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# RESIDENTIAL SALE 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.

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

**Address:** Bahçelievler Mah., 7. Cadde No:42, Çankaya, Ankara

**Parcel information:** Ankara, Çankaya, Bahçelievler, Block 2656, Parcel 27

**Report date:** 24.05.2026

## Residential features



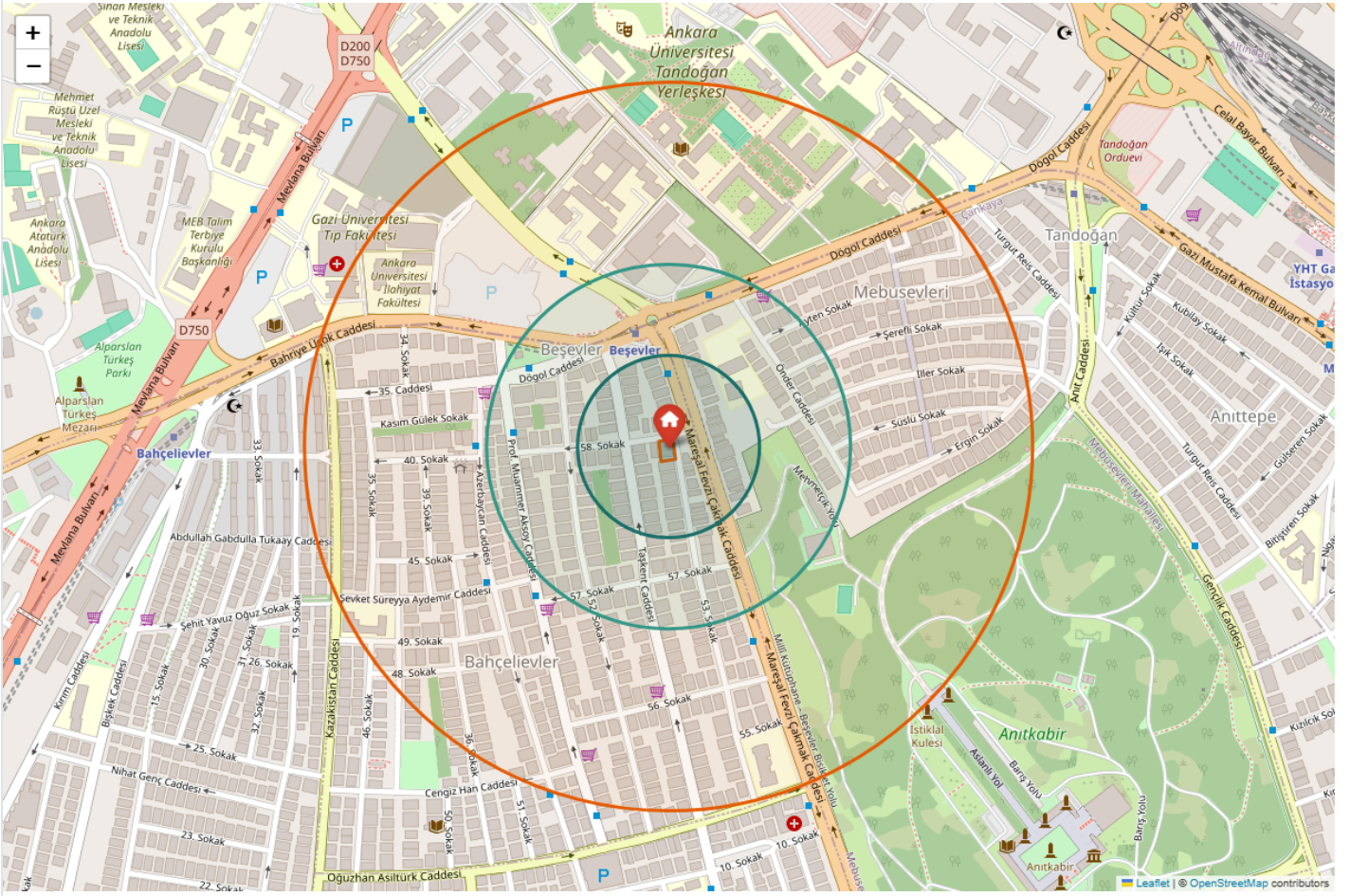
3+1



95 m<sup>2</sup>



4th floor



Bahçelievler Mah., 7. Cade No:42, Çankaya, Ankara - 150m / 300m / 600m analysis radii

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## Residential features

Rooms / area / floor	Value	
Bedrooms	3	
Living rooms	1	
Bathrooms	1	
Gross area	95 m <sup>2</sup>	
Terrace area	8 m <sup>2</sup>	
Floor	4th floor	
Garden area	—	
Heating system	Doğalgaz/Kombi	
Exposure	North	✓
	South	—
	East	✓
	West	—
View	Retaining wall	—
	Adjacent building	—
	Street	✓
	Garden	—
	City	✓
	Lake	—
	Sea	—
Nature	—	

## Building features

Feature	Value
Property type	Apartman
On main road	—
Gated community	✓
Sports facility	—
Playground	✓
Generator	—
Fireplace	—
Building age	12
Street frontage	✓
Elevator	✓
Building / site staff	✓
Security	✓
Thermal insulation	✓
Construction standard	Standart
Building floors	8
Open parking	✓
Indoor parking	—
Outdoor pool	—
Indoor pool	—
Air conditioning	✓
Occupancy status	Mal sahibi

## Value / price analysis

MINIMUM PRICE

**8.582.657 TRY**

88481 TRY/m<sup>2</sup>

ESTIMATED MARKET VALUE

**9.328.975 TRY**

MAXIMUM PRICE

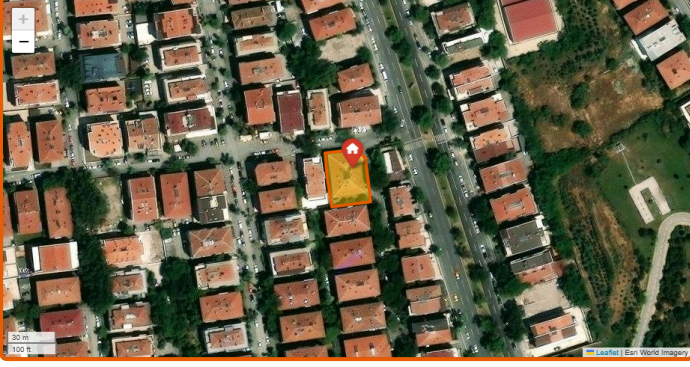
**10.075.293 TRY**

103869 TRY/m<sup>2</sup>

**Estimated rent:** 32.436 – 35.851 TRY/mo. · **Payback period:** 22-24 years

**Price basis:** Neighborhood average home sale price 71.966 TRY/m<sup>2</sup>, adjusted to 96.175 TRY/m<sup>2</sup> × 97 m<sup>2</sup> effective area

Adjustment	Effect
Kat	+6.0%
Isıtma	+5.0%
Site içi	+7.0%
Asansör	+3.0%
Otopark	+5.0%
Güvenlik	+2.0%
Yalıtım	+2.0%
Klima	+2.0%
Kuzey cephe	-4.0%
Şehir manzarası	+5.0%



Parcel boundaries — TKGM cadastre (satellite)

**Parcel information**

Land registry	Ankara, Çankaya, Bahçelievler Mah.
Locality	—
Block / parcel	2656 / 27
Parcel area	792.00 m <sup>2</sup>
Sheet	—
Land use	Kargir Apartman

Source: TKGM CBS (parcel query).

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## Market value change outlook

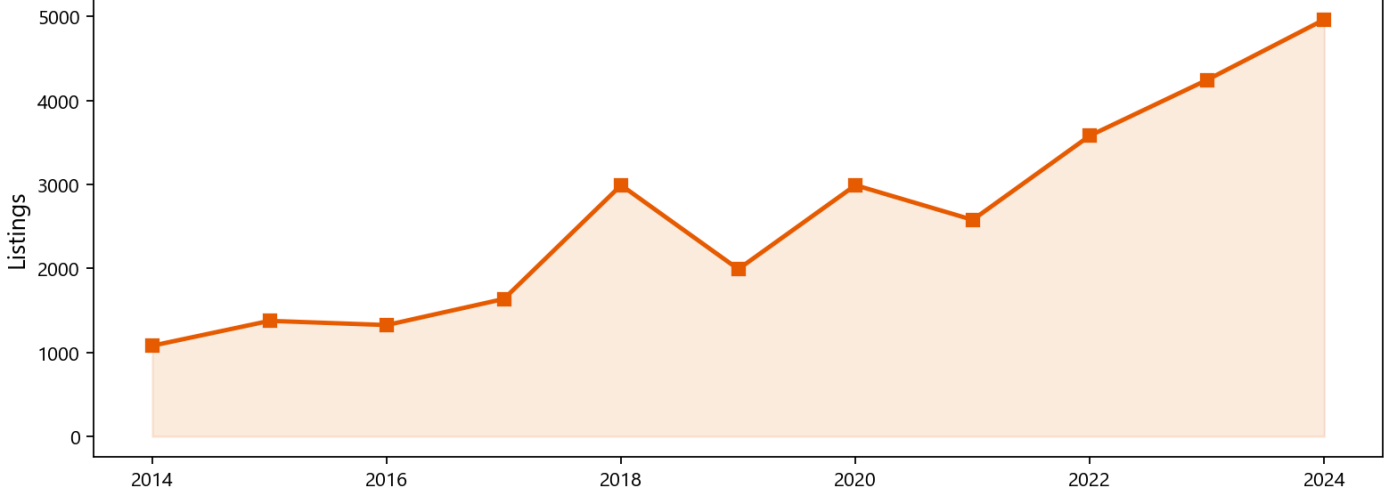
**Listings awaiting sale**  
3308

**Active listings**  
3053

**Avg. time on market**  
70 days

**Payback**  
23 years

### Çankaya / Bahçelievler — annual residential listing volume

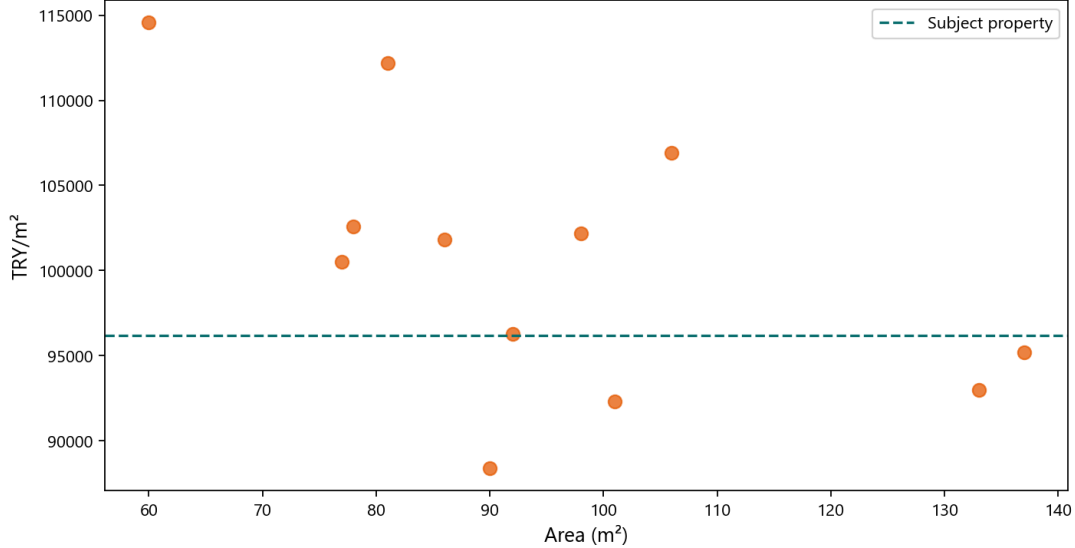


Source: GetEmlak demography database — Bahçelievler neighborhood, annual residential listing count (Total\_Listing\_2014...2024).

### Key comparables

m	Days	Type	Neighborhood	Age	Floor	Gross area	Layout	Price (TRY)
80	60	Apartman	BahçeliEvler	12	Orta	90	3+1	7.953.480
120	168	Apartman	BahçeliEvler	8	Orta	101	3+1	9.324.320
160	282	Apartman	BahçeliEvler	6	Orta	133	4+1	12.367.138
200	86	Apartman	BahçeliEvler	4	Orta	137	4+1	13.039.523
240	146	Apartman	BahçeliEvler	14	Orta	92	3+1	8.858.036
<b>0</b>	<b>—</b>	<b>Apartment</b>	<b>Bahçelievler</b>	<b>12</b>	<b>4th floor</b>	<b>95</b>	<b>3+1</b>	<b>9.328.975</b>

### Comparable unit price distribution



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## Demographics

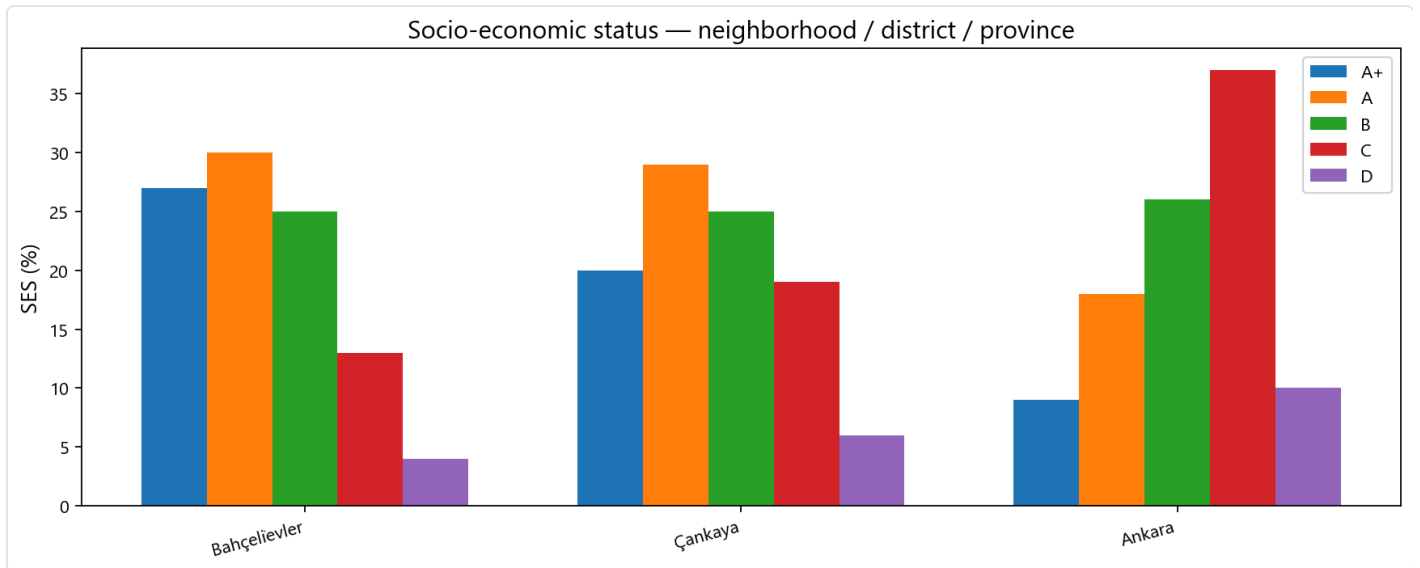
Bahçelievler ~0.58 km<sup>2</sup> · Çankaya population 947.330

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
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)

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



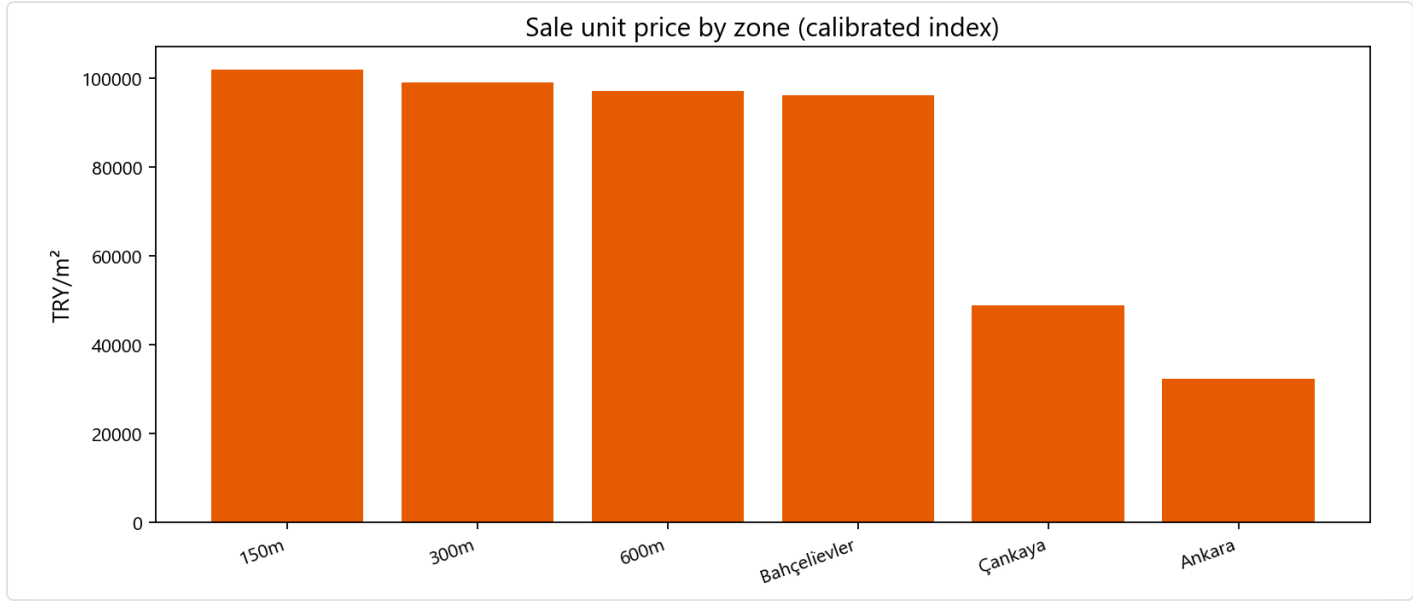
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## Homes for sale



Area	Avg. area	Min-max TRY/m²	Avg. TRY/m²	Avg. price	Payback	Marketing	Stock
150m	90 m²	67.129 – 82.385	76.283	6.865.470	27 years	70 days	105
300m	96 m²	65.229 – 80.053	74.124	7.115.904	27 years	70 days	205
600m	101 m²	63.962 – 78.499	72.685	7.341.185	27 years	70 days	363
Bahçelievler	101 m²	63.330 – 77.723	71.966	7.268.566	27 years	70 days	587
Çankaya	99 m²	42.907 – 52.659	48.759	4.827.141	20 years	64 days	20406
Ankara	98 m²	28.497 – 34.974	32.384	3.173.632	19 years	63 days	109831

## Homes for rent

Area	Avg. area	Min-max TRY/m²	Avg. TRY/m²	Avg. rent	Marketing	Stock
150m	75 m²	237 – 312	279	20.925	56 days	36
300m	80 m²	230 – 303	271	21.680	56 days	70
600m	84 m²	226 – 297	266	22.344	56 days	124
Bahçelievler	84 m²	224 – 295	264	22.176	56 days	200
Çankaya	82 m²	205 – 271	242	19.844	60 days	9085
Ankara	81 m²	149 – 197	176	14.256	59 days	48850

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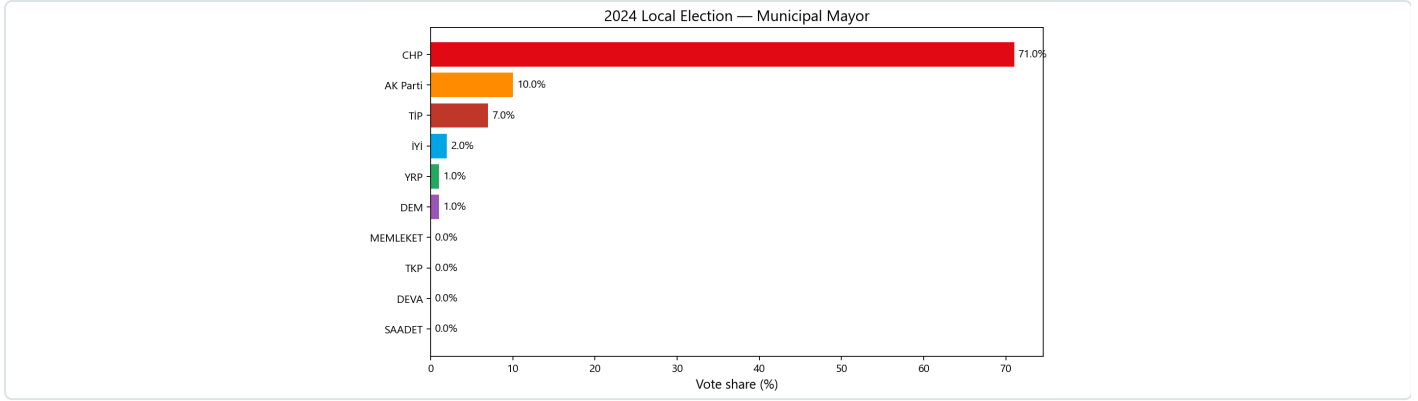
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## Elections

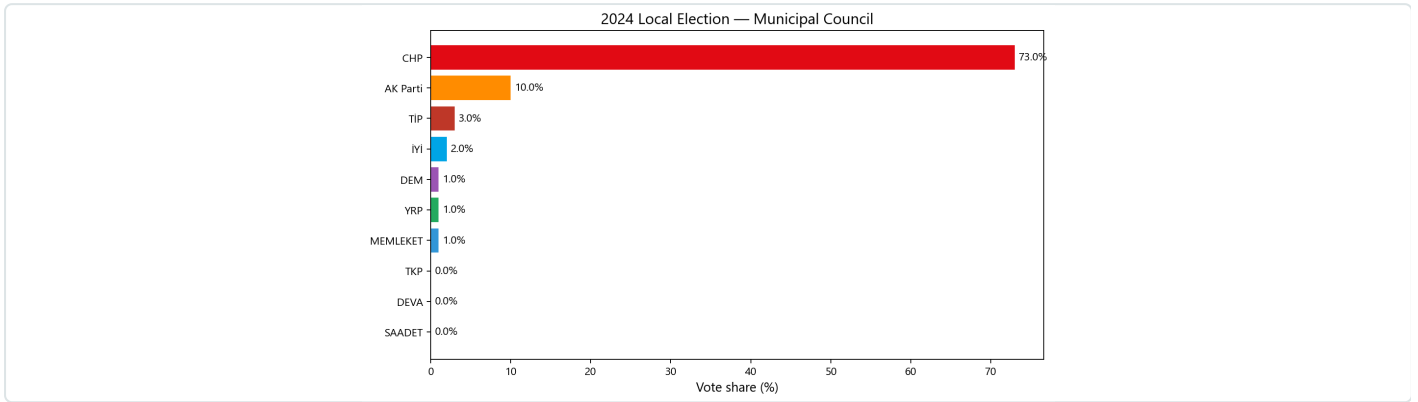
Ankara, Çankaya, Bahçelievler — 2024 local election (GetEmlak database).

### 2024 Local Election — Municipal Mayor



Party / candidate	Votes	%
CHP	4.733	71.00
AK Parti	661	10.00
TİP	441	7.00
İYİ	108	2.00
YRP	56	1.00
DEM	51	1.00

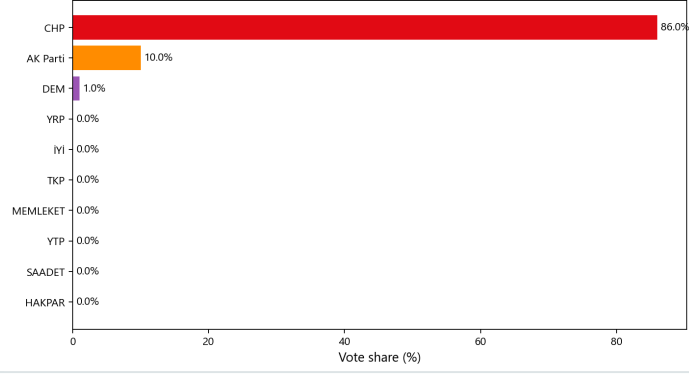
### 2024 Local Election — Municipal Council



Party / candidate	Votes	%
CHP	4.860	73.00
AK Parti	645	10.00
TİP	232	3.00
İYİ	125	2.00
DEM	65	1.00
YRP	61	1.00

### 2024 Local Election — Metropolitan Mayor

## 2024 Local Election — Metropolitan Mayor



Party / candidate	Votes	%
CHP	5.725	86.00
AK Parti	640	10.00
DEM	48	1.00
YRP	32	0.00
İYİ	29	0.00
TKP	21	0.00

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