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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



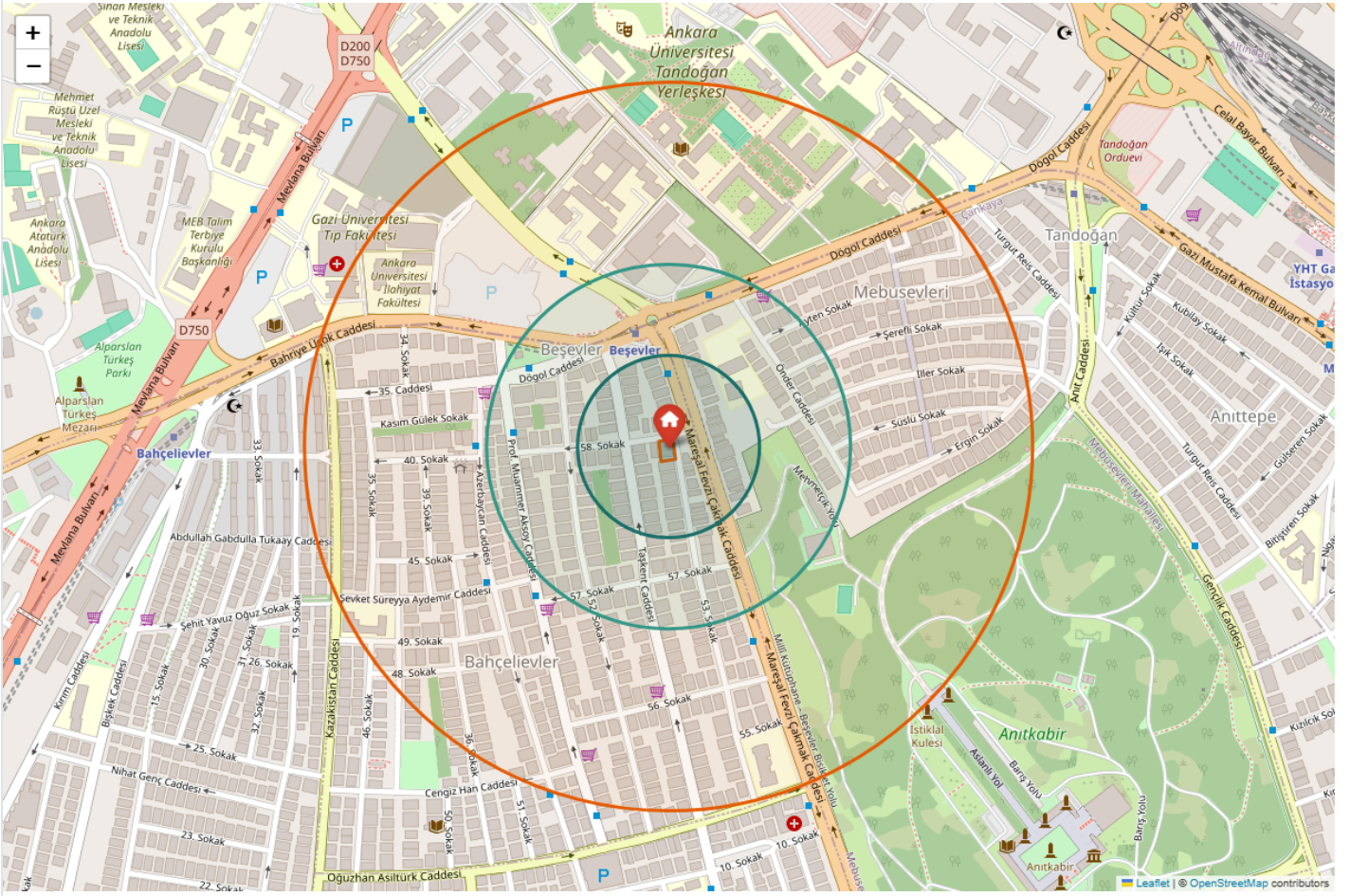
3+1



95 m<sup>2</sup>



4th floor



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

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## Consultant

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### About

I support your housing needs with a professional approach backed by broad market experience.

### 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**

0-3 mo. · 88481 TRY/m<sup>2</sup>

ESTIMATED MARKET VALUE

**9.328.975 TRY**

3-6 mo.

MAXIMUM PRICE

**10.075.293 TRY**

6-12 mo. · 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%
Cadde cephesi (gürültü)	-3.0%

#### Parcel information

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

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## Market analysis

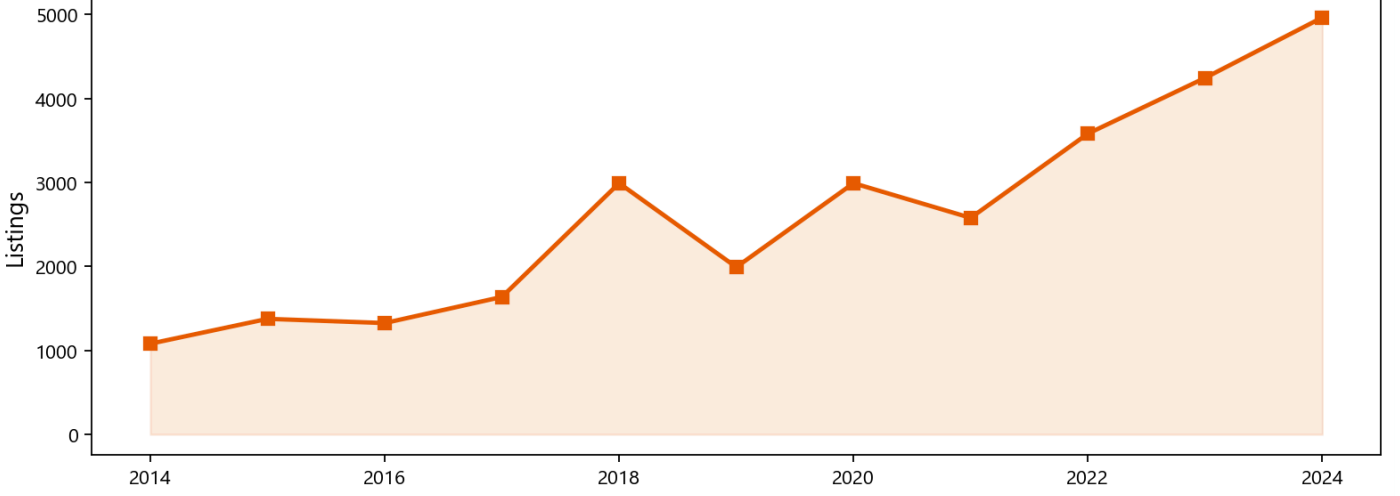
**Listings awaiting sale**  
3308 units

**Active listings**  
3053 units

**Avg. time on market**  
70 days

**Price change**  
%16.93

### Çankaya / Bahçelievler — annual residential listing volume

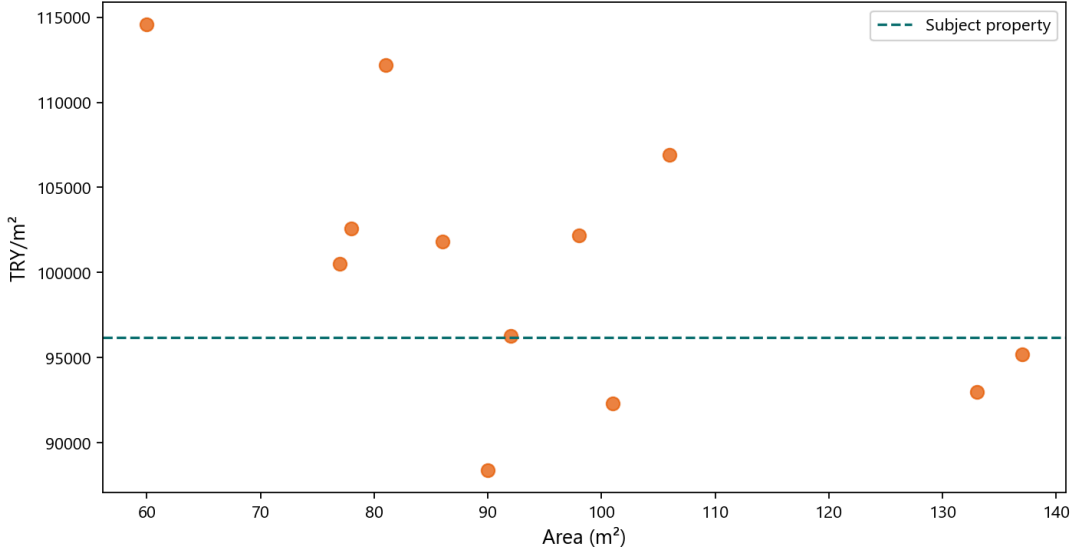


Source: GetEmlak demography database — Bahçelievler neighborhood, annual residential listing count (Total\_Listing\_2014...2024).

## Key comparables

Distance (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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## Long-standing listings

Comparable listings on the market for more than 3 months.

### BahçeliEvler — 3+1 satılık konut

3+1 · 8 yrs · 101 m<sup>2</sup> · Floor 7

**9.324.320 TRY** · 92320 TRY/m<sup>2</sup> · 168 days

### BahçeliEvler — 3+1 satılık konut

3+1 · 14 yrs · 92 m<sup>2</sup> · Floor 11

**8.858.036 TRY** · 96283 TRY/m<sup>2</sup> · 146 days

### BahçeliEvler — 2+1 satılık konut

2+1 · 9 yrs · 86 m<sup>2</sup> · Floor 1

**8.758.240 TRY** · 101840 TRY/m<sup>2</sup> · 143 days

### BahçeliEvler — 3+1 satılık konut

3+1 · 10 yrs · 98 m<sup>2</sup> · Floor 6

**10.014.032 TRY** · 102184 TRY/m<sup>2</sup> · 330 days

### BahçeliEvler — 4+1 satılık konut

4+1 · 6 yrs · 133 m<sup>2</sup> · Floor 9

**12.367.138 TRY** · 92986 TRY/m<sup>2</sup> · 282 days

### BahçeliEvler — 1+1 satılık konut

1+1 · 5 yrs · 60 m<sup>2</sup> · Floor 5

**6.873.180 TRY** · 114553 TRY/m<sup>2</sup> · 331 days

## Recently listed comparables

Comparable listings added in the last 3 months.

### BahçeliEvler — 3+1 satılık konut

3+1 · 12 yrs · 90 m<sup>2</sup> · Floor 2

**7.953.480 TRY** · 88372 TRY/m<sup>2</sup> · 60 days

### BahçeliEvler — 2+1 satılık konut

2+1 · 5 yrs · 78 m<sup>2</sup> · Floor 7

**8.000.616 TRY** · 102572 TRY/m<sup>2</sup> · 67 days

### BahçeliEvler — 2+1 satılık konut

2+1 · 10 yrs · 81 m<sup>2</sup> · Floor 4

**9.087.390 TRY** · 112190 TRY/m<sup>2</sup> · 60 days

### BahçeliEvler — 3+1 satılık konut

3+1 · 6 yrs · 106 m<sup>2</sup> · Floor 5

**11.330.976 TRY** · 106896 TRY/m<sup>2</sup> · 80 days

### BahçeliEvler — 4+1 satılık konut

4+1 · 4 yrs · 137 m<sup>2</sup> · Floor 10

**13.039.523 TRY** · 95179 TRY/m<sup>2</sup> · 86 days

### BahçeliEvler — 2+1 satılık konut

2+1 · 7 yrs · 77 m<sup>2</sup> · Floor 5

**7.740.810 TRY** · 100530 TRY/m<sup>2</sup> · 35 days

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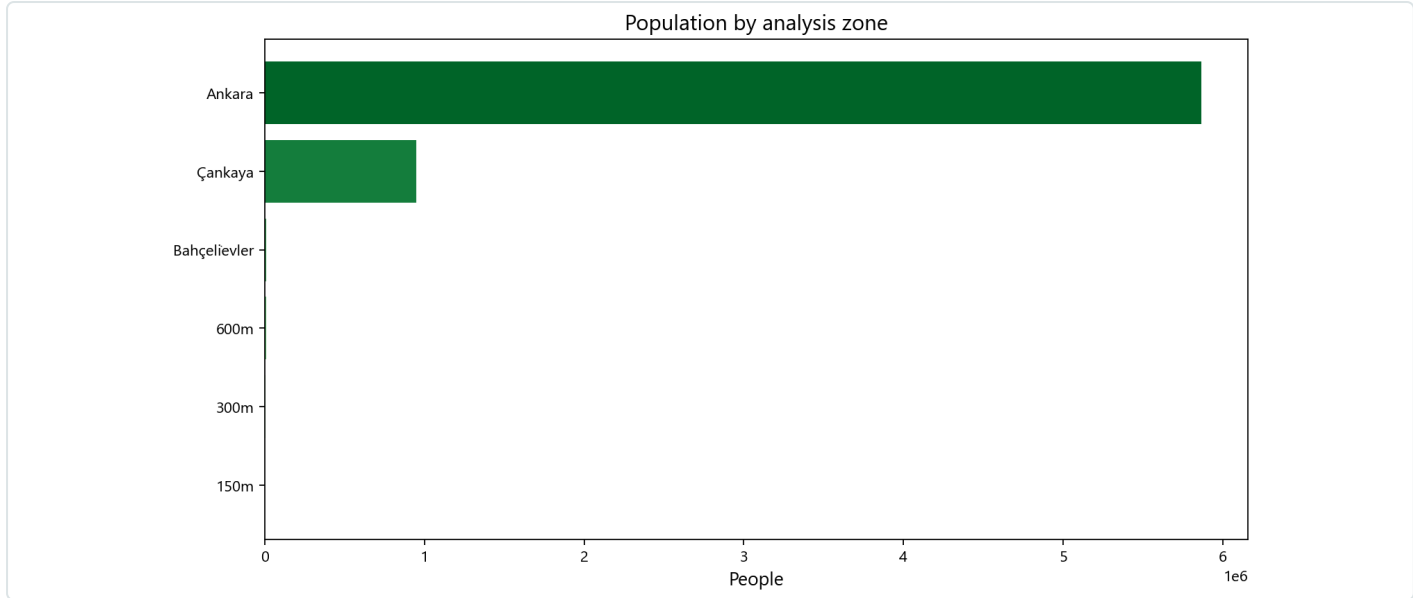
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## Comparable ranking (unit price per m<sup>2</sup>)

#	Gross area	Layout	Price (TRY)	TRY/m <sup>2</sup>
1	90 m <sup>2</sup>	3+1	7.953.480	88372
2	101 m <sup>2</sup>	3+1	9.324.320	92320
3	133 m <sup>2</sup>	4+1	12.367.138	92986
4	137 m <sup>2</sup>	4+1	13.039.523	95179
<b>★ Subject property</b>	<b>97 m<sup>2</sup></b>	<b>3+1</b>	<b>9.328.975</b>	<b>96175</b>
6	92 m <sup>2</sup>	3+1	8.858.036	96283
7	77 m <sup>2</sup>	2+1	7.740.810	100530
8	86 m <sup>2</sup>	2+1	8.758.240	101840
9	98 m <sup>2</sup>	3+1	10.014.032	102184
10	78 m <sup>2</sup>	2+1	8.000.616	102572
11	106 m <sup>2</sup>	3+1	11.330.976	106896
12	81 m <sup>2</sup>	2+1	9.087.390	112190
13	60 m <sup>2</sup>	1+1	6.873.180	114553

## Demographics

Bahçelievler neighborhood (~0.58 km<sup>2</sup>); Çankaya district population 947.330

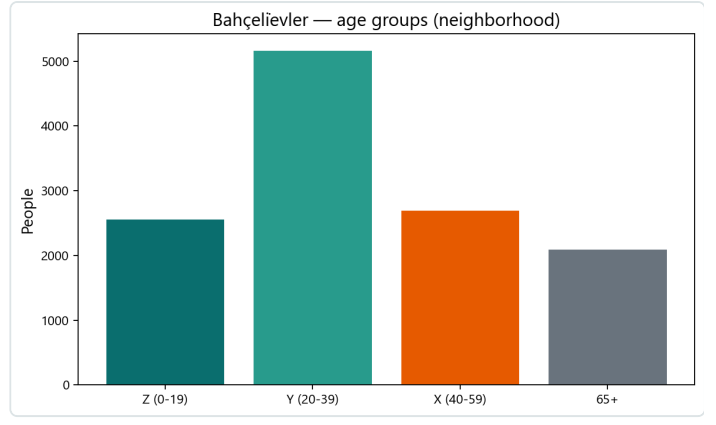
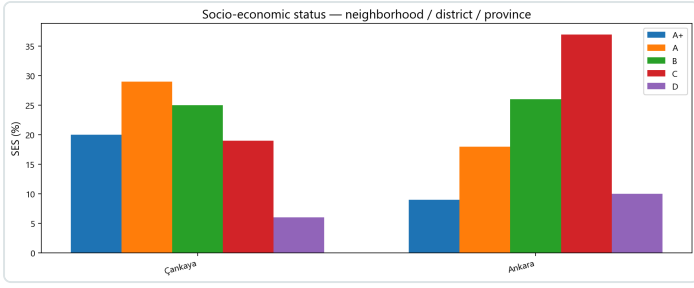


Area	Population	Dominant age band	Gen Z (0-19)	Gen Y (20-39)	Gen X (40-59)	65+	A+ %	A %	B %	C %	D %	Household income	Per capita income	Per capita expenditure	Residential units	Comm
150m		65+	309	625	325	253	27.0%	30.0%	25.0%	13.0%	4.0%	74.786 TRY/month	32.846 TRY/month	26.277 TRY/month	6.589	
300m		65+	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	
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	
Bahçelievler (neighborhood)		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	
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	
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	3

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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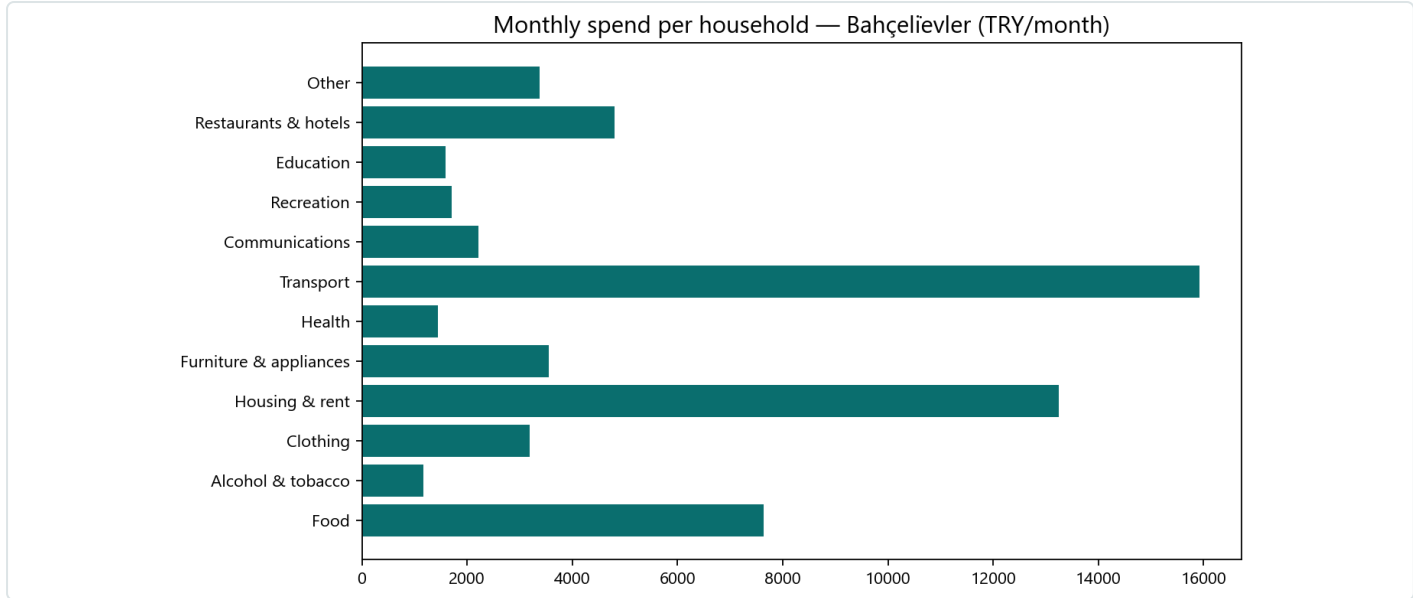
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## Household consumption expenditure (TRY/month)

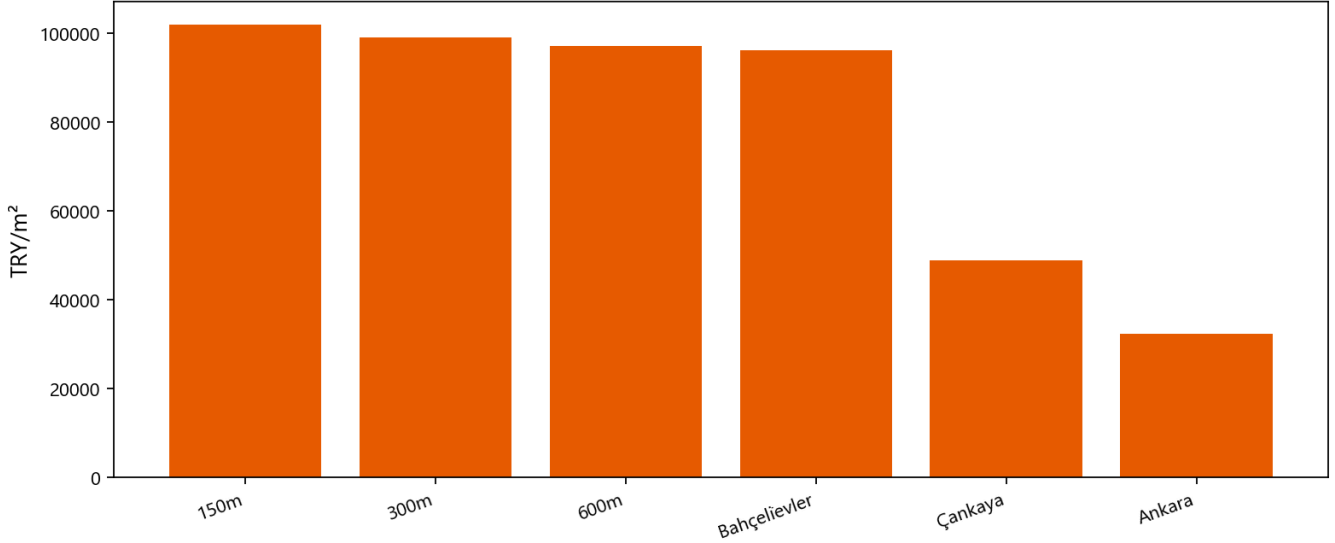
Bahçelievler — average monthly household spending (GetEmlak database). Household average  $\approx$  59.829 TRY/household/month; 4.570 households.



Category	Per household (TRY/mo.)	Neighborhood total (TRY/mo.)
Food	7.634	34.887.380
Alcohol & tobacco	1.173	5.360.610
Clothing	3.183	14.546.310
Housing & rent	13.246	60.534.220
Furniture & appliances	3.554	16.241.780
Health	1.442	6.589.940
Transport	15.920	72.754.400
Communications	2.214	10.117.980
Recreation	1.705	7.791.850
Education	1.591	7.270.870
Restaurants & hotels	4.798	21.926.860
Other	3.380	15.446.600

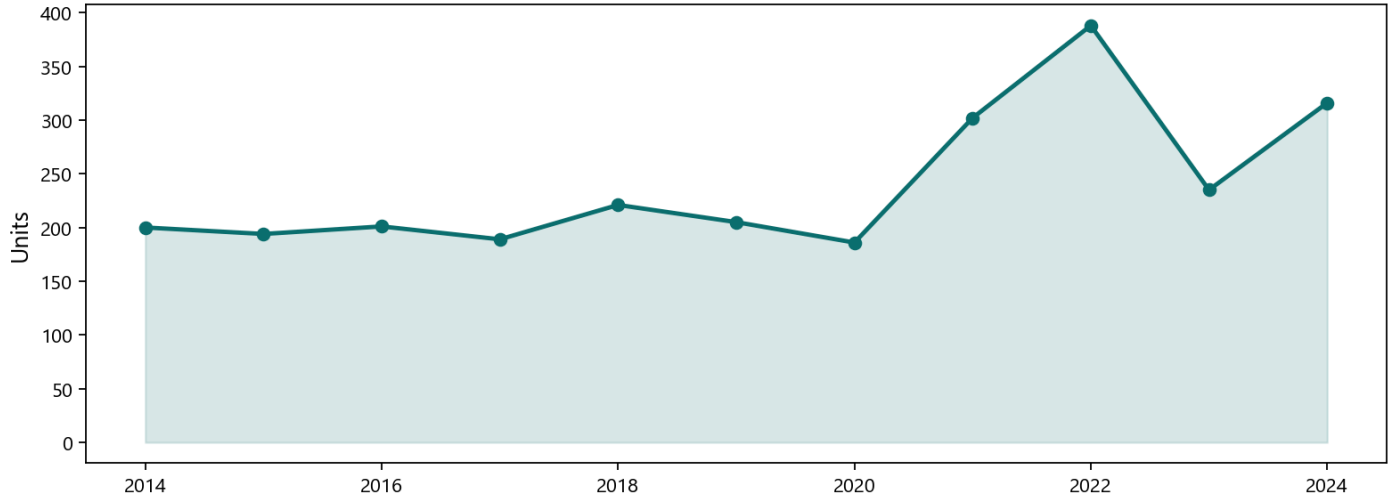
## Homes for sale

Sale unit price by zone (calibrated index)



Area	Avg. area	Min-max TRY/m <sup>2</sup>	Avg. TRY/m <sup>2</sup>	Avg. price	Payback	Marketing	Stock
150m	90 m <sup>2</sup>	67.129 – 82.385	76.283	6.865.470 TRY	27 years	70 days	105
300m	96 m <sup>2</sup>	65.229 – 80.053	74.124	7.115.904 TRY	27 years	70 days	205
600m	101 m <sup>2</sup>	63.962 – 78.499	72.685	7.341.185 TRY	27 years	70 days	363
Bahçelievler	101 m <sup>2</sup>	63.330 – 77.723	71.966	7.268.566 TRY	27 years	70 days	587
Çankaya	99 m <sup>2</sup>	42.907 – 52.659	48.759	4.827.141 TRY	20 years	64 days	20406
Ankara	98 m <sup>2</sup>	28.497 – 34.974	32.384	3.173.632 TRY	19 years	63 days	109831

Bahçelievler — annual residential deed sales



## Homes for rent

Area	Avg. area	Min-max TRY/m <sup>2</sup>	Avg. TRY/m <sup>2</sup>	Avg. rent	Marketing	Stock
150m	75 m <sup>2</sup>	237 – 312	279	20.925 TRY	56 days	36
300m	80 m <sup>2</sup>	230 – 303	271	21.680 TRY	56 days	70
600m	84 m <sup>2</sup>	226 – 297	266	22.344 TRY	56 days	124
Bahçelievler	84 m <sup>2</sup>	224 – 295	264	22.176 TRY	56 days	200
Çankaya	82 m <sup>2</sup>	205 – 271	242	19.844 TRY	60 days	9085
Ankara	81 m <sup>2</sup>	149 – 197	176	14.256 TRY	59 days	48850



## Summary

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

3+1 · 95 m<sup>2</sup> · Estimated value **9.328.975 TRY**

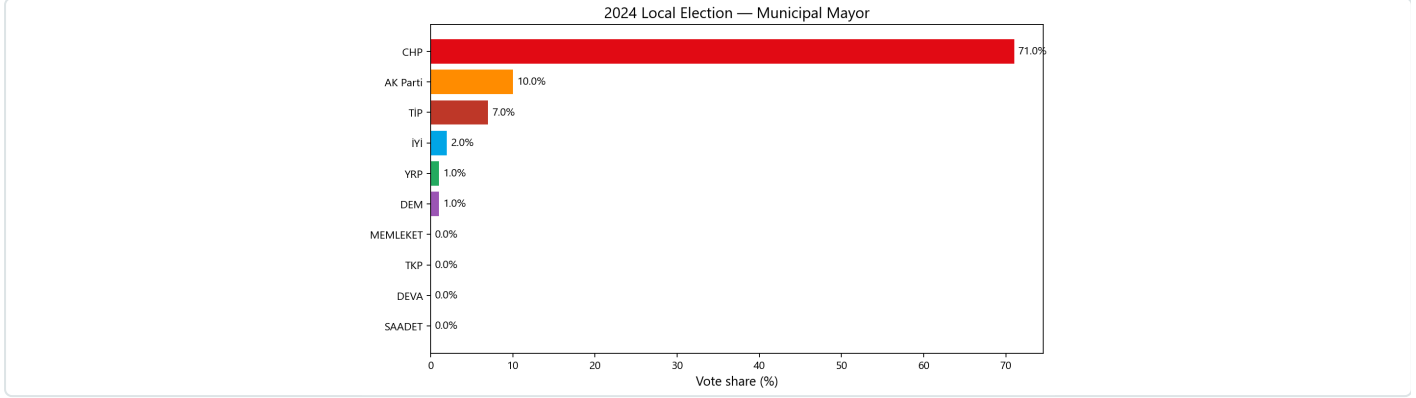
Bahçelievler population: **10.405** · Household income: **74786 TRY/month** · SES A+/A: **57.0%**

## Elections

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

### 2024 Local Election — Municipal Mayor

Registered voters: 8.704 · Votes cast: 6.818 · Valid votes: 6.636

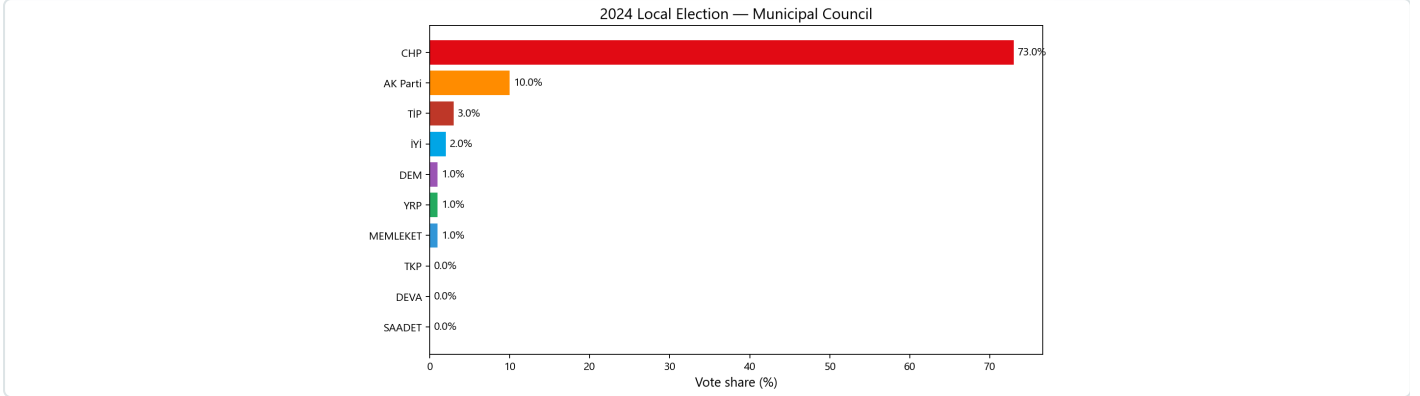


Party / candidate	Votes	%
CHP	4.733	71.00
AK Parti	661	10.00
TİP	441	7.00
İYİ	108	2.00
YRP	56	1.00
DEM	51	1.00
MEMLEKET	30	0.00
TKP	24	0.00
DEVA	24	0.00
SAADET	16	0.00
BTP	14	0.00
BBP	14	0.00
VATAN	12	0.00
HKP	10	0.00
DP	9	0.00
EMEP	7	0.00
YTP	6	0.00
SOL	6	0.00
ANAP	3	0.00
AP	3	0.00
HÜDAPAR	3	0.00
DSP	2	0.00
MİLLET	2	0.00
MİLLİ YOL	1	0.00
ZAFER	0	0.00
TKH	0	0.00
ADP	0	0.00
GELECEK	0	0.00
GBP	0	0.00
HAKPAR	0	0.00

OCAK	0	0.00
ABP	0	0.00
MHP	0	0.00

## 2024 Local Election — Municipal Council

Registered voters: 8.704 · Votes cast: 6.818 · Valid votes: 6.661

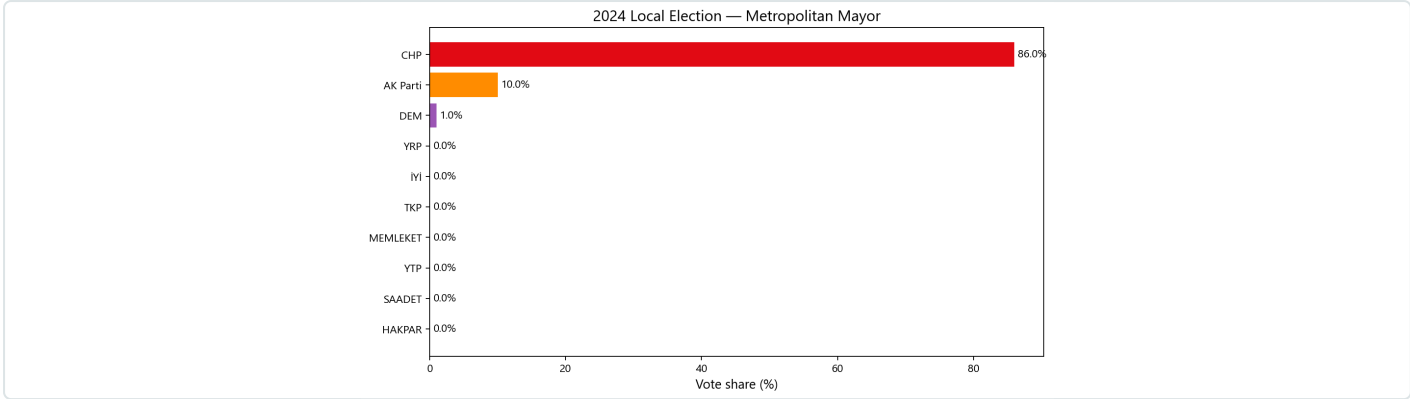


Party / candidate	Votes	%
CHP	4.860	73.00
AK Parti	645	10.00
TİP	232	3.00
İYİ	125	2.00
DEM	65	1.00
YRP	61	1.00
MEMLEKET	37	1.00
TKP	32	0.00
DEVA	23	0.00
SAADET	17	0.00
BTP	16	0.00
BBP	15	0.00
VATAN	12	0.00
YTP	12	0.00
HKP	10	0.00
SOL	10	0.00
DP	7	0.00
EMEP	5	0.00
TKH	4	0.00
HÜDAPAR	4	0.00
ANAP	2	0.00
DSP	2	0.00
MİLLET	2	0.00
AP	1	0.00
ZAFER	0	0.00
ADP	0	0.00
GELECEK	0	0.00
GBP	0	0.00
HAKPAR	0	0.00

MİLLİ YOL	0	0.00
OCAK	0	0.00
ABP	0	0.00
MHP	0	0.00

## 2024 Local Election — Metropolitan Mayor

Registered voters: 8.704 · Votes cast: 6.818 · Valid votes: 6.688



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
MEMLEKET	13	0.00
YTP	11	0.00
SAADET	8	0.00
HAKPAR	7	0.00
VATAN	6	0.00
DEVA	5	0.00
ANAP	3	0.00
MİLLET	1	0.00
OCAK	1	0.00
ZAFER	0	0.00
TKH	0	0.00
BTP	0	0.00
DSP	0	0.00
BBP	0	0.00
HKP	0	0.00
EMEP	0	0.00
AP	0	0.00
ADP	0	0.00
GELECEK	0	0.00
DP	0	0.00
GBP	0	0.00
HÜDAPAR	0	0.00

MİLLİ YOL	0	0.00
ABP	0	0.00
MHP	0	0.00
TİP	0	0.00
SOL	0	0.00

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