

INVESTMENT PROSPECTUS



Residential Complex
ISTANBUL WEST
Turkey



TURKEY OVERVIEW

Turkey is now more than ever the destination of choice amongst British and international sun-seekers as well as the elite property investor. Framed by four picturesque seas, the combination of vibrant city centres, rural country sides and over 8000 km of crisp sandy beaches, Turkey is in the top of its class for overseas property investments. The combination of rapidly rising house prices and Turkish property market reforms has made the country an increasingly popular destination for international buyers. Five years ago the government passed legislation making it possible for non-Turkish citizens to buy property. Since then, foreigners have spent more than \$7.2 billion on an estimated 30,000 homes, according to the Turkish government. Turkey has the fastest growing Tourism rate in Europe since 2000 with the number of tourists reaching 10.2 million in recent years, while the forecast is that the number of tourists will reach some 40 million by the year 2010. The Turkish economy is based on a number of significant advantages, including a very young population. Istanbul is the most popular tourist destination within Turkey. Istanbul's significance to the Turkish economy is immense. On average over recent years, 30 percent of the nation's GDP is generated from Istanbul as the heart of the financial and service sectors. The city attracted nearly 6 million visitors in 2007. Istanbul infuses history with modern life by its ancient monuments sitting amidst modern architectural marvels. With Turkey expected to join the European Union within the next decade, we say those who get in early stand to see a substantial return on their investment.

BUYERS GUIDE

- ✓ Turkey has been identified as the 2nd most promising emerging property market (Knight Frank report 2008)
- ✓ There are no restrictions for European Union citizens on buying property in Turkey.
- ✓ Over the next year properties are expected to increase by over 30%.
- ✓ Excellent medium term investment prospect where ownership lasting four years or more will become exempt from capital gains tax.
- ✓ Mortgage products released to foreigners for the very first time, which has increased access to home ownership.
- ✓ Global brands such as Hilton, Toyota, Ikea, Harvey Nichols and Renault are opening regional offices in Turkey.



PROPERTY OVERVIEW

Istanbul West is arranged over 30 acres of prime land of which only 15% will be used for construction allowing a vast amount of the project to be allocated as Green area. Istanbul West will create a variety of 1, 2 & 3 bedroom luxury apartments for the targeted multi cultural residents of this thriving new area. Each unit will come complete with top of the line finishes adding to the overall elite atmosphere of the complex. Istanbul West has the most sophisticated and up-to-date social facilities, which will have a positive impact on the living standard of its residents and the popularity to non-residents who will be drawn to the complex. The social centre includes many sports facilities such as a swimming pool, beautifully landscaped meadows and woodland area. The project also benefits from an amphitheatre, hiking, jogging and cycling tracks. The development is supported by a highly sophisticated residential security system which will add to the peace of mind, for the residents therein.

“The second phase of Istanbul West, which constitutes the most exclusive example of a contemporary residential centre in Turkey, is also the first step towards a dream-life which will exceed all expectations.”

KEY FEATURES

- ✓ Istanbul West is one of the largest residential projects in the region
- ✓ Landscape design with various outdoor facilities
- ✓ Comprehensive Sports and Leisure facilities
- ✓ Modern shopping centre including, Hair Salons, Bowling Alley and Restaurants
- ✓ Safe and interactive Day Care for Children complete with outdoor facilities
- ✓ Free shuttle transportation inside the Istanbul West complex
- ✓ Each apartment will have covered parking
- ✓ Produced for “the buy to let” international market
- ✓ 24 hour high security including high performance technology and patrolling guards
- ✓ On site Rental Management Company
- ✓ Investor designed payment plan – only 30% deposit down and nothing more to pay





LOCALITY

Istanbul West will form part of the district of Haramidere which is located within the European section of Istanbul on the west side of the city. The district is connected to the old historical city centre by new super highways, bus services and ferry route. The complex is close to the Sea-side town of Marmara, with its ancient buildings which bear witness to historical roots dating back to the 7th century BC. In particular, the bridges and fountains constructed during the reign of Sultan Suleyman the Magnificent, mostly by the famous architect Sinan, stand today as important historical landmarks. Development of the infrastructure in the immediate area is forging ahead and at the same pace as the growth of the economy. There are also three universities within a 2 miles radius. The area has gained a reputation in Turkey as an important venue for trade fairs and stages the Middle East's most important IT fair.





FLOOR PLANS

