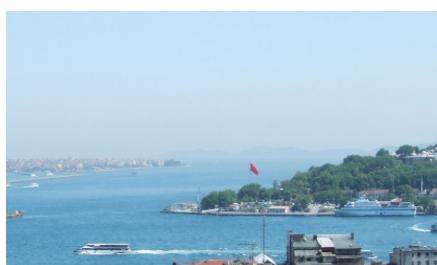




alaattin apartments

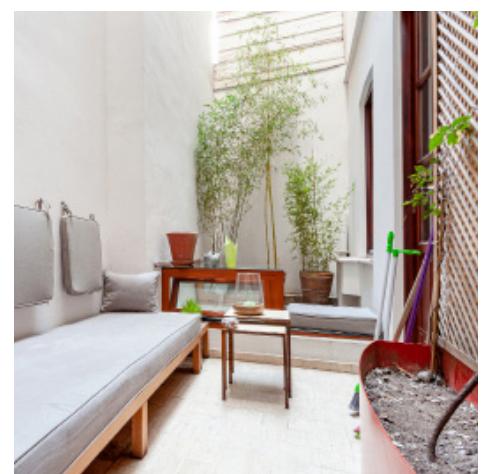
an exceptionally well restored and sustainably developed apartment building located on the premier residential street in Galata, Istanbul



In total there are seven luxurious flats of various sizes totalling over 1,016.36m² as well as one street level shop/office duplex (permitted ISYERI) of 74.97m². In total the entire project is 1,091.33m² with a very low ratio of common area to gross area.

The building features direct lift access to the upper five suites, three metre high brick-vaulted ceilings throughout, beautifully restored stone foundation walls dating to the mid-1800's, a main marble staircase and other features of classic European architecture.

The top two flats have unencumbered panoramic views over the Bosphorus Strait, Topkapi Palace, Aga Sofia, Blue Mosque, Marmara Sea, Princes' Islands and even the Uludag Mountains. And a lower flat features a rare view to the 19th Century Crimean Church and Bosphorus Strait.



alaattin apartments hosts a "AAA" location for city living with the Sishane-Istiklal Street metro exit at your doorstep and a short walk to the Karakoy ferry terminal and Tophane tramway stop.

alaattin apartments is a carefully restored and exceptionally well designed apartment building located on Serdar-i Ekrem Caddesi in the heart of the popular neighbourhood of Galata.

The complete project comprises of two historical period apartment buildings that have been connected as one building since the 1930's under one deeded land plot of 145.5m². The buildings are open and joined at the heel to form "L" shaped flats.

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Galata | Serdar Ekrem Cad.

Over the past 20 years the neighbourhood of Galata has rapidly gentrified and has become one of the prime living neighbourhoods in Istanbul as well as a top tourist district with a soaring demand for short term stay flats like Airbnb. Serdar-i Ekrem Cad. has evolved to be the prime street in Galata with many famous buildings like Dogan Apartments, Komando Han, George Hotel as well as is home to many famous designers, cafe's & restaurants and shops.



Reinforcement

During the years of 2005 and 2006, the building underwent extensive reinforcement works including an integrated reinforced concrete (using a special PCC mortar) and steel skeleton and reinforced concrete decks on each level. The works were designed, implemented and overseen by a top structural engineering reinforcement team with calculations and support completed by professors at the Istanbul Technical University (ITU). A report by ITU was prepared detailing these works and is available upon request.



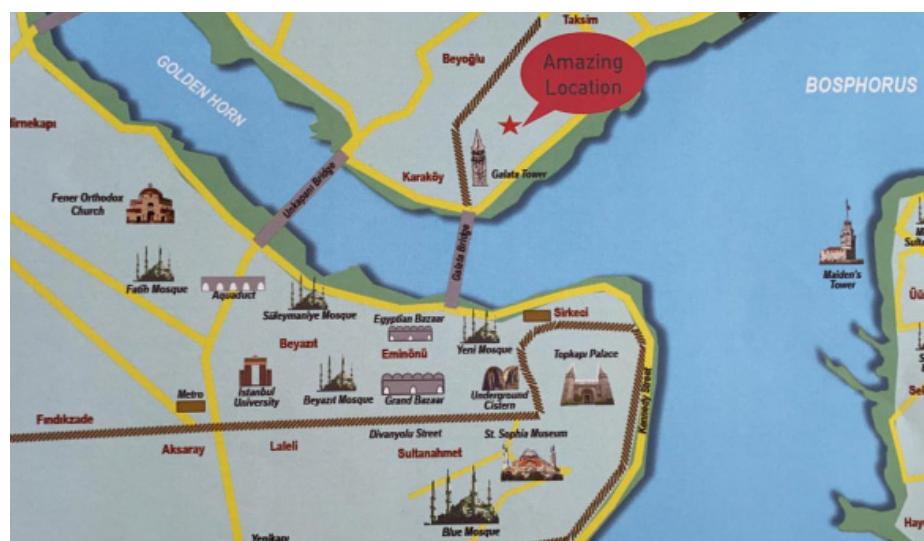
Restoration

Great care and time was taken in the restoration works in order maintain as much of the historical nature of the original design of the buildings without compromising on developing modern completely functioning luxurious accommodation. Many important details were achieved with painstaking work such as the restoring of 100 year old doors (over one hundred pieces) plus over 700m² of floor boards, some of which dated from the late 1800's to the sourcing of antique door handles and cast iron antique bathtubs were undertaken in order to finish the flats to their current charming state. Even a very challenging task of reusing stone stairs of over 120kg each was undertaken by an engineer and structural team that created one of the top features in the development.



Nearby ...

Sishane Metro Station	(~100m)
Dogan Apartments	(~50m)
Istiklal Cad	(~100m)
Tophane Tram Station	(~400m)
Galata Tower Square	(~250m)
Swedish Consulate	(~100m)
German High School	(~50m)
Taksim Square	(~1.5km)
Karakoy Ferry Docks	(~600m)
Galata Port	(~500m)
Historical Peninsula	(~1.5km)
Pera Palace	(~500m)
British Consulate	(~500m)



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Beyoglu Regeneration Projects

Over the past 20 years Beyoglu has witnessed an extensive amount of regeneration projects that have improved the quality of living significantly. Today the Galata Port project is nearing completion which will become another draw to the area as the development unfolds with major hotels and a seaside promenade and the new cruise ship terminals. As all major European cities have experienced over the past 30 or more years, city centre living will only improve as each project completes adding to the overall quality of life to its residents and guests and Istanbul will be no exception.

Access | Location

For city centre living or for the tourism sector, **alaattin apartments** is ideally located for access and egress. On your doorstep is the Istiklal Metro Station connecting you throughout the city as well as the Karakoy and Tophane Tramway stops and the Karakoy Ferry Terminal. For vehicle traffic, from Galata all major roads and highways are easily accessible to the Sahil Yolu/Coastal Road, Cevre Yolu Highway and the TEM/Autobahn as well as the Marmaray Metro and the vehicle tunnel to reach the Asian side of Istanbul.



Residents | Guests

alaattin apartments has been home to an impressive list of tenants from numerous consulates and foreign government employees to major international companies and various organizations. It is also a top destination for the tourist and holiday visitors with demand for such accommodation growing each year as Galata offers a more relaxed destination than the traditional Sultanahmet district. It is expected to continue to grow as the area develops and provides more amenities to its residents and guests.

Titles | Permits

alaattin apartments has both an approved Restoration Project as well as a Restoration License. And in 2014 a new Occupancy Permit (ISKAN) was issued which is a rare achievement for restoration projects in this area. Finally in December 2016 the ownership deed to all flats was successfully split into 8 separate individual titles (Kat Mülkiyeti). All of the above was a significant achievement that took years of dedication and a team of professionals.

