



Go Smart

# Go Smart

Real Estate Investment Company



**20 Years of Experience  
in the Field of Real Estate Investment**



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Go Smart

**Go Smart:  
Your Gateway to Investing  
in the Lands of Yenişehir  
Along the Banks of  
Canal Istanbul**

# Chairman's Message

**Hossam Khorshid – Chairman of the Board**

After two decades of continuous progress and development, Go Smart remains committed to leadership, diversity, and integrity.

We take pride in our pioneering role in the real estate investment sector, especially in land investment in Istanbul.

Our success lies in offering unique investment opportunities and managing specialized portfolios that enhance returns for our clients.

Our mission is to provide a comprehensive experience, from research and evaluation to legal support and after-sales service.

We look forward to continuing our partnership with you toward a prosperous and secure real estate future.

With sincere regards

*Hossam Khorshid*



# About Go Smart

Go Smart is a Turkish company with extensive experience in real estate investment, both within and outside Turkey. It holds official partnerships and agency agreements with numerous international markets.

Our company focuses efforts on high-potential areas, especially in Istanbul, such as the lands surrounding the “Yenişehir” project and Canal Istanbul, offering strategic investment horizons.

Go Smart continuously strives to provide investors — whether aiming for ownership or profit — with the best real estate services. We offer innovative solutions tailored to their needs while ensuring the highest levels of quality and transparency at every stage of investment.





# Our Vision, Mission, and Core Values

**Vision:** To achieve leadership and success in the real estate investment sector in Turkey by offering high levels of expertise, innovation, and creative investment standards — combining strategic location, tourism appeal, and strong returns.



**Mission:** To satisfy our clients at every step of their investment journey. We carefully analyze and study lands, providing detailed reports, investment advice, and on-site visits that help clients make the best decisions — whether for purchase, development, or construction.

**Core Values:** At Go Smart, we commit to fundamental values that go beyond success — forming the foundation of our company culture:

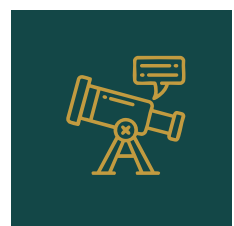
**Dedication:** We take pride in our work and always strive for outstanding results that exceed client expectations.

**Respect:** We build all our relationships on honesty, trust, and integrity, ensuring mutual respect in every interaction.

**Collaboration:** We believe in teamwork and shared success, working together to achieve common goals.

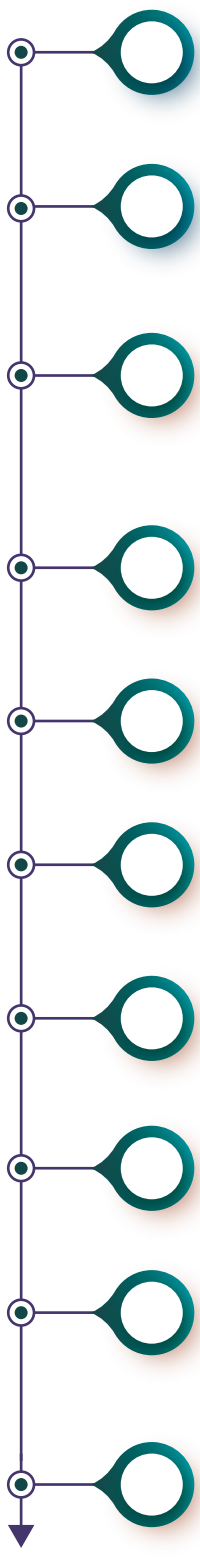
**Innovation:** We consistently develop creative solutions and empower our team to lead change and excel in the real estate market.

**Transparency:** We provide clear, accurate information to support well-informed decisions, maintaining open communication and a culture of honesty.



# Our Services

At Go Smart, we offer a comprehensive range of real estate services tailored to meet our clients' needs:

- 
- Identifying Investment Opportunities: We select high-yield properties and provide detailed reports supported by official sources.
  - Consultations (Real Estate & Legal): We offer consultations across legal and technical fields through certified consultants.
  - Legal Process Management: We handle legal procedures quickly and without additional costs — from analysis to receiving the title deed (Tapu), ensuring proper follow-up of the property for optimal returns,
  - Investment Structuring: We link investors with real estate developers to secure high ROI through land-sharing investment models (Kat Karşılığı).
  - Investor Grouping: We organize investors into collective ownership units (islands) to maximize profits through unified decisions over the largest possible plots.
  - Documentation: We prepare all required documents for both buyer and seller to ensure a smooth transaction.
  - Municipal Registration: We verify the property's official registration and ensure it is free from outstanding taxes or fees.
  - Property Monitoring: We provide regular updates on area developments and the property's condition.
  - Property Management: We offer property management services for rental or sale with high efficiency.
  - Support for Turkish Citizenship & Residency by Investment: Through a trusted Turkish legal consultancy firm, we assist with real estate-based citizenship and residency applications.

# Yenişehir – The New City

## Expanding Istanbul's Horizons



**Yenişehir** is part of the Turkish government's strategic vision to expand Istanbul — positioning it among the largest urban development projects in the country.

Thanks to its prime location near Istanbul International Airport and along both banks of the mega-project Canal Istanbul, Yenişehir holds high strategic and investment value.

The lands here are attracting strong demand due to the vast available areas — transitioning from agricultural to residential zoning — enabling rapid price increases and higher returns.

### Major Projects and Infrastructure

Yenişehir hosts numerous major projects, including residential, commercial, and industrial developments—contributing significantly to the area’s growth and attracting investments.

The region is characterized by a modern infrastructure that includes advanced road networks, public transportation systems, and comprehensive service facilities that meet the needs of both residents and investors.



### Green Spaces and Public Amenities

Yenişehir places great emphasis on providing green spaces and public parks, which enhance the quality of life for its residents.

The area features sports facilities, health centers, schools, and shopping centers, making it an ideal environment for investment, living, and working.

### Investment Advantages

The value of land in Yenişehir is increasing day by day, especially as vast areas are being included in zoning plans and reclassified from agricultural land to buildable land.

This shift is driving sharp price increases and a noticeable rise in investment demand, particularly with the launch of large-scale projects comprising thousands of residential and commercial units, along with public facilities, on the lands of this new city.

These projects are being implemented by leading Turkish companies such as TOKİ (Housing Development Administration), Turkish Airlines, Emlak Konut, and others.



Since the beginning of 2025, the amount of land officially added to zoning plans by the Turkish Ministry of Environment and Urban Planning has increased.

To this day, announcements of good news for investors continue—whether about land becoming buildable or massive projects being constructed on Yenişehir land.

All of this makes investing in the area an exceptional opportunity, offering unparalleled profit potential

An aerial photograph of Istanbul, Turkey, showing the city's layout along the Bosphorus and Golden Horn. A teal semi-transparent overlay covers the entire image. A specific area, likely the site of the Istanbul Canal, is highlighted with a yellow line. The text 'The Mega Project Istanbul Canal' is centered over the image in white.

# The Mega Project Istanbul Canal



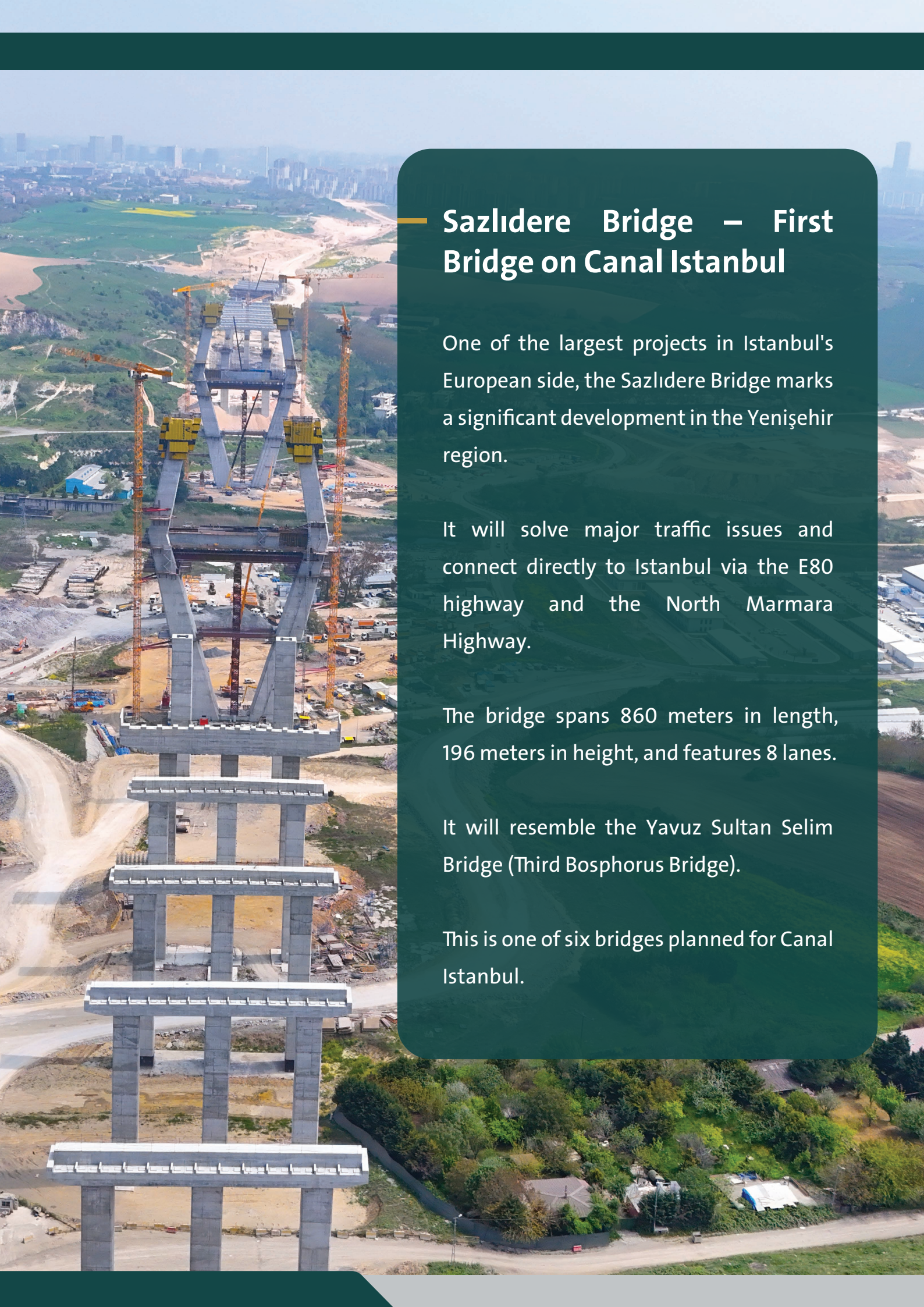


## — Canal Istanbul – The Mega Project

This new artificial waterway is designed to relieve traffic from the Bosphorus Strait and enhance maritime safety.

Canal Istanbul will become a central axis for urban and economic expansion. Surrounding areas — including Yenışehir — are already seeing the rise of massive logistics, commercial, and entertainment projects.

Strategically located near Istanbul Airport and Istanbul Seaport, the canal will form the heart of “New Istanbul,” boosting economic growth and making the surrounding lands highly desirable for investment.



## Sazlıdere Bridge – First Bridge on Canal Istanbul

One of the largest projects in Istanbul's European side, the Sazlıdere Bridge marks a significant development in the Yenışehir region.

It will solve major traffic issues and connect directly to Istanbul via the E80 highway and the North Marmara Highway.

The bridge spans 860 meters in length, 196 meters in height, and features 8 lanes.

It will resemble the Yavuz Sultan Selim Bridge (Third Bosphorus Bridge).

This is one of six bridges planned for Canal Istanbul.

## — Florentia Village – The Largest Mall in Europe (Located in Yenışehir)

- Opening in 2026, Florentia Village is a luxury outlet mall under construction near Istanbul Airport.
- Estimated investment: €160 million, one of the largest foreign investments in Turkey's luxury retail sector.
- The mall will host 200+ global brands across fashion and lifestyle sectors.
- Includes a 5-star hotel and family entertainment facilities, aiming to attract over 10 million annual visitors.
- This project is expected to significantly raise the value of surrounding lands and transform Yenışehir into a premier retail and residential destination.



# What Sets Go Smart Apart

## **Extensive Experience in Real Estate Investment:**

Go Smart brings over 20 years of expertise, offering deep market insight and accurate understanding of investment opportunities.

## **Specialized Focus on Land Investment:**

We specialize in lands on the outskirts of major cities — especially those expected to enter zoning plans — such as Yenışehir, the planned extension of Istanbul. This gives us a competitive advantage through detailed local knowledge and strategic foresight.

## **Multidisciplinary Expert Team:**

Our team includes legal, technical, and marketing specialists, ensuring personalized, comprehensive, and legally sound consulting services.

## **Global Network of Certified Agents:**

Our wide network of accredited international agents allows us to serve clients from all over the world, offering tailored services that match their investment profiles.

**Comprehensive End-to-End Services:** Go Smart provides full-cycle service — from research and evaluation to legal registration (Tapu) and after-sale follow-up. We handle legal advice, document preparation, and administrative processes to ensure maximum comfort for our clients

## **Client-Centric Solutions:**

We believe our success depends on understanding and meeting our clients' unique investment needs. Every service is tailored to support their financial goals.

## **Strong Professional Values:**

Transparency, dedication, and innovation are the foundation of our work. We always prioritize the investor's interest and build trust-based relationships.

# The Importance of Land Investment Compared to Other Real Estate Assets

Investing in land is considered one of the safest and most profitable real estate options:

- Appreciates Over Time:

Land continuously increases in value without the maintenance costs required by built properties.

- Flexible Use:

It can be developed into residential or commercial projects.

- Less Volatile:

Land is less affected by market fluctuations compared to other property types.

Among the most promising locations is the area surrounding Canal Istanbul and Yenişehir, thanks to their strategic location and the ongoing rise in land value — a trend expected to continue in the long term.



# The Real Estate Market in Turkey

Turkey's real estate market is experiencing continuous growth, driven by:

- Its strategic geographic location,
- Advanced infrastructure,
- And vast urban development projects.

Government-backed mega projects — like Canal Istanbul and new metro lines in Istanbul — enhance the investment appeal of surrounding lands. As a result, Turkey is currently one of the most attractive real estate markets for long-term investments, especially in emerging urban centers like Yenışehir





# FAQs for New Investors

## ● **How do I start investing with Go Smart?**

You can begin by contacting us for an initial consultation. We then identify suitable investment opportunities based on your criteria, prepare a feasibility study, and organize a site visit. If you decide to proceed, we support you through all legal processes until you receive the title deed.

## ● **What legal guarantees do I have as an investor?**

Go Smart ensures that all properties are free from legal disputes or debts through collaboration with licensed lawyers and legal consultants. We also handle all documentation to ensure legal ownership is secure and compliant.

## ● **Why should I invest in Yenışehir lands?**

Yenışehir, located along both banks of Canal Istanbul and near Istanbul's new airport, is witnessing a surge in demand and value.

With strategic location, mega developments, and world-class infrastructure underway, the area is poised to become the center of New Istanbul, offering unmatched investment opportunities.





Go Smart

# 20 Years of Experience in the Field of Real Estate Investment



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