

Investment Opportunity

Merdivenköy Corner Retail.

~329 m² Total Area | Corner Parcel | 3 Facades

*This combination will never
come again in this location.*

Corner Parcel

3 facades, max. visibility

71.5 m² Open Area

Units 49 + 50 garden allocation

235 m² Indoor Area

Flexible commercial use

Investment

Key Metrics.

Est. Monthly Rent

490 — 600K TL

Based on Endeksa market analysis

Est. Annual Rent

5.9 — 7.2M TL

Gross annual income

Gross Rental Yield

5.7 — 7.0%

Annual return rate

Payback Period

~15 — 16 Years

Endeksa estimate

VAT Advantage

Shell delivery enables full-invoice VAT deduction.

Citizenship Eligible

Via the Turkish Citizenship by Investment program.

Technical

Retail Specifications.

Gross Area	257 m ²
Net Indoor Area	234.82 m ²
Allocated Open Area	71.50 m ²
Expansion Option	~185 m ² (by management agreement)
Total Area	~329 m ²
Location	Merdivenköy, Kadıköy
Parcel Type	Corner — 3 facades
Delivery Status	Shell — June Delivery
Structure	Urban renewal, new building

Trust

Why Invest?

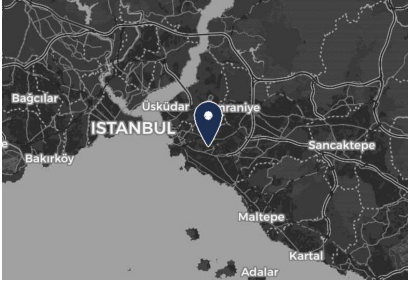
- **Brand New Building**
20+ years, no structural risk
- **Allocated Area**
Registered in management plan, legal assurance
- **Corner Parcel**
Location value independent of market
- **Flexible Use**
No single-sector dependency
- **Growing District**
Of 22 units for sale, avg. 54 m² — unmatched (Endeksa)

Potential

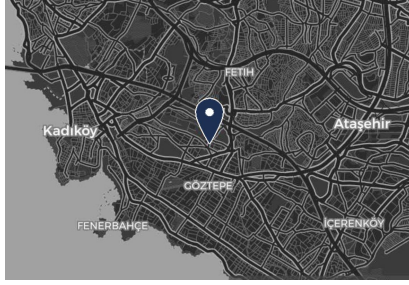
Usage Scenarios.

- **Chain Grocery**
BİM, A101, ŞOK, Migros Jet
- **Cafe / Bakery**
Ideal for open area usage
- **Pharmacy**
High foot traffic
- **Showroom**
Wide storefront facade
- **Restaurant**
Dual entrance from corner

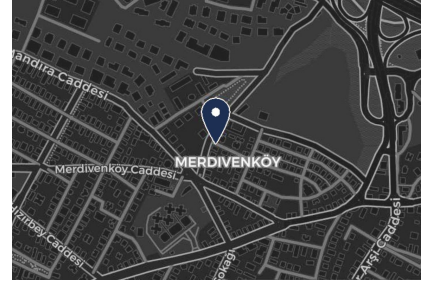
Location

Location & Surroundings.**İstanbul**

Kadıköy district

**Kadıköy**

Merdivenköy neighborhood

**Merdivenköy**

Gökay Building location

Site

Current Status.**Building — Delivery Phase**

June 2026, facade completed

**Corner Parcel — Street View**

Çömlekçi Çukuru × Tümer Street

Exterior

Corner Parcel Views.



Daytime — Corner Parcel, 3 Facades

Exterior render with grocery store scenario



Nighttime — Corner Parcel, Storefront Lighting

High visibility and foot traffic

Volume
Usage Potential.



Empty Volume — Shell Delivery

Flexible usage potential



Grocery Scenario — Furnished

Sample layout arrangement

Interior

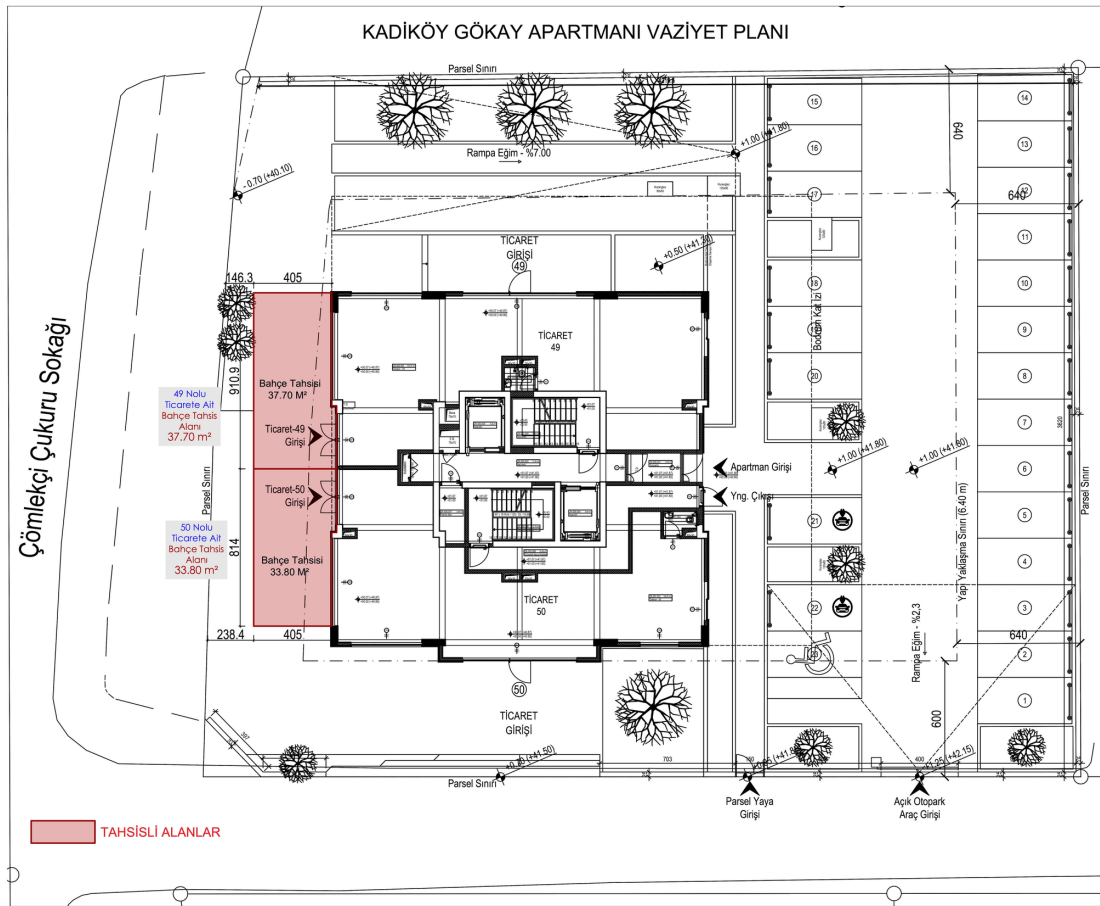
Market Interior View.



Checkout Area and Storefront Facade

Spacious interior, high ceiling, natural light

Technical Site Plan.



Site Plan — Allocated Open Areas

Commercial Unit 49: 37.70 m² + Unit 50: 33.80 m² = Total 71.50 m²