



# Summer Breeze

Villas & Apartments

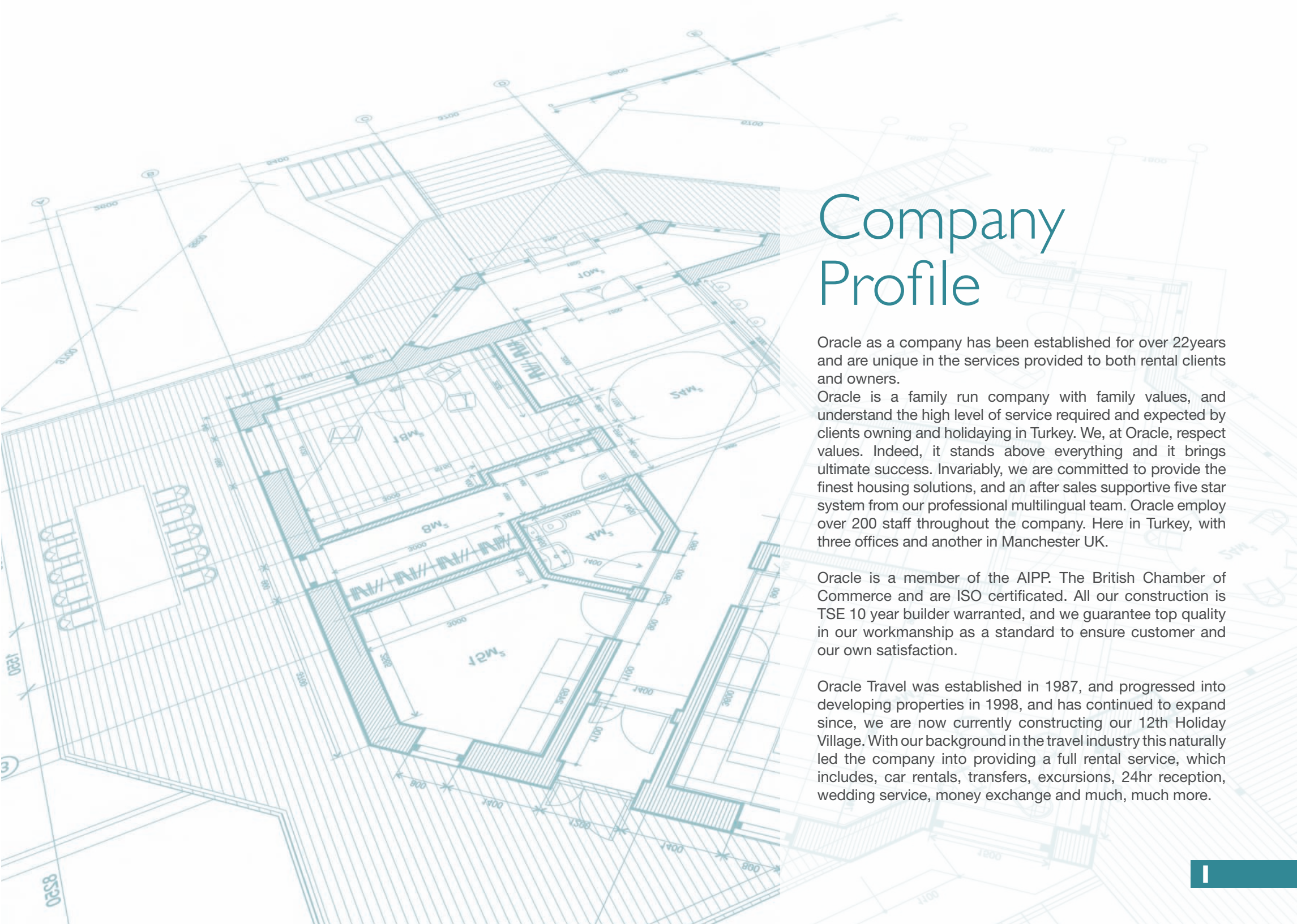
AKBUK





Summer Breeze  
Villas & Apartments





# Company Profile

Oracle as a company has been established for over 22 years and are unique in the services provided to both rental clients and owners.

Oracle is a family run company with family values, and understand the high level of service required and expected by clients owning and holidaying in Turkey. We, at Oracle, respect values. Indeed, it stands above everything and it brings ultimate success. Invariably, we are committed to provide the finest housing solutions, and an after sales supportive five star system from our professional multilingual team. Oracle employ over 200 staff throughout the company. Here in Turkey, with three offices and another in Manchester UK.

Oracle is a member of the AIPP. The British Chamber of Commerce and are ISO certificated. All our construction is TSE 10 year builder warranted, and we guarantee top quality in our workmanship as a standard to ensure customer and our own satisfaction.

Oracle Travel was established in 1987, and progressed into developing properties in 1998, and has continued to expand since, we are now currently constructing our 12th Holiday Village. With our background in the travel industry this naturally led the company into providing a full rental service, which includes, car rentals, transfers, excursions, 24hr reception, wedding service, money exchange and much, much more.



# Contents



3	Perfect time to Invest in Turkey
4	Why Akbuk?
7	The Hotspot Effect
8	About the development
11	Summer Breeze Phase 1 & 2
12	Executive Summary
12	Development Plan
15	Summer Breeze Phase 3
15	Summer Breeze Flat Plan
16	Summer Breeze Penthouse Plan
17	What happens next

# The Perfect time to Invest in Turkey

Turkey is a young, dynamic country with a rapidly growing economy and a secular, democratic government. On the edge of Europe, Turkey began formal entry negotiations to join the EU in 2005 and is still progressing forward to ensure its membership around 2014 if not earlier. The Turquoise coastline is the most popular tourist destination of the country, boasting the stunning Aegean Sea with fine sandy beaches and the backdrop of the pine forest covered mountains.

As a centre of the old world for centuries, it has dozens of fascinating historical sites. Over 20 million tourists visited in 2007, with government plans to increase this number to 30 million by 2012. To achieve this the government is channelling massive public and private investment funds into the coastal infrastructure. This will be utilised by building new roads, marinas, spa resorts, golf courses and by extending airports. This is a very exciting time for Turkey and the perfect time to invest in the countries bright future.

Over the last few years there has been huge interest in the Turkish property market from foreign buyers. The fantastic Aegean climate, the beautiful scenery, sandy beaches and the friendly locals are all encouraging many British and European people to buy property. Property prices are still relatively low in this region of the Aegean coastline and there is huge potential for capital growth as property prices rise to levels equal to European markets 10 years ago.

As the economy in Turkey is stabilising rapidly against the pound and the Euro, it makes it the perfect time to invest in this country. Encouraged by huge demand, the Turquoise coast has experienced increases of around 15%-18% per year. The large and rapidly growing industry also provides the potential for excellent rental returns, as Turkey is already one of the top preferred holiday destination for many nationalities, as it is not in the Euro zone and with its very favourable exchange rates, is making Turkish property a solid all-round investment.



# Why Akbuk?

## Improving Infrastructure

Akbuk is now very accessible via road and sea.

With its newly extended and refurbished idyllic small harbour as a centre focal point to the village, which allows free mooring for local boats, for both Turkish National and non National.

A new highway over and through the mountains is under construction, the local Tourism Minister put a proposal to the Turkish Prime Minister when he was in Didim early 2009 opening the new marina, to request the new fast road links to be open by 2011, this making travelling time to Bodrum Milas airport less than an hour, and the new fast road also well under construction to Izmir gives, good access to both airports.

The first of two golf courses in the area will start to take shape after a directive from the Ministry of Tourism at the start of 2010 with completion due in 2012. The government has sent Akbuk and Didim Councillors plans to open for tender the second 18hole golf course just on the outskirts of the town. With all this in mind, its no surprise the area is attracting growing interest from property developers and investors alike.

## Turkeys Undiscovered Hotspot

Up until 5 years ago Akbuk was a new purchasing area for non Nationalists, until the Turkish government changed buying laws.

As a Turkish living and tourism area, the Turkish way of life and culture is very apparent, and makes Akbuk more relaxed and laid back, compared to the more vibrant holiday resorts that are just a short drive away. This relatively unspoiled coastline has the tranquillity and beauty of any Caribbean Island in the sun.

The area's archaeological importance means there are strict planning regulation in place, only 15% land to build restriction, many areas allocated for green park and limited building land being made available, has helped the town maintain its charming character.

Akbuk has a micro climate due to it being surrounded by a range of Pine Forest mountains, which also makes it one of the healthiest places to be, due to its non polluted air.

With all this in mind, its no surprise the area is attracting growing interest from property developers and investors alike, because of the demand, land and property prices are already very much on the increase.















# The Hotspot Effect

When prices reach a certain level in a property hotspot, buyers feel they cannot afford to purchase there anymore, they then start looking for similar areas which are as yet undiscovered in order to obtain better deals and capital growth. This “Hotspot Overflow” can be a continuous cycle and is a common occurrence in popular areas around the world. The trend is currently visible in South West Turkey, as developments begin to expand along the coast.

The property markets in Bodrum and Kusadasi, both established tourist hotspots, reached a price plateau a while ago. High average prices of £900 and £800 per m<sup>2</sup> respectively have caused people to look elsewhere for cheaper options. For example the towns of Bodrum and Kusadasi have experienced rapid growth in property prices over the last few years. With increased needed infrastructure, including the new road towards Bodrum airport this “Hotspot Overflow” effect is now reaching Akbuk, where we have secured prices from only £500 per m<sup>2</sup>- that is 20% under the independent valuation price and 28% below comparable properties in the area.

Mortgages are now available in Turkey. New legislation has been processed by the government and the law allows for long term credits with 20-30 and 40 year maturities to the local people. Akbuk already has a great reputation with the Turkish city population as their preferred holiday destination, which is proving an attractive coastline for them to invest in a second holiday home. Now with the introduction of mortgages for the first time in Turkey, both to nationals and non nationals, this is contributing to the local market becoming more active. The Akbuk area has many wealthy locals who will be interested in a quality development, such as Summer Breeze, this will help drive demand and push prices up.



# About the Summer Breeze Development's

## Facilities

**Summer Breeze Phase I** was the first section of this development to be constructed. This completed key ready development has a Bar/Restaurant, 2 large swimming pools with children's pool, play-park and plenty of garden area to enjoy.

**Summer Breeze Phase II** is completed now and is a small exclusive development with only 24 units with one large swimming pool.  
12 x 2 bedroom apartments and 12 x 3 bedroom 2 bathroom duplexes.

**Summer Breeze Phase III** is the third phase released from the developers with 14 x 2 bedroom 2 bathroom apartments and 14 x 3 bedroom 2.5 bathroom duplexes available with all modern fittings included in the price. One large central pool area and gymnasium.

## The Specifications

Summer Breeze Phase III is being constructed with considerable care and attention to detail as can be seen in the first two phases.

In keeping with the Developers high standards, these properties enjoy a high specification and the peace of mind that comes with a new home warranty and workmanship guarantee, giving the buyer complete satisfaction and piece of mind they are purchasing from a quality developer.

All the properties are ISO regulated and all construction work is given a 10 years TSE building guarantee, (equivalent to the National Home Builder NHBC guarantee, which is the norm with new build projects in the UK), with all doors and windows covered for 3 years and interior workmanship given a 1 year guarantee.

The power is 220 volt as projected in the project plan. The system has been planned in consideration of all requirements. All materials used for electricity cabling and wiring have ISO 9002 and CE certificates.

## Included in the property price

- Fully fitted kitchen, with ample amounts of cupboard and storage space.
- All granite work surfaces and electrical appliances such as tall fridge freezer, full size oven or a hob, washing machine and extractor fan, included in property price.
- Modern bathroom facilities with a selection of tiles.
- All windows and patio doors are made from white UPVC.
- The properties all come with energy-efficient electrical heating systems for hot water.
- Air conditioning is included as standard in two bedrooms only.
- Ceiling fan in living room as well as all light fixtures and fittings throughout the property.
- Curtain rails and security safe
- All bathroom fixtures are included such as towel rail/ hooks, soap dish and toilet roll holders.

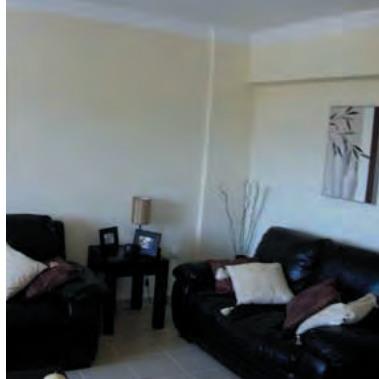












# Phase I

This small development has only 52 units within well landscaped spacious garden areas.

20 x 2 bedroom apartments

26 x 3 Bedroom Duplex

6 x 5 Bedroom Duplex with under builds

500 meters from the beach, 15 minutes walk to Akbuk town centre.

Akbuk has an all year round Friday Market, which sells a wide variety of organic fruit and vegetables, clothing, fresh herbs and spices, and much, much more

Yearly maintenance on this development starts from £400 per year.

This covers the pool cleaning services, garden maintenance, 24 hours reception and security, every 3 years painting of the full development, the cleaning of the stair ways and paths.

# Phase 2

Phase II only has 24 units and is now key ready and complete.

12 x 2 bedroom apartments

12 x 3 bedroom duplex apartments (over 2 floors)

Located next door to Phase I, this small complex has its own Large swimming pool area and the childrens pool but also has access to the Bar/Restaurant and swimming pools on Phase I and Phase 3.

Apartment and Duplex sizes are the same as on Phase I.



# Executive Summary

At our Summer Breeze development, located in Akbuk on Turkey's South West coast, We have purchased prime development land, now verifiably under the market value-by 20%. You could own one of these fantastic apartments from just £52,00 (prices at time of availability)

Here are some other highlights of the development:

- 1 hour from Bodrum and 1 hour 30 minutes from Izmir International airports; regular direct flights from the UK, 12 months of the year.
- The Aegean coastline is famed for its stunning scenery, year round sunshine, natural sandy beaches and extended rental season.
- Plenty of activities available nearby, water sports, fishing, visiting nearby historical sites such as the Temple of Apollo, the beautifully scenic Bafa Lake and 30 minutes from Soke where you will find lots of Shopping Outlets.
- The change in mortgage legislation enables not only the Turkish population, but non-nationals to purchase property, and along with no capitals gains tax applicable after 5 years of ownership, this is creating a keen and active upward market in the area.

**Summer Breeze Development** - Akbuk on Turkey's Aegean Coast, an area which is in the early stages of its development cycle. All indications point to it becoming the next growth hotspot:

- Property prices peaking in nearby resorts of Bodrum and Kusadasi.
- Improved road networks-New mountain road, cutting time to Bodrum airport.
- Since our project was announced land prices have already risen significantly, and will continue for at least the next 4 years.

This development is unique, the first of its kind in the area.

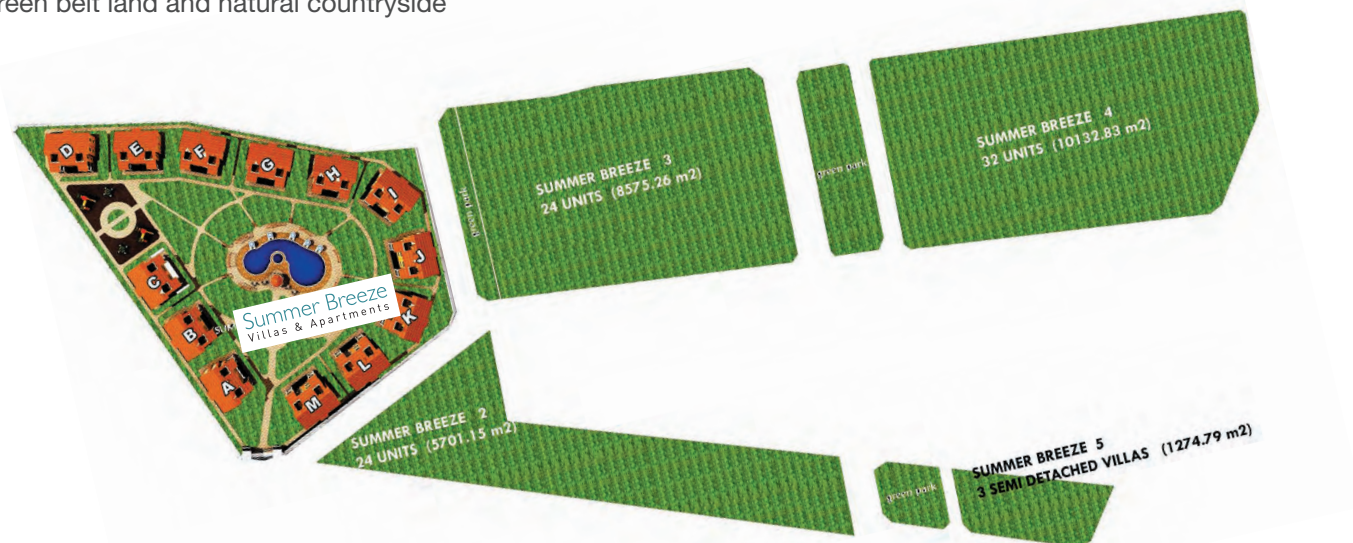
It is built over 4 Phases with Phase I already complete and Phase II just having been released and Phase III completely off plan with Phase IV being released sometime in 2011.

Summer Breeze Development will consist of 6 large Swimming Pools, Bar/Restaurant and Gymnasium.

This project is designed to give the development a feeling of space and coolness, due to the area not being condensed with other nearby buildings, surrounding green belt land and natural countryside many apartments also boast sea or pool views.

With the sea a mere 500 meters away, and Akbuk town a 15 minutes walk then this is the perfect location for those people who are looking for long lazy relaxing holidays.

High capital growth is expected, due to the combined effect of the discount to market value and capital appreciation.







500 meters from the beach







# Phase 3

Phase III is a small development that consists of 28 units in total.  
14 spacious apartments with 2 bedroom 2 bathroom as standard.  
14 3 bedroom 2 bathroom duplex with large roof terrace areas.

Located on Phase III will be the developments Gymnasium area.  
Future plans for Tennis and basket ball courts are to be included on the site at a later date



**2 Bedroom 2 Bathroom Ground Floor Flats  
A - B - C - D - E - F - G Blocks**

Living Room	:	4.35 m x 5.45 m	:	23.70 m2
Kitchen	:	2.60 m x 4.40 m	:	11.45 m2
Master Bedroom	:	4.50 m x 3.05 m	:	13.70 m2
Bedroom	:	3.75 m x 3.45 m	:	12.95 m2
Main Bathroom	:	2.60 m x 2.45 m	:	6.40 m2
En-Suite	:	2.45 m x 2.05 m	:	5.00 m2
Hall	:	1.30 m x 6.50 m	:	8.45 m2
Terrace 1	:	5.55 m x 2.50 m	:	13.90 m2
Terrace 2	:	2.60 m x 2.65 m	:	6.90 m2
Balcony	:	1.70 m x 3.20 m	:	5.45 m2
<b>TOTAL SIZE</b>	:		:	<b>107.90 m2</b>



**3 Bedroom 3 Bathroom Penthouse First Floor**  
A - B - C - D - E - F - G Blocks

Master Bedroom :	4.35 m x 5.45 m :	23.70 m2
Bedroom 1 :	3.75 m x 3.45 m :	12.95 m2
Bedroom 2 :	4.50 m x 3.05 m :	13.70 m2
Dressing Room :	2.45 m x 2.05 m :	5.00 m2
Main Bathroom :	2.70 m x 2.50 m :	6.75 m2
En-Suite :	1.85 m x 2.70 m :	5.00 m2
Hall :		14.60 m2
Terrace :	5.55 m x 2.50 m :	13.90 m2
Balcony :	1.70 m x 3.20 m :	5.45 m2
<b>TOTAL SIZE :</b>		<b>101.05 m2</b>



**3 Bedroom 3 Bathroom Penthouse Second Floor**  
A - B - C - D - E - F - G Blocks

Living Room & Kitchen :	8.05 m x 4.10 m :	33.00 m2
Bathroom :	1.25 m x 3.55 m :	4.45 m2
Hall :	3.60 m x 2.45 m :	8.80 m2
Terrace 1 :	5.15m x 5.55 m :	28.60 m2
Terrace 2 :		20.70 m2
<b>TOTAL SIZE :</b>		<b>95.55 m2</b>
<b>GRAND TOTAL :</b>		<b>196.60 m2</b>





## What happens next?

If you think you are one of the many people who would be interested in purchasing from Summer Breeze Developments or any of our other projects, all you have to do is either contact us via email, phone or fax, and we will arrange your inspection trip to Turkey from £49, this includes, flights to and from UK, airport transfers, hotel accommodation, bed and breakfast, and a tailored inspection of Oracle projects with one of our friendly knowledgeable sales representatives, its that easy, At no time during the inspection trip will you be pressurised into purchasing, we have an excellent sales conversion record without doing so and understand that this is one of the biggest and most important decisions you will make in your life and we want it to be stress free, informative, enjoyable and most of all right for you. So what are you waiting for? See you soon.

Summer Breeze  
Villas & Apartments



# Summer Breeze

## Villas & Apartments

