

GetEmlak.com

COMMERCIAL ELECTRONIC VALUATION REPORT

Ayşe Yılmaz

+90 312 555 01 23

ayse.yilmaz@getemlak.com

Price ranges, demographics, and market indicators in this report are projections from GetEmlak.com data models. Actual outcomes may differ because of market conditions or incomplete data. This document is not legal due diligence, a title review, or a sale guarantee. Do not rely on this report alone; we recommend an on-site inspection and professional advice before you decide.

This report was prepared at the request of your real estate agent.

Address: Bahçelievler Mah., 7. Cadde, Çankaya, Ankara

Province / district / neighborhood: Ankara, Çankaya, Bahçelievler Mah.

Report date: 24.05.2026

Commercial features



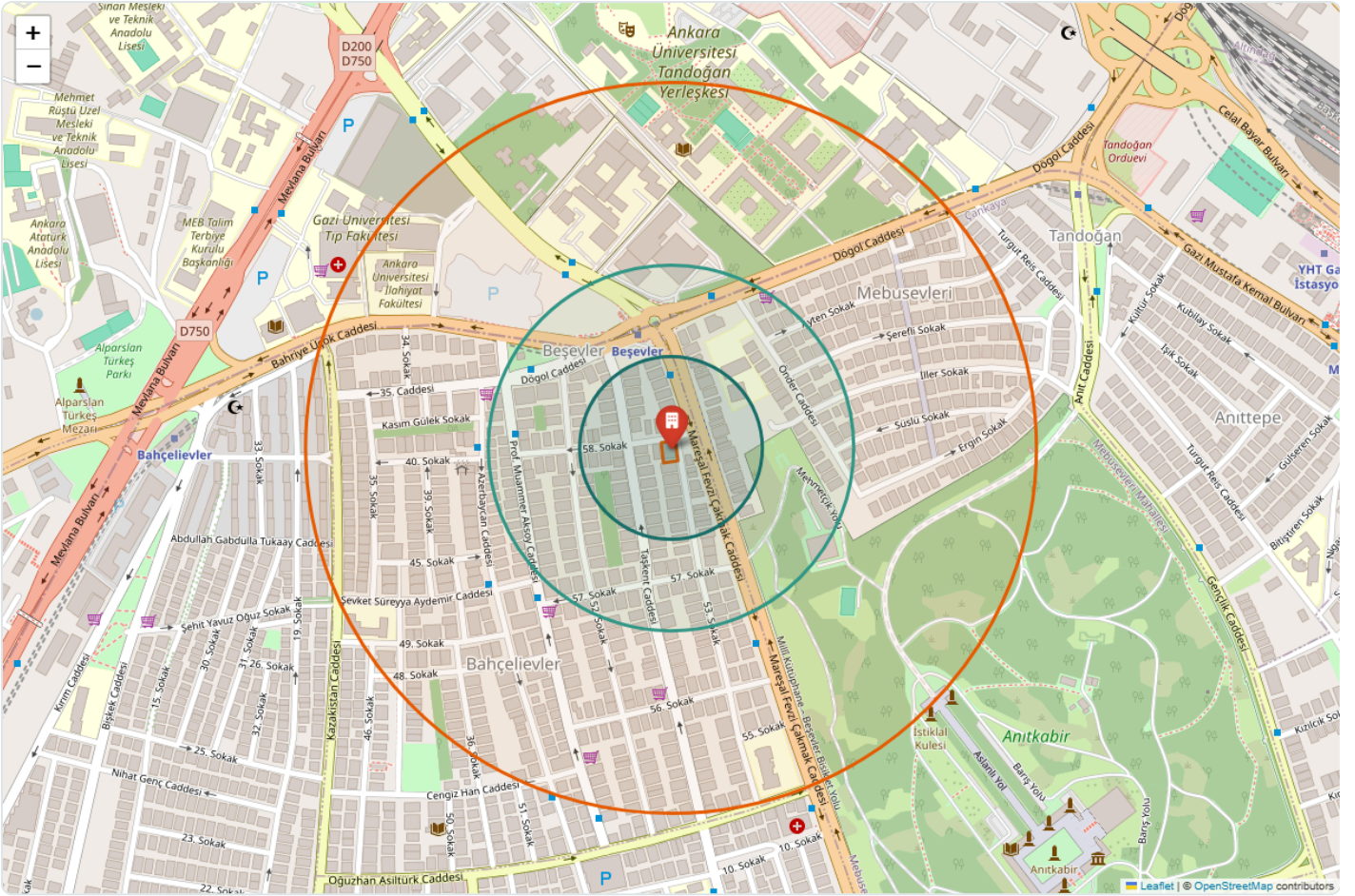
Ofis



85 m²



Apartman



Bahçelievler Mah., 7. Cadde, Çankaya, Ankara - 150m / 300m / 600m analysis radii

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Type, floor & building

Category	Ofis	Building type	Apartman
Unit type	Bağımsız Bölüm	Floor	3/8
Total gross usable area	85 m ²	Ground floor closed area	85 m ²
Open garden / terrace	0 m ²	Location	Anayol üzeri
Place trait	Sanayi Bölgesi veya Sitesi İçerisinde Değil		
Sea proximity	Denizle İlişkisi Yok		
Generator	Yes	Open parking	Yes
Indoor parking	Yes	Security	Yes
Elevator	Yes	City	Yes

Value / price analysis

MINIMUM PRICE 9.207.737 TRY Est. sale time: 0-3 mo · 108326 TRY/m ²	ESTIMATED MARKET VALUE 10.008.410 TRY Est. sale time: 3-6 mo	MAXIMUM PRICE 10.809.082 TRY Est. sale time: 6+ mo · 127165 TRY/m ²
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Unit price: 108326 – 127165 TRY/m² · **Estimated rent:** 4.279 – 4.730 TRY/mo · **Payback period:** 50 years

Price basis: Neighborhood average commercial sale price 98.685 TRY/m², adjusted to 117.746 TRY/m² × 85 m² rentable area

Adjustment	Effect
Cadde/anayol	+6.0%
Asansör	+3.0%
Jeneratör	+2.0%
Otopark	+4.0%
Güvenlik	+2.0%
İnternet altyapısı	+1.0%

Derived from neighborhood commercial unit prices and user-supplied property attributes via the GetEmlak data model.

Avg. marketing period: 2-3 mo (66 days)

Comparables

Distance (m)	Days on market	Neighborhood	Area (m ²)	Property type	Value (TRY)
103	44	BahçeliEvler	105	Dükkan & Mağaza	13.768.020
182	71	BahçeliEvler	308	Ofis	37.549.204
203	116	BahçeliEvler	232	Dükkan & Mağaza	28.733.896
96	118	BahçeliEvler	92	Mağaza	11.476.080
116	77	BahçeliEvler	165	Dükkan & Mağaza	17.918.505

Comparables synthesized from neighborhood commercial benchmarks.

Demographics

Area	Population	Dominant age band	Gen Z (0-19)	Gen Y (20-39)	Gen X (40-59)	65+	A+ %	A %	B %	C %	D %	Household income	Per capita income	Per capita expenditure	Residential units	Commercial units
150m		65+	309	625	325	253	27.0%	30.0%	25.0%	13.0%	4.0%	74.786 TRY/month	32.846 TRY/month	26.277 TRY/month	6.589	8
300m		65+	1.237	2.502	1.303	1.014	27.0%	30.0%	25.0%	13.0%	4.0%	74.786 TRY/month	32.846 TRY/month	26.277 TRY/month	6.589	8
600m		65+	2.675	5.411	2.818	2.194	27.0%	30.0%	25.0%	13.0%	4.0%	74.786 TRY/month	32.846 TRY/month	26.277 TRY/month	6.589	8
Bahçelievler		65+	2.553	5.163	2.689	2.094	27.0%	30.0%	25.0%	13.0%	4.0%	74.786 TRY/month	32.846 TRY/month	26.277 TRY/month	6.589	8
Çankaya		65+	271.307	479.989	196.034	141.518	20.0%	29.0%	25.0%	19.0%	6.0%	59.261 TRY/month	22.063 TRY/month	19.444 TRY/month	493.597	85.8
Ankara		65+	1.945.965	3.005.906	912.178	610.643	9.0%	18.0%	26.0%	37.0%	10.0%	28.572 TRY/month	9.513 TRY/month	8.443 TRY/month	2.676.547	349.0

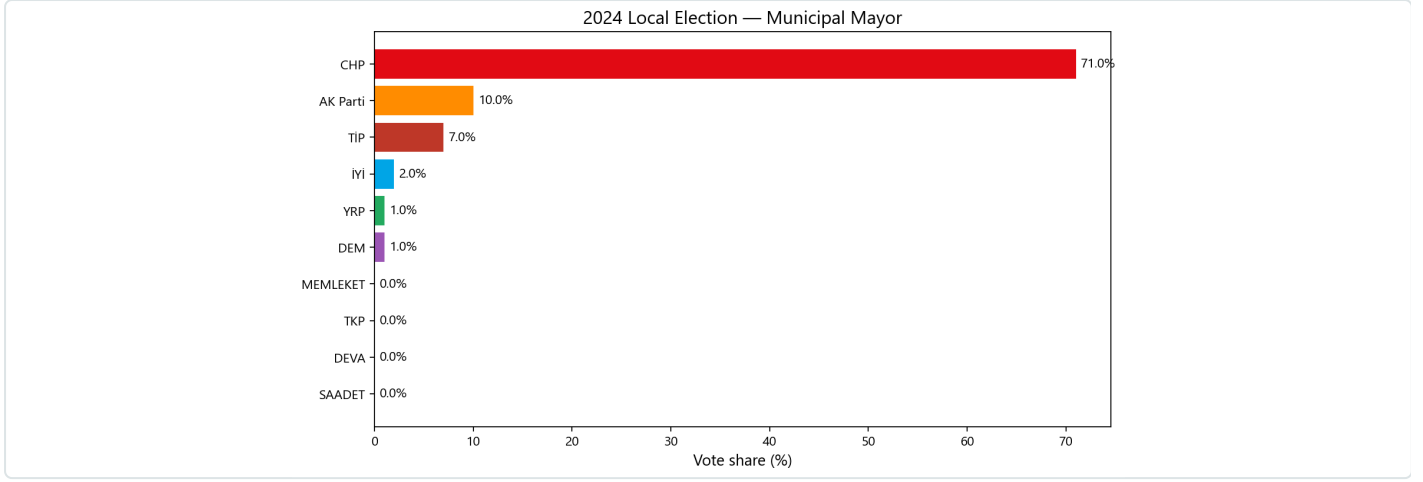
SES: Socio-economic status

Additional demographic indicators (neighborhood)

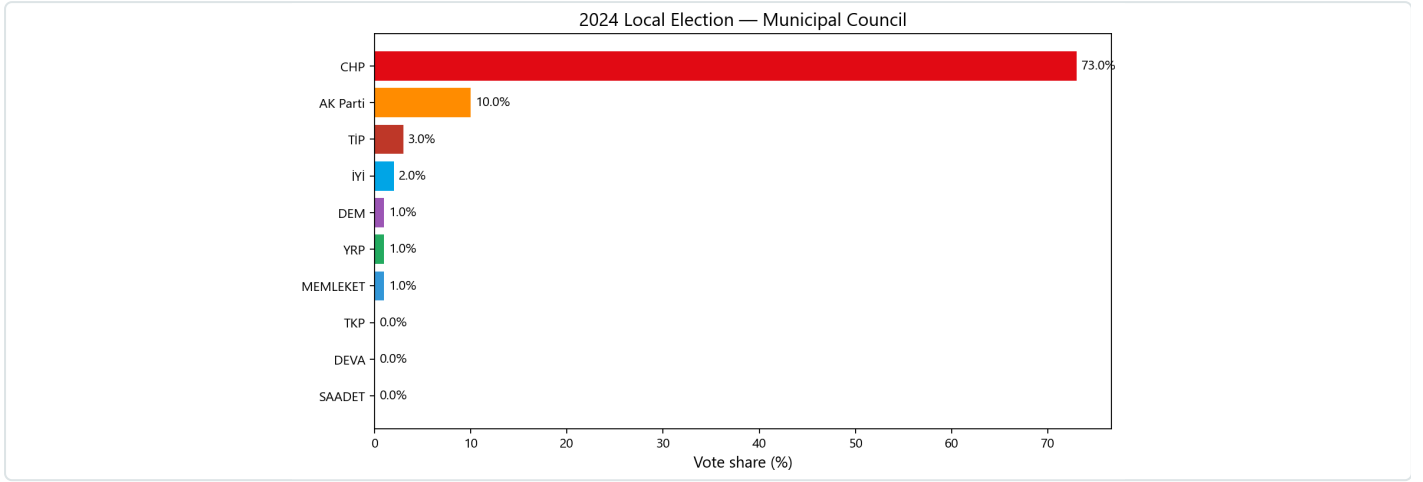
Summer homes 3	Households 4.570	Male population 4.417
Female population 5.988	Cars 4.346	Pharmacies 20
ATMs 19	Bank branches 5	E-commerce users 1.477
Mobile users 11.960	Area (km²) 0.58 km ²	Density (per km²) 17.837
Owner-occupied (%) 65%	Renter (%) 26%	

Elections

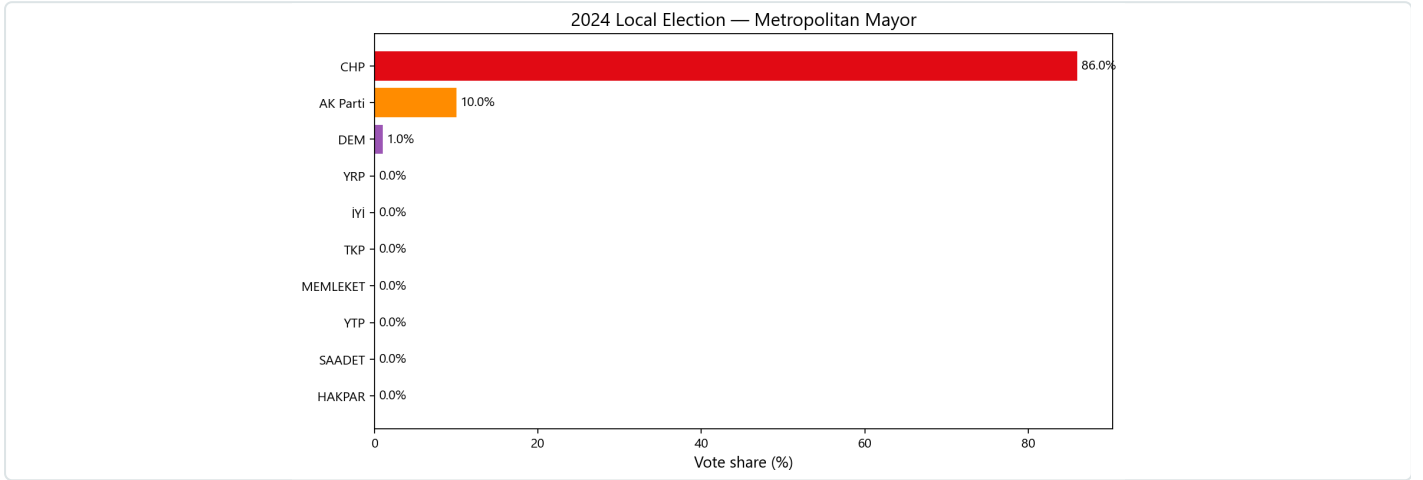
Ankara, Çankaya, Bahçelievler · 2024



2024 Local Election — Municipal Mayor



2024 Local Election — Municipal Council



2024 Local Election — Metropolitan Mayor

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