

TERSANE
İSTANBUL



A Destination of Timeless Refinement

AT THE HEART OF EXCLUSIVITY



Istiklal Avenue
10-minute drive



Grand Bazaar
20-minute drive



Galataport İstanbul
10-minute drive



Kalamış Marina
40-minute drive



Blue Mosque
20-minute drive



İstanbul Airport
45-minute drive



**WELCOME TO THE NEW CHARMING NEIGHBORHOOD OF İSTANBUL,
BLOOMING ALONG THE BANKS OF THE GOLDEN HORN.**

- 1.** Orient Express Hotel & Residences
- 2.** Women's Culture Museum
- 3.** Luxury Zone
- 4.** Museum
- 5.** Aynalıkavak Pavilion
- 6.** Museum Plaza

- 7.** Taşkızak Beach & Pool
- 8.** Valide Slipway Fine Dining Area
- 9.** Retail, Food & Beverage Area
- 10.** City Sea Line Station
- 11.** Family Entertainment Centre
- 12.** Fly İstanbul, Nickelodeon Land

- 13.** Arrival Plaza
- 14.** Event Halls
- 15.** Rixos Tersane İstanbul Residences
- 16.** Rixos Hotel
- 17.** Aliée İstanbul
- 18.** Tersane Apartments

- 19.** Aliée İstanbul Residences
- 20.** Delano Residences
- 21.** Yalı Apartments
- 22.** Bosphorus Villas





**YALI APARTMENTS &
BOSPHORUS VILLAS:
UNMATCHED ULTRA-LUXURY
LIVING BY THE WATER**

TERSANE
iSTANBUL



Unmatched Ultra-Luxury Living

THE ART OF LIVING BY THE WATER

While living at Tersane İstanbul, you will be surrounded by exciting urban energy that will revive your soul -with your personal oasis only a few steps away. As a stylish mixed-use cultural and residential compound, Tersane İstanbul boasts an amazing collection of serviced suites and apartments that will set the standard in hotel-inspired living, where you could indulge yourself almost every day.

This will be your sanctuary and place to get refreshed, where you would have everything at your doorstep and let others do

the magic for you, with top-of-the-line services and amenities of prominent hotels at your disposal including 24-hour concierge, house-keeping, in-residence dining and catering, fully staffed gym and spa facilities, and much more. With its breathtaking location overlooking İstanbul's iconic skyline, just a short ride away from the city's vibrant attractions, Tersane İstanbul offers the opportunity to call an iconic spot in the city "home". Here, you will enjoy being part of a vibrant community that blends the local lifestyle with a global outlook!

WITH ITS BREATHTAKING LOCATION OVERLOOKING ISTANBUL'S ICONIC SKYLINE, JUST A SHORT RIDE AWAY FROM THE CITY'S VIBRANT ATTRACTIONS, TERSANE ISTANBUL OFFERS THE OPPORTUNITY TO CALL AN ICONIC SPOT IN THE CITY HOME.





Step Into a Realm of Elegance

A DAZZLING COLLECTION OF GLOBAL BRANDS

A few steps from home, Tersane İstanbul will revive your senses, providing the best in gastronomy, fashion and design. A luxury enclave brings together the flagship stores of over 20 prominent international fashion houses, as well as local designers, streetwear, and all kinds of experienced-based shopping. The best gourmet selection of the city will also be at your service, powered by prominent restaurant brands and concepts.



YALI APARTMENTS OFFER AN ULTRA-LUXURIOUS LIFESTYLE BEYOND HOTEL COMFORT. WITH TWO EXCLUSIVE ENTRANCES, YOUR RESIDENCE PROVIDES A UNIQUE LIVING EXPERIENCE IN THE HEART OF THE CITY, WHERE YOU'LL FEEL TRULY SPECIAL AT EVERY MOMENT.

















TERSANE APARTMENTS

TERSANE
İSTANBUL



12

11

10

8

6

7

5

9

TERSANE APARTMENTS

Live, work and play

Tersane Apartments were designed to foster a strong community in the heart of the city. Life here will be shaped by the modern "live, work, and play" attitude to urban living, where one no longer travels for hours to reach downtown for work or entertainment. These hillside life style apartments will attract a younger clientele with their delightful neighborly vibe and sleek contemporary interiors with a lofty atmosphere.



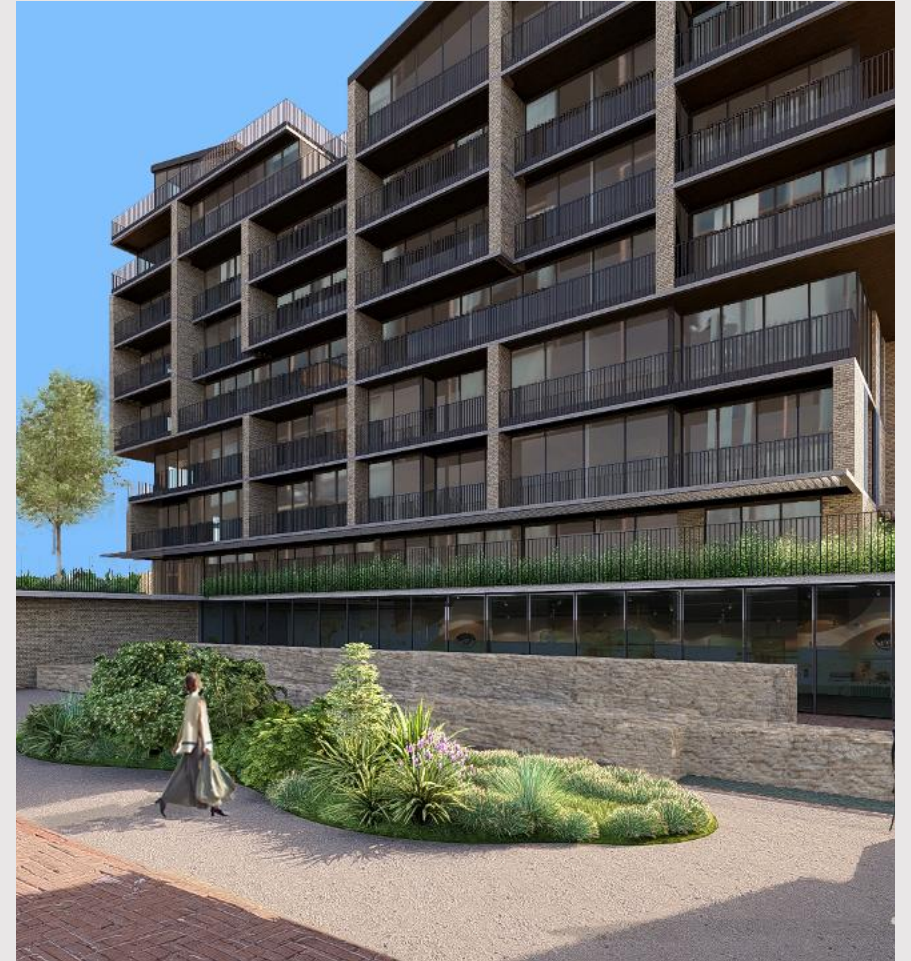




Each hillside block will be accessed through lush gardens with monumental, ages-old trees. Kids can play in a safe and enjoyable environment here, elevated from street level. A collection of 198 units with distinct styles range from one bedroom apartments to five bedroom penthouses and duplex apartments with a garden. All units will have spacious balconies or terraces with limitless indoor and outdoor connectivity, allowing residents to take advantage of the surrounding vistas. The lower levels of the the buildings at Tersane Apartments will be populated by a variety of cafes and designer boutiques organized around courtyards, integrating a neighborly character to the area. The residents of these living units are the ones who will give Tersane istanbul its true character and create a sense of place, or a sense of belonging, where each and every person feels comfortable and convivial.



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RECEPTION / CONCIERGE SERVICES

A friendly, welcoming face will greet you at the entrance of your residence. The concierge at Tersane Istanbul is like a personal assistant ready to make every request seamless and delightful.

LOUNGE

Tersane Istanbul's experience-oriented concept, rooted in its mixed-use design, is committed to enhancing unforgettable moments for its guests and residents. With outstanding green gardens, party & event spaces, meeting rooms, indoor and outdoor pools, a spa & wellness center, a beauty center, a cinema room, and other exquisite venues, Tersane Istanbul offers a seamless blend of luxury and functionality to be enjoyed all year round.



GYM

Pursuing a healthy lifestyle is a means to maintaining well-being which has become more important to everyone. You will exercise & relax with a touch of luxury at Tersane Istanbul. The location offers unique experiences like rowing, biking or running by the Golden Horn as well as every indoor option.



KIDS PLAYGROUND

With its selection of exceptional atmospheres for all seasons with luxury indoor and outdoor pools, children's playground, walking paths in green gardens, exclusive cabanas and private spaces Tersane Istanbul provides a luxury-integrated active community life.



RIXOS

TERSANE ISTANBUL
RESIDENCES

TERSANE
İSTANBUL





THE ULTIMATE ADDRESS AT THE HEART OF ISTANBUL

As a luxury hotel chain excellently providing traditional Turkish hospitality across Europe, Russia, the Middle East and Africa, Rixos is now introducing Rixos Residences to Tersane İstanbul.

Building on the success of the branded residences of Rixos in Dubai, **Rixos Tersane İstanbul Residences** will bring in exciting urban energy to Europe's most comprehensive mixed-use development project.



BUILDING A VIBRANT COMMUNITY

Designed in a self-sufficient way, the residential building of **Rixos Tersane İstanbul Residences** has unique features, like a courtyard incorporating a variety of food & beverage outlets, as well as a Lounge where you get socialized and enjoy a rooftop swimming pool.

The residents will also have direct access to a multilevel underground shopping center here, that offers an easy passage to the Museum Square and the Luxury Zone.



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HOTEL-INSPIRED LUXURY LIVING

Rixos Tersane Istanbul Residences will raise the bar for hotel-inspired living where you can pamper yourself in Rixos Hotel elements everyday. In this rejuvenating sanctuary, you'll have everything at your doorstep and let others do the magic for you!

Premiere services and amenities at your disposal include 24-hour concierge services, housekeeping, in-residence dining and catering, fully staffed gym facilities, and much more.













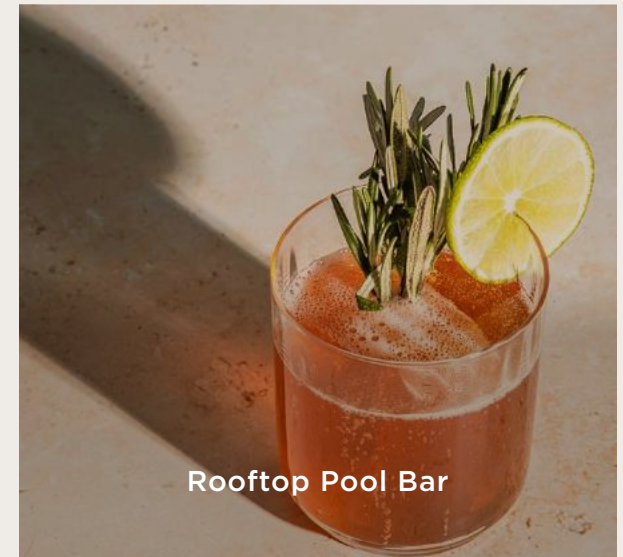
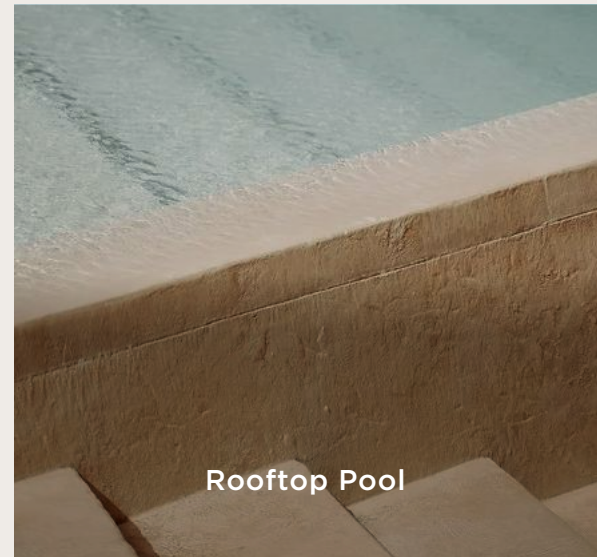
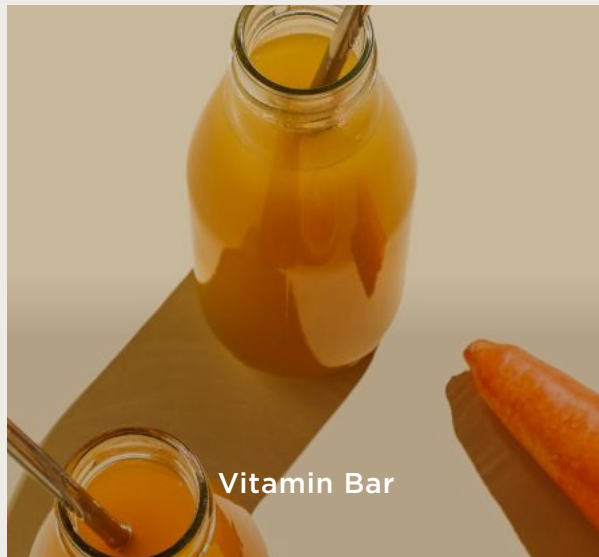








AMENITIES



PREMIUM CONCIERGE BY RIXOS

EXCLUSIVE LUXURY SERVICES

- Residence Catering & Personal Chef
- Personal Trainer, Yoga instructor
- Personal Assistant
- Childcare
- Dry Cleaning & Laundry
- Private Transportation & Limousine Services
- Residence Maintenance "While You Are Away" Maintenance Package
- Residence Housekeeping (from light cleaning and turn down service to deep cleans, carpet cleaning, interior window cleaning)
- Florist Service
- Shoe Shine Service
- Technology Assistance
- Newspaper and Magazine Delivery Services to Door
- Nutritionist, Health and Wellness Consultation
- Pre-arrival Grocery Shopping Services
- Pet Sitting, Pet Walking
- Translation Services
- Car Detailing, Re-fuelling and Storage Services
- 24-Hour Emergency Repairs (emergency repair, and maintenance)



REJUVENATE AND RELAX

**WELLNESS IS A WAY OF LIVING
AT RIXOS TERSANE İSTANBUL
RESIDENCES.**

Residents can work out and get refreshed in the sleek on-site fitness area, dive into the indoor pool, lounge by the rooftop pool, or enjoy the walk-in saltwater pool on the beach.



VACATION AND INVESTMENT AT HOME!

- **Rixos Tersane İstanbul Residences** brings together the world of luxury homes & world class Rixos hospitality.
- We cover all the property management services from cleaning to guest communications.*
- We list your property on multiple booking platforms powered by the strong sales & distribution network of Rixos & Accor hotels.
- Attractive source of passive income
- Strong capital appreciation

** The responsibility for paying any kind of tax or fee that may arise as a result of the investment belongs to the investor (property tax, rental income tax / corporate tax, environmental cleaning tax, earthquake insurance, etc.)*



%7
FIXED RENT
FOR 5+5 YEARS

HOW FIXED RENTAL PROGRAM OF RIXOS RESIDENCES WORKS



The offer is valid for R1, R2 and R3 block.



Completion and handover at the end of 2026.



Official ownership of the independent title deed issued until 2067.



Fixed rent will be paid quarterly in USD as of 2027.



Transferable title deed



7% fixed rental for 5 year over purchase price with an option of 5-year extension.

Buyer will have 14 day complimentary stay in his/her apartment. The reservation must be made 30 days in advance. Any additional stay will be subject to available daily rates with 30% discount.

HOW THE 7% FIXED RENTAL OPTIONS WORK

70% rental opportunity on purchase price within 10 years.

PRICES STARTING FROM;

1 Bedroom Suite	896,000 USD
2 Bedroom Family Suite A	1,069,000 USD
3 Bedroom Family Suite B	2,469,000 USD
4 Bedroom Penthouse	4,685,000 USD

PAYMENT PLAN

Downpayment	30%
6 months after purchase date	15%
12 months after purchase date	15%
18 months after purchase date	20%
Hand-over date	20%

PRIVILEGE AND RECOGNITION AT HOME AND AROUND THE WORLD

Residents are eligible to participate in the Accor Ownership Benefits Program*, affording them VIP status on a global basis.

- Exclusive invitation to join Diamond status in Accor Live Limitless (ALL), Accor's loyalty program.
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings.
- Automatic upgrades on arrival across more than 5,500 hotels and resorts worldwide (subject to availability).**
- 20% off best available rate worldwide at participating Accor hotels and resorts.

** Eligibility continues as long as purchaser owns Rixos branded real estate. Accor Ownership Benefit Program is included in the annual property service charge assessed to all Rixos Tersane Istanbul Residences investors.*

***At participating Accor brands and properties.*



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