

# RIXOS

TERSANE ISTANBUL  
RESIDENCES





## AT THE HEART OF EXCLUSIVITY

- 📍 **Istiklal Avenue**  
10-minute drive
- 📍 **Galataport İstanbul**  
10-minute drive
- 📍 **Blue Mosque**  
20-minute drive
- 📍 **Grand Bazaar**  
20-minute drive
- 📍 **Kalamış Marina**  
40-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





## 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.



## A TIMELESS JOURNEY AT TERSANE İSTANBUL

**AFTER SERVING AS AN INDUSTRIAL HUB FOR 600 YEARS, THE ROYAL OTTOMAN SHIPYARDS ARE NOW GOING THROUGH AN INSPIRING TRANSFORMATION AT TERSANE İSTANBUL.**

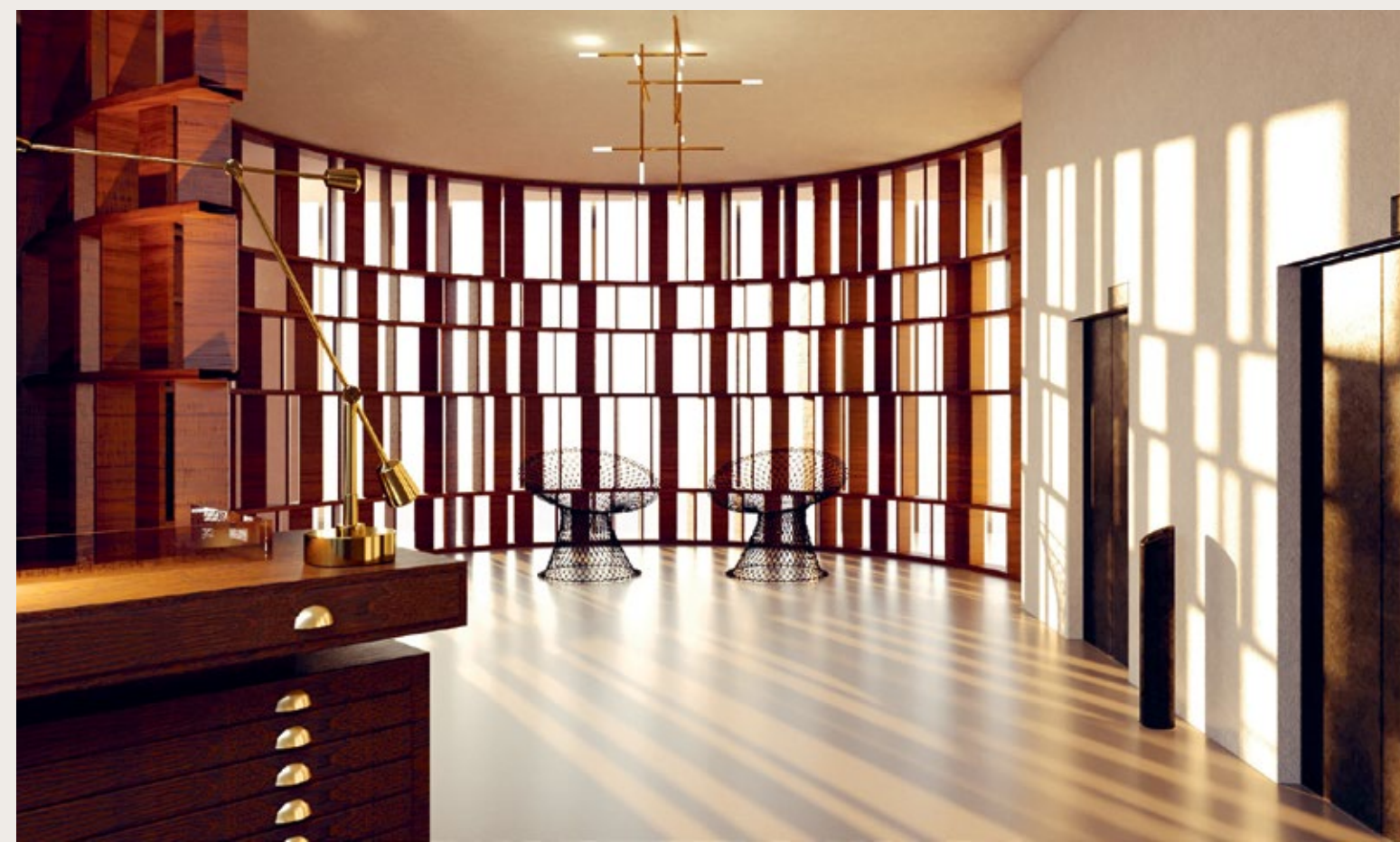
New city icons are being added to İstanbul's horizon at Tersane İstanbul, by an ambitious project undertaken by a star team of visionaries and architects, adhering to make this special location the new downtown of İstanbul.



## PASSIONATELY DESIGNED 5-STAR EXPERIENCES

**MORE THAN A HOME,  
RIXOS TERSANE İSTANBUL  
RESIDENCES WILL OFFER YOU  
AND YOUR FAMILY A UNIQUE  
LIFESTYLE POWERED BY A  
PREMIUM GLOBAL HOSPITALITY  
BRAND.**

Well-curated à la carte services designed by Rixos with passion and expertise, fine dining restaurants and vibrant social spaces will be your instant favorite... As a resident, you will have exclusive access to all the amenities that make staying at Rixos Hotel such a delight.



## 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.





# BUILDING A VIBRANT COMMUNITY

**DESIGNED IN A SELF-SUFFICIENT WAY, RIXOS TERSANE İSTANBUL RESIDENCES OFFERS UNIQUE FEATURES THAT WILL ENABLE YOU TO FIND THE PERFECT BALANCE IN LIFE.**

The residences will have a charming courtyard incorporating a variety of food & beverage outlets, as well as a rooftop Lounge where one can socialize and enjoy a scenic outdoor pool. The residents will also have direct access to an underground shopping center here, that offers easy passage to the Museum Square and the Luxury Zone of Tersane İstanbul.





## YOUR PERFECT URBAN OASIS

**RIXOS TERSANE İSTANBUL  
RESIDENCES OFFERS LIGHT-  
FILLED, SOPHISTICATED  
INTERIORS DESIGNED  
EXCLUSIVELY FOR YOU.**

Ranging from one to four-bedroom flats and penthouses, Rixos Residences offer floor-to-ceiling windows opening out to uninterrupted vistas of the Golden Horn. The light filled interiors can be furnished upon request and our signature design team can create the home that fits your lifestyle and make every day living feel just like a dream.



# DESIGN SPECIFICATIONS

## **Building Configuration**

3 Buildings

## **Total No. of Floors**

7 Floors

## **R1 Building**

Residences

Garden Floor / Residences with Deck

Ground Floor / Residences and Lobby

Entrance

## **R2 Building & R3 Building**

Basement Floors / Shopping Mall and Parking  
Lots Dedicated to Residences

Garden Floor / Spa, Gym, Indoor Pool and  
Residences

Ground Floor / Residences and Lobby Entrance

1st Floor / Residences with Deck and BoH

5th Floor / Residences and Rooftop Pool & Bar



# DESIGN SPECIFICATIONS

## No. of Residences per Floor

6 to 15

## No. of Parking Lots

351

## Total No. of Residences

226

## Residence Types

Furnished or Fully Fitted

## Size Range

79 m<sup>2</sup> to 443 m<sup>2</sup>

## Number of Lifts

11 Guest Lifts and 3 Service Lifts

## Ceiling Height

3.2 Meters

## Residences Mix

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms - Penthouse Residences

## Anticipated Completion Date

End of 2026





















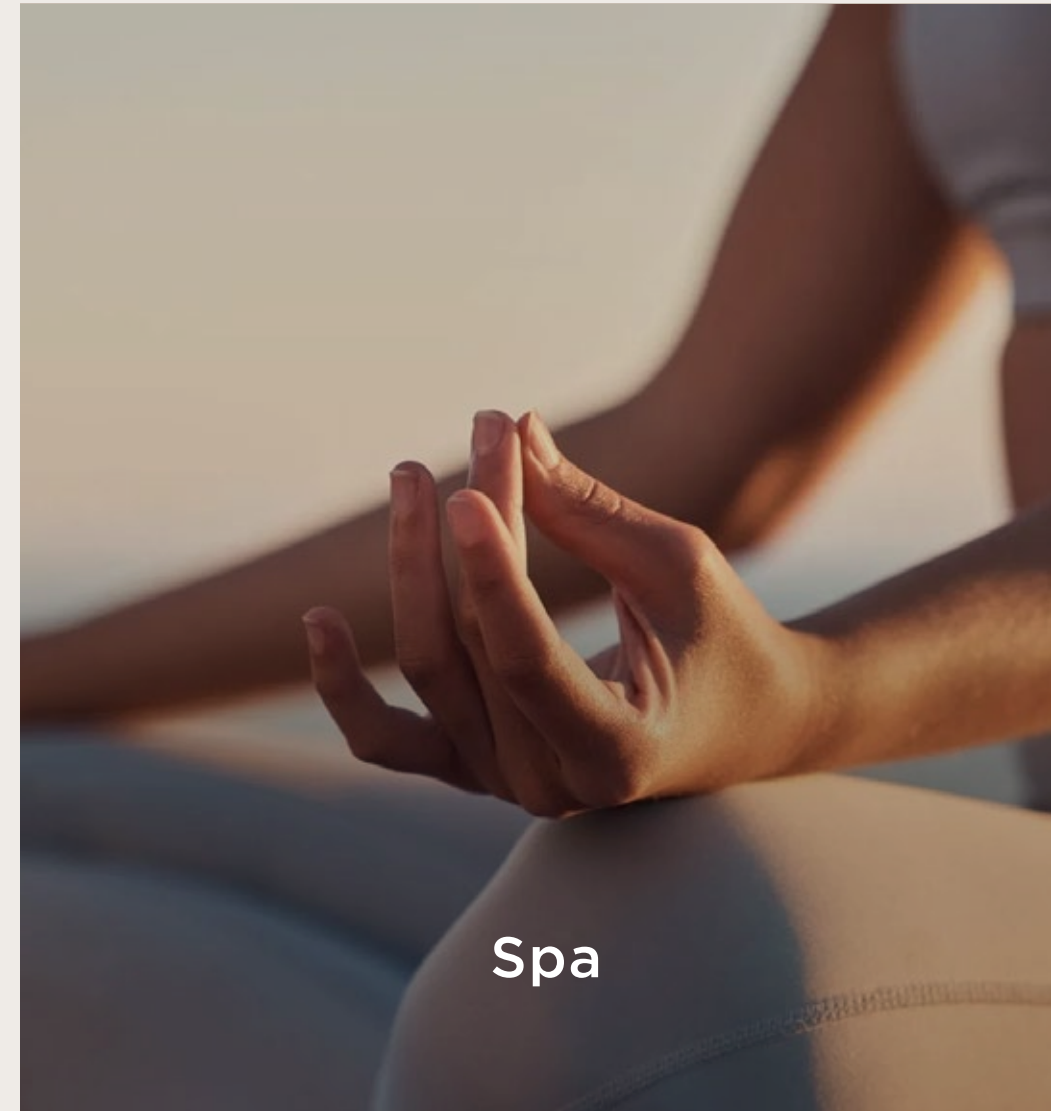
# AMENITIES



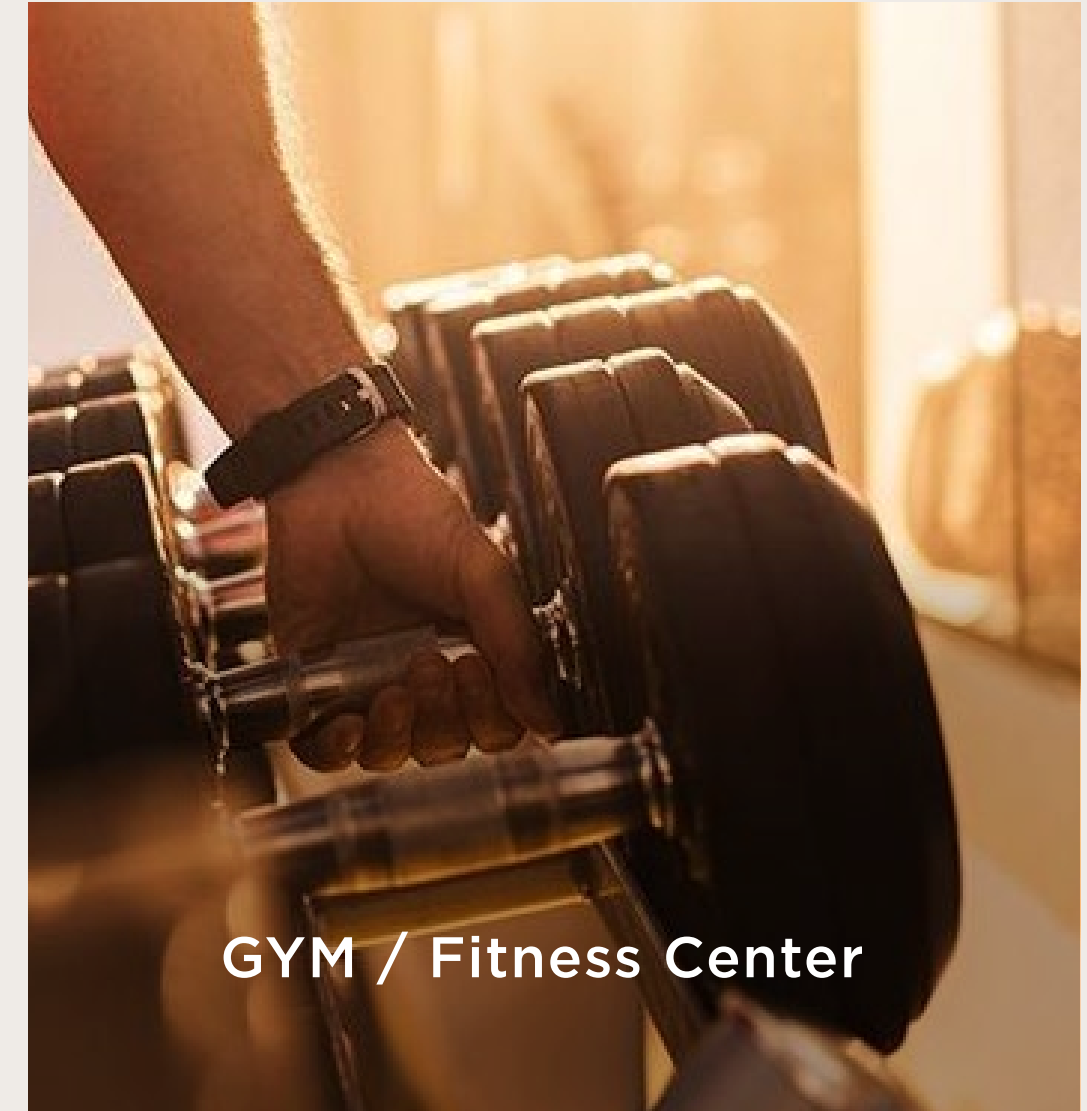
Residences Lobby



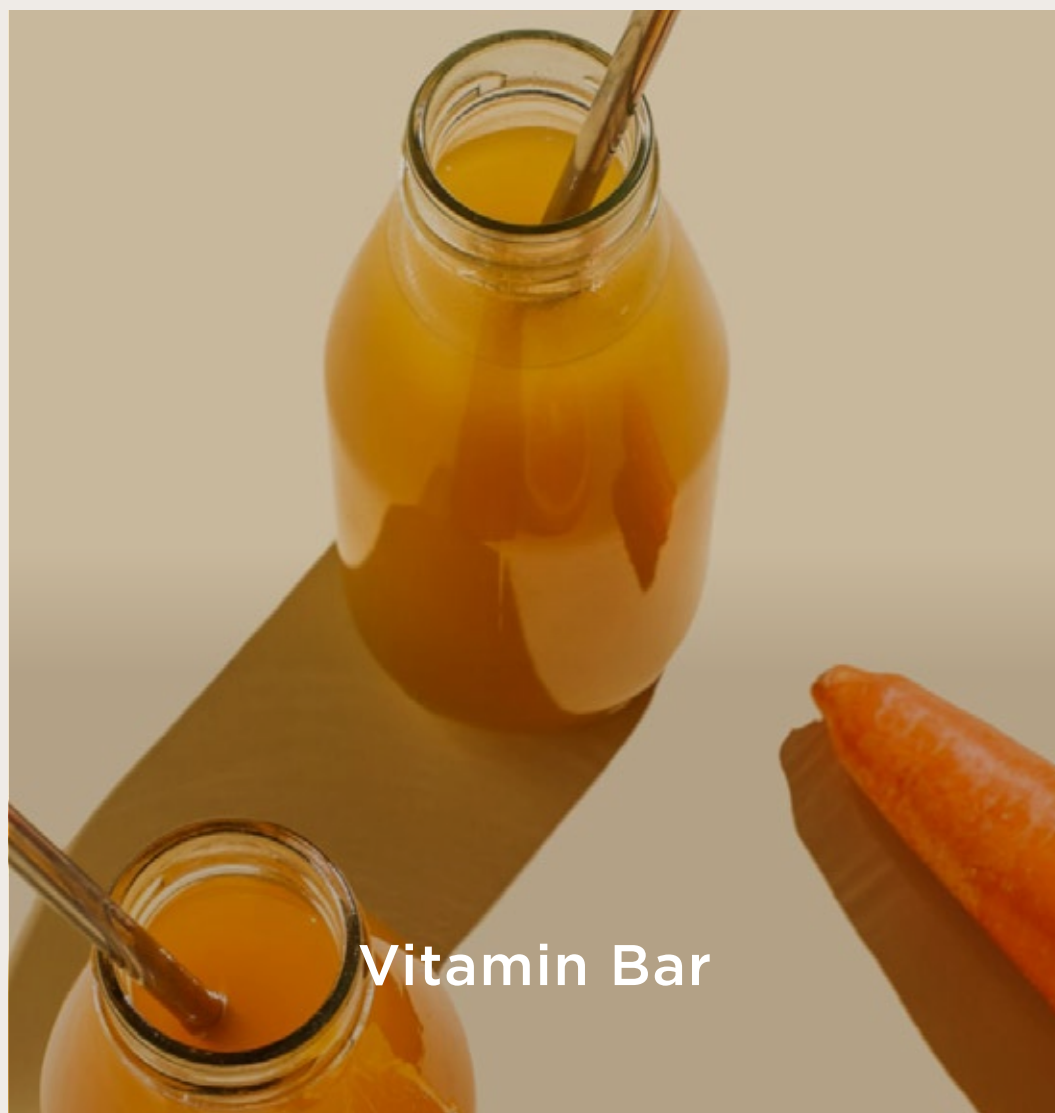
Lounge



Spa



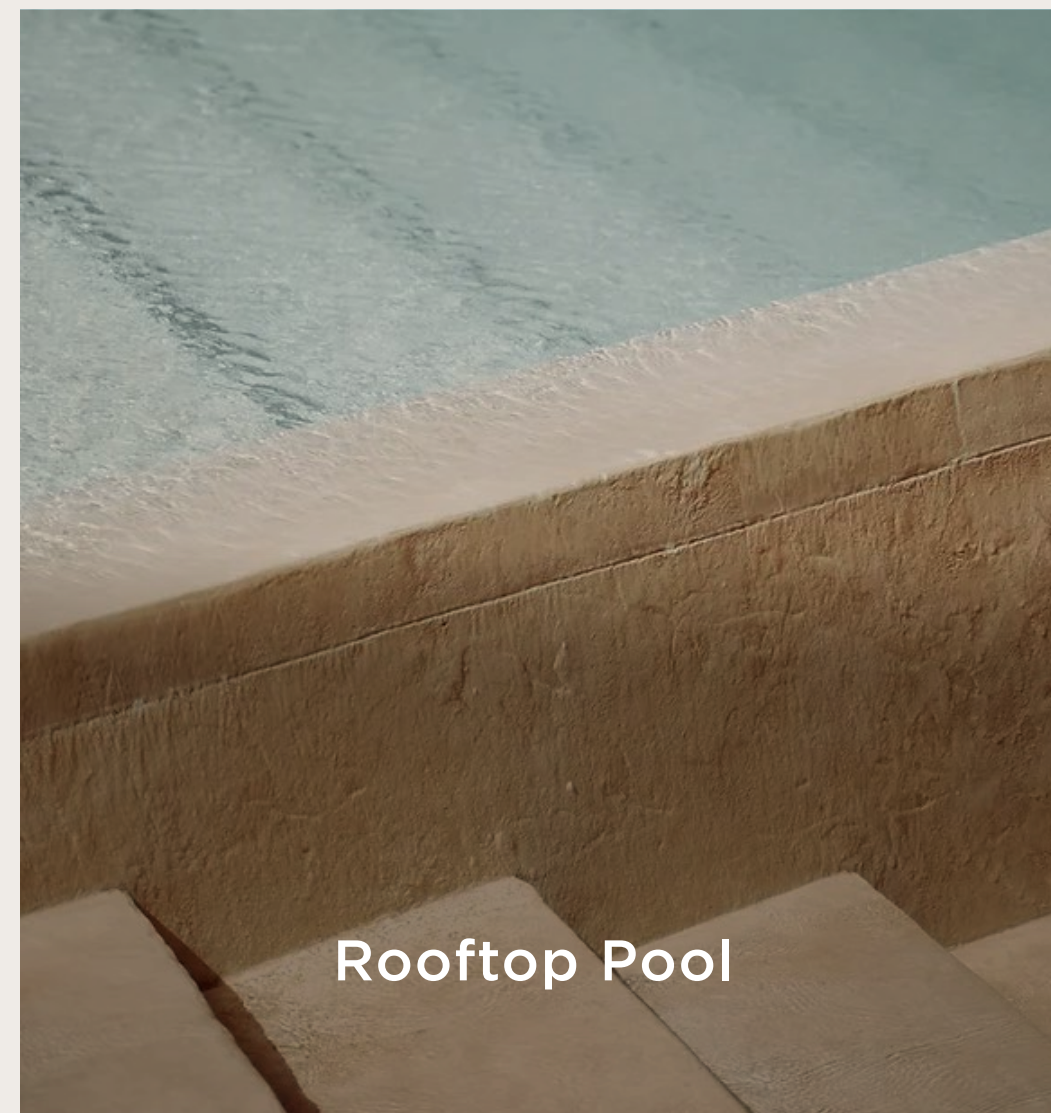
GYM / Fitness Center



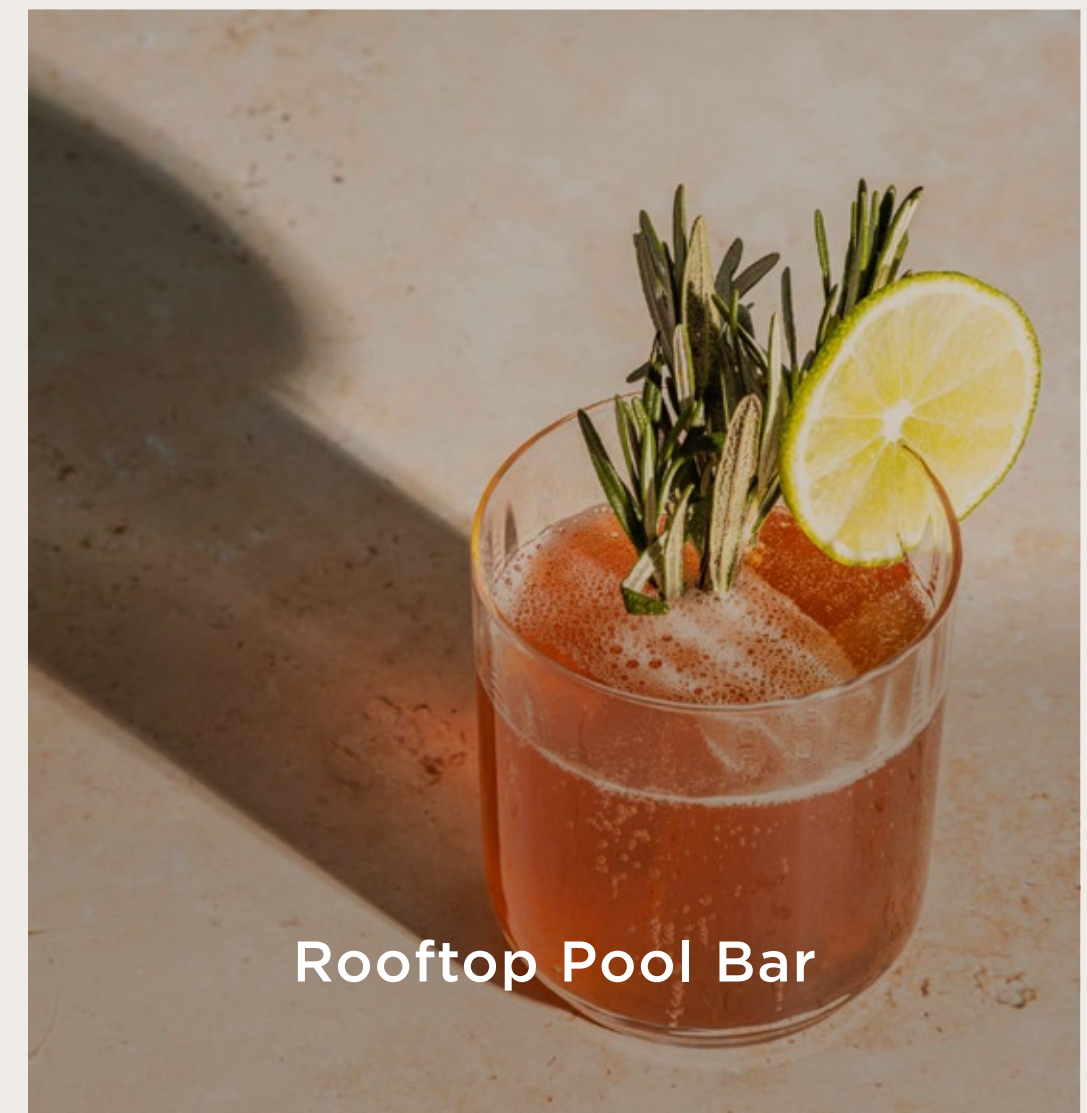
Vitamin Bar



Indoor Pool



Rooftop Pool



Rooftop Pool Bar

# THE ESSENTIALS

Essential services are made available to all residents and are included in the service charge.



Residences  
Concierge



Doorman &  
Valet



Security



Accor Resident  
Benefits Program  
Annual Fee



Common Area  
Maintenance



Common Area  
Housekeeping



Common Area  
Reserve for  
Replacement



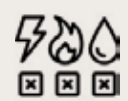
Wifi in  
Residential  
Common Areas



Administration



Residences  
Facilities Staff



Common Area  
Utilities



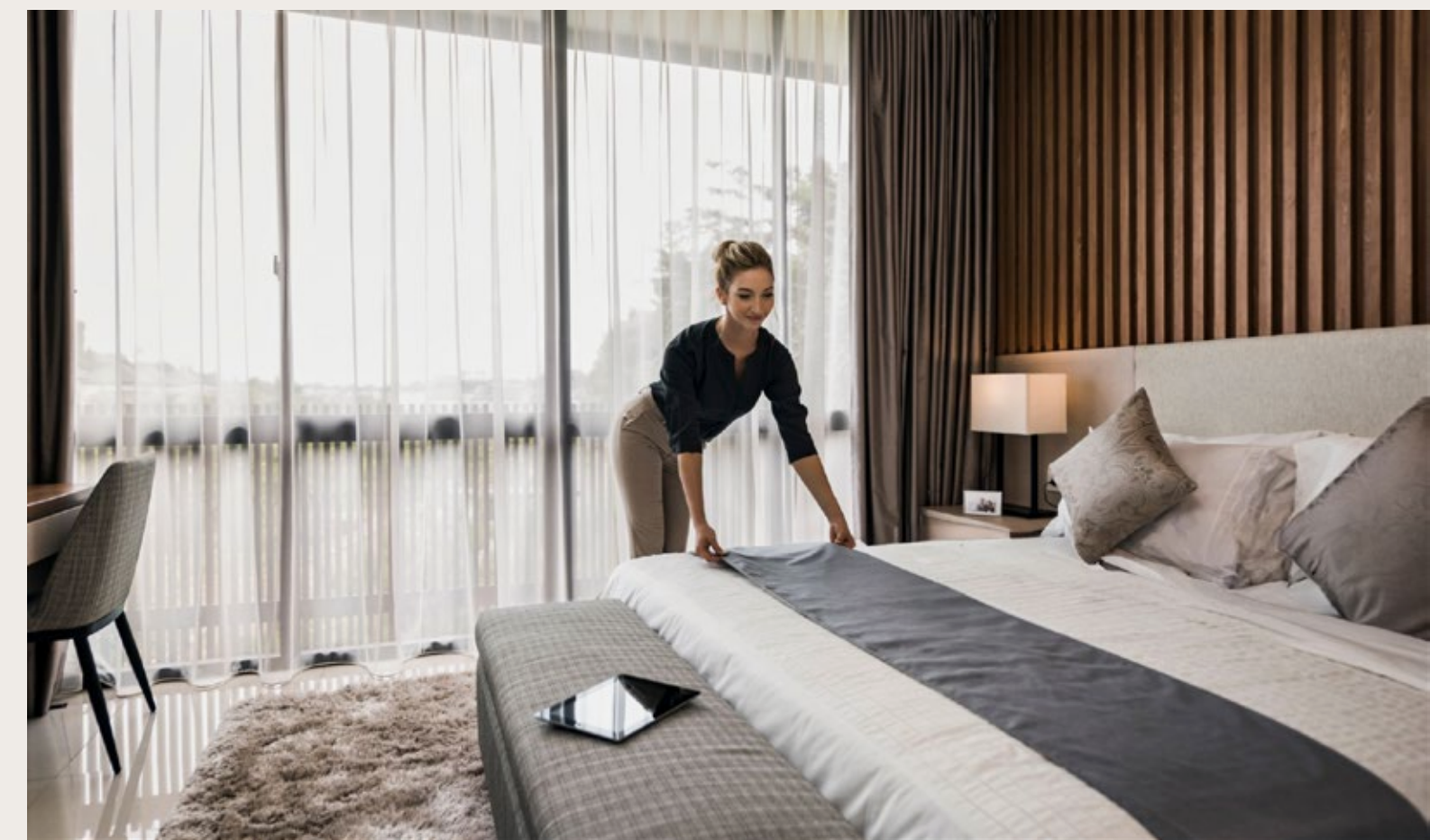
Property Insurance  
(Base Building/  
Common Areas)



# 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)



## FITNESS & POOL

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

With its elaborate design, lighting and high-quality water features, the indoor pool of Rixos Residences will soon be part of your daily self-care routine. You can work out and rejuvenate at the sleek inhouse fitness facilities as well, while joining a health-conscious community living under the same roof with you.





## ROOFTOP SWIMMING POOL & BAR

**GET TOGETHER AT A DAZZLING  
ROOFTOP LOUNGE OFFERING  
SPECTACULAR VIEWS.**

Here, you will step into a refined  
ambiance, perfect for unwinding with  
loved ones or bidding farewell to the  
day with a skillfully crafted cocktail in  
hand, as the sun sets over the sea against  
Istanbul's picturesque skyline. The heated  
infinity pool will also make you feel like  
you are on a vacation any time of the  
year, at the comfort of your home!







## A HIGH-END SHOPPING EXPERIENCE

**A FEW STEPS AWAY FROM HOME, EXPERIENCE ABUNDANCE OF ELEGANCE.**

A luxury enclave designed by Norman Foster brings together the flagship stores of over 20 prominent international fashion houses at the Luxury Zone of Tersane İstanbul.

Along these vibrant retail streets covered with futuristic domes inspired by the Grand Bazaar, you will find a wide array of venues dedicated to local designers, streetwear, and all kinds of experienced-based shopping.





## BEST GOURMET SELECTION OF THE CITY

**TERSANE İSTANBUL'S  
ASSEMBLAGE OF DINING  
OUTLETS WILL BE AT YOUR  
SERVICE.**

You can enjoy a rich array of local and world cuisine, best global brands as well as İstanbul's homegrown talents in food outlets and restaurants scattered around Tersane İstanbul.

The culinary experiences to be offered range from al fresco dining under the triangular iron roof covering the Valide Slipway to fine dining outlets in 5-star hotels and terraces of the Luxury Zone.





## AN UPLIFTING CULTURAL SCENE

**A LIVELY MUSEUM PLAZA, ART  
AND HISTORY MUSEUMS, AND  
EVENT SPACES.**

Tersane İstanbul is rising as a unique cultural destination with a vibrant event calendar booked year-round by international art fairs, festivals, performances, concerts, fashion shows and corporate events.

Exhibitions and cultural programs scheduled by four world-class museums, and the classical Ottoman gardens and rare collections of Aynalıkavak Pavilion, the only remaining part of a 17th-century waterfront palace, are among the unmissable cultural experiences that will add value to life at **Rixos Tersane İstanbul Residences**.



## CAN YOU SMELL THE SALT?

**ENJOY BEACH LIFE BY THE  
GOLDEN HORN.**

How does it sound to swim in an outdoor pool filled with seawater with the unique view of the Golden Horn? Residents at **Rixos Tersane İstanbul Residences** will enjoy complimentary access to a delightful beach and saltwater pool by the waterfront.



## WELLNESS & SPA FACILITIES

**ESCAPE FROM IT ALL AND GET REFRESHED AT RIXOS BRANDED WELLNESS & SPA FACILITIES.**

The hybrid wellness concept of Rixos Hotels blends a holistic approach with medical treatments, where you can find the right formulas that will contribute to your longevity. Relaxing spa treatments, hamam rituals, aromatherapy massages and everything in between are offered by dedicated spa services of Rixos.



**%7**  
FIXED RENT  
FOR 5+5 YEARS

## VACATION AND INVESTMENT AT HOME!

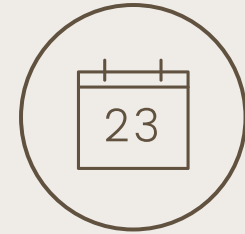
- **Rixos Tersane İstanbul Residences** brings together the world of luxury homes & world class Rixos hospitality.
- We cover all the property management services from cleaning to guest communications.\*
- We list your property on multiple booking platforms powered by the strong sales & distribution 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.)*

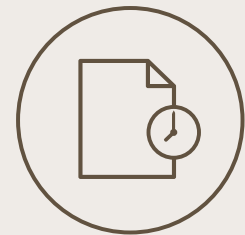
# HOW FIXED RENTAL PROGRAM OF RIXOS RESIDENCES WORKS



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.



## 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.*

**ALL**  
ACCOR · LIVE LIMITLESS

RIXOS  
TERSANE ISTANBUL  
RESIDENCES

RIXOS TERSANE ISTANBUL RESIDENCES  
Camiikebir Mah. Taşkızak Tersanesi Cad. No:23/2 Beyoğlu/Istanbul - Türkiye  
rixos.com

