

REFERANS PENDIK

TURKEY / ISTANBUL / PENDIK

**Project Status:
Completed**

**Development Area:
161,727 m²**



Family-Oriented Living at Referans Pendik - Istanbul
 Discover a new level of comfort and tranquility at Referans Pendik, a modern residential project located on the Asian side of Istanbul. Designed with families in mind, the project offers a peaceful lifestyle surrounded by greenery, while still being well-connected to the city.

Referans Pendik features low-rise buildings with spacious apartments ranging from 2+1 to 4+1, providing privacy and a more relaxed living environment compared to high-rise developments. Many units enjoy beautiful views of the Marmara Sea and nearby marina, adding a unique touch to everyday living.

The project is enriched with extensive green areas, walking paths, social facilities, children's playgrounds, and sports areas, ensuring a healthy and active lifestyle for residents. With easy access to metro lines, major highways, and Sabiha Gökçen Airport, it also offers excellent convenience for daily life.

Thanks to its strategic location and family-friendly concept, Referans Pendik is not only an ideal place to live but also a promising investment opportunity with long-term value.

□ **A perfect choice for peaceful family living and smart investment in Istanbul.**

Referans Pendik: Istanbul's Seafront Family Oasis for Sale

Referans Pendik emerges as Kiler GYO's flagship low-rise masterpiece in Pendik Dolayoba, Asian Istanbul—spanning 78,620 m² with 686 residences (2+1 to 5+1 duplexes) across 44 blocks, blending Marmara Sea views, marina panoramas, and lush 35,000 m² green spaces for ultimate family tranquility. emlakplatform.com+1

Perched on a hill near Pendik Marina, M4 metro, E-5 highway, and Sabiha Gökçen Airport (15 mins), this strategic gem connects effortlessly to business districts while embracing Pendik's planned urban evolution—delivery October 2026 at 75% complete.

Diverse Residences with Horizon Views

Horizontal architecture (6 floors max) prioritizes light-filled, nature-integrated homes from 103 m² up.

- **Compact Starters:** 2+1 (103-145 m²) and 2.5+1 for young professionals.
- **Family Duplexes:** 3+1/3.5+1 (145-200 m²+), 4+1/4.5+1 (200-250 m²+), including garden/terrace units.
- **Premium Penthouses:** 4.5+2, 5+1 duplexes with expansive sea vistas and private rooftop access.

All feature modern kitchens, smart-ready infrastructure, and balconies framing the Marmara—citizenship-eligible over \$400K. emlaktasondakika+1

Self-Sufficient Resort Community

Referans Pendik rivals coastal escapes with comprehensive facilities:

- **Wellness Core:** Indoor/outdoor pools, gym, spa, Turkish bath, sauna.
- **Active Zones:** Walking trails, sports courts, kids' playgrounds, decorative lakes/ponds.
- **Lifestyle Perks:** 24/7 security, 945-car parking, retail shops, vast gardens fostering community bonds.

35,000 m² landscaping (45% of site) ensures serene, sustainable living.

High-Yield Investment in Pendik's Surge

Starting at \$290,000-\$300,000 (2+1), scaling to \$600K+ for duplexes—rental yields hit 6% amid Pendik's 15-20% annual appreciation from metro expansions, airport growth, and marina tourism. Flexible payments: 30% down, balance on delivery.

Unit Type		Size (m ²)	Price (USD)	Yield Est.	Citizenship
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2+1	103-145	290K-350K	6%	Base	
3+1 Duplex	145-200	400K-500K	6-7%	Yes	
4+1/5+1	200+	550K+	7%	Yes	
Nearby Avg	Varies	250K	4-5%	Limited	

Government-backed stability + sea-view rarity = resale powerhouse.

Claim Your Referans Pendik Sea Legacy

Under-construction value-add, prime positioning, and family amenities make Referans Pendik essential for packaging execs building international portfolios or families securing Istanbul futures.

Contact for live inventory, virtual tours, or installment plans—secure seafront prestige before final phase sellout.



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ESTATE TYPES



290 \$

145 m²

For Sale, Apartment











