



Suits
BARBAROSSA

Invest in **MODERN Suits**
Designed for **SHORT-TERM**
Rental Income



OMNi

SCC

Short Term Rental Program Approach

Suits Barbarossa introduces a distinctive concept to the market, offering fully-furnished apartments and villas equipped with hotel-like amenities in sought-after locations. These properties come with services such as housekeeping, laundry, concierge, and shuttle services, all without requiring long-term commitments or maintenance fees thanks to our unparalleled real estate ecosystem. This program enhances options for tenants while enabling homeowners to optimize their real estate investments.

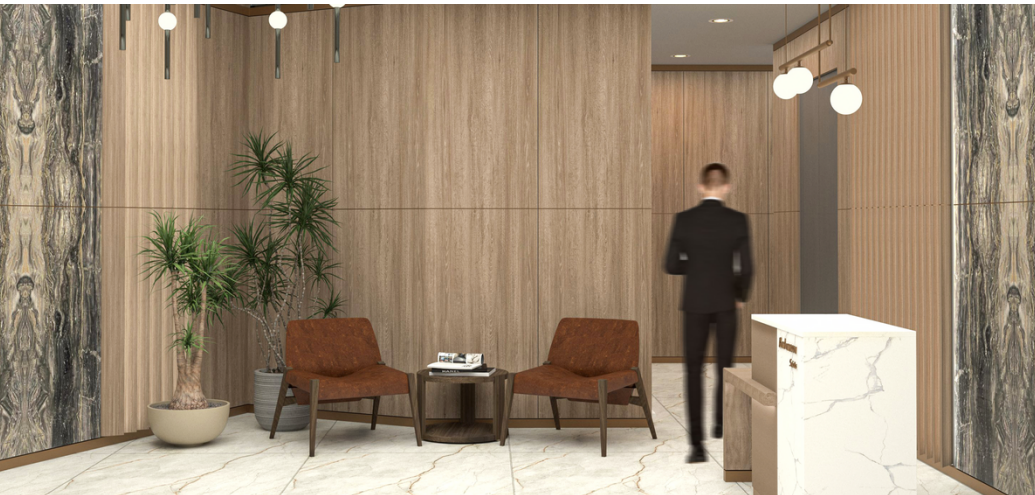
Suits Barbarossa delivers a sustainable net revenue stream that remains resilient to inflation.

Utilizing the various apps, homeowners can oversee their properties, access real-time revenue data, and even book complimentary stays, enhancing their peace of mind and ensuring a swift, secure exit strategy.

In summary, Suits Barbarossa represents an exceptional investment opportunity that benefits both homeowners and tenants alike. Join our pioneering approach and embark on an extraordinary real estate journey.



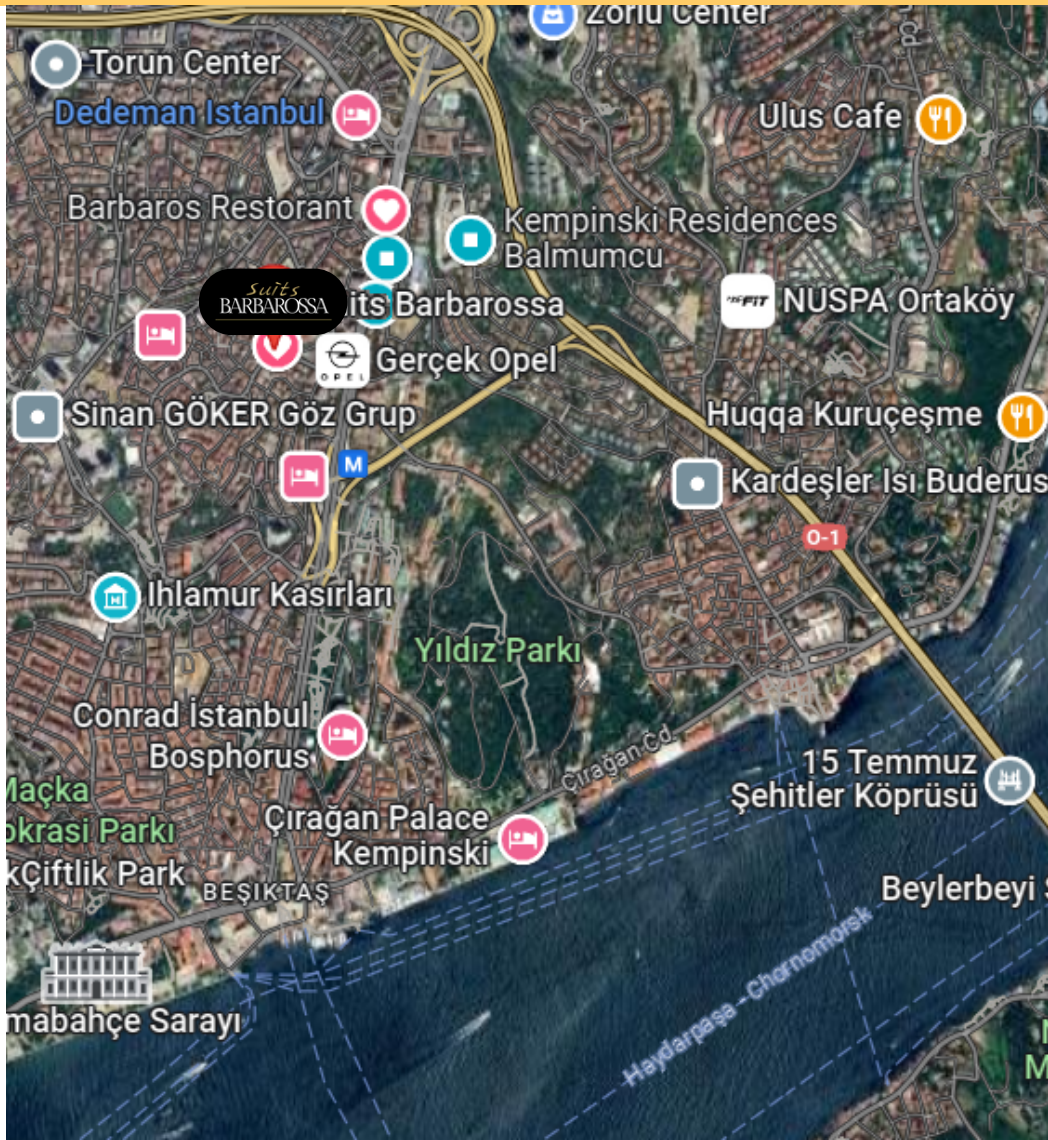
Suits
BARBAROSSA



About Location

Suits
BARBAROSSA

Neighboring Istanbul's Most Dense Tourism Attractions



Becoming a Neighbor to City's Best

Located on the European Shore of Bosphorus, Beşiktaş welcomes millions of tourists from around the world at the finest 5 star hotels of Istanbul. Backed by the ever-increasing value of land, it's always been at Top 3 best-performing real estate market value.

Guest Demand

Whether it's an international guest or a local, the demand for the area is always. Therefore, modern and luxurious options are usually found in the area, making hotel and short-term stays greatly valued.

Gain-Value as the next best Alternative

Thanks to these prime locations, our advanced ecosystem, and the luxurious 5-star accommodations we offer, our suit rates deliver exceptional value for your money, surpassing those of our competitors.

*Your Spot
at the Heart of Istanbul*

Suits
BARBAROSSA

Neighboring with the Best



CONRAD
HOTELS & RESORTS™




SHANGRI-LA
HOTELS and RESORTS

**TRUMP
TOWER**



Being at the Center of Istanbul

At Suits Barbarossa, we are creating living spaces that are designed for short term rentals and hote like living to provide the best experience both for guests and the owners. The furniture is carefully designed for the purposes of longevity, modernity, and turn-key delivery process.

Aiming for the Highest Income

We use materials, architected for the sole purpose of value for money while providing the comfort of a home. This approach helps us reach occupancy rates that are higher than the rest of the market.

Fully-Furnished & Turn-Key Delivery

With such operations, we will provide you a hassle free investment process and deliver your next home fully-furnished without you ever worrying or stepping inside the preperation process



MANDARIN ORIENTAL
THE HOTEL GROUP



FOUR SEASONS



SHANGRI-LA
HOTELS and RESORTS



Çırağan Palace
Kempinski
ISTANBUL



Most Searched Area on Google

Besiktas, a vibrant district in Istanbul, consistently ranks as the top-searched destination on Google for tourists seeking attractions. Renowned for its rich history, stunning waterfront, and cultural landmarks like Dolmabahçe Palace, it offers an unforgettable experience that captivates travelers from around the world.

Top Tier Hotels

Top-tier hotels flock to Besiktas due to its strategic location and proximity to Istanbul's iconic attractions. Its blend of historical sites, upscale shopping districts, and stunning Bosphorus views make it a magnet for tourists. As a result, Besiktas has evolved into Istanbul's foremost hub for tourism and cultural exploration.

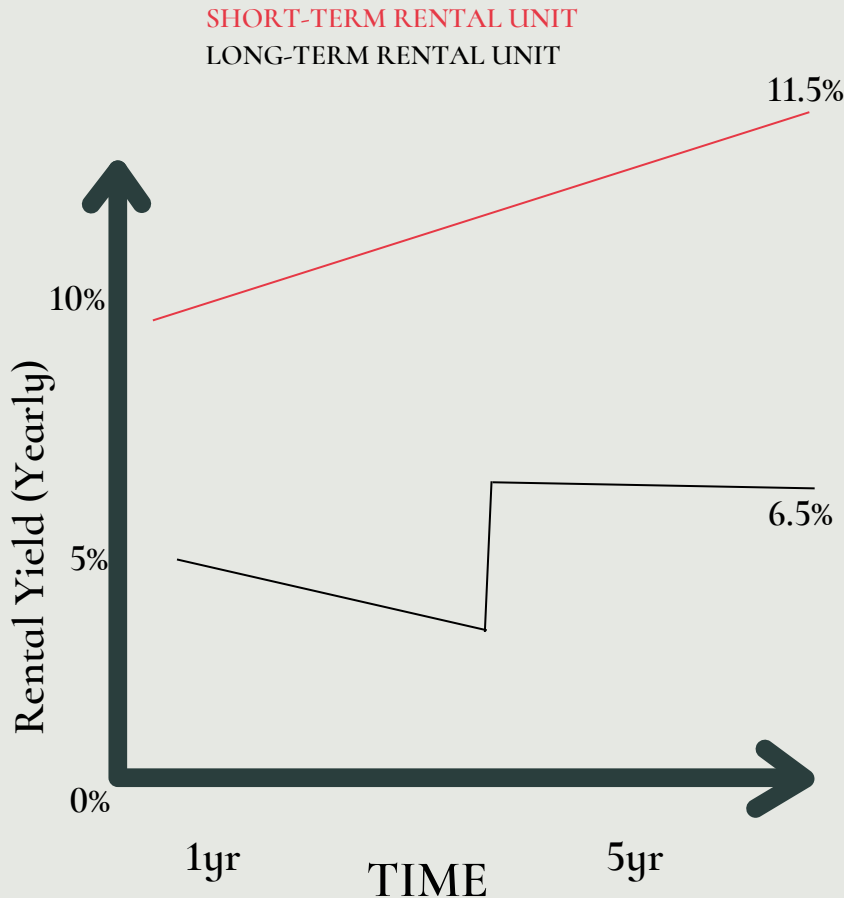
The Attraction Capital

For real estate investors eyeing Besiktas, it's vital to note its prime location on the European side of Istanbul. Home to prestigious universities, vibrant nightlife, and waterfront properties, it offers a diverse investment landscape. The district's sustained popularity and upscale developments make it a promising destination for property investments.

Ownership Benefits

Suits
BARBAROSSA

Advantages of Short-Term Rentals



Overcoming Inflation

With the ever-increasing threat of inflation, long-term rental property owners often find themselves in challenging predicaments. At Suits Barbarossa, however, continually adapt their rates to proactively combat inefficient returns in the face of rising inflation.

Profitable & Effortless Exit

In a dynamic market, having a well-defined exit strategy is essential. Suits Barbarossa offers the flexibility of avoiding long-term commitments, enabling investors to remain nimble in response to fluctuating market conditions.

Above Avg. Rental Return

These approaches are distinctively tailored to short-term rental properties, ensuring a consistent value proposition throughout the investment's lifespan. Alongside this stability, investors can enjoy higher returns and tap into the thriving demand for short-term rentals.

Return On Investment

Suits
BARBAROSSA

Achieving More With Short-Term Rentals

Activity

☒ Only recent and frequently booked

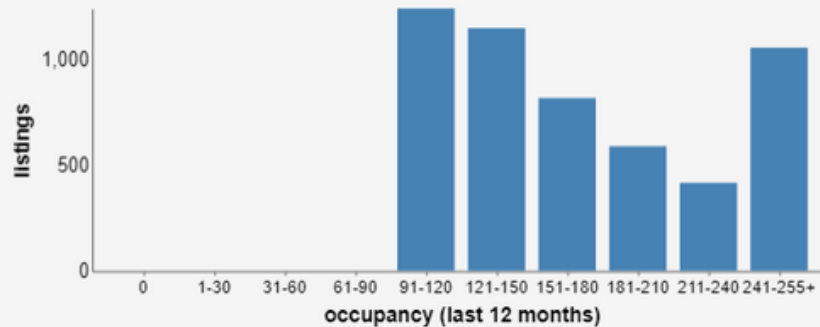
The minimum stay, price and number of reviews have been used to estimate the the number of **nights booked** and the **income** for each listing, for the last 12 months.

Is the home, apartment or room rented frequently and displacing units of housing and residents? Does the income from Airbnb incentivise short-term rentals vs long-term housing?

169
average nights booked

£2247
price/night

£398,625
average income



Guaranteed %5 or %70 Revenue Income

On any given month of the year, Suits Barbarossa promises home owners a guaranteed rental income of %5 of sales value . In the case of short-term rentals exceeding revenues that are higher, we will share %70 of the net income to the home owners. This will result in approximately %5-8 of income per year.

ROI Enhancement

In the current market landscape, there exists a significant contrast in potential rental income between short-term and long-term rentals.

Yearly Value Growth

Over a yearly period, short-term rental properties accumulate approximately 35% more value than their long-term rental counterparts. Furthermore, Suits Barbarossa's promise reaches a minimum of %5 (in USD) and is likely to climb up to %7-8. The house value will exponentially grow based on these numbers.

Example of a \$150.000 Property Investment Return	If the unit is rented from \$55 with %90 Occupancy
Property Cost: \$150.000	$\$55 \times 23 = \1265
Annual Guaranteed Income: \$7500	%30 Opt. Expense= \$379
Monthly Guaranteed Revenue: \$625	Net Income=\$886
	%7 Avg. Yield On Return

How Much Will You Earn?

The rental guarantee is %5 of sales price as an annual yield. This is the minimum amount that is guaranteed to the buyer. Every month the buyer is capable of checking the performance of its property and see the rental yield in USD real time via Suits Barbarossa's software. If in any month the revenue exceeds %5, we will take %30 as an operating expense and add the rest (%70) as an additional income to that respective month.

Example of a \$150.000 Property Investment Return

if the property cost is \$150.000, the home-owner is guaranteed for \$7500 a year which calculates into \$625 per month. If the property was rented on a \$55(per day) on an average of 23 days in any month the revenue would be \$1265 a month. In this case, we would deduct %30 operation fee from the total amount which is \$1265. The new net income after the operating expense would be \$886 for that month which calculates into %7 Avg. Yield on Return

Maximized Rent
Performance

Suits
BARBAROSSA

Adapting into Suits Barbarossa's
Revenue Program



Legal Aid From Day One

When it comes to purchasing real estate internationally, there are details you may not be familiar with. We will help you acquire a 3rd party legal assistance to help you get through the process of buying easily.

Short Term Revenue Efficiency

we will help your apartment get set up in the short term rental market and operate everything on your behalf to make sure your place is generating revenue while still keeping you out of any daily costs that may occur.

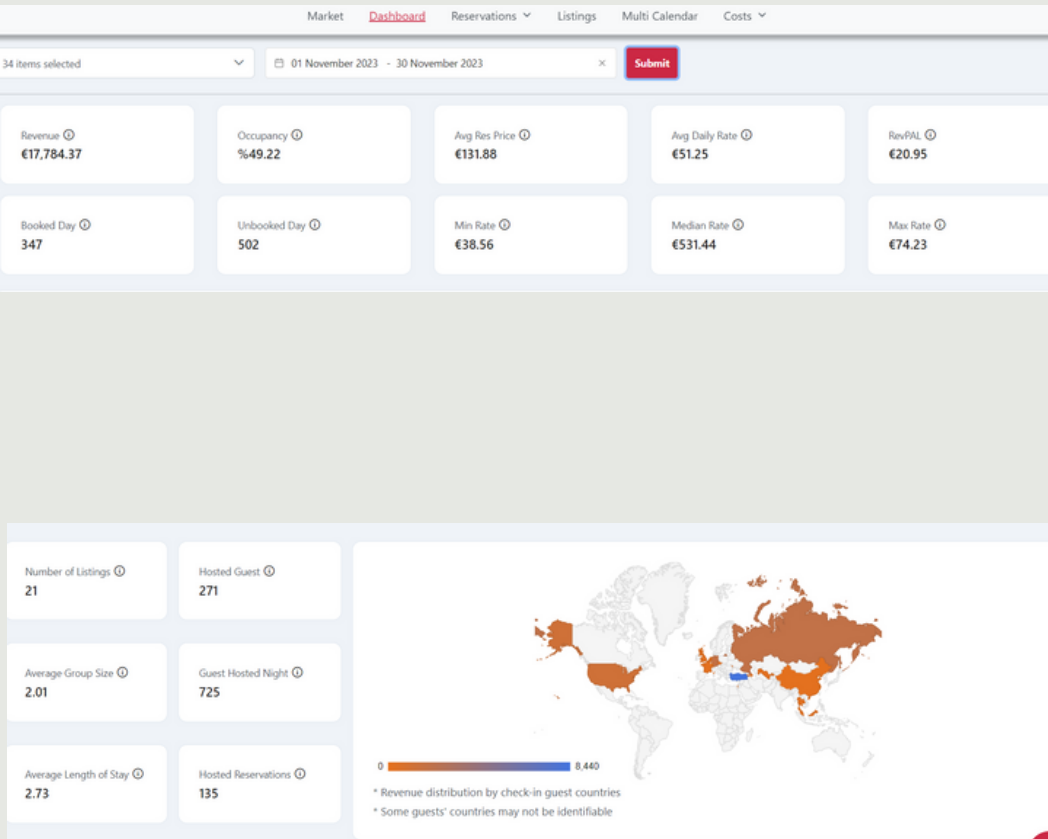
We Will Become a Part of Your Team

We will direct our sales & marketing team to help your place reach the highest potential for an income higher than the rest of the market.

Your Investment &
Your Lifestyle

Suits
BARBAROSSA

Enjoy Your Revenue
Making Modern Suit as You Wish



Track Guest Calendar

With Suits Barbarossa's system in place, there's no need to be concerned about coordinating with an external management company. You can easily adjust calendar dates as you see fit.

Hands-On Wherever You Are

Suits Barbarossa offers a seamless way to efficiently manage your unit remotely, even if you're abroad. You can receive real-time updates by contacting a single point of contact.

Make Planned Visits as You Wish

With such versatility, you have the freedom to enjoy the space for your personal use whenever it suits you. In any given time of the year, Suits Barbarossa will be ready on-site to give you the comfort of your home away from home with exceptional building service and amenities included at the site

Turn-Key Delivery

Suits
BARBAROSSA

Invest in the Whole Package



Modern Suit Designs

At Suits Barbarossa, we are creating living spaces that are designed for short term rentals and hote like living to provide the best experience both for guests and the owners. The furniture is carefully designed for the purposes of longevity, modernity, and turn-key delivery process.

Aiming for the Highest Income

We use the best quality and high value materials to increase the value of a home while providing comfort. This method helps us to achieve much higher occupancy rates than our competitors in the market.

Fully-Furnished & Turn-Key Delivery

In the light of specific methods, we offer you a smooth investment process and deliver your next home fully furnished without any worries or preparation.

Project Visuals

Suits
BARBAROSSA



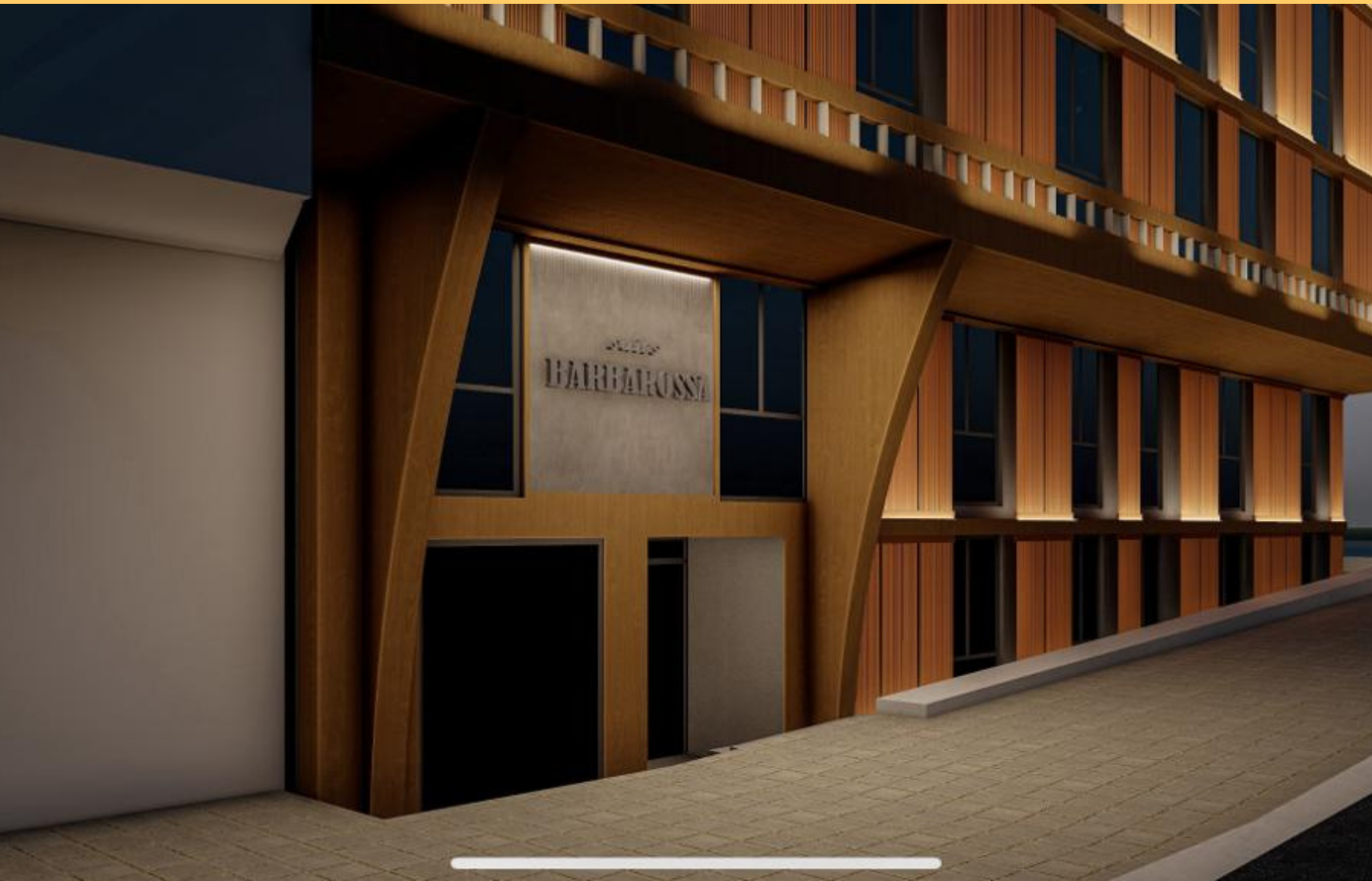
Project Visuals

Suits
BARBAROSSA



Project Visuals

Suits
BARBAROSSA



Project Visuals

Suits
BARBAROSSA



Project Visuals

Suits
BARBAROSSA



Project Visuals

Suits
BARBAROSSA



Project Visuals

Suits
BARBAROSSA

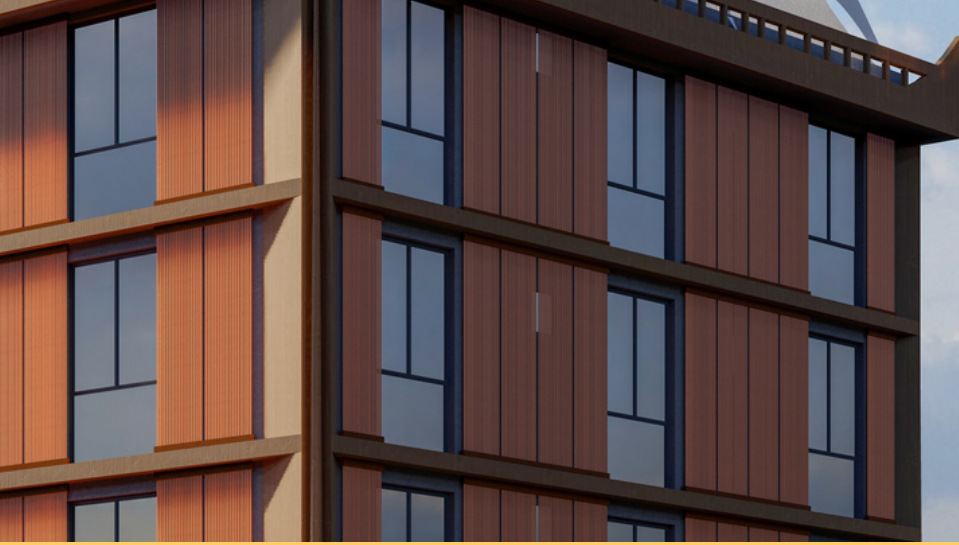




Project Visuals

Suits
BARBAROSSA





Sales Office

Gayrettepe Mah.
Barbaros Bulvarı No: 155B
Beşiktaş - İstanbul

Project Location

Dikilitaş Mah.
Emirhan Cd. No: 105
Beşiktaş - İstanbul

