

GetEmlak.com

LAND ELECTRONIC VALUATION REPORT

Ayşe Yılmaz

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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.

Address: Seymen Mah., Silivri, İstanbul

Parcel information: İstanbul, Silivri, Seymen Mah., 1716 Ada, 1 Parsel

Report date: 24.05.2026

Land parcel attributes



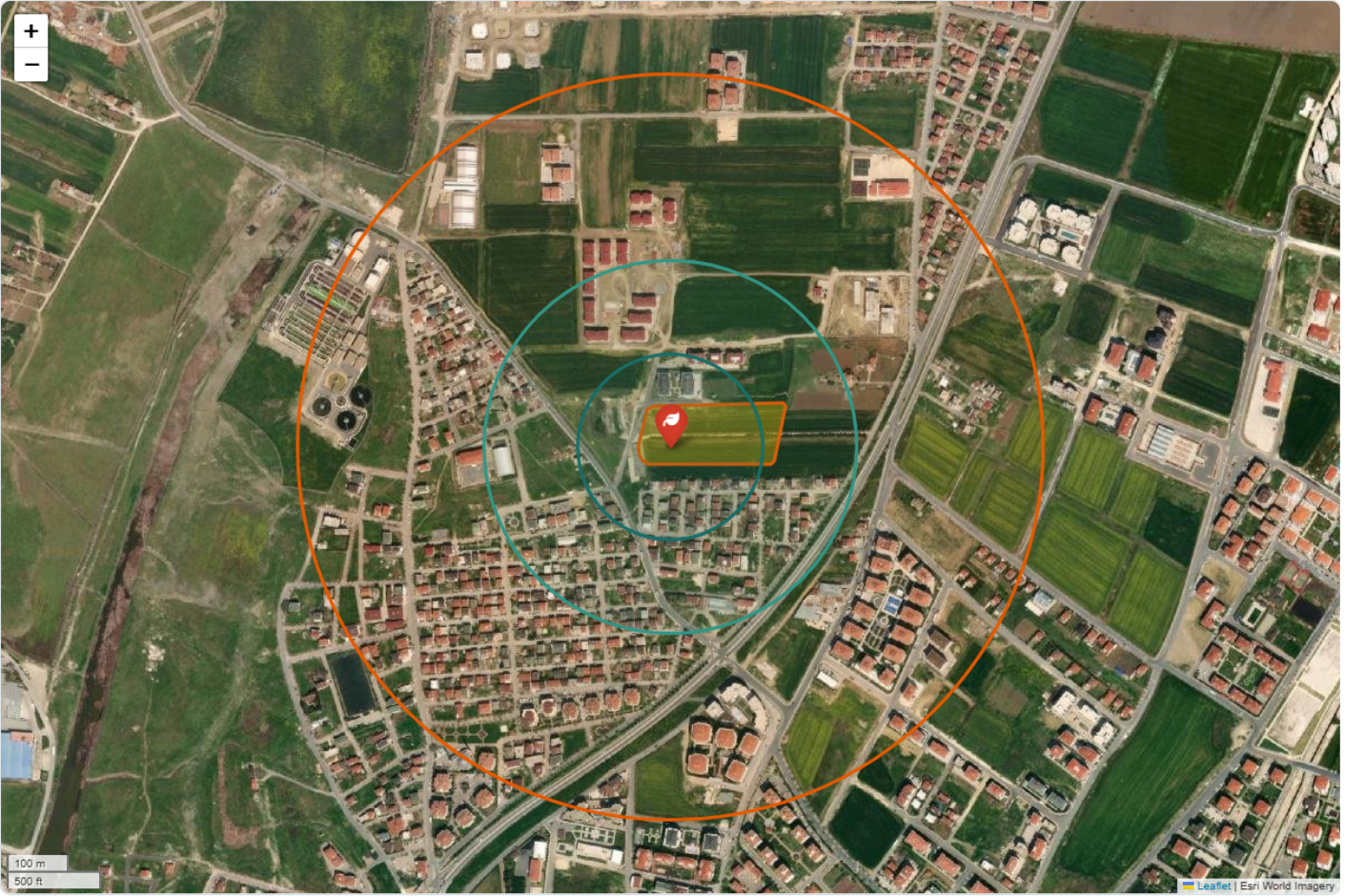
Tarla



20.031 m²



1716 / 1



Seymen Mah., Silivri, İstanbul · 150m / 300m / 600m analysis radii

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Land parcel attributes

Land type	Tarla	Area	20.031 m ²
Deed (tapu) type	Tarla	Plan status	İmarsız
Plan function	Tarım	KAKS / TAKS / Hmax	Bilinmiyor · — · —
Slope	Düz arazi	Distance to settlement	1.4 km
Distance to water	100 m	Distance to paved road	200 m
Road access	✓	Near road	✓
Water	✓	Electricity	—
Sewer	—	Natural gas	—
Phone line	—	Soil study	—
Sea front	—	Near sea	—
Corner parcel	—	Shared title	—

Value / price analysis

MINIMUM PRICE
37.225.610 TRY
Est. sale: 0-3 mo

ESTIMATED MARKET VALUE
40.462.620 TRY
Est. sale: 3-6 mo

MAXIMUM PRICE
43.699.629 TRY
Est. sale: 6-12 mo · 1858–2181 TRY/m²

Price basis: Neighborhood farmland average: 1.411 TRY/m² → 2.020 TRY/m² × 20.031 m² · Deed: Tarla · Plan: İmarsız · Function: Tarım

Adjustment	Effect
Sulama	+35.0%
Yol mesafesi	+2.0%
Yerleşime yakın	+4.0%

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



Parcel boundaries — TKGM cadastre (satellite)

Cadastral block / parcel

Land registry	İstanbul, Silivri, Seymen
Locality	—
Block / parcel	1716 / 1
Parcel area	21.239.15 m ²
Sheet	F20d20b2c
Land use	Kapalı Otoparkı Olan 8 Adet Betonarme 7 Katlı Apartman Binası Ve Arsası

Source: TKGM CBS or user parcel data.

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Market value projection

Avg. marketing period
3-6 mo

Market competition
Buyer's market

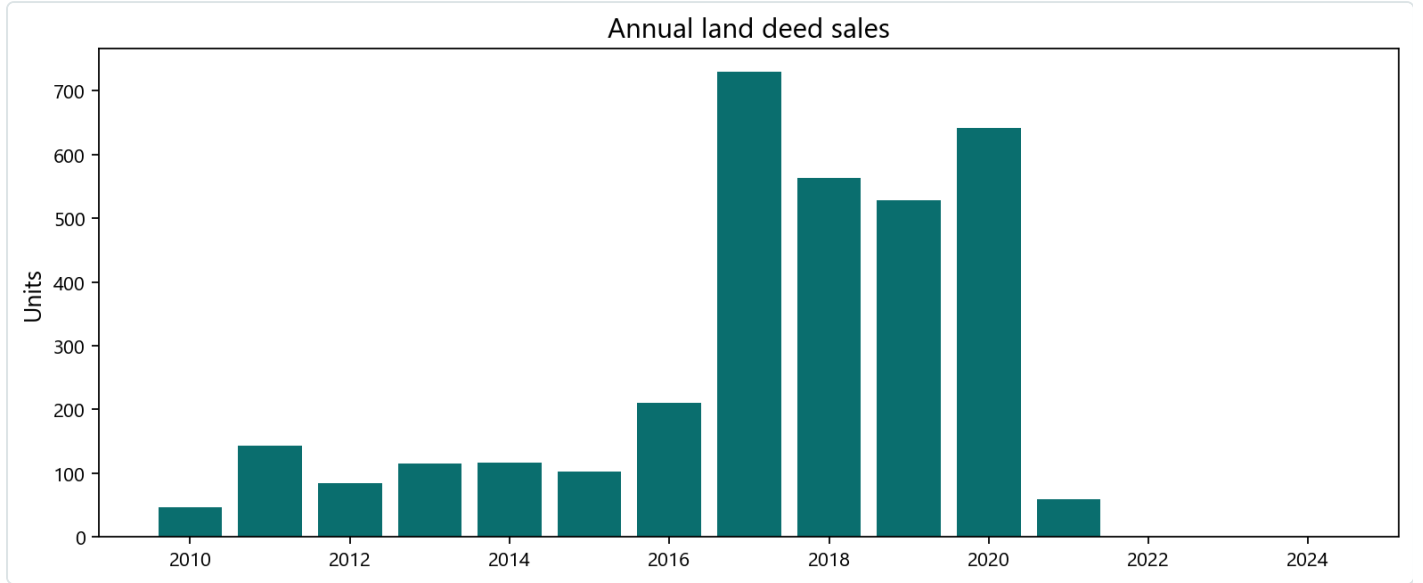
Avg. price change
0.00%

Pending comparables
60

Active listings
16

İstanbul, Silivri, Seymen — Land ₺/m² benchmarks

Area	1 year	2 years	4 years	In 1 year
İstanbul	% 12.0	% 48.0	% 120.0	% 8.0



Key comparables

				Area (km ²)	
1815	81	Tarla	Seymen	15097	31.145.111
2171	33	Tarla	Seymen	5983	13.342.090
1962	83	Tarla	Seymen	17165	32.922.470
1851	78	Arazi	Seymen	8671	17.576.117

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+	0	0	0	0	0.0%	7.0%	14.0%	63.0%	16.0%	13.457 TRY/month	5.515 TRY/month	4.688 TRY/month	1.010	20.0
300m		65+	0	2	1	1	0.0%	7.0%	14.0%	63.0%	16.0%	13.457 TRY/month	5.515 TRY/month	4.688 TRY/month	1.010	20.0
600m		65+	203	471	408	299	0.0%	7.0%	14.0%	63.0%	16.0%	13.457 TRY/month	5.515 TRY/month	4.688 TRY/month	1.010	20.0
Seymen		65+	194	449	389	285	0.0%	7.0%	14.0%	63.0%	16.0%	13.457 TRY/month	5.515 TRY/month	4.688 TRY/month	1.010	20.0
Silivri		65+	68.383	128.872	34.901	23.804	5.0%	13.0%	23.0%	49.0%	10.0%	21.678 TRY/month	6.417 TRY/month	6.129 TRY/month	141.049	13.29
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	1.155.97

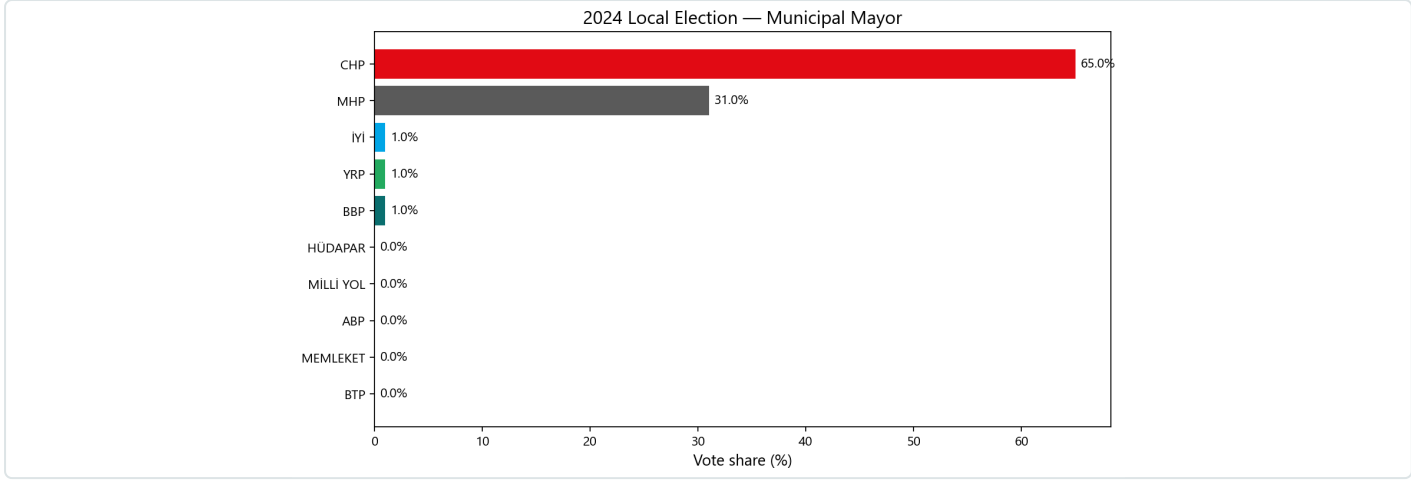
SES: Socio-economic status

Additional demographic indicators (neighborhood)

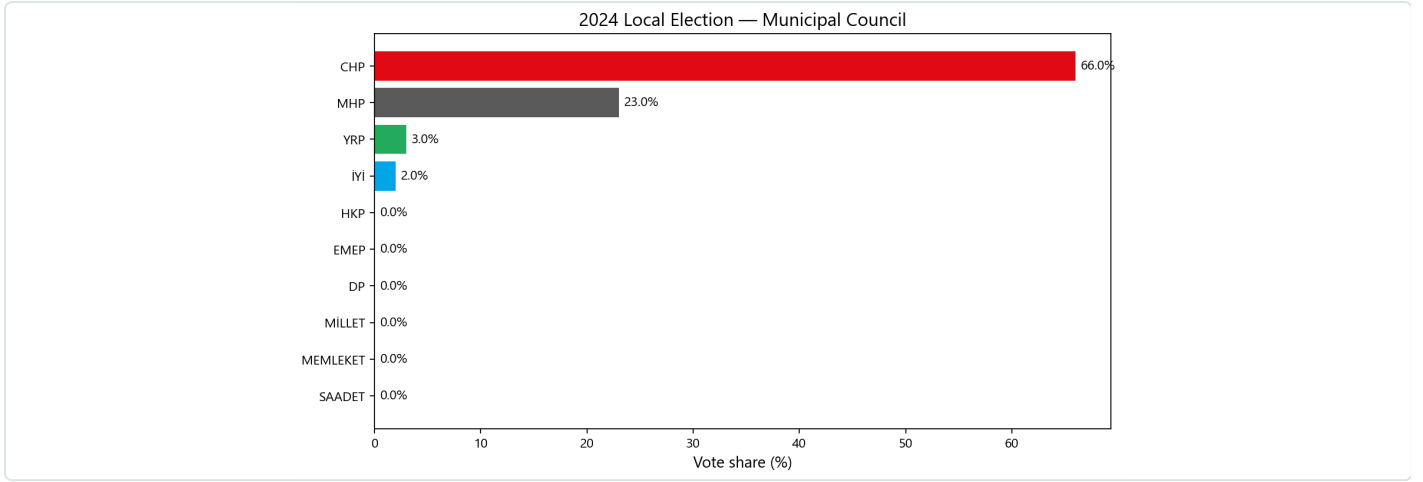
Summer homes 92	Households 423	Male population 536
Female population 496	Cars 86	E-commerce users 108
Mobile users 1.319	Area (km²) 50.38 km ²	Density (per km²) 20
Owner-occupied (%) 73%	Renter (%) 18%	

Elections

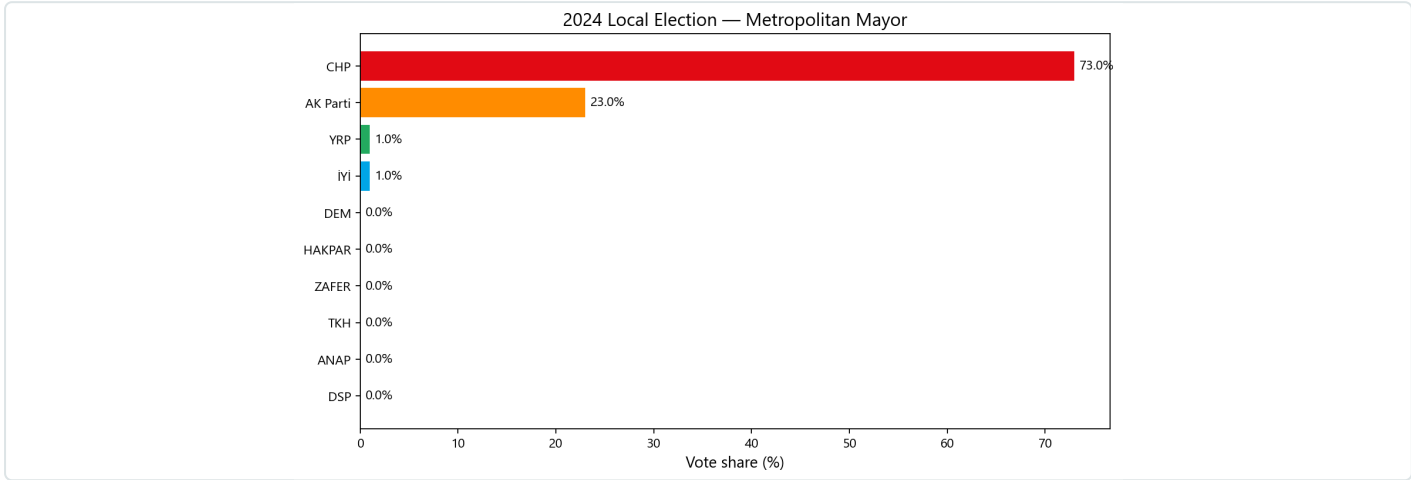
İstanbul, Silivri, Seymen - 2024



2024 Local Election — Municipal Mayor



2024 Local Election — Municipal Council



2024 Local Election — Metropolitan Mayor

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