

LAND IN RIVA

ISTANBUL

YAPI KREDİ KORAY
REAL ESTATE INVESTMENT COMPANY

www.rivaarsasi.com

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Description of the Land in Riva

Riva Properties consists of two large group of lots known as "Riva East" and "Riva Göllü" with an overall land area of 479,639.07 square meters. The "Riva East" is located in the municipalities of Istanbul, Beykoz, Riva and Beylik Mandıra Çiftliği and covers a total land area of 255,815.44 square meters divided into 8 lots. The "Riva Göllü", with a total land area of 223,823.63 square meters comprised of 16 lots, is situated in the Istanbul, Beykoz, Göllü Köyü, Sitmapınarı and Eskidamlar location.



Access to the Property

The town of Riva is situated on the Asian side of Istanbul, right on the Black Sea, with the main access to the Property available via the Kavacık-Riva Highway. This recently completed thoroughfare has significantly reduced the distance from Riva to Kavacık, the Istanbul neighborhood located at the point where the second Bosphorus Bridge connects with the Asian side of the city, to a distance of 18 km, making the Riva Properties only a 15-minute drive away from Istanbul. The Riva Properties are located in the southern portion of the new development, approximately 4 km from the main highway.



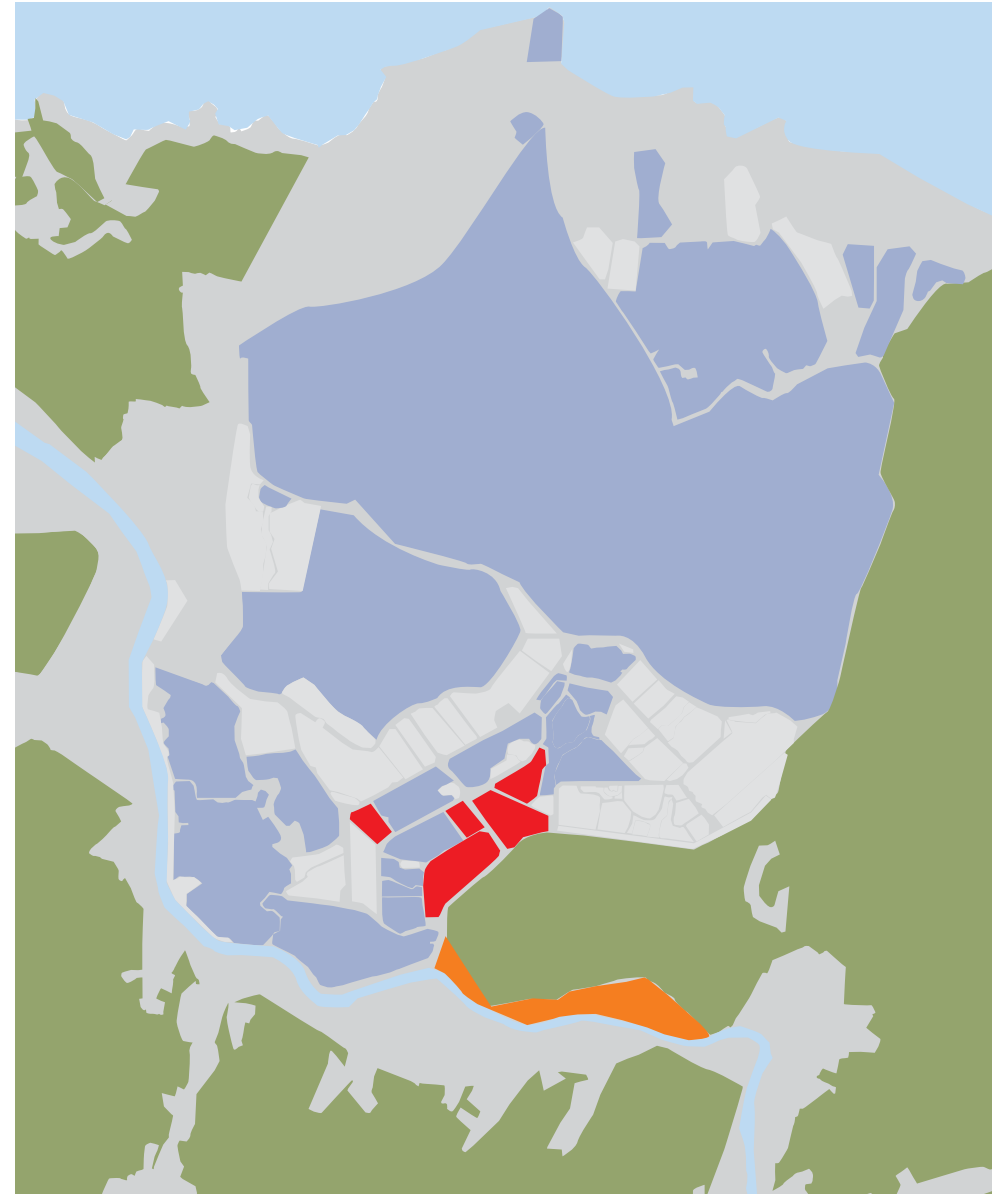
Property Surroundings

The area where the Riva Properties are located has become the prime location for residential projects of the future, capturing the interest of investors due to its easy accessibility from Istanbul and the natural beauty of its surroundings.

The Riva region, with its country and summer residence structure, has already begun a shift to high quality residential projects for upper income families.

The Properties are surrounded by forest and currently empty.

- YAPI KREDİ KORAY REIC (EAST)
- YAPI KREDİ KORAY REIC (GÖLLÜ)



Legal Description and Size of the Property

As per the records of the Beykoz Deed Office,
Riva Properties is owned as freehold land by
Yapı Kredi Koray REIC and defined as follows:

Riva East:

Province: İstanbul

District: Beykoz

Village: Çayağzı

Location: Beylik Mandıra ve Çayağzı Beylik

Section	Block	Lot	Land Area (sqm)	Land Type
F22.COI.AIA	1164	1	38,846.18	Vacant Plot
1	-	2989	71,900.26	Private Forest
1	-	2991	21,520.00	Field
1	-	2992	22,020.00	Field
1	-	2993	24,524.00	Field
1	-	2994	28,278.00	Field
1	-	3017	26,745.00	Field
1-5	-	3028	21,982.00	Field

Riva East total land area: **255,815.44 square meters**

Legal Description and Size of the Property

As per the records of the Beykoz Deed Office,
Riva Properties is owned as freehold land by
Yapı Kredi Koray REIC and defined as follows:

Riva Göllü:

Province: İstanbul

District: Beykoz

Village: Göllü

Location: Sitmapınarı and Eskidamlar

Section	Block	Lot	Land Area (sqm)	Land Type
1	-	1	29,660.00	Field
1	-	2	5,832.00	Field
1	-	3	3,443.63	Field
1	-	4	3,604.00	Field
1	-	5	1,600.00	Field
1	-	6	20,025.00	Field
1	-	7	3,162.00	Field
1	-	8	11,736.00	Field
1	-	9	12,000.00	Field
1	-	10	65,400.00	Field
1	-	11	16,500.00	Field
1	-	12	10,800.00	Field
1	-	14	12,632.00	Field
1	-	15	4,171.00	Field
1	-	16	13,258.00	Field
1	-	17	10,000.00	Field

Riva Göllü Total Land Area: **223.823,63** square meters

Zoning Status

The zoning status of the Riva East is defined below
according to 1/5000 scale Beylik Mandıra Region
Preservation Zoning Plan; approved on October 10, 1998

Lot No	Land Area (sqm)	Zoning Status	Density (%)	Floors Permitted	Construction Area (sqm)
1	38,846.18	Residential	0.25	2 floors	9.711,55
2989	71,900.26	2 nd Degree Natural Protection Zone (Private Forest)	0.12	6.50 m	8.628,03
2991	21,520.00	Residential	0.20	2 floors	4.304,00
2992	22,020.00	Residential	0.20	2 floors	4.404,00
2993	24,524.00	Residential	0.20	2 floors	4.904,00
2994	28,278.00	Residential	0.20	2 floors	5.655,60
3017	26,745.00	Residential	0.20	2 floors	5.349,00
3028	21,982.00	Residential	0.20	2 floors	4.396,40
	255,815.44		TOTAL		47.353,38

The residential estate lands are within the 3rd Degree Nature Preservation Zone.

Zoning Status

The zoning status of Riva Göllü is defined below:

According to the 1/100.000 scaled Istanbul Environment Zoning Plan which was approved on June 15th,2009 the properties on the Riva Göllü are discribed as “urban and regional green area and sports area”. Due to this restriction of the property rights, an objection to the plan is made.

Photos of the Property



Photos of the Property



Photos of the Property



Photos of the Property



Photos of the Property



Photos of the Property



Photos of the Property



Conditions of Sale

Riva Properties will be sold by YKK REIC according to the conditions stated in the Sales Specifications by means of negotiations and/or price increase and payment in cash. The Sales Specifications and all information concerning the conditions of sale may be accessed through the "Data Room" on the website or via YKK REIC's sale representatives DTZ Pamir & Soyuer and/or KuzeyBati.

This document has been prepared by Yapi Kredi Koray Real Estate Investment Company, for the purpose of providing information to the purchasers candidates within the framework of the sales of the immovables that are indicated herein. Regardless of the fact that Yapi Kredi Koray Real Estate Investment Company has shown maximum care to guarantee the truthfulness of this document, each one that examines this document shall make its own research and maintain its own opinion with regards to all the matters that have been indicated herein. Yapi Kredi Koray Real Estate Investment Company, none of its employees, directors or representatives under any title give any explicit or implicit declaration or guarantee regarding the truthfulness or completeness of this document, and no responsibility under any title or name may be attributed to Yapi Kredi Koray Real Estate Investment Company for any decisions rendered on or interpretation of any information and/or declaration made hereby either explicitly or implicitly.

Contacts

For further information, please contact DTZ Pamir & Soyuer Gayrimenkul Danışmanlık or KuzeyBati Gayrimenkul Hizmetleri Danışmanlık at:



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