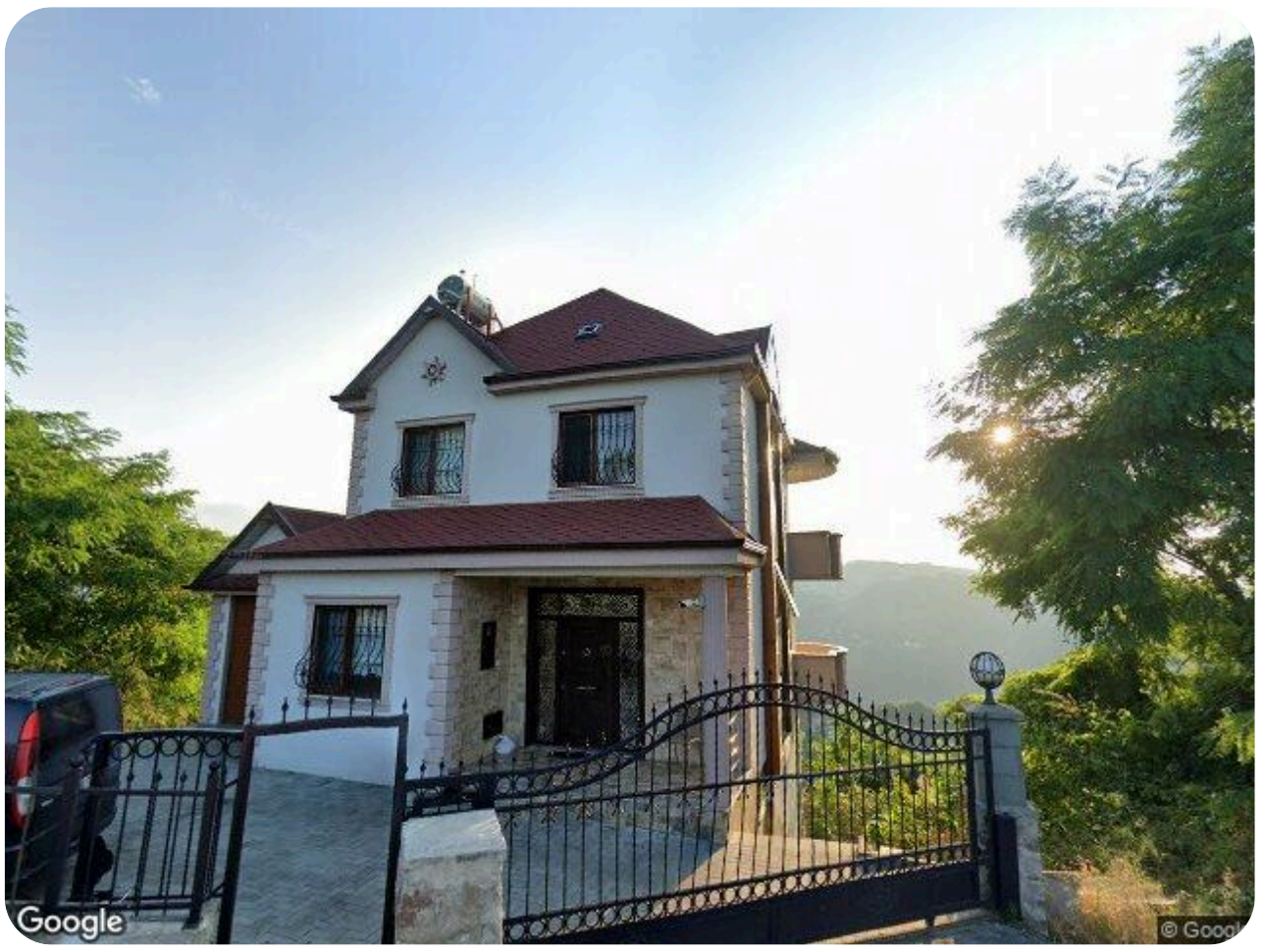
HOUSING FOR SALE ELECTRONIC APPRAISAL REPORT



Hayat KALAYCI

This report was prepared for Rami Al Kraad.

Address: Dolaylı Elmalık Yolu No 124 Dolaylı Mah Ortahisar Trabzon

Land Registry Information: Trabzon, Ortahisar, Dolaylı Mahallesi, 3427 Ada, 29 Parsel

Report Date: 27.06.2026

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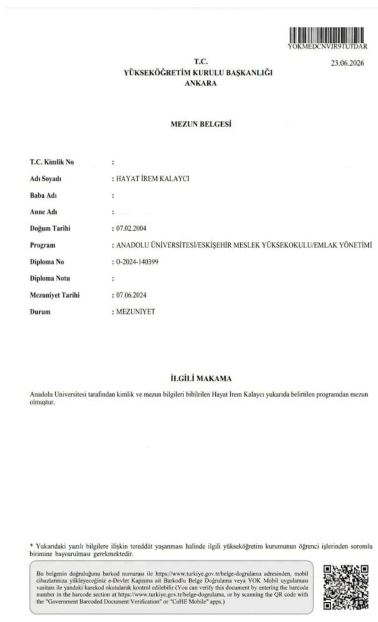
About me

There is no information about me.

Certificates



T.C.
YÜKSEKÖĞRETİM KURULU BAŞKANLIĞI
ANKARA

YOKMEDCNVJR9TUTDAR

23.06.2026

MEZUN BELGESİ

T.C. Kimlik No	:
Adı Soyadı	: HAYAT İREM KALAYCI
Baba Adı	:
Anne Adı	:
Doğum Tarihi	: 07.02.2004
Program	: ANADOLU ÜNİVERSİTESİ/ESKİŞEHİR MESLEK YÜKSEKOKULU/EMLAK YÖNETİMİ
Diploma No	: 0-2024-140399
Diploma Notu	:
Mezuniyet Tarihi	: 07.06.2024
Durum	: MEZUNİYET

İLGİLİ MAKAMA

Anadolu Üniversitesi tarafından kimlik ve mezun bilgileri bilitirilen Hayat İrem Kalaycı yukarıda belirtilen programdan mezun olmuştur.

* Yukarıdaki yazılı bilgilere ilişkin tereddüt yaşanması halinde ilgili yükseköğretim kurumunun öğrenci işlerinden sorumlu birimine başvurulması gerekmektedir.

Bu belgenin doğruluğunu barkod numarası ile https://www.turkiye.gov.tr/belge-dogrulama adresinden, mobil cihazınızınıza yüklediyseniz/ini e-Devlet Kapısına ait Barkodlu Belge Doğrulama veya YOK Mobil uygulaması vasıtası ile yandaki karekod okutularak kontrol edilebilir (You can verify this document by entering the barcode number in the barcode section at https://www.turkiye.gov.tr/belge-dogrulama, or by scanning the QR code with the "Government Barcoded Document Verification" or "CoHE Mobile" apps.)

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Property Images













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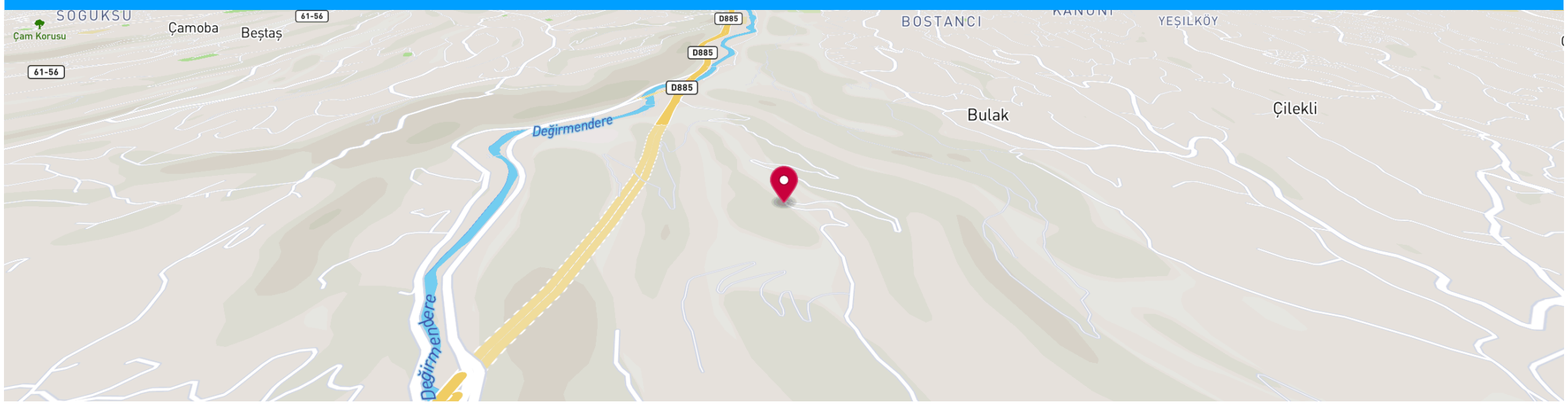
Dolaylı Elmalık Yolu No 124 Dolaylı Mah Ortahisar Trabzon

Trabzon, Ortahisar, Dolaylı , Block 3427, Plot 29



Properties

5+2 | 320 m² | 0

Section/Area/Floor Information	
Number of Rooms	5
Number of Halls	2
Number of Bathrooms	5
Area	320
Terrace Area	20
Garden Area	350

Heating System	
Central System	✓

Front Situation	
North	✓
South	✓
East	✓
West	✓

View	
Retaining wall	-
Side Building	-
Street	-
Garden	✓
City	✓
Lake	-
Sea	-
Bosphorus	-
Nature	✓

Building Features

Building					
Residential Type	Private	Building Age	10	Number of Total Floors	4
On Highway	-	On the Street	✓	Outdoor Parking	✓
In Gated Community	-	Elevator	-	Parking Garage	✓
Sports Hall / Hall	-	Building/Estate Attendant	-	Open pool	-
Children's Playground	-	Security	-	Indoor pool	-
Generator	-	Thermal insulation	-	Air Conditioning	✓
Fireplace	-	Building Status	Standard	Usage Status	Property owner

VALUE/PRICE ANALYSIS OF THE PROPERTY

11,100,000 ₺
Minimum Price
Estimated Sale Time: **0-3 Months**
Unit price: 34,688 - 42,813 ₺ /m²

11,800,000 ₺
Estimated Market Value
Estimated Sale Time: **3-6 Months**

13,700,000 ₺
Maximum Price
Estimated Sale Time: **6-12 Months**

Descriptions: Reporting was done using the Deep Market Analysis Method recommended by Endeksa based on the information provided by the user.

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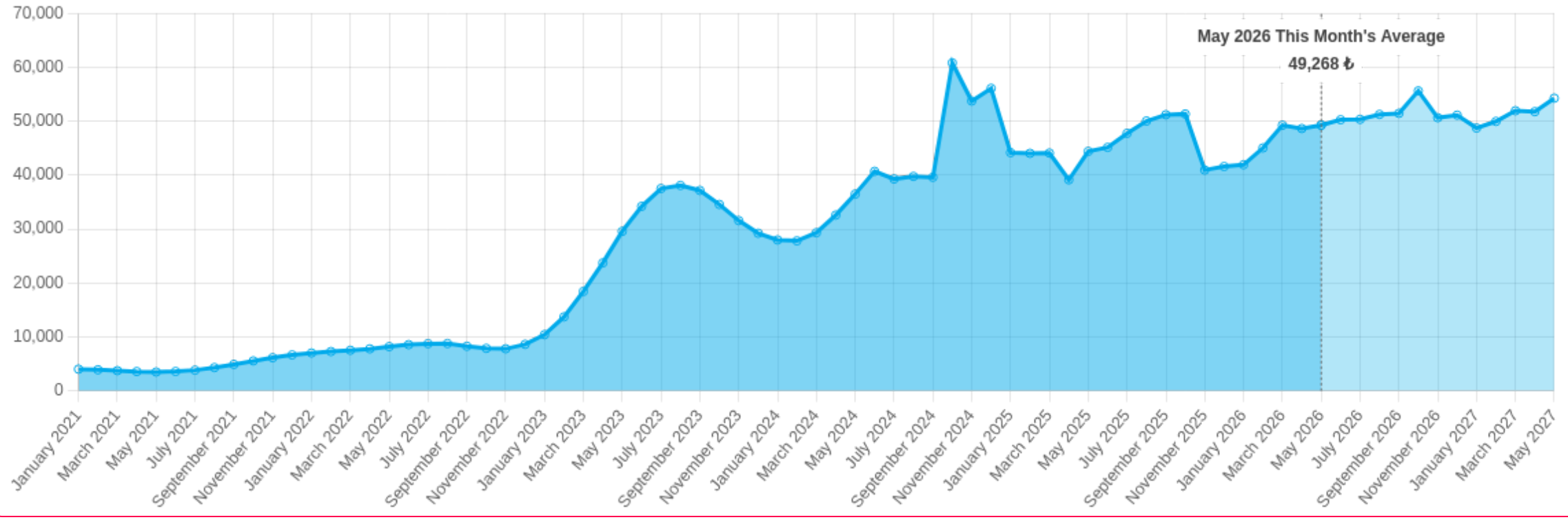
Value Change Projection in the Market

Average Marketing Time in the Region	0.5 Month	Number of Comparable Properties Awaiting Sale	6
Competition Situation in the Market	Seller Market	Current Precedent Number of Ads	4
Average Price Change	-		

Trabzon, Ortahisar, Dolaylı - For Sale Home Price per m²



Stock Change *	1 Year	2 Years	4 Years	Next Year
Trabzon	% 10.93 ▲	% 35.00 ▲	% 474.02 ▲	% 10.15 ▲

* Change in the specified period.

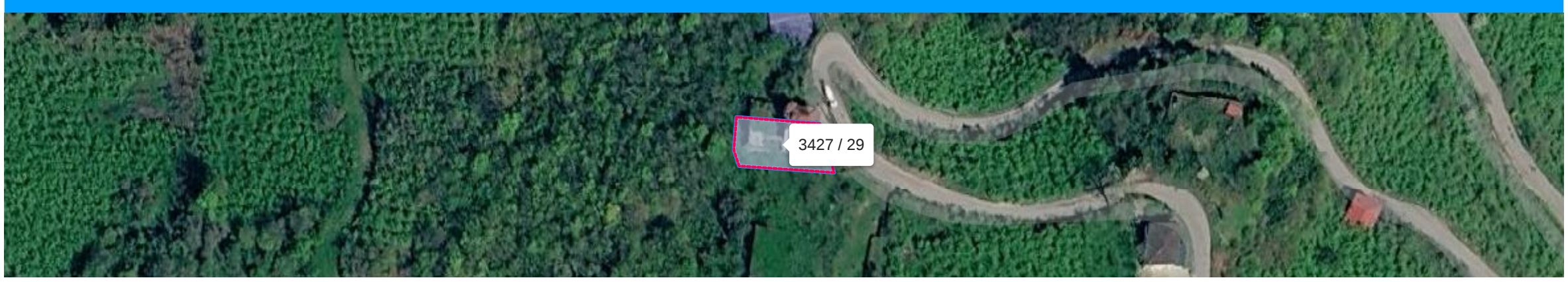
Total Return **	1 Year	2 Years	4 Years	Next Year
Trabzon	% 10.93 ▲	% 35.00 ▲	% 474.02 ▲	% 10.15 ▲

** It is the Return Amount Calculated by Reflecting the Rental Income as Well.

Some Comparables Based on Value

Distance (m)	Period (Days)	Property Type	Neighborhood	Building Age	Floor Segment	Total Floor	Area (m²)	Terrace Area	Number of Bathrooms	Room Number	Value TL
50	30	Private	Dolaylı	6	Separate	4	328	72	5	5+2	13,050,000
50	270	Private	Dolaylı	8	Separate	4	400	-	5	5+1	12,615,000
750	60	Private	Bulak	8	Separate	3	880	-	5	6+2	23,490,000
750	30	Private	Bulak	8	Separate	3	880	-	5	6+2	32,190,000

Dolaylı Elmalık Yolu No 124 Dolaylı Mah Ortahisar Trabzon — Trabzon, Ortahisar, Dolaylı , Block 3427, Plot 29



Land Registry

Land Registry	Trabzon, Ortahisar, Dolaylı	**Location**	-		
Block/Plot	3427 / 29	**Area**	525 m²	**Layout**	G43-B-01-D-4-A,G43-B-01-D-4-A
Qualification	Tripleks Betonarme Mesken Ve Otlak				

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Comparables Waiting to be Sold for Long Time

The following precedent properties have been on sale for more than 3 months and are still waiting for buyers.

Number of Rooms | Building Age | Area | Total Floor



Turyap Trabzon Dolaylı'da Satılık Villa

5+2 | 8 | 400 | 4

15,000,000 ₺

37,500 ₺/m²

179 Day

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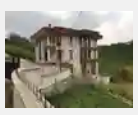
Recently Marketed Comparables

The following precedent properties have just entered the market in the last 3 months.

Number of Rooms | Building Age | Area | Total Floor



Trabzon'da Satılık Tripleks Villa

6+2 | 8 | 880 | 3

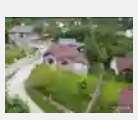
37,000,000 ₺
42,045 ₺/m²
9 Day



Turyap Trabzon Dolaylı'da Satılık Villa

5+2 | 6 | 352 | 4

15,000,000 ₺
42,614 ₺/m²
24 Day



Mbt Gayrimenkul Dolaylı'da Manzaralı Eşyalı Fırsat Dubleks Villa

3+1 | 2 | 190 | 2

9,990,000 ₺
52,579 ₺/m²
51 Day



Trabzon Merkezde Satılık Müstakil Villa

5+1 | 4 | 308 | 3

17,000,000 ₺
55,195 ₺/m²
7 Day

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Ranking of the Real Estate Among the Existing Comparables in the Market

The position of the property among other peers in the market according to the m² unit price is given below.

	Distance (m)	Period (Days)	Property Type	Neighborhood	Building Age	Total Floor	Area (m²)	Room Number	Value TL	m² Unit Price ₺
1	0	0	Private	Dolaylı	10	4	320	5 + 2	11,800,000	36,875
2	750	30	Private	Bulak	8	3	880	6 + 2	37,000,000	42,045
3	50	30	Private	Dolaylı	6	4	352	5 + 2	15,000,000	42,614
4	3050	60	Private	Dolaylı	2	2	190	3 + 1	9,990,000	52,579
5	3500	30	Private	Dolaylı	4	3	308	5 + 1	17,000,000	55,195

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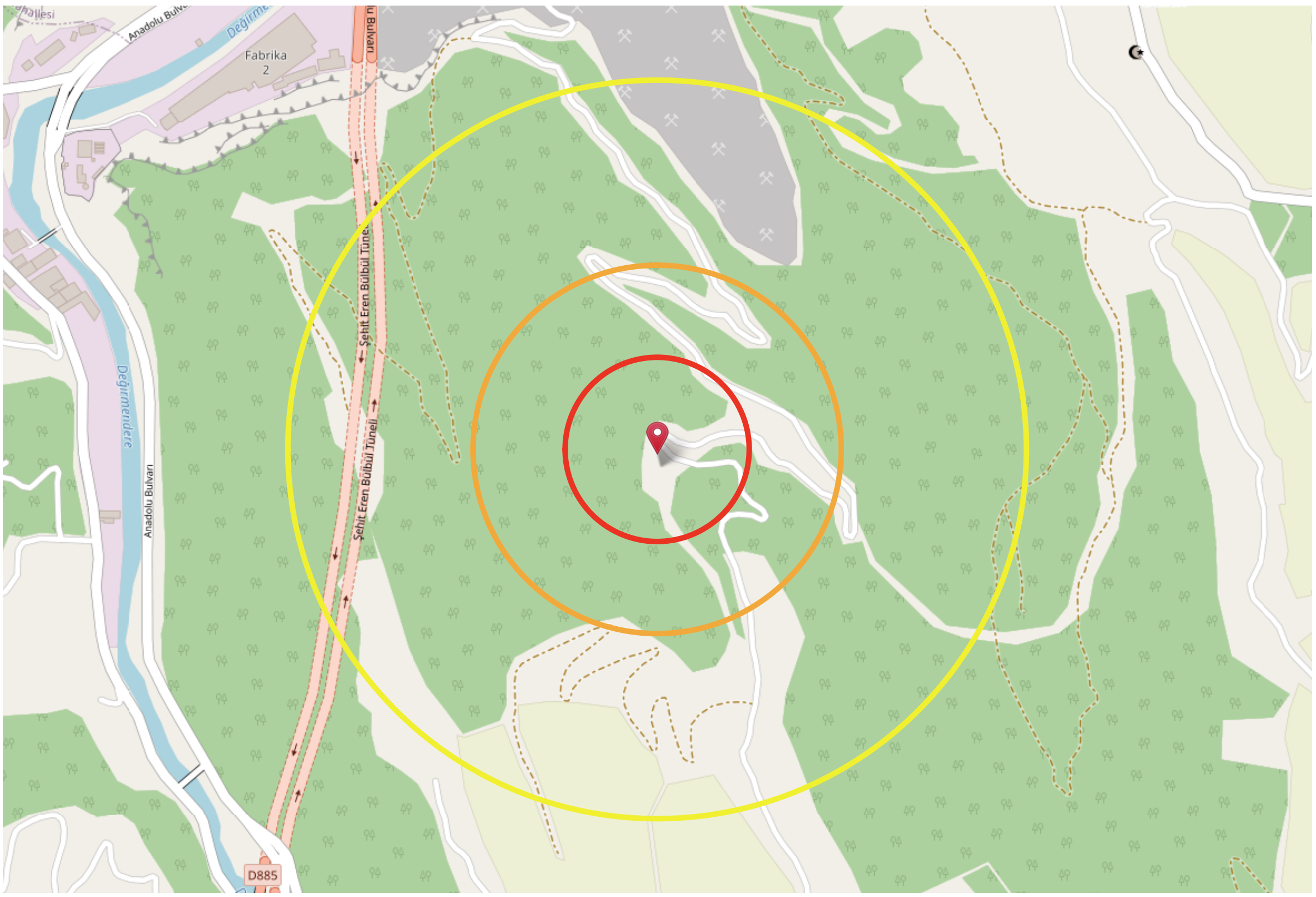
Demographics

	150m	300m	600m	Dolaylı	Ortahisar	Trabzon
Total Population (Person)	33	91	292	1,683	330,836	822,270
Dominant Age Group	65+	65+	65+	65+	65+	65+
Generation Z (0-19)	5	16	58	307	89,296	204,154
Generation Y (20-39)	9	21	70	413	94,909	222,260
Generation X (40-59)	9	25	83	485	91,282	221,696
A+ SES* Ratio	0 %	0 %	0 %	0 %	7 %	5 %
A SES* Ratio	9.09 %	9.78 %	10.62 %	9 %	17 %	14 %
B SES* Ratio	18.18 %	18.48 %	18.15 %	18 %	29 %	24 %
C SES* Ratio	42.42 %	41.3 %	43.49 %	42 %	35 %	39 %
D SES* Ratio	30.3 %	30.43 %	27.74 %	32 %	12 %	18 %
House Income	25,556 ₺/Months	25,999 ₺/Months	28,527 ₺/Months	25,556 ₺/Months	52,845 ₺/Months	42,992 ₺/Months
Income	9,020 ₺/Months	9,111 ₺/Months	9,628 ₺/Months	9,020 ₺/Months	17,037 ₺/Months	14,488 ₺/Months
Expenses per Person	8,117 ₺/Months	8,173 ₺/Months	8,501 ₺/Months	8,118 ₺/Months	15,084 ₺/Months	12,995 ₺/Months
House	32 Qty.	89 Qty.	274 Qty.	1,668 Qty.	187,336 Qty.	647,630 Qty.
Workplace	3 Qty.	7 Qty.	26 Qty.	137 Qty.	28,378 Qty.	70,503 Qty.

*SES: Socio-Economic Status



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Consumption Expenditures per Capita ₺/Month

	150m	300m	600m	Dolaylı	Ortahisar	Trabzon
Food Expenditure	1675	1672	1657	1675	2369	2531
Alcohol, Cigarettes and Tobacco	239	239	240	239	350	347
Clothing and Shoes	412	416	439	412	795	661
Housing and Rent	2308	2310	2324	2308	3653	3476
Furniture, Home Appliances and Home Care Services	476	479	495	476	883	751
Health	185	186	194	185	351	289
Transportation	1502	1533	1709	1502	3634	2673
Communication	310	312	324	310	563	482
Education and Culture	158	161	177	158	379	273
Education Services	70	72	86	70	288	168
Restaurants and Hotels	472	479	519	472	1081	797
Miscellaneous Goods and Services	310	314	337	310	736	547

Consumption Expenditures by Population ₺/Month

	150m	300m	600m	Dolaylı	Ortahisar	Trabzon
Food Expenditure	55,275	152,152	483,844	2,819,025	783,750,484	2,081,165,370
Alcohol, Cigarettes and Tobacco	7,887	21,749	70,080	402,237	115,792,600	285,327,690
Clothing and Shoes	13,596	37,856	128,188	693,396	263,014,620	543,520,470
Housing and Rent	76,164	210,210	678,608	3,884,364	1,208,543,908	2,858,210,520
Furniture, Home Appliances and Home Care Services	15,708	43,589	144,540	801,108	292,128,188	617,524,770
Health	6,105	16,926	56,648	311,355	116,123,436	237,636,030
Transportation	49,566	139,503	499,028	2,527,866	1,202,258,024	2,197,927,710
Communication	10,230	28,392	94,608	521,730	186,260,668	396,334,140
Education and Culture	5,214	14,651	51,684	265,914	125,386,844	224,479,710
Education Services	2,310	6,552	25,112	117,810	95,280,768	138,141,360
Restaurants and Hotels	15,576	43,589	151,548	794,376	357,633,716	655,349,190
Miscellaneous Goods and Services	10,230	28,574	98,404	521,730	243,495,296	449,781,690

Important Locations

	500m	1000m	1500m	Dolaylı	Ortahisar	Trabzon
School	-	-	-	2	361	1069
Health	-	-	-	-	299	640
Life	-	-	-	-	85	132
Transportation	-	-	-	74	2273	4818

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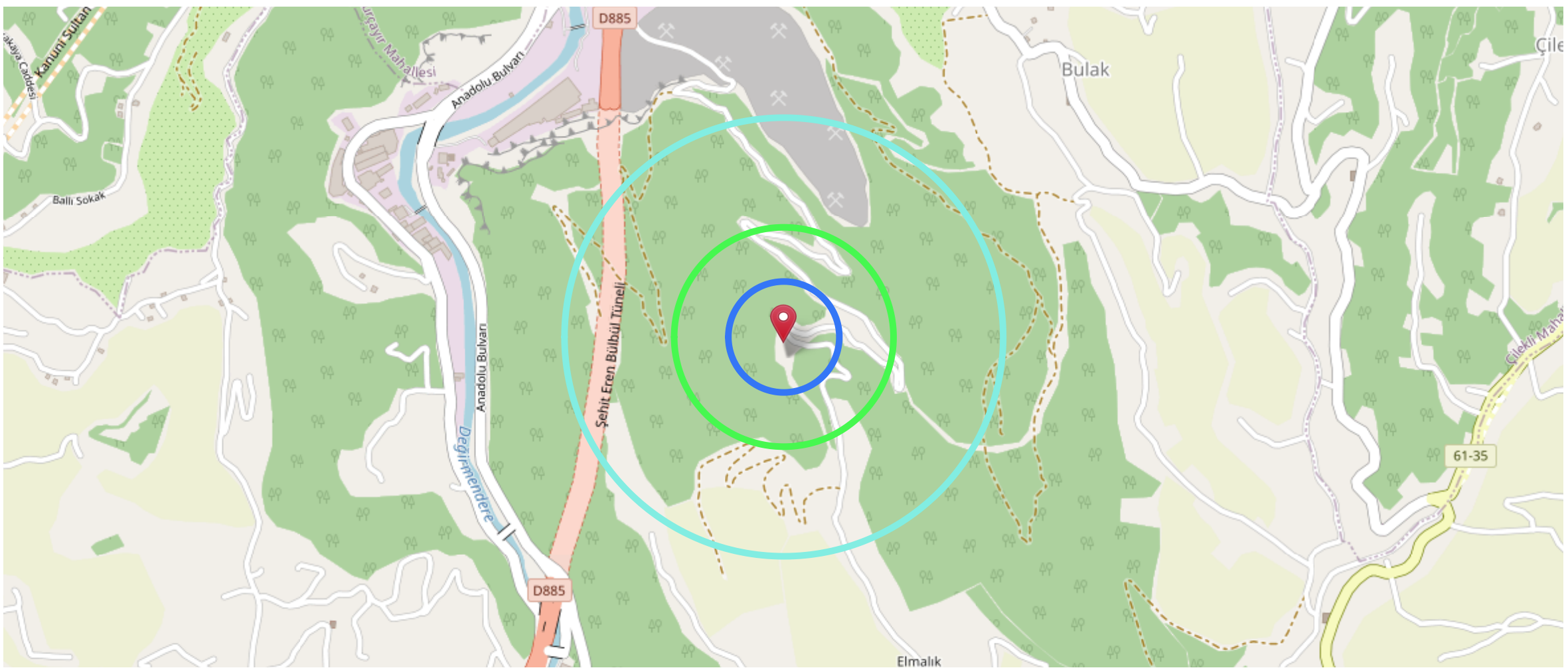
House for Sale Information

	150m	300m	600m	Dolaylı	Ortahisar	Trabzon
Average Gross Area	-	-	-	-	-	-
Min. Mak. Unit Price	-	-	-	-	-	-
Average Unit Price	-	-	-	-	-	-
Average Price	-	-	-	-	-	-
Amortization/Return Period	-	-	-	-	-	-
Average Marketing Period	-	-	-	-	-	-
Stock Quantity One Month Ago	-	-	-	-	-	-
Stock Quantity	-	-	-	-	-	-
Stock Change Compared to Previous Period	-	-	-	-	-	-

House for Rent Information

	150m	300m	600m	Dolaylı	Ortahisar	Trabzon
Average Gross Area	-	-	-	-	-	-
Min. Max. Unit Rent	-	-	-	-	-	-
Average Unit Rent	-	-	-	-	-	-
Average Price	-	-	-	-	-	-
Average Marketing Period	-	-	-	-	-	-
Stock Quantity One Month Ago	-	-	-	-	-	-
Stock Quantity	-	-	-	-	-	-
Stock Change Compared to Previous Period	-	-	-	-	-	-



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Land Usage Maps (Trabzon, Ortahisar, Dolaylı)

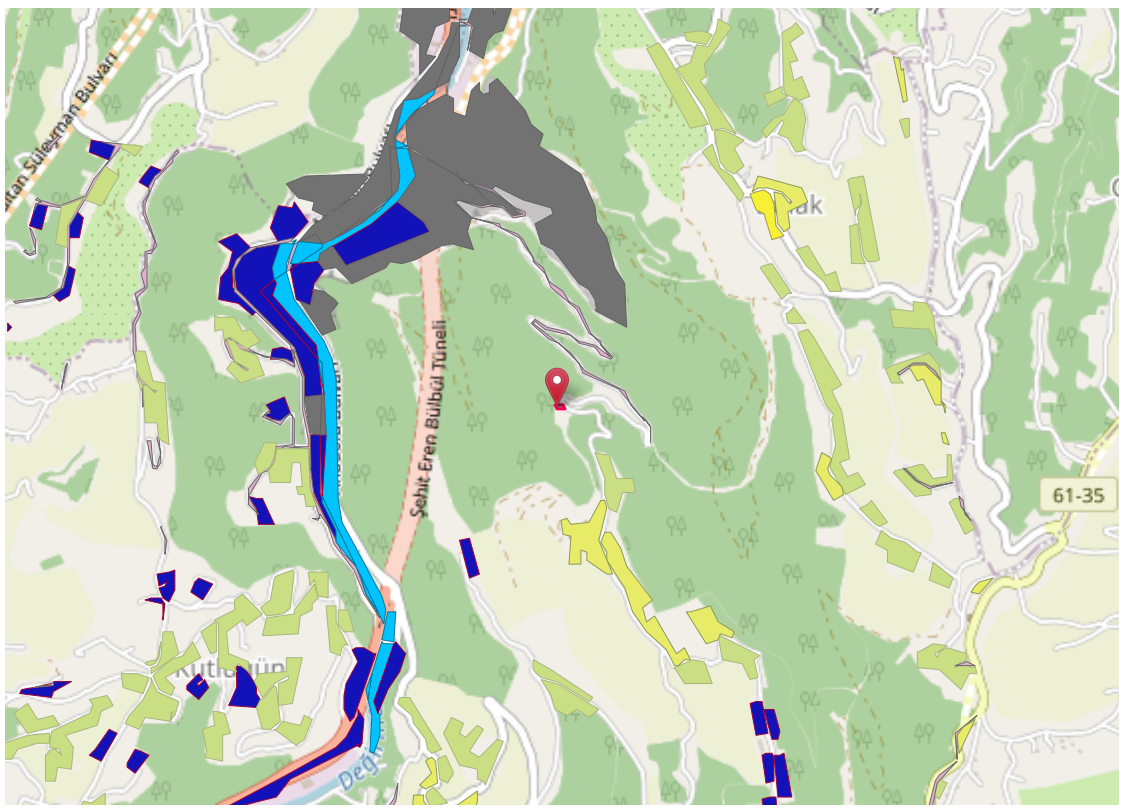
Mine Area Sports Area Water Collecting Area Transportation Area Plot/Land Use
Green Area Other (Industrial, Comercial, Public, Military)

Residential Area Densities:

*Land Use Map Legends

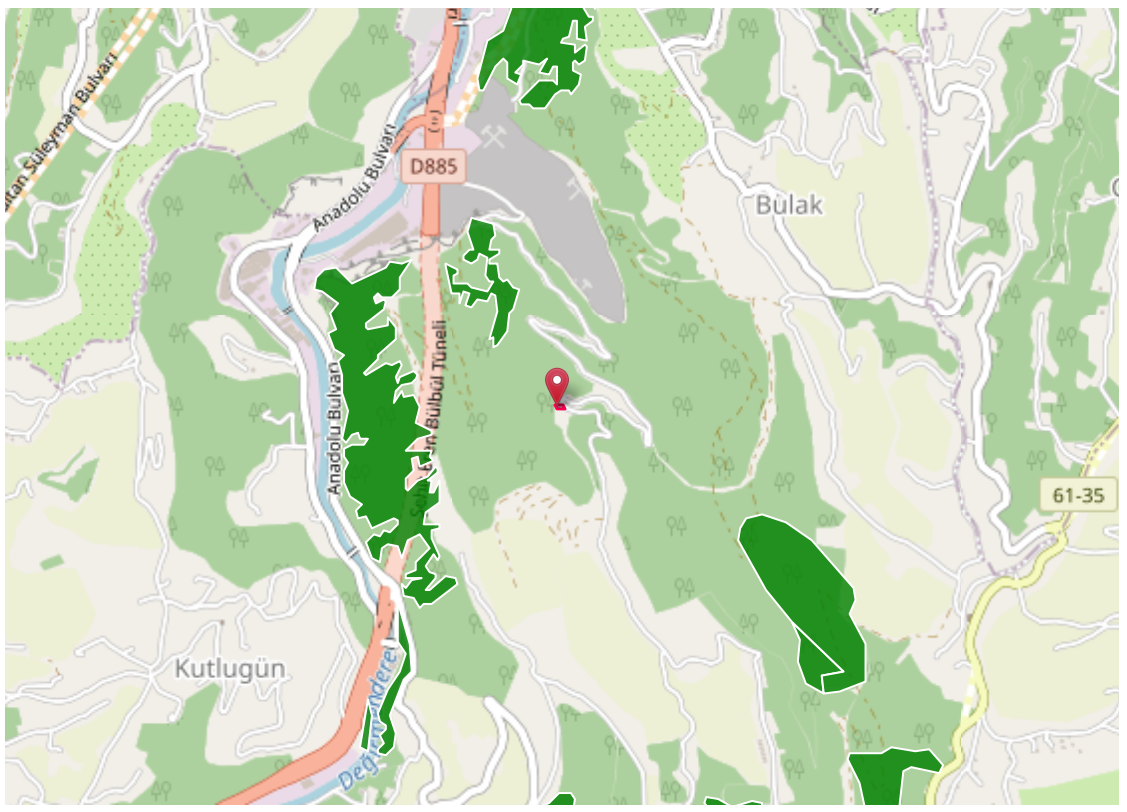
Land Usage: Agricultural Areas

Land Use Status



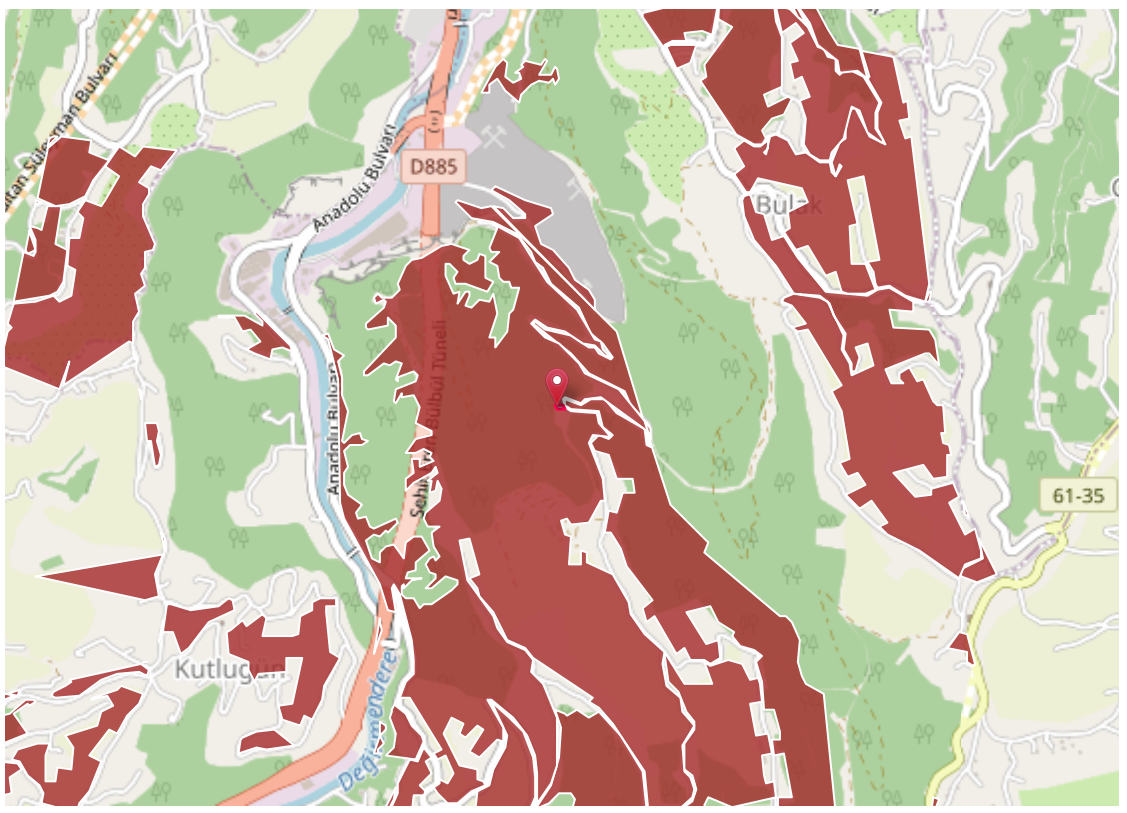
Closest 1m

Forested Areas



Closest 301m

Agricultural Areas



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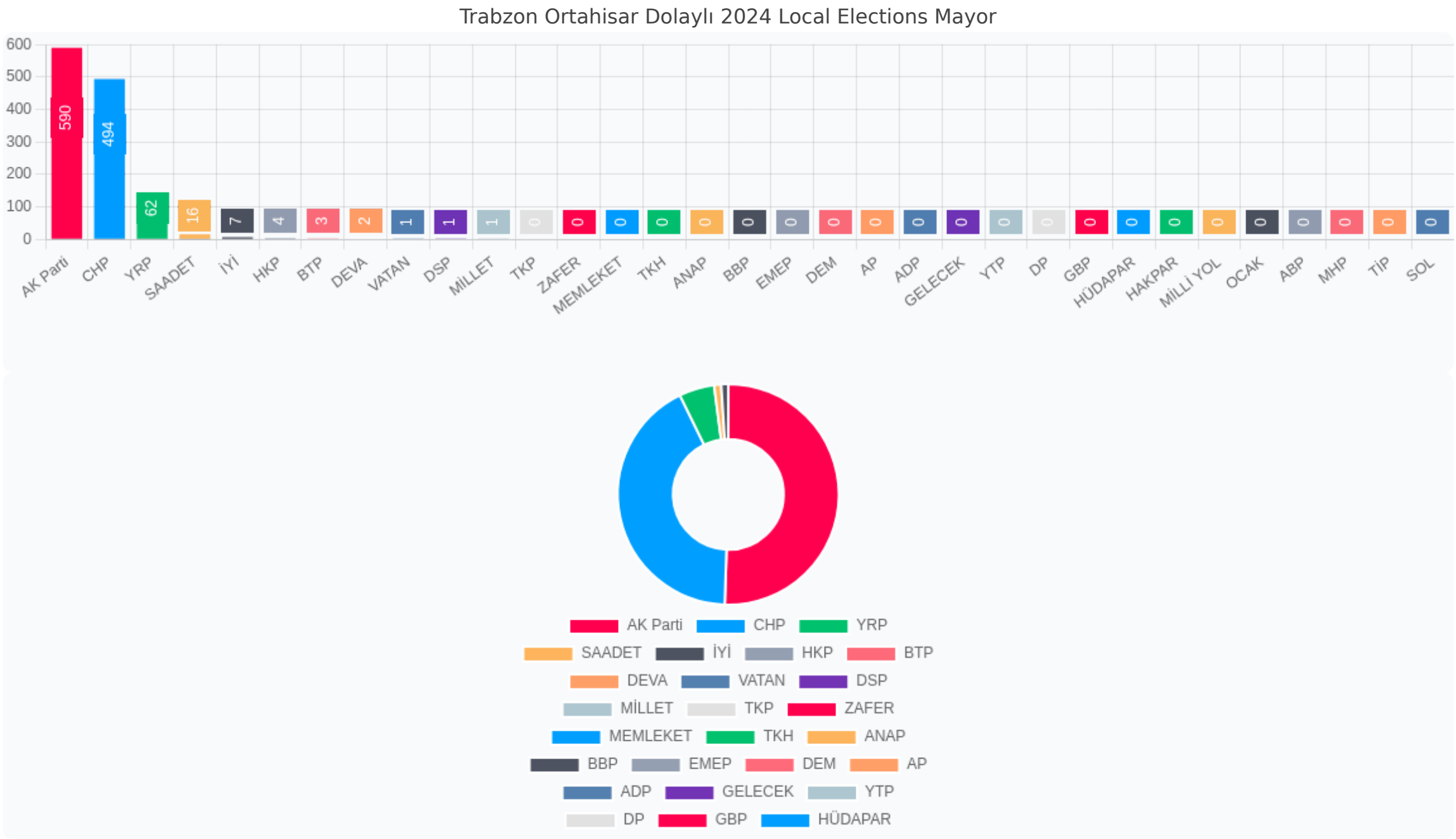
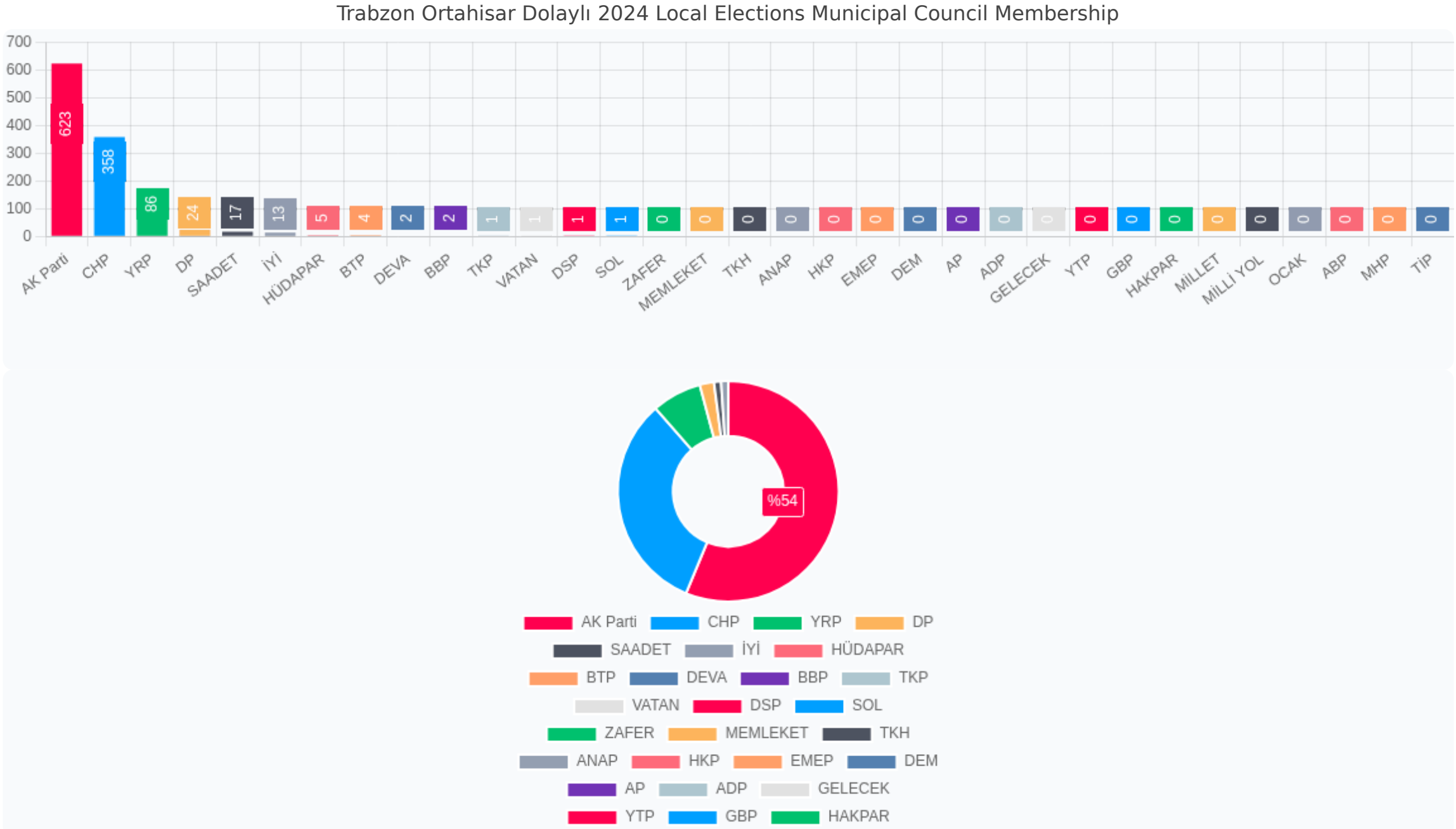
Election





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