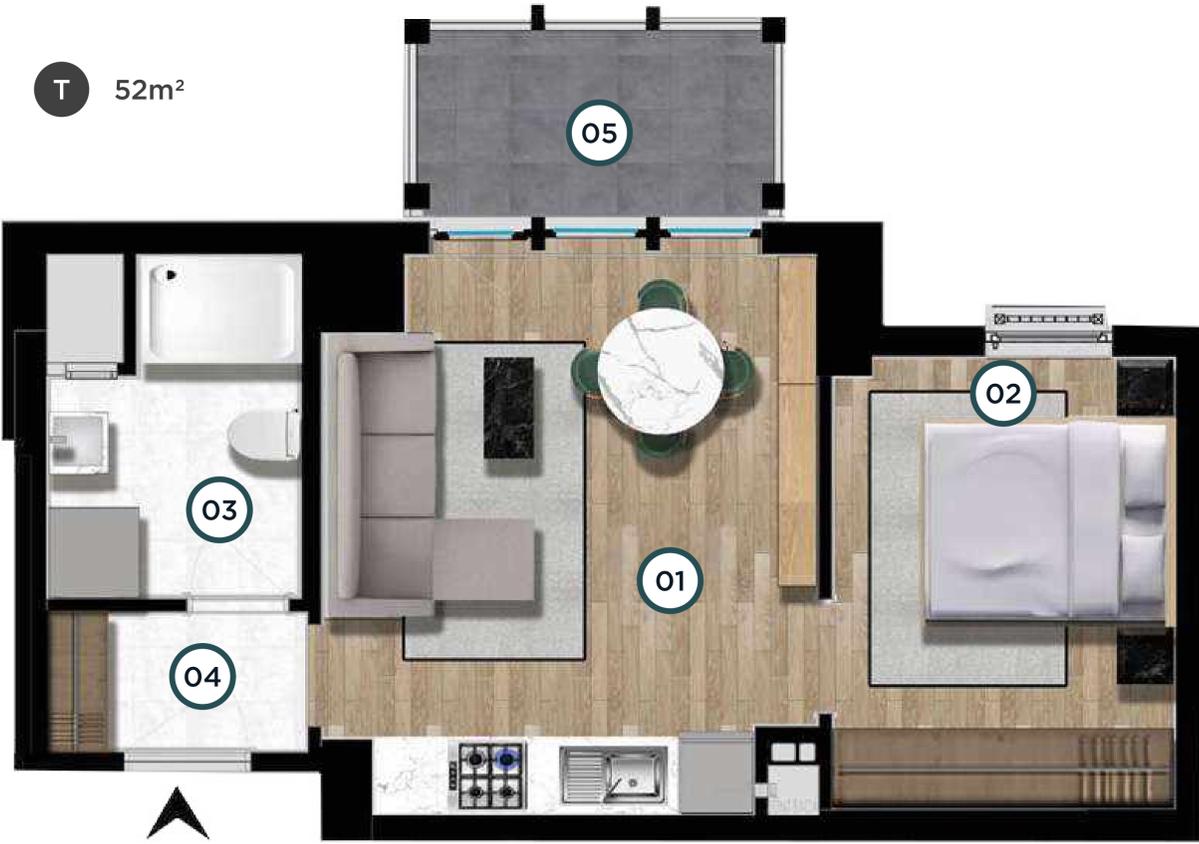
H BLOCK

STAGE 1



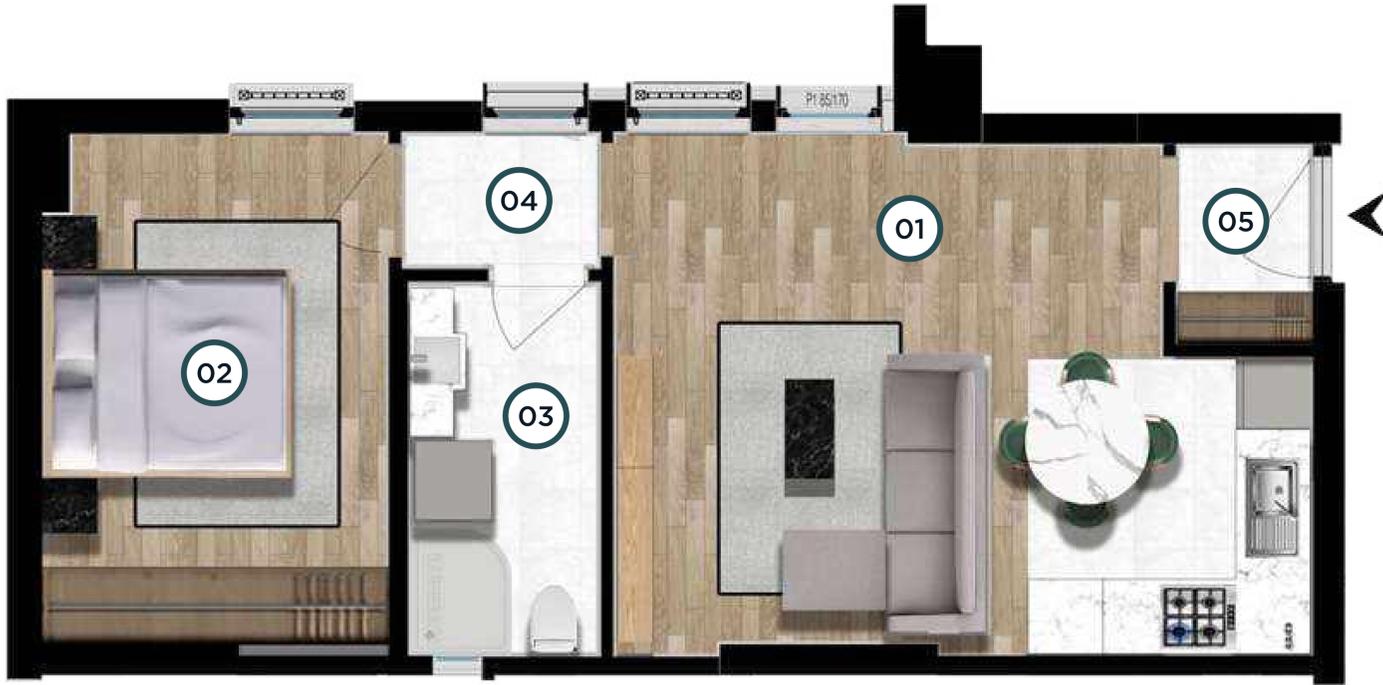
1+1 A

- 01 16m²
- 02 10m²
- 03 5m²
- 04 4m²
- 05 2m²
- T 52m²



1+1 B

- 01 21m²
- 02 11m²
- 03 5m²
- 04 2m²
- 05 2m²
- T 64m²



1+1 A-B UNITS

2+1 A-C UNITS



2+1 A

01	20m ²	05	5m ²
02	13m ²	06	4m ²
03	7m ²	07	3m ²
04	5m ²		
T	81m ²		



2+1 B

01	20m ²	05	4m ²
02	13m ²	06	4m ²
03	6m ²	07	3m ²
04	5m ²		
T	81m ²		



2+1 C

01	17m ²	04	4m ²
02	11m ²	05	3m ²
03	8m ²	06	2m ²
T	88m ²		

2+1 D-F UNITS



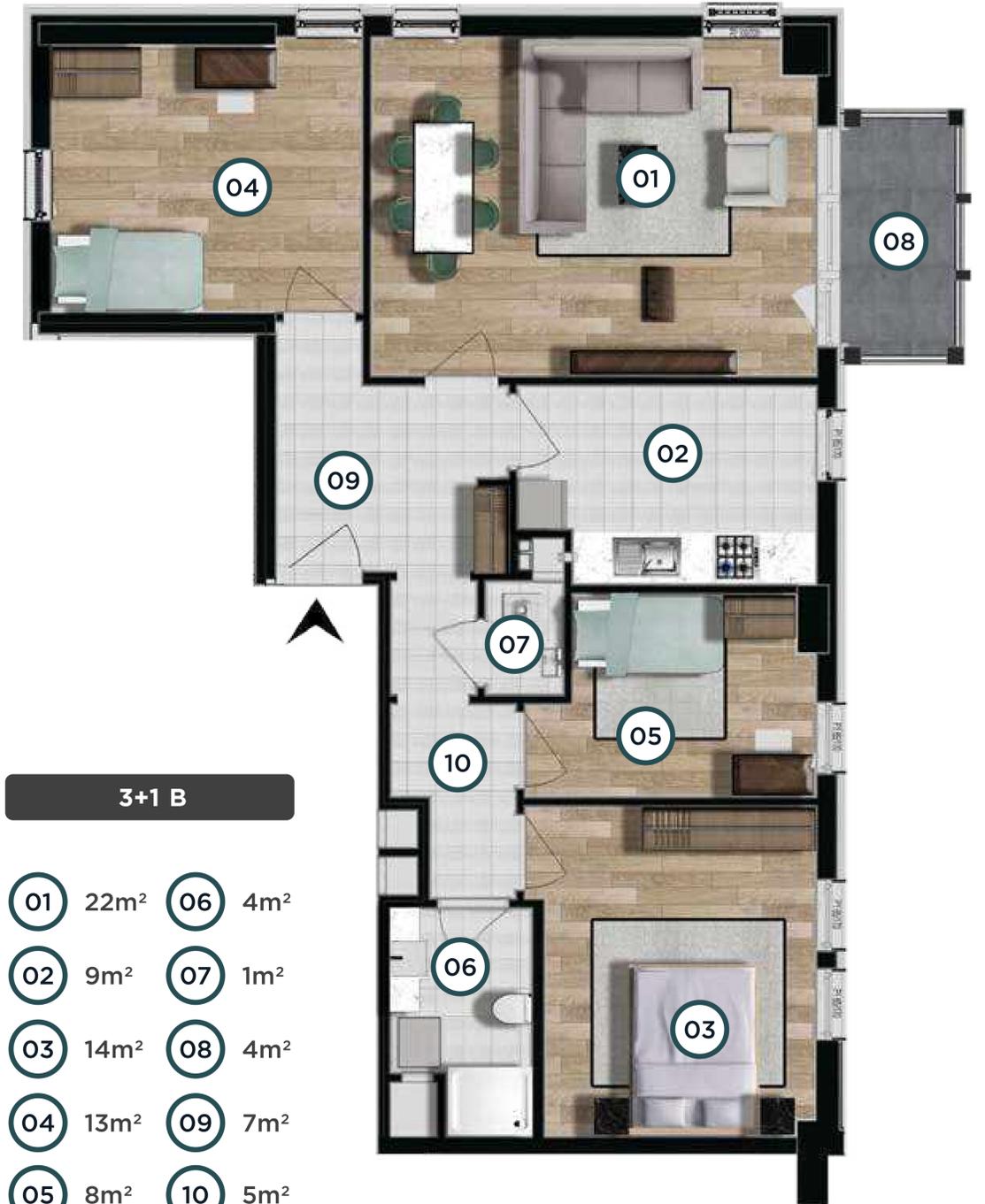
3+1 A-B UNITS



3+1 A

01	22m ²	06	5m ²
02	10m ²	07	3m ²
03	13m ²	08	5m ²
04	17m ²	09	5m ²
05	10m ²	10	3m ²

T 156m²



3+1 B

01	22m ²	06	4m ²
02	9m ²	07	1m ²
03	14m ²	08	4m ²
04	13m ²	09	7m ²
05	8m ²	10	5m ²

T 138m²