

RESIDENTIAL / FOR RENT

# Your Dream Home Awaits

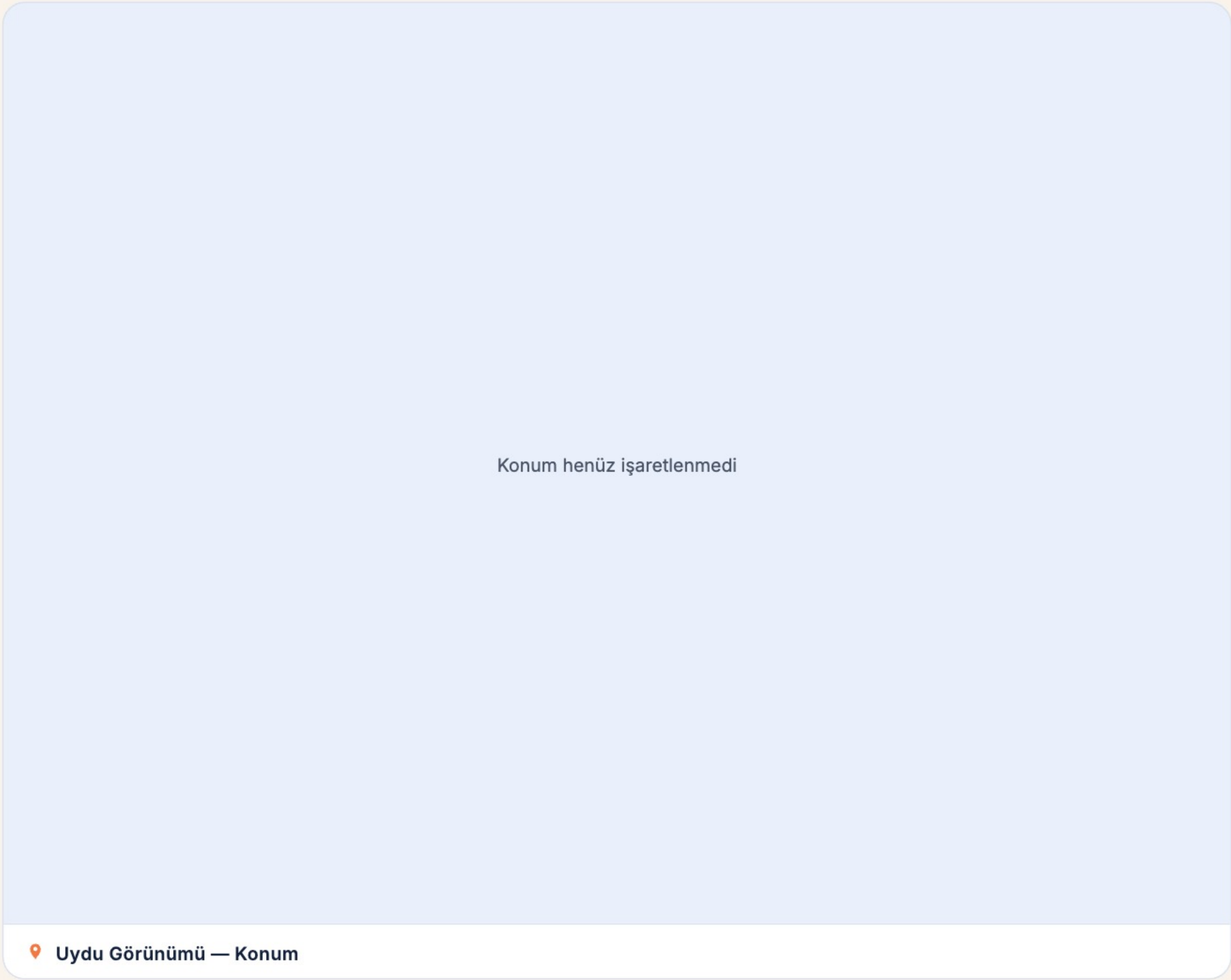
Çankaya, Ankara

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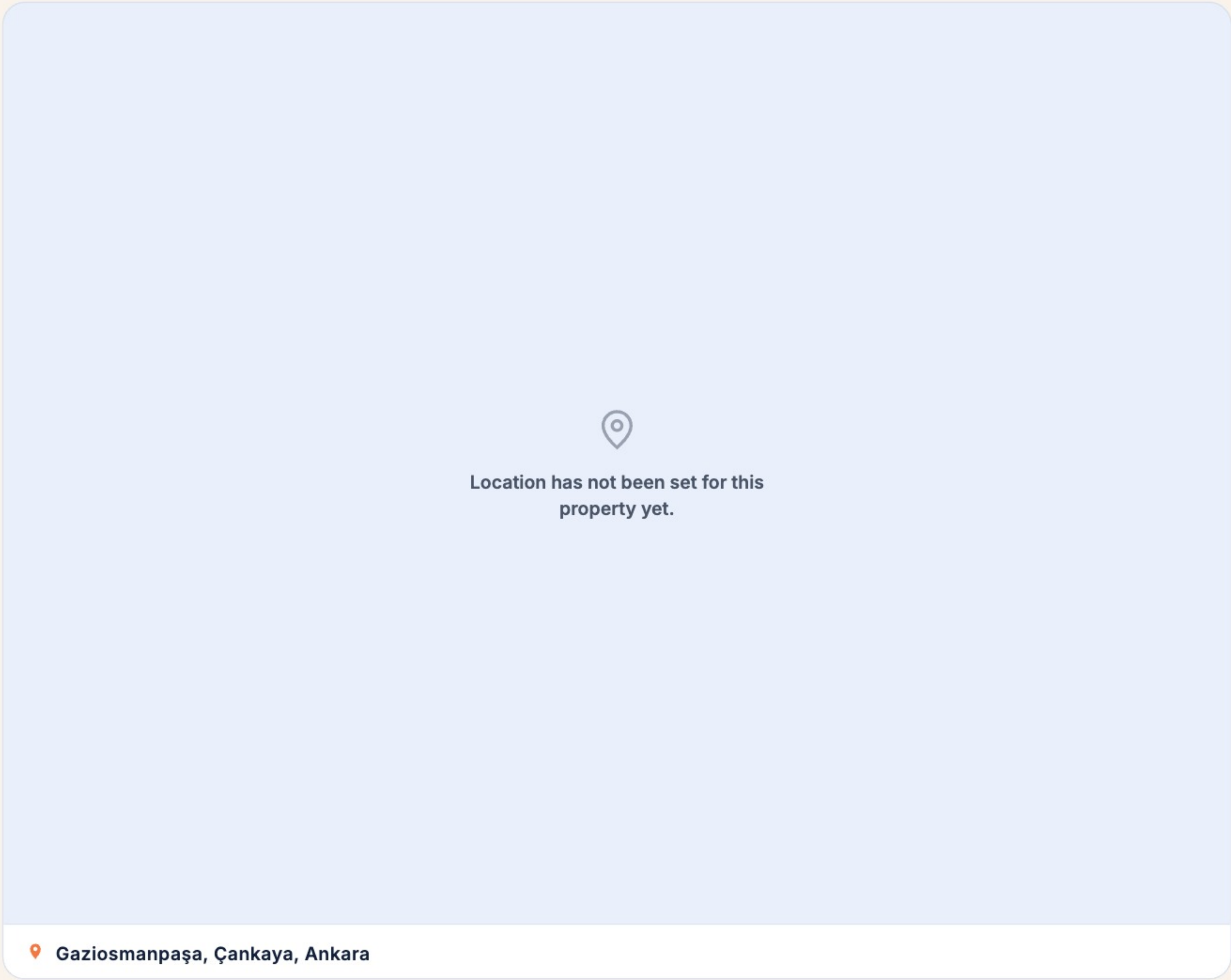
## Location & Overview

|              |                                  |
|--------------|----------------------------------|
| Adres        | Kader Sokak, 10/5 Çankaya Ankara |
| Gross area   | 170 m <sup>2</sup>               |
| Net area     | 140 m <sup>2</sup>               |
| Rooms        | 5+ bedrooms                      |
| Building age | 2                                |
| Floors       | 6                                |
| Heating      | Yerden Isıtma                    |



# Location & Surroundings

Set in Gaziosmanpaşa at the heart of Çankaya, this home is within walking distance of Seğmenler Park and the Karum business and shopping centre — an unusual level of everyday convenience. The location opens up everything from green space to a full social calendar, while Güven Hospital and Atakule nearby secure easy access to healthcare and reinforce both the standing of the district and its investment value.



# Property Details

|                |                    |
|----------------|--------------------|
| Gross area     | 170 m <sup>2</sup> |
| Net area       | 140 m <sup>2</sup> |
| Rooms          | 5+ bedrooms        |
| Bathrooms      | 2                  |
| Building age   | 2                  |
| Floors         | 6                  |
| Heating        | Yerden Isıtma      |
| Kitchen        | Open plan          |
| Parking        | Covered parking    |
| Balcony        | Var                |
| Lift           | Var                |
| Furnished      | Yok                |
| Service charge | 2.500 TL           |



## Area Development Analysis

Gaziosmanpaşa is one of Ankara's oldest and most prestigious neighbourhoods, and its position at the centre of Çankaya means rental demand here rarely slackens. A high standard of living, a central location and a dense set of amenities nearby make it attractive to anyone looking for a home to rent. Proximity to universities, business and financial districts, embassies, shopping and cultural venues sustains steady, good-quality demand for rental homes in the area — which translates into reliable rental income for a landlord.

Set against Ankara's broader urban development and population growth, established central neighbourhoods such as Gaziosmanpaşa are well placed to hold and build on their value. Investment in the city's transport infrastructure and regional development schemes should feed through to property values over time. Continuing rental demand and the district's standing together support a stable long-term return and the prospect of capital growth, keeping a residential holding here attractive for years to come.



## Photo Gallery (1/2)



## Photo Gallery (2/2)



# Financial Offer

110.000 TL/ay

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|                  |                          |
|------------------|--------------------------|
| Deposit          | 110.000 TL               |
| Monthly dues     | 2.500 TL                 |
| Included in dues | Güvenlik, Bina Temizliği |

## Contact



### Zeynep Ateş

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