

COMMERCIAL / FOR SALE

Reimagine the Way You Work

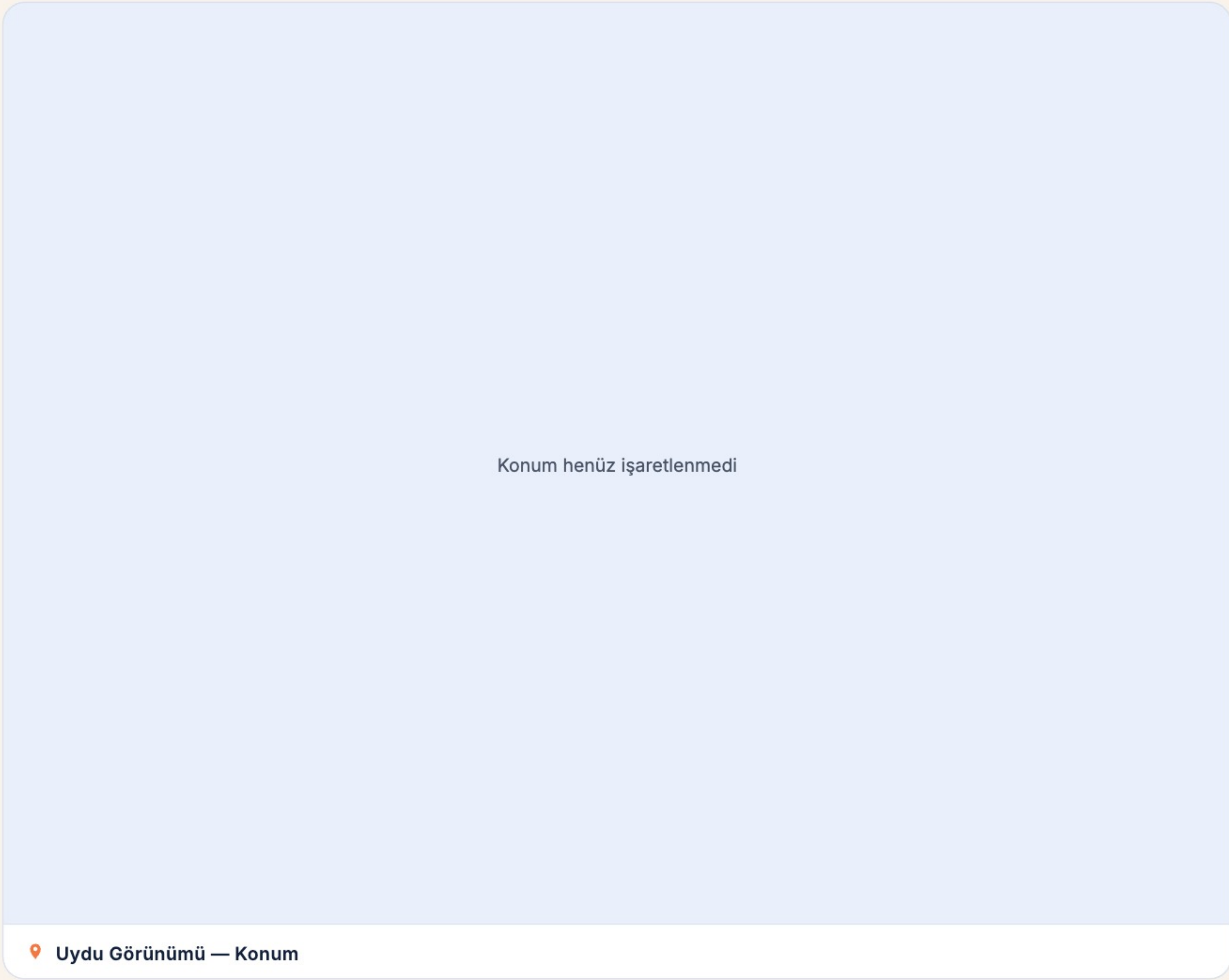
Şişli, İstanbul

Zeynep Ateş
Zeynep Ates

Prepared with emlaksun.com

Location & Overview

Adres	Mecidiyeköy Yolu Caddesi Kuştepe Mah. No:12, Mecidiyeköy Mahallesi, 34400 Şişli/İstanbul
Gross area	900 m ²
Net area	750 m ²
Type	Office
Building age	5
Floor	12
Heating	Central heating
Title deed status	Detached freehold title



Investment Summary

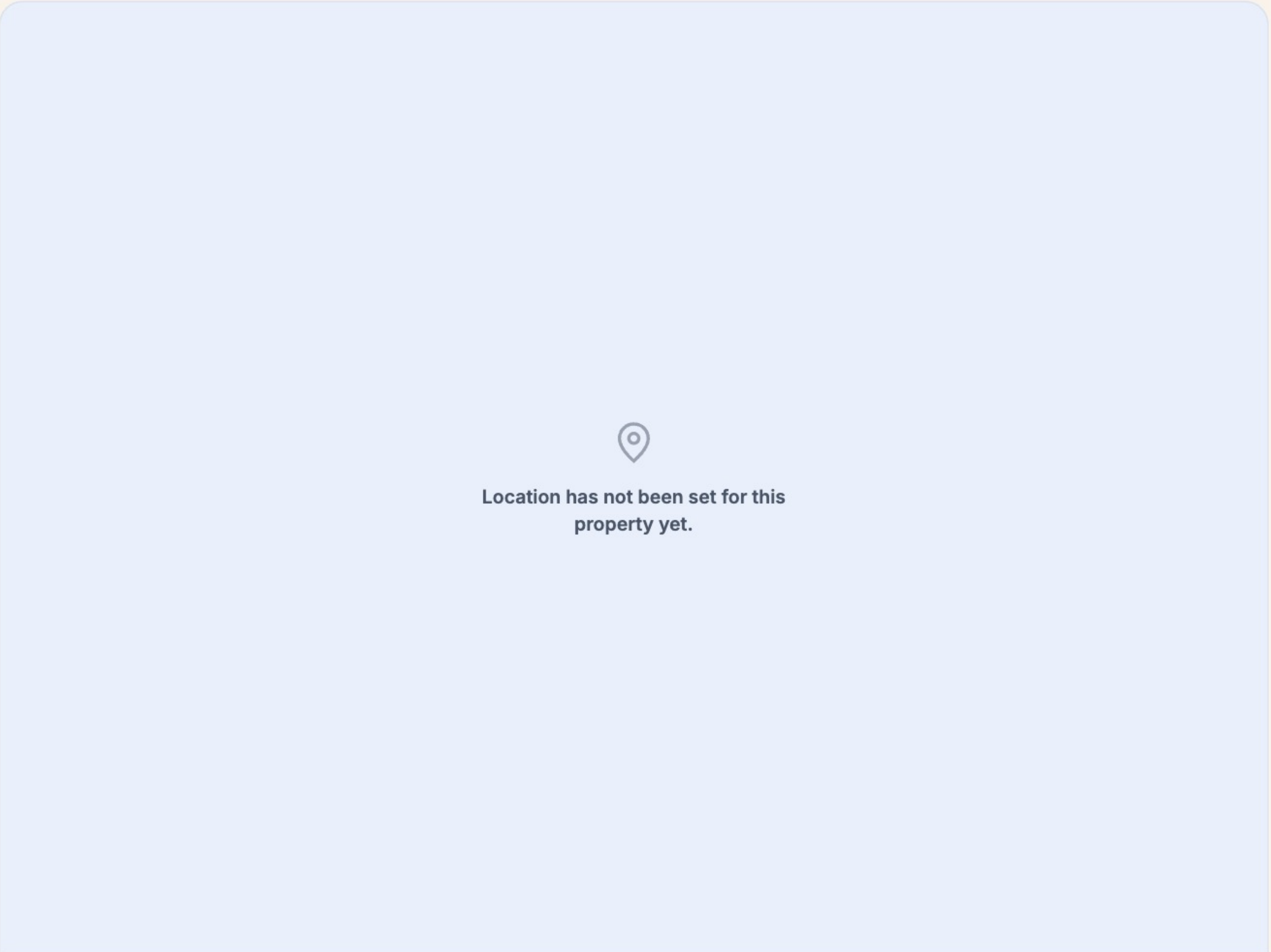
Located in Mecidiyeköy, Şişli — one of Istanbul's principal business and finance districts — this modern office offers investors a rare combination of address and position. A gross 900 m² on the twelfth floor gives teams room to work well while carrying the weight of a genuinely prestigious location. The building is only five years old and the office is in as-new condition, so its modern services mean a straightforward move-in, and the district's continuing appreciation makes the case for a profitable holding.

Location	Mecidiyeköy Yolu Caddesi Kuştepe Mah. No:12, Mecidiyeköy Mahallesi, 34400 Şişli/İstanbul
Area	900 m ²



Location & Surroundings

Sitting in the heart of Mecidiyeköy, this commercial property benefits from the retail activity and heavy footfall generated by the neighbouring Trump Shopping Mall, while easy access to Osmanbey metro station connects it comfortably to the rest of the city. The presence of the Istanbul Courthouse and several leading hospitals nearby brings a steady flow of professional and healthcare visitors through the district — a pattern that lifts the potential of any business here and adds real strategic value to the investment.



Location has not been set for this property yet.

 Mecidiyeköy Mahallesi, Şişli, İstanbul

Property Details

Gross area	900 m ²
Net area	750 m ²
Type	Office
Condition	İkinci El
Rooms / sections	12
Building age	5
Floor	12
Heating	Central heating
Service charge	25.000 TL
Title deed status	Detached freehold title
Mortgageable	Var



Area Development Analysis

Mecidiyeköy is one of Istanbul's most central and most active business and residential districts, which makes it a strategic place to hold commercial property. It sits where the city's main transport arteries meet — the metro and metrobüs networks converge here — giving commercial premises a level of accessibility and visibility that is difficult to replicate. That draws heavy daily footfall and creates a continuous flow of potential customers for any business at street level. Existing commercial activity and well-developed infrastructure are the foundations underpinning property values across the district.

The outlook rests on solid ground: Istanbul's ongoing urbanisation and the persistent demand for central locations both work in Mecidiyeköy's favour. Regional development schemes and continuing improvements to transport infrastructure help the district maintain and extend its commercial appeal. High population density and an active business environment together support sustainable rental yields and long-term capital appreciation. On that basis, Mecidiyeköy remains an attractive option for investors looking for a stable commercial holding with room to grow.



Photo Gallery (1/2)



Photo Gallery (2/2)



Financial Offer

55.000.000 TL

Monthly dues

25.000 TL

Included in dues

Özel Güvenlik, Temizlik, Spor Salonu

Contact



Zeynep Ateş

Emlak Danışmanı



05321234567



zeynepates@demoemlak.com

Zeynep Ates

Taşınmaz Ticareti Yetki Belgesi No: 12345678