



# SISLI ISTANBUL HOTEL

*Confidential 4-Star Hotel  
Sale Opportunity*

📍 Istanbul, Türkiye



Presented by **Best House Turkey**

# PROPERTY AT A GLANCE

A ready-to-operate 4-star hotel asset in central Istanbul



4-Star  
Hotel



52  
Rooms



1,500 m<sup>2</sup>  
Land Area



Modern  
Lobby



Guest  
Rooms



Meeting  
Room



Restaurant



On-Site  
Parking



MODERN HOSPITALITY ASSET WITH ACCOMMODATION, DINING AND MEETING COMPONENTS.

## Strategic Location Overview

*Prime Healthcare, Hospitality & Luxury Residential Corridor*



## Healthcare Valley Overview

*A concentrated private healthcare ecosystem supporting year-round accommodation demand*



**1** Acibadem Fulya Hospital  
*Immediate proximity to the hotel location*



**2** American Hospital  
*Established premium private hospital*



**3** Gayrettepe Florence Nightingale Hospital  
*Major private healthcare destination*



**4** Vital Plaza  
*Medical offices and clinic ecosystem*



International  
patients



patient  
companions



medical  
professionals



extended  
stays

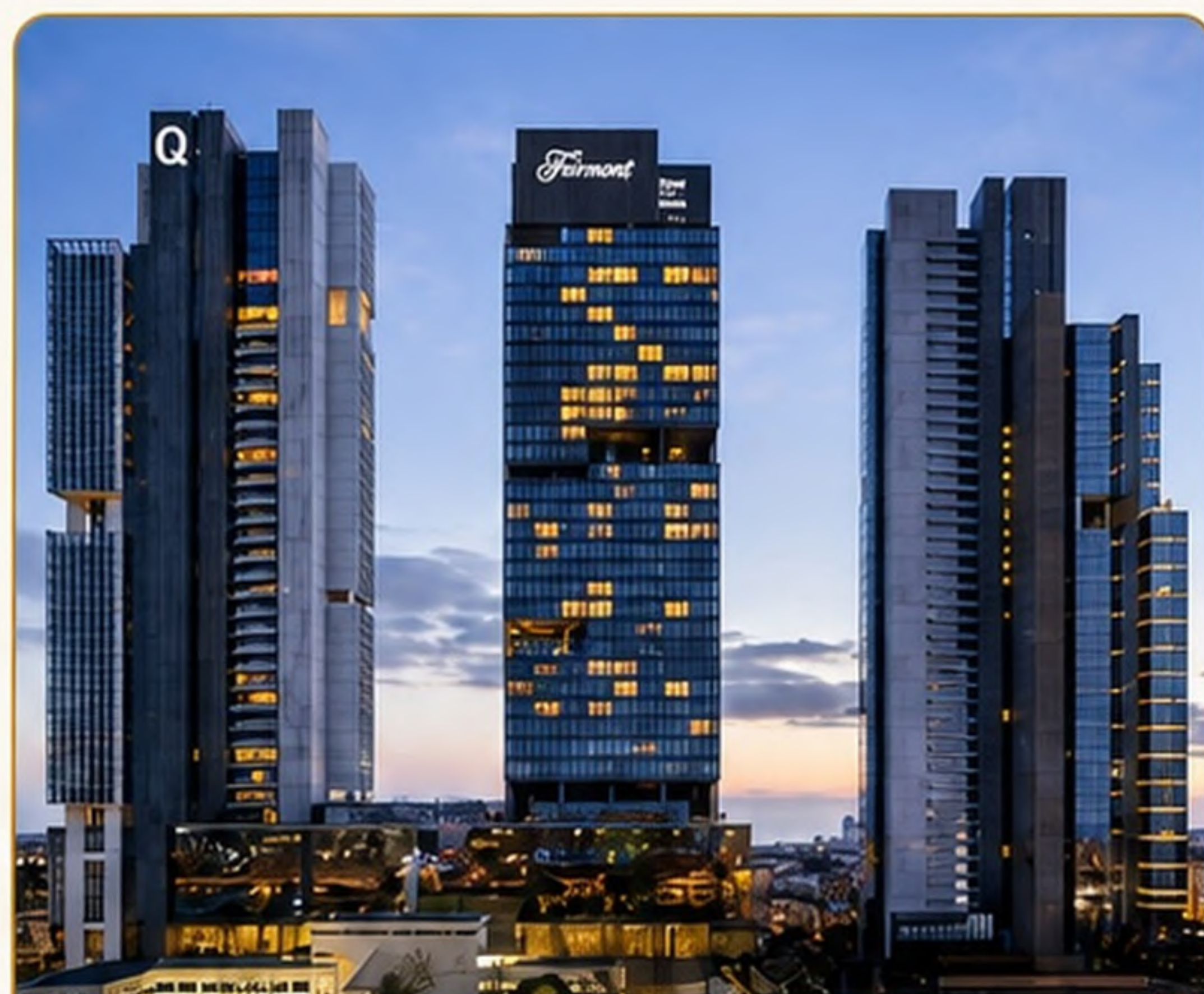
*The area benefits from a powerful healthcare cluster that supports year-round accommodation demand.*

## Luxury Residential & Branded Real Estate Corridor

*Surrounded by some of Istanbul's most prestigious branded residences and premium residential developments*



- 1** The Ritz-Carlton Residences Istanbul  
*Internationally branded luxury residences  
in immediate proximity*



- 2** Fairmont Quasar Istanbul  
*Landmark mixed-use development with  
luxury hospitality, residences and offices*



- 3** DAP Nişantaşı Koru  
*Premium residential development positioned within the Nişantaşı luxury housing market*

*The concentration of branded residences and premium developments reflects the area's limited land supply, affluent buyer profile and strong underlying real estate value.*



Prestigious Address



Limited Land Supply



Affluent Buyer Profile



Strong Underlying Value

# FULYA / SISLI

## Commercial Units & Recurring Rental Income

*Street-level retail assets supporting stable monthly cash flow*



**€30,000 / Month**

Current recurring  
rental income



**4 Commercial Units**

Street-level retail  
components



**620 m² Total**

Combined commercial  
area

| UNIT             | DESCRIPTION            | STATUS / USE                        | AREA   | RENTAL INCOME                |
|------------------|------------------------|-------------------------------------|--------|------------------------------|
| <b>1 &amp; 2</b> | Commercial Units 1 & 2 | Merged Commercial Space             | 285 m² | €20,000 / month              |
| <b>3</b>         | Commercial Area 3      | Currently integrated into the hotel | 150 m² | Included in hotel operations |
| <b>4</b>         | Unit 4 – Optical Store | Optical Store                       | 185 m² | €10,000 / month              |

*Recurring rental income is generated by Units 1 & 2 and Unit 4.*

*A strong retail base enhances the asset's  
year-round income profile.*

# FULYA / SISLI

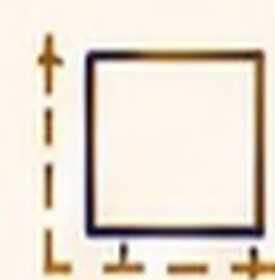
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## Land, Building & Parking —

*A valuable central-Istanbul hospitality asset with defined land area and direct street-level access*



*Defined land footprint in a prime Fulya / Şişli healthcare corridor*



1,500 m<sup>2</sup>  
Land Area



On-Site  
Parking



Street-Level  
Access



Modern  
Hospitality Asset

*A substantial urban hospitality asset combining land value, accessibility and operational flexibility.*

# Construction Quality & Timeless Architecture

*Refined interiors, premium finishes and low near-term renovation needs*



Built in  
**2020**



Premium  
Finishes



Timeless  
Interiors



Low Near-Term  
CapEx

*Modern construction quality supports long-term operational efficiency.*

# Selected Room Types & Key Sizes

*Largest room categories highlighted for quick review*



FAMILY  
ROOM

60 m<sup>2</sup>



PREMIUM  
SUITE

45 m<sup>2</sup>



DELUXE  
TRIPLE  
ROOM

40 m<sup>2</sup>



SUPERIOR  
ROOMS  
*French / Twin*

35 m<sup>2</sup>



# Wellness, Dining & Guest Facilities

*Complete guest facilities supporting leisure, healthcare-related and corporate stays*



SPA &  
Wellness



Turkish Bath  
& Sauna



Restaurant

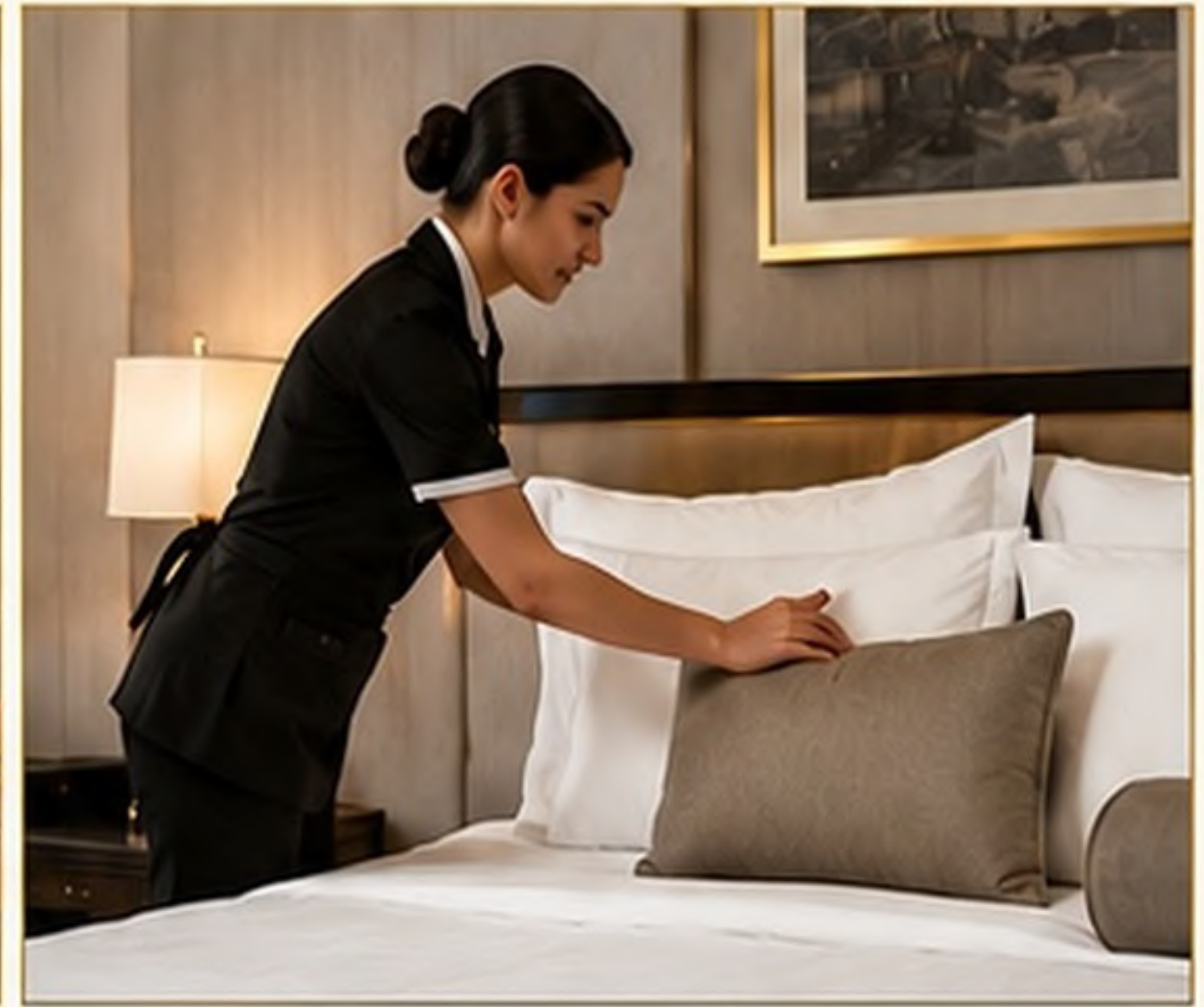
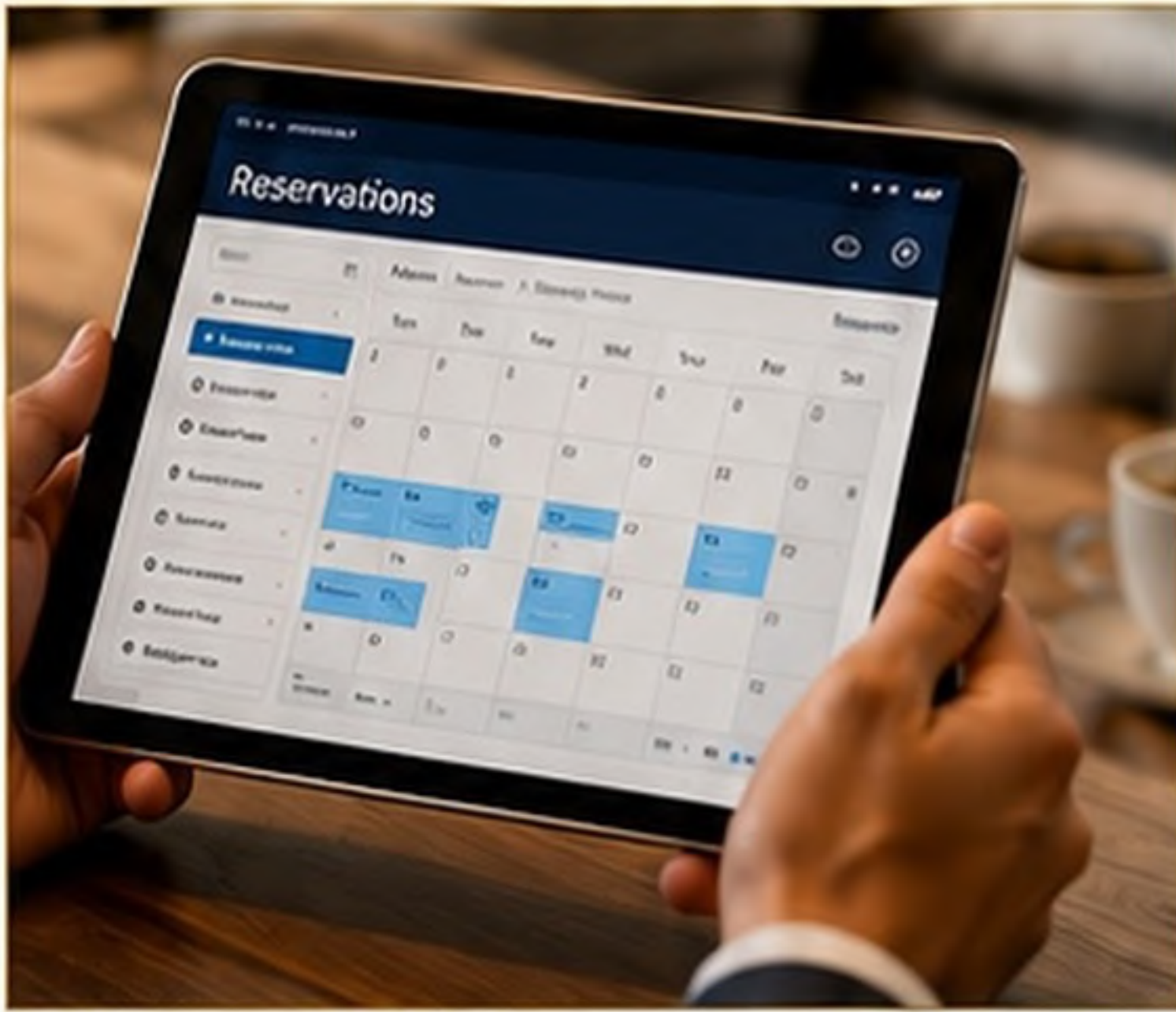


Meeting Room

*A complete facility mix strengthens the hotel's appeal across  
leisure, medical-stay and corporate demand.*

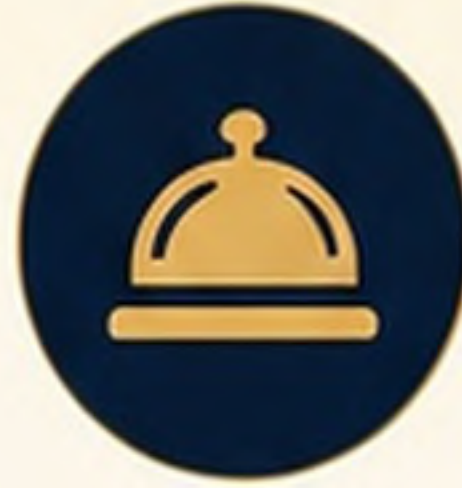
# Forward Reservations & Operational Readiness

An operating hotel asset with established booking channels and immediate continuity potential



1

Existing  
Forward  
Reservations



2

Ready-to-  
Operate Hotel



3

Established  
Booking  
Channels



4

Operational  
Continuity

*The asset offers operational continuity from the date of acquisition, supported by existing reservations and a functioning hospitality infrastructure.*



# Why This Asset

*A rare combination of prime location, modern hospitality infrastructure and recurring commercial income*



## Prime Fulya / Sisli Location

At the heart of Istanbul's business and lifestyle hub



## 52-Room, 4-Star Hotel

Modern hospitality asset with strong operating potential



## 1,500 m<sup>2</sup> Land Area

Well-sized land in a prime central district



## Approx. 4,000 m<sup>2</sup> Enclosed Area

Substantial enclosed area with efficient layout



## €30,000 Monthly Commercial Rent

Long-term income from established tenancy



## Built in 2020

Recent construction with modern infrastructure

The asset combines hospitality operations, strategic real estate value and recurring commercial income in one of Istanbul's most established central districts.

# Confidential Offering & Next Steps

*Qualified investors may access further information following confidentiality procedures.*



01



Confidentiality  
Agreement

02



Detailed  
Information Access

03



Property Visit &  
Management Meeting

04



Indicative  
Offer

*This presentation is intended solely for preliminary evaluation.  
All information is subject to verification and confidentiality.*



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# BEST HOUSE TURKEY

*We'll always be here.*

## A RARE HOSPITALITY & REAL ESTATE OPPORTUNITY IN CENTRAL ISTANBUL



TRUSTED  
ADVISOR



INTERNATIONAL  
STANDARDS



CLIENT-FIRST  
APPROACH



EXCLUSIVE  
OPPORTUNITIES

We combine local expertise, international standards, and a client-first approach to deliver secure and successful investment outcomes.