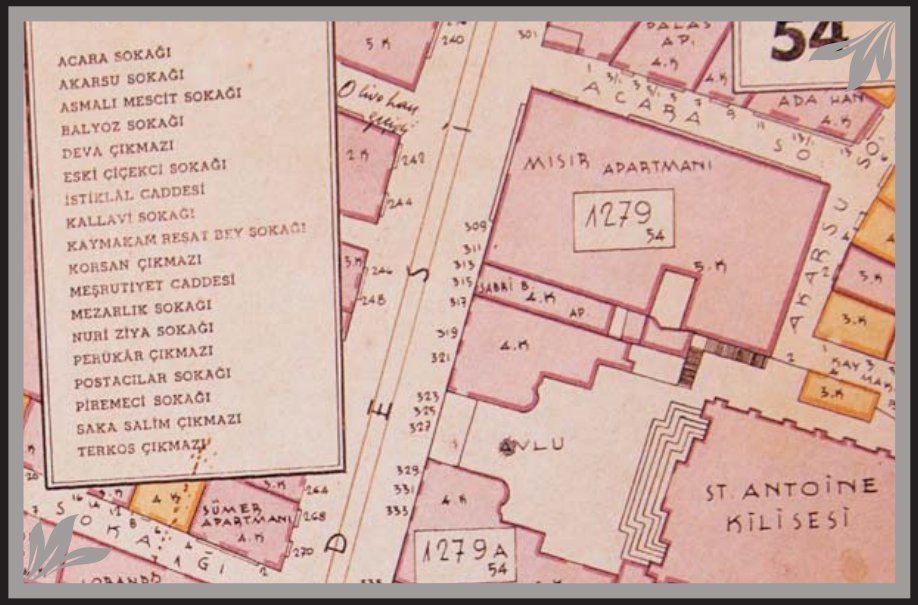
Misir Building , 6th Floor 163
Istiklal Caddesi , Istanbul

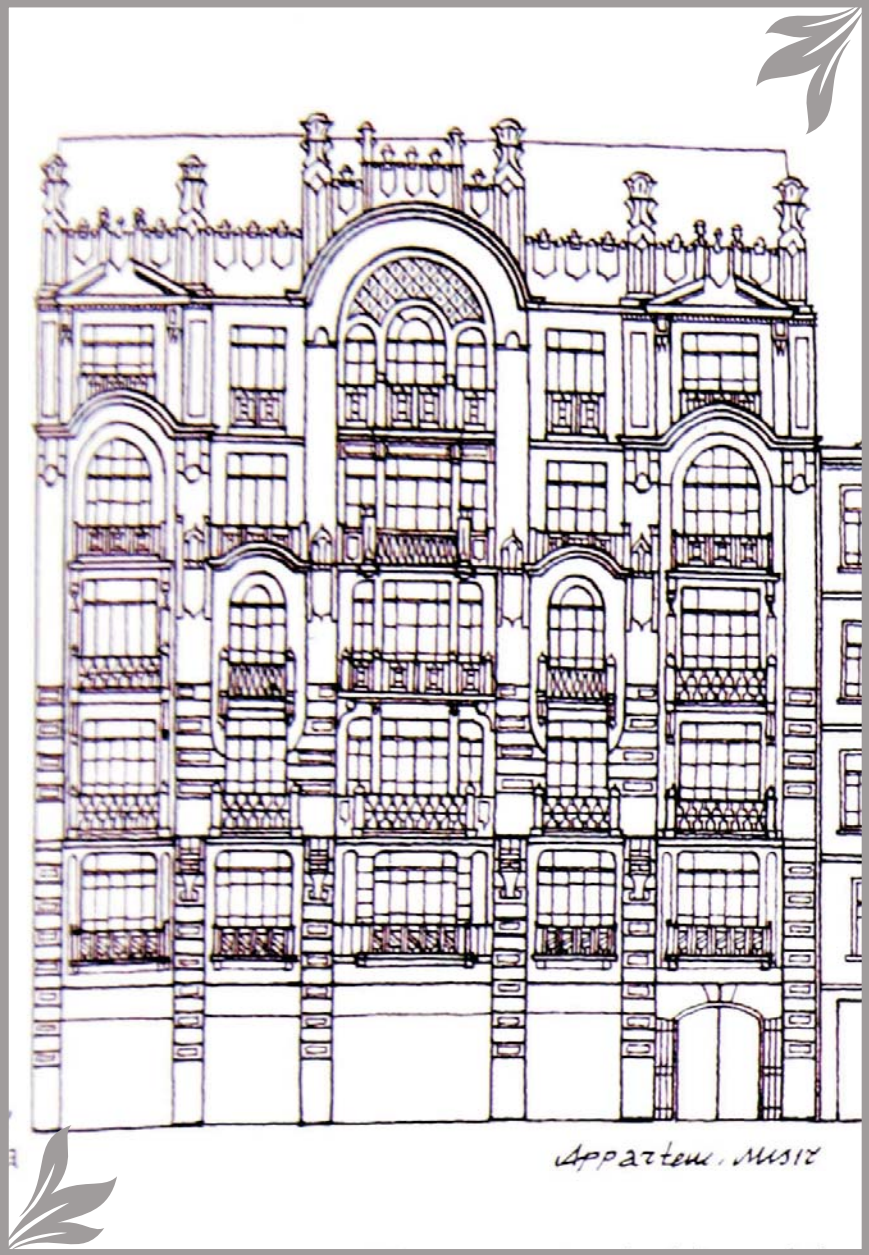


## *Summary*

The Misir Building is a landmark Grade II historic building located on Istiklal Caddesi. in the centre of Istanbul and at the heart of Istanbul's main shopping, nightlife and entertainment districts.

The architect Joseph Aznavour was commissioned by the Abbas Halim Pasha of Egypt to design the building in 1910. At first the whole building was commissioned as the winter residence of the family but was later transformed as a multi user apartment block by his heirs.

Due to its large footprint area of 920 m2, and the variety of its current occupants, the Misir building is one of the most important civil buildings in Istanbul, both architecturally and culturally. Current occupants include art galleries, theatres, locals, offices and residences.




The building is consisting of 8 floors including a terraced floor occupied by the famous 360 Restaurant & Bar. This property is on the 6th floor of the building. A large, and very characteristic marble staircase along with a modern elevator accesses all floors.

The Misir Building is a grade II listed building under the protection of the Beyoglu Conservation committee.

The 6th floor is 920 m2 and is rented in two apartments of 400 m2 each.

## Property

The buiding is a Grade II listed historical building and the shop interiors are listed. The building is zoned for “commercial, services and tourism “ under the 2010 Beyoglu Municipality city plan.

The current occupants of this exclusive apartment building include today Casa, Dell'Arte Gallery, Banu Bora Fashion Gallery, Fototrek Galerist and finally on the terrace 360 Restaurant and Bar. Celebrities like Mehmet Akif Ersoy, author of the Turkish national anthem live in this building

The sixth floor of Misir Building was originally designed as a service floor. Its original functional design has been utilized in completing a modern refurbishment suitable for contemporary tenants/owners likely to occupy in this area (media/arts technical companies). This was undertaken before letting to existing tenants. The rear of the building possesses wonderful views of the Bosphorus and the historic peninsular. The front apartments contain a winter garden

It is one of the early examples of reinforced concrete buildings in Istanbul. With its wonderful location, eclectic façade in the Egyptian style.

## Location

The building is located at the centre of Istanbul's leading shopping, nightlife and entertainment districts. Istiklal Caddesi is Istanbuls 'high street' comparable to Oxford St. in London .There is a foot traffic close to 3m in a single day during the course of the weekend. The building is located approximately halfway between Tunel and Galatasaray The elegant pedestrian avenue is approximately 3km long.

Leading International retail groups Adidas, Camper, Converse, Lacoste Starbucks, Swarovski and Zara, and Turkish groups House Café, Mango, Mavi, and zeropoint are located in this part of Istiklal Street.

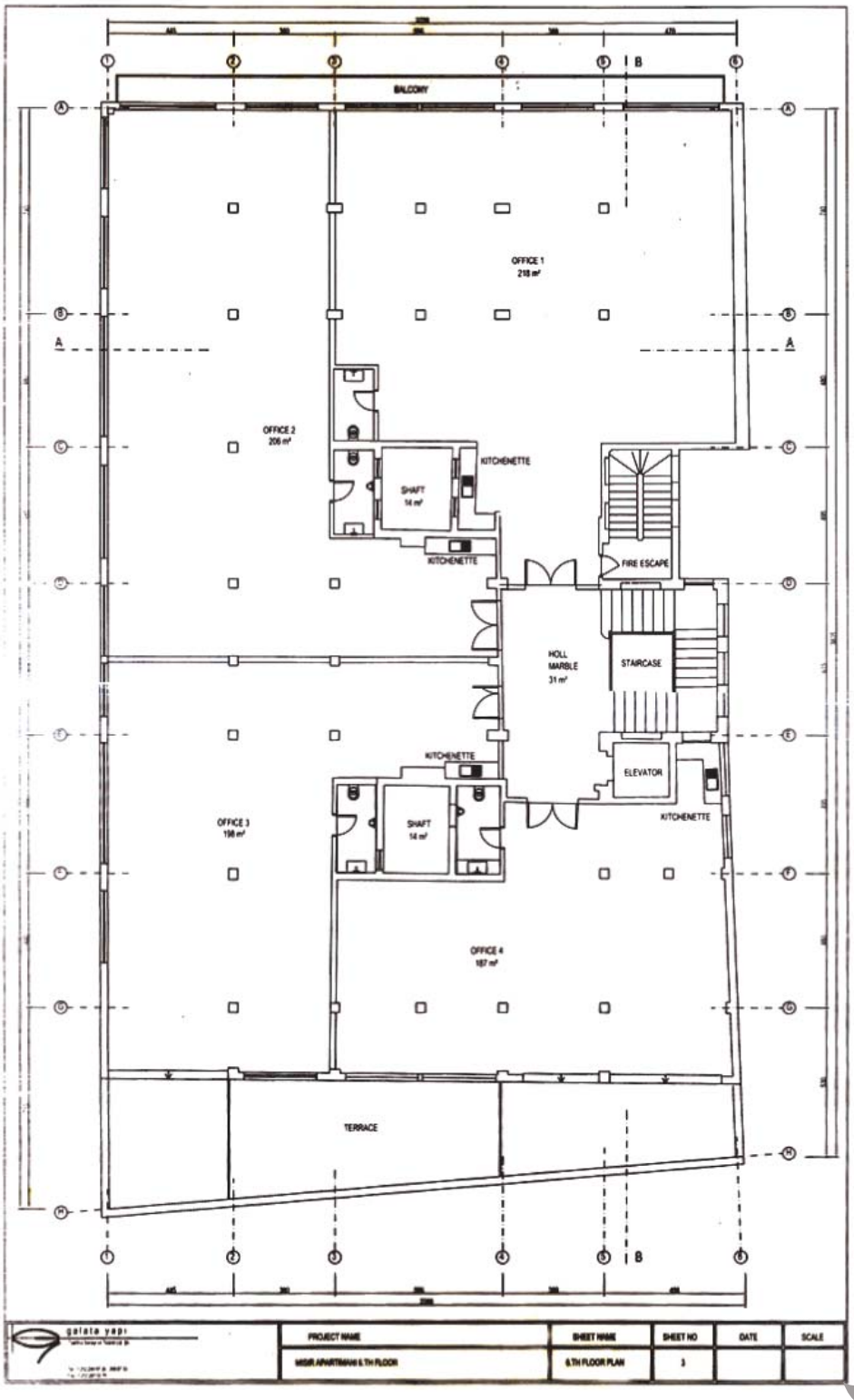
As well as a number historical buildings and businesses are in the area including the Pera Palas Hotel,Markiz Café, Misir Building, and Botter Apartments. The Sishane metro stop is located 400 m from the building.

## Tenants

There are two existing tenants there five year contracts are finishing at the end of March and end of February 2012. The owner is not renewing the tenancies.

## Addendum

There is a bank mortgage on the title, which will be cleared on sale.


BALCONY
OFFICE 1
218 m²
OFFICE 2
206 m²
KITCHENETTE
SHAFT
14 m²
KITCHENETTE
FIRE ESCAPE
HOLL
MARBLE
31 m²
STAIRCASE
KITCHENETTE
ELEVATOR
KITCHENETTE
OFFICE 3
198 m²
SHAFT
14 m²
OFFICE 4
187 m²
TERRACE
A
B
galata yapı
PROJECT NAME
MISIR APARTMANI 6.TH FLOOR
SHEET NAME
6.TH FLOOR PLAN
SHEET NO
3
DATE
SCALE

# Pera Pera

## Contact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