

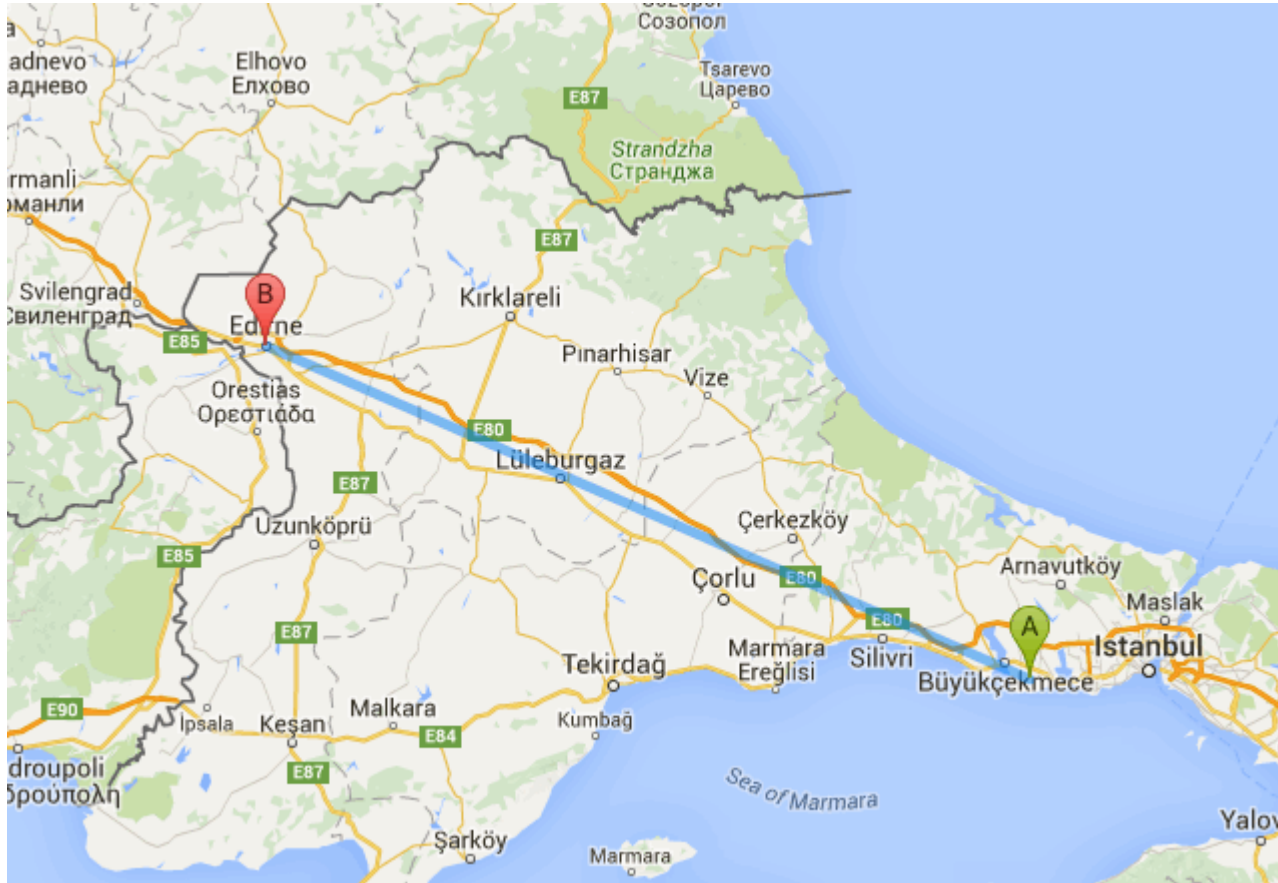


EDİRNE

«Discover the Potential»

For ICanBuy International Real Estate Investments





**Distance to Istanbul is approximately 2 hours by car through TEM
(Trans European Motorway)**

1 hour 15 minutes with the future fast train

210 Kilometers from Beylikdüzü

240 Kilometers from Istanbul Old City Center (Sultanahmet)

**The population of Edirne is around
406 000 people
(2017 Estimation)**

**It is quite a lively city, especially compared to
other Turkish cities of this size thanks to its rich
history and location.**

**Between 1700 and 1750, Edirne was the fourth
biggest city in Europe after Istanbul, Paris and
Naples, with an estimated population of about
350 000 people.**

Short Info on the history of the city

Edirne formerly known as Adrianople (Hadrianapolis), «the City of Hadrian» was founded around the year 125 by the Roman Emperor Hadrian.

Because of its great strategic importance it was strongly fortified and the city had a turbulent history.

The city was attacked and conquered by barbarian tribes, the Avars, the Bulgarians, and the Crusaders on their way to Jerusalem.



**Macedonian Tower
from Roman Empire period**

Edirne passed to the Ottoman Turks in 1361 and was the capital of the Ottomans until the conquest of Constantinople (Istanbul) in 1453.

The Russians captured the city twice (1829 and 1878) during the Russo – Ottoman Wars.

It fell to Bulgaria in the First Balkan War in 1913 but was restored to Ottoman State after the Second Balkan War.

It passed to Greece by the Treaty of Sevres in 1920, but was again restored to Turkey by the Treaty of Lausanne in 1923.

Economy of Edirne

The economy of the city relies on agriculture and animal breeding. The soil is very fertile and the city is famous for its dairy (milk) products.

Thanks to its rich history and culture, tourism and service industry is also developing and has still a big potential for development.

The city hosts the largest University of the Region, «Trakya University» with around 45 000 students.

International Student target for the year 2023 is 10 000 .

Why Edirne ?

Edirne is full of stunning historical monuments such as mosques, ancient bridges, covered bazaars, ruins and museums mostly from the Ottoman period.

The most impressive ones are Selimiye Mosque, Üç Şerefeli Camii, Eski (Old) Mosque, II.Bayezid Complex, Bedesten Bazaar, Ali Pasha Bazaar, Arasta Bazaar, Rüstem Pasha Caravanserai, Sarayıçi Kırkpınar Oil Wrestling Area, Justice Tower, Ruins of the Old Palace and Karaağaç District.

Edirne is also a city of religious tolerance as it hosts the Bulgarian Church of Sveti (Saint) George, Great Synagogue, Bahai House (White House)



Selimiye Camii



Karaağaç Tren İstasyonu



Eski Saray



Edime Büyük Sinagog



Rüstem Paşa Kervansarayı



EDİRNE

Lalapaşa

Süloğlu

Havsa

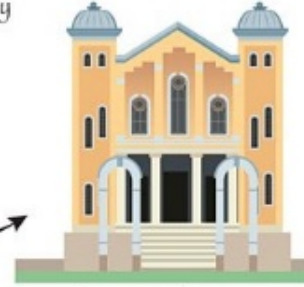
Uzunköprü

Meriç

İpsala

Keşan

Enez



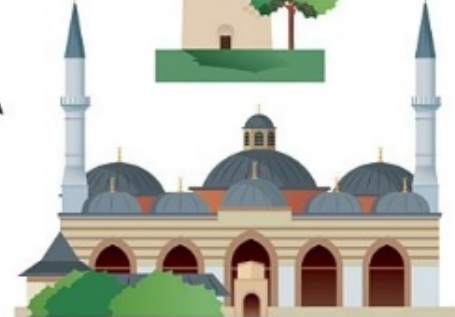
Edime Büyük Sinagog



Adalet Sarayı



Üç Şerefeli Camii



Edime Eski Camii

Edirne is the second city after Florence in Italy for the density of monuments in its old city center.

Edirne, after Istanbul and Antalya is the third most visited city of Turkey.

Edirne has the most number of Ottoman monuments in Turkey following Istanbul and Bursa.

EDİRNE ŞEHİR PLANI CITY PLAN

- 1- Selimiye Camii The Selimiye Mosque
- 2- Türk ve İslam Eserleri Müzesi
The Museum of Turkish-Islamic Works
- 3- Arkeoloji ve Etnografya Müzesi
Archaeology and Ethnography Museum
- 4- Hafızağa Konağı Hafızağa Mansion
- 5- Eski Camii The Eski (Old) Mosque
- 6- Bedesten Çarşısı Bedesten Bazaar
- 7- Rüstempaşa Karavansaray Rüstempaşa Caravanserai
- 8- Üç Şerefeli Camii The Three Sherefed Mosque
- 9- Alipaşa Çarşısı Alipaşa Bazaar
- 10- El Sanatları Mağazası Handicrafts Store
- 11- Kaleci Evleri Old Edirne Houses
- 12- Kale Borsası ve Anıtsal Park Arkeoloji and Castle
- 13- Devletbâna Kültür Merkezi Devleti Inn Cultural Centre
- 14- Beylerbeyi Camii Beylerbeyi Mosque
- 15- Muradiye Camii Muradiye Mosque
- 16- Bulgar Kilisesi Bulgarian Church
- 17- Kırkpınar Yağlı Güreşleri Kırkpınar Wrestling Games
- 18- Tavuk Ormanı Tavuk Forest
- 19- Adnan Kaşık Jüdice Museum
- 20- Balkan Savaşı Şehitliği Balkan War Memorial
- 21- Edirne Sarayı Kalesinden Edirne Palace
- 22- Sultan II. Bayezid Kılıcı Sultan II Complex
- 23- Yıldırım Beyazıt Camii Yıldırım Beyazıt Mosque
- 24- Gazimehâl Camii Gazimehâl Mosque
- 25- Şahmehâl Camii Şahmehâl Mosque
- 26- Davudihân Camii Davudihân Mosque
- 27- Tarihi Karakol Historical Karakol
- 28- Haccedilbey Çeşmesi Haccedilbey Fountain
- 29- Sağlık Ormanı Piknik Alanı Sağlık Picnic Area
- 30- Tarihi Karaağaç Gan (T. U. Raktörleri) Historical Gar
- 31- Lazare Ameli ve Müzesi Lazarene Memorial and Museum
- 32- Karaağaç Evleri Karaağaç Old Houses
- 33- Şişli Paşa Anıtı ve Balkan Savaşı Müzesi
Şişli Paşa Memorial and Balkan War Museum



General View of Edirne Old City Center





Selimiye Mosque: Masterpiece of Architecht Sinan (1575)





**Interior of Selimiye Mosque &
The Famous Reverse Tulip**



**The Three Imperial Mosques &
The Interior Calligraphy of the
Old Mosque**



Beyazid II. Health Complex





Historical Bridges on River Meric & Tunca





**Justice Tower &
Remains of the Old Palace**





**«Arasta»
Shopping in
Edirne:
Historical &
Modern**



Saraçlar Pedestrian Shopping Street



Old Train Station in Karaağaç (Present Day: Fine Arts Faculty of Trakya (Thrace) University)



Bulgarian Church & Great Synagogue

Edirne is also an important destination for those who want to celebrate some traditional festivals such as Kirkpinar Oil Wrestling Festival, Kakava Hıdırellez (Spring) Festival, Liver Festival etc.



Kirkpinar is held every year in June



Hıdırellez Festival & Fire Celebrated on 5-6 May every year

Edirne's natural wonders and beauties provide good opportunities for all visitors who want to discover them.

The best natural attractions;

Meric and Tunca rivers, Gala National Park, Enez Dalyan Lake, Erikli Beach, Enez Beach, Mecidiye İbrice harbour, Danişment Nature Park, Gökçetepe Nature Park, forests and so much more.





Southern shores of Edirne host some fine beaches and historical monuments such as Enez Castle

Gastronomy in Edirne;

Edirne is an important gastronomical center too.

Fried liver and pepper, Marzipan (Almond paste), Kavala cookies, dairy products like local white cheese.





Why Concept Edirne ?

Location... Location... Location...



Old City: 2,8 Km

Trakya University: 1 km

Erasta Shopping Mall: 700 Meters

Meriç River: 400 Meters

Court House: 55 meters

Why Concept Edirne ?

- **Location right across the Court House, therefore very easy to rent as office as there are also no similar concept projects (competition) around**
- **Higher average rental income than Istanbul**
 - **Affordable prices for small investor**
 - **Good payment plan:
%50 Cash, %50 in 24 Months**