

Olive Village Luxury Apartments, Townhouses and Villas



Quality Property Investing made affordable, simple and safe

Investment Pack
Altinkum

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Our Partners Our Credibility

We have selected the very best partners to ensure this investment opportunity is of the very highest quality in every possible way



Asem Construction

With over 20 years building experience ASEM construction specialise in Southern Turkey where they build prime location high quality holiday apartments. All of the properties come with a 10 year builder's guarantee together with the comfort of knowing they are AIPP and ANAE approved.



Route 1

Route 1 are our due diligence partners specialising in property finding, land banking and investment property due diligence. They have 25 years experience in this field sourcing numerous property developments for companies like ourselves and a variety of wealthy portfolio investors.



Istanbul Mortgages

Istanbul Mortgages is the first dedicated Mortgage broker for foreign buyers of Turkish property. They offer a choice of mortgages centred around the clients needs. They have been specialising in Turkey for over two years. They are UK based and their aim is to remove the stress from a Turkish purchase making it easy, fast and reliable.



Holiday Direct

Holiday Direct Limited Darlington are our appointed travel agent with access to 320 travel agents UK wide and offer holidaymakers full holiday services from flight bookings to pre booking amenities and attractions. Holiday Direct property management will offer our investors a fully managed service and will ensure a high yield is achieved without the hassle. Holiday Direct Limited is a licence holder of ATOL 6858 and fully bonded by Trust account."

Investment Summary - 20 Reasons to Invest With Us

We believe this investment opportunity is utopia. Low Prices, high growth area, small deposit (which you get back) and a fully managed rental solution - Perfect.

Country highlights – Turkey is Changing

- Turkey's property prices are growing at an average of 35% per annum therefore prices are set to double in three years
- New Finance regulations (passed in February 07) means longer term mortgages are readily available for domestic and foreign investors – Great News!
- Tourism is on the increase and is now all year round
- Turkey is rated amongst the top five countries to invest in the world!
- Fantastic all year round climate
- No Capital Gains tax for your 1st property purchased in Turkey

Finance and Rental Management

- 100% finance with up to a 15% cash back paid upon completion
- 1st year Mortgage paid through our unique cash back model
- 5% Net guaranteed rental scheme for 1 year with potential optional extension
- Low Monthly repayments include capital and interest being repaid
- Prices from £40,000
- Outstanding rental management solution with 320 travel agents UK wide promoting our developments
- Exclusive access to our unique IPS financial model

The Development

- Akbuk is located near Altinkum and is incredibly picturesque - Just 40 minutes from Bodrum Airport
- Significant amount of investment in the local area including shops, bars and restaurants. It is reported that Tesco's will be opening a store in Akbuk!
- Akbuk is an up and coming property Hot Spot
- Beautiful Apartments, luxury villas and townhouses, many with stunning sea views
- All properties are fully air conditioned with 24 hour CCTV
- New PGA golf course just 15 minutes from the development
- Fantastic Aqua Park close by



Why Turkey? Because Things Are Changing!

Turkey, a rapidly modernising country with one foot in Europe and one in the Middle East, has long been popular with Brits and it's easy to see why. Stunning unspoilt beaches, exotic cities with spectacular mosques and castles, hospitable people as well as fantastic property prices. Most significantly though Turkey is rapidly developing, with available finance, a growing economy, growing population and a drive to enter the EU by 2015 – Turkey is currently ranked in the top 5 places to invest in the world!



10 Reasons to Invest in Turkey

Key Investment Facts - Turkey

- Price growth figures estimated at 35% per year
- New mortgage law passed in Feb '07. Encourage competition in the market, bringing down interest rates and increase access to home ownership. This is very important as there is a requirement for 400,000 homes per year although only 200,000 are being built
- Capital Gains Tax laws
- The Turkish economy is very strong with 5.5% GDP growth in 2006
- Turkey has a huge population of 70+ million. This creates a strong internal property market meaning investors are not reliant on international investors for resale.
- Inclusion to Europe expected by 2015 and is considered to be a highly dynamic country by the World Trade Organization
- A very liberal investment climate, including free (international) movement of capital, profits, dividends and salaries, free-trade zones and subsidies
- Turkish population growth is around 2% per annum with 70% of the population younger than 30, this creates a strong local market
- Over 25 million tourists visit Turkey each year boosting the property market and creating strong buy-to-let possibilities. The tourism 2007 budget alone was \$120 million
- Low cost of living and long summers make it a favourite retirement spot for Europeans



Why Akbuk?

Akbuk set at the foot of gently sloping mountains and extending around a beautiful turquoise blue bay is fast becoming a hot spot for British buyers. For lovers of peace and tranquility coupled with breathtaking views this is definitely the place to be. Although not a throbbing tourist resort, Akbuk offers a charm and a feel of real Turkish living

Amenities

The year round warm climate gives you more time to spend on Akbuk's beautiful white sands taking in the views of the tranquil bay and swimming in the clear, clean water. If you crave more action you can always take time to learn to sail, windsurf or scuba dive. Akbuk currently has holiday complexes, 3 star hotels, a 4 star hotel and also a holiday complex with a 5 star rating. Traditional guest houses are also available throughout the summer season along with restaurants by the sea where delicious fish and local food can be enjoyed at very reasonable prices.

Akbuk has a good range of shops and markets selling food, produce, tools and hardware. There are doctors, dentists, schools and a bus station with regular services going to all of the neighbouring towns including Altinkum, Soke and Kusadasi. Bodrum Airport can be accessed via a beautiful scenic road winding through the mountains or if preferred via the traditional route passing lake Bafa. Both routes taking approximately 40 minutes. The PGA Standard Vita Park Golf course located near Tuzla is approximately 20 km (15 minutes drive from Akbuk)

The Future

Akbuk was made a township in 1991 and has continued to develop due to careful planning. Most of the infrastructure is in place and with its beautiful calm beaches; Akbuk is an ideal resort for the connoisseur who enjoy beautiful scenery, tranquillity and water sports. Many people have visited Akbuk from the big cities of the world and gone on to make the decision to stay and enjoy their retirement. Akbuk has been explored by tour operators in recent years yet still remains unspoilt offering something a little different in comparison to resorts like Altinkum, Kusadasi and Bodrum.



The Developments

Olive village is situated in the peaceful, picturesque town of Akbuk.

There is a mix of apartments, townhouses, semi-detached and detached luxury villas.



The Floor Plans

Detailed floor plans will be sent separately to help you with plot selection. We have personally viewed every plot and will know every aspect of each property.

Olive Village





Rental Management

Cash flow is so important to an investor and so we have brought together a world class team in ensuring you maximise the return on your investment through high rental yields. Our partners include Holidays Direct and Asem Property management who will fully manage your property after completion. Please see detailed below an itemised account of their service – Our sales agent will be able to give you a more detailed overview together with a rental pack.

Our Service includes

- 1 Carry out an inventory of your apartment
- 2 Advertise your apartment through 320 travel agents UK wide
- 3 Make bookings and collect deposits and rental fees
- 4 Send confirmation to your client regarding their booking
- 5 Book flights for Holiday makers
- 6 Meet your client when they arrive at your apartment
- 7 Show your client your apartment and answer any questions
- 8 Be available throughout their stay should they need us
- 9 Visit your client on their last day to check your apartment
- 10 Make a report of your apartment

Building Specification

The complex will have following features and facilities:

MATERIALS USED

All the materials used in every development with ASEM are of the highest quality –both TSE (Turkish standards institution) and European standards certified and stamped

FOUNDATION

Steel reinforced concrete foundation system constructed in accordance with ground studies and first degree earthquake regulations

STRUCTURE

- ASEM Constuction gives you 10 years guarantee on the structure backed by government certificate
- All supporting pillars, columns and beams are made of steel reinforced concrete

INTERIOR ROOM

- Fully tiled floors throughout every room
- Plaster ornaments on the ceiling perimeter
- Each room will have air conditioning piping system in place
- Each room will have at least two electricity sockets
- Marble or wooden stairs in each duplex apartment

KITCHENS

- Fully fitted kitchens with marble effect tops
- Tiles laid between worktops and wall units
- Spotlights on kitchen units

BATHROOMS

- Fully tiled bathrooms
- Electric boiler installed
- Top quality fitting including European style toilets, sinks, bathroom wall cabinets, toilet roll holder, towel rail, mirror, toothbrush and glass holder
- Cubicle shower

TERRACES

- Fully tiled balconies and terraces

FITTINGS AND FEATURES:

- Carved solid front door with reinforced steel
- PVC Double glazed windows
- American panel doors for interior
- All electrical materials used are of the highest quality
- Dual purpose Air conditioning units installed in the living room
- Central satellite system wired and ready for each apartment
- Energy savers installed in every apartment
- Internet and phone sockets

Building Specification

EXTERIOR WALLS

The complex will be surrounded with a perimeter wall with wrought iron fencing on top

LANDSCAPING

Surrounding area within the perimeter of the complex will be landscaped to compliment and enhance the surrounding area with greenery

POOL

- Swimming pools will be fully tiled
- Swimming pool is supplied with filter and cleaning system and automatic filter and disinfecting system

SAFETY

- 24 hour security CCTV
- Manned guard will be at the entrance
- Intercom system installed in every apartment

ADDITIONAL FACILITIES

- Extra facilities will include shops, mini aqua parks, children's playing areas, restaurants and more. Ask for details.

Completion is expected November 2008

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