

GetEmlak.com

COMMERCIAL ELECTRONIC VALUATION REPORT

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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: Atatürk Bulvarı Kavşağı, Mevlana Mah., Esenyurt, İstanbul

Province / district / neighborhood: İstanbul, Esenyurt, Mevlana Mah.

Report date: 24.05.2026

Commercial features



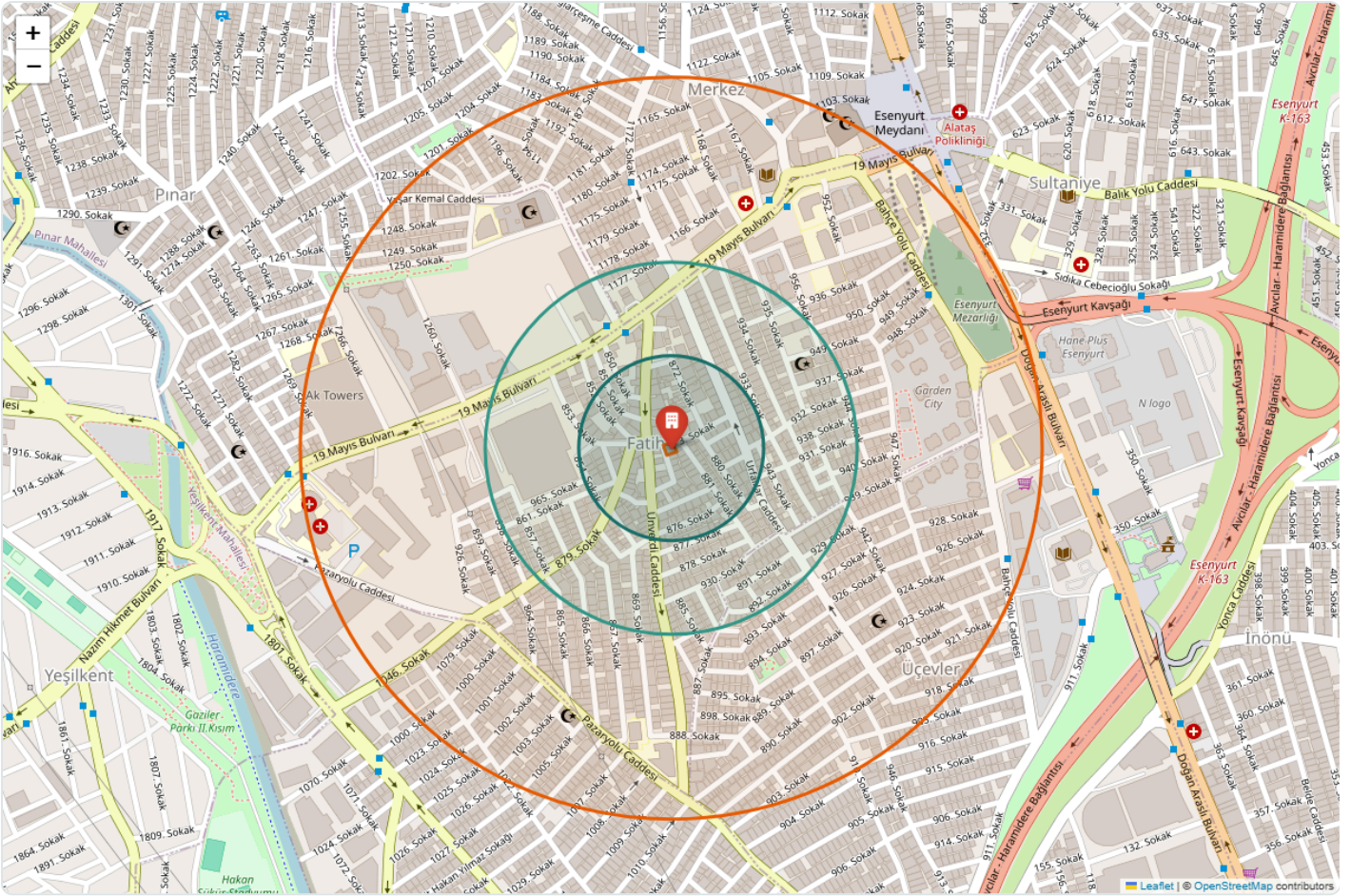
Mağaza/Dükkan



110 m²



Plaza



Atatürk Bulvarı Kavşağı, Mevlana Mah., Esenyurt, İstanbul · 150m / 300m / 600m analysis radii

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Type, floor & building

Category	Mağaza/Dükkan	Building type	Plaza
Unit type	Bağımsız Bölüm	Floor	-/1
Total gross usable area	110 m ²	Ground floor closed area	110 m ²
Open garden / terrace	100 m ²	Location	Resmi adresini aldığı yol — sokak üzerinde
Place trait	Sanayi bölgesi veya sitesi içerisinde değil		
Sea proximity	Denizle ilişkisi yok		
Generator	Yes	Open parking	Yes
Indoor parking	Yes	Security	Yes
Elevator	—	City	Yes

Value / price analysis

MINIMUM PRICE

25.605.762 TRYEst. sale time: 0-3 mo · 170705 TRY/m²

ESTIMATED MARKET VALUE

27.832.350 TRY

Est. sale time: 3-6 mo

MAXIMUM PRICE

30.058.938 TRYEst. sale time: 6+ mo · 200392 TRY/m²**Unit price:** 170705 – 200392 TRY/m² · **Estimated rent:** 5.130 – 5.670 TRY/mo · **Payback period:** 50 years**Price basis:** Neighborhood average commercial sale price 137.444 TRY/m², adjusted to 185.549 TRY/m² × 150 m² rentable area

Adjustment	Effect
İşyeri tipi	+8.0%
Kat	+12.0%
Sokak üstü	+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: 3-6 mo (79 days)

Comparables

Distance (m)	Days on market	Neighborhood	Area (m ²)	Property type	Value (TRY)
167	70	Mevlana	122	Dükkan & Mağaza	21.260.452
205	63	Mevlana	268	Ofis	51.470.740
65	35	Mevlana	209	Dükkan & Mağaza	45.486.551
96	61	Mevlana	84	Mağaza	17.687.880
68	82	Mevlana	181	Dükkan & Mağaza	37.361.477

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+	374	617	209	139	10.0%	22.0%	31.0%	28.0%	9.0%	25.626 TRY/month	8.447 TRY/month	6.757 TRY/month	6.062	7
300m		65+	1.499	2.470	839	558	10.0%	22.0%	31.0%	28.0%	9.0%	25.626 TRY/month	8.447 TRY/month	6.757 TRY/month	6.062	7
600m		65+	4.737	7.808	2.654	1.764	10.0%	22.0%	31.0%	28.0%	9.0%	25.626 TRY/month	8.447 TRY/month	6.757 TRY/month	6.062	7
Mevlana		65+	4.582	7.552	2.567	1.706	10.0%	22.0%	31.0%	28.0%	9.0%	25.626 TRY/month	8.447 TRY/month	6.757 TRY/month	6.062	7
Esenyurt		25-29	400.991	515.872	71.506	42.440	4.0%	11.0%	23.0%	48.0%	14.0%	16.230 TRY/month	4.699 TRY/month	3.902 TRY/month	435.951	39.7
İstanbul		40-44	5.363.217	8.364.353	1.974.032	1.302.793	7.0%	16.0%	25.0%	41.0%	11.0%	32.888 TRY/month	10.170 TRY/month	8.184 TRY/month	6.687.424	1.155.9

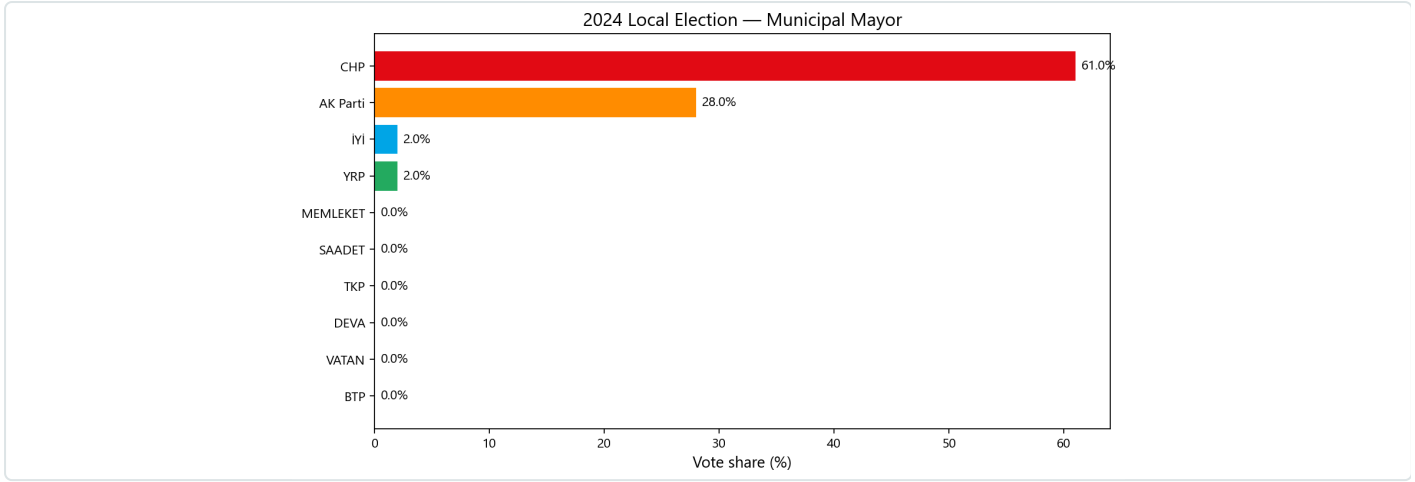
SES: Socio-economic status

Additional demographic indicators (neighborhood)

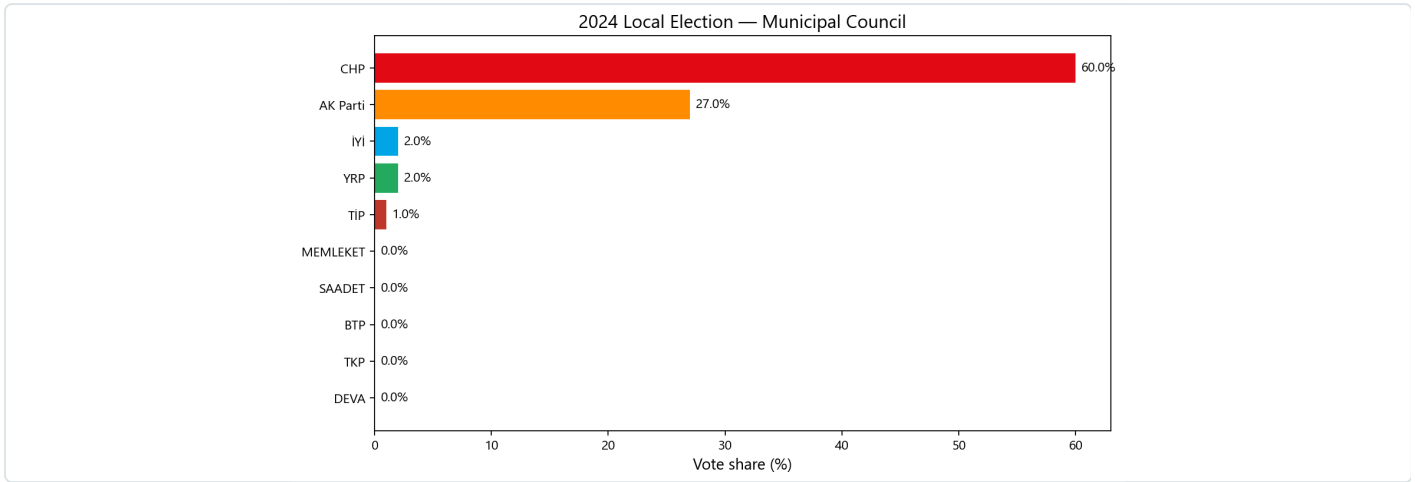
Households 4.846	Male population 6.817	Female population 7.884
Cars 3.635	Pharmacies 6	ATMs 37
Bank branches 1	E-commerce users 1.824	Mobile users 20.517
Area (km²) 0.86 km ²	Density (per km²) 17.013	Owner-occupied (%) 64%
Renter (%) 28%		

Elections

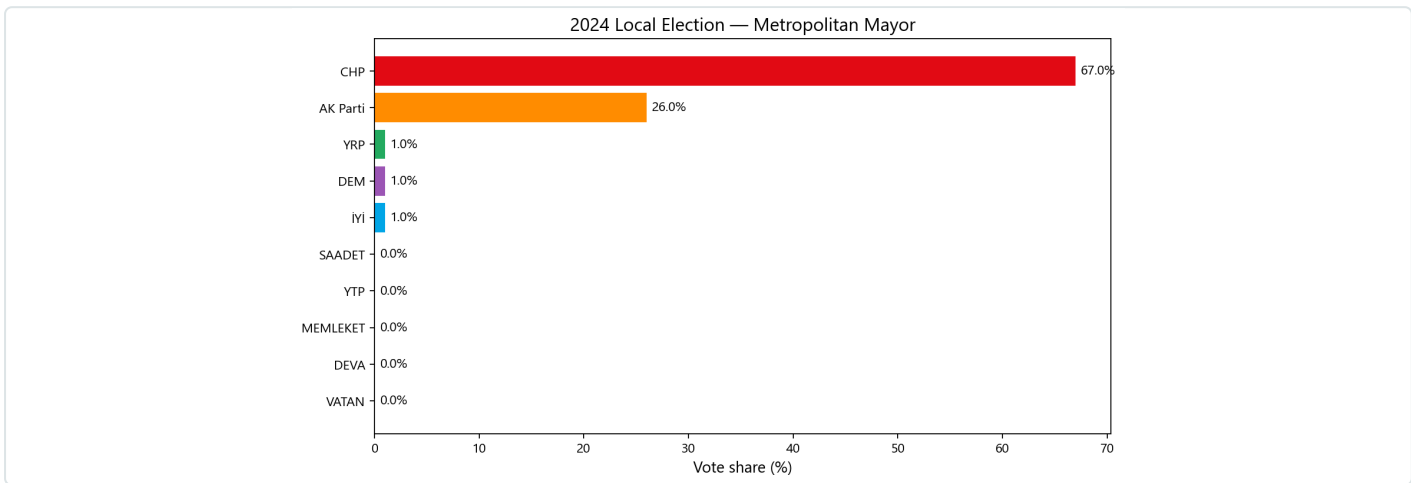
Istanbul, Esenyurt, Mevlana · 2024



2024 Local Election — Municipal Mayor



2024 Local Election — Municipal Council



2024 Local Election — Metropolitan Mayor

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