MASLAK KORU

TURKEY / ISTANBUL / SARIYER

Project Status:
Completed

Development Area:
270,000 m²





REALTY GALAXY
Yavuz Sultan Selim Bulvarı
Istanbul / Büyükçekmece / Büyükçekmece
Phone:+90 542-811 80 80
Mobile Phone:+90 533-382 39 79

İsmail Can
Broker / Owner
Mobile Phone:+90 542-811 80 80
Phone+90 542-811 80 80

ting

???? Maslak Koru – Modern Living in the Heart of Nature | Istanbul
Maslak Koru is a premium residential project located in the prestigious Maslak district of Sarıyer, one of Istanbul's most important business and lifestyle hubs. The project offers a unique combination of central city living and peaceful natural surroundings, overlooking the beautiful Belgrad Forest. Designed with a modern architectural approach, Maslak Koru consists of elegant mid-rise buildings surrounded by extensive green areas, providing a calm and healthy living environment. The project is ideal for families, professionals, and investors seeking both comfort and long-term value.
???? Project Details
• Completion Date: 2025 – 2026
• Number of Estates: 754 Residential Units
• Total Project Area: 50,000 m² (Land Area)
• Location: Istanbul, Sarıyer, Maslak
• Property Types: 1+1 to 5+1 Apartments
Residents benefit from a wide range of premium social facilities, including indoor and outdoor swimming pools, a fully equipped fitness center, walking paths, children's playgrounds, spa services, and 24/7 security. With approximately 65% green spaces, the project emphasizes a lifestyle connected to nature.
Its strategic location provides easy access to major highways, business centers, shopping malls such as Vadistanbul and Istinye Park, and public transportation, making it one of the most attractive investment opportunities in Istanbul.
A perfect blend of urban convenience and natural serenity.

Location and surroundings
Maslak Koru sits in the **Ayazaga neighborhood of Sarıyer district**, right at the edge of the **Maslak business hub** and close to major shopping and lifestyle centers. The project is just **a short walk from Vadistanbul Shopping Mall** and about **5 minutes by car from İstinye Park**, one of Istanbul's most prestigious malls.
It also benefits from proximity to healthcare centers such as **Liv Hospital** (around 3 minutes), universities like **Beykent University**, and major business clusters in **Levent–Maslak**, which makes it attractive for executives, expatriates, and families with strong city-center working life.
Project scale and green areas
Maslak Koru is built on a very large land area of about **270,000 m²**, of which roughly **65% is dedicated to green space, parks, and landscaped areas**. The complex includes **12 residential blocks**, each about **15 floors high**, housing around **754 residential units** plus about **120 commercial units** such as shops, offices, and service premises.
Inside the project, there are over **25,000 m² of landscaped gardens**, walking paths, children's playgrounds, sports arenas, and decorative water features, giving residents a "forest-like" atmosphere without leaving the city.
Apartment types, area, and layout
The project offers a wide range of apartment types, from compact units to large family homes:
• **1+1, 2+1, 3+1, 4+1, 4.5+1, and 5+1 apartments**.
• Typical unit sizes run from **about 65 m² to 313 m²**, depending on layout and floor level:
  ◦ **1+1**: roughly **65–90 m²**
  ◦ **2+1**: typically **90–140 m²**
  ◦ **3+1 and 4+1**: commonly **140–220 m²**
  ◦ **4.5+1 and 5+1 penthouses/upper-floor units**: can reach **240–313 m²**, often with large balconies and forest views
The apartments are designed for **family comfort**, with open or semi-open layouts, high-quality finishes, built-in kitchens, and spacious balconies that connect residents directly with the surrounding greenery and forest views.
Price range (approximate)
Maslak Koru is positioned in the **high-end segment** of Istanbul's real-estate market, reflecting its prime Maslak location and premium construction standards. One official representative lists indicative price ranges as:
• **1-bedroom (1+1) apartments**: roughly **390,000–570,000 USD**
• **2-bedroom (2+1) apartments**: around **535,000–960,000 USD**
• **3-bedroom (3+1) apartments**: about **915,000–1,280,000 USD**
• **4-bedroom (4+1) units**: roughly **1,110,000–1,380,000 USD**
• **4.5-bedroom (4.5+1) apartments**: about **1,310,000–1,520,000 USD**
• **5-bedroom (5+1) apartments**: up to **1,495,000–2,060,000 USD or more**, depending on floor, view, and finishing.
These prices are subject to change and also depend on whether the unit is delivered with higher-end finishes, panoramic forest views, or premium interior packages.
Amenities and lifestyle features
Inside the complex, residents enjoy a rich set of hotel-style amenities, including:
• **24-hour security**, CCTV, access control, and uninterrupted power supply.
• **Indoor and outdoor swimming pools**, sauna, steam room, sports courts, and children's playgrounds.
• **Fitness center, pilates studio, ornamental and reflection pools**, and long walking paths (around **1.5 km** of dedicated sports/walking trails through the green area).
• A strong **sustainability focus**: solar panels, rainwater-harvesting systems, and wastewater-recycling systems integrated into the project.
From a lifestyle point of view, Maslak Koru offers:
• **Panoramic views** of the **Belgrade Forest** and nearby green belts.
• Easy access to **business centers, shopping malls, international schools, and hospitals** within 5–15 minutes.
• A calm, family-friendly atmosphere with playgrounds, sports courts, and green spaces for daily outdoor activities.
Investment and rental potential
• **Location strength**: Being in the **Maslak–Ayazaga axis**, one of Istanbul's most valuable business and lifestyle corridors, supports strong demand and rental yields, especially for 2+1 and 3+1 units.
• **Green-luxury positioning**: The combination of forest views, modern facilities, and high-quality construction makes Maslak Koru attractive to expatriates and upper-middle-class tenants.
• **Citizenship-eligible**: Some larger 3+1 or 4+1 units can easily reach or exceed the **400,000+ USD** threshold required for Turkish citizenship by real-estate investment.

ESTATE TYPES



400,000 $

250 m²

For Sale, Apartment





























