



Summer Breeze⁴

Villas & Apartments



AKBUK

4 Summer Breeze Villas & Apartments



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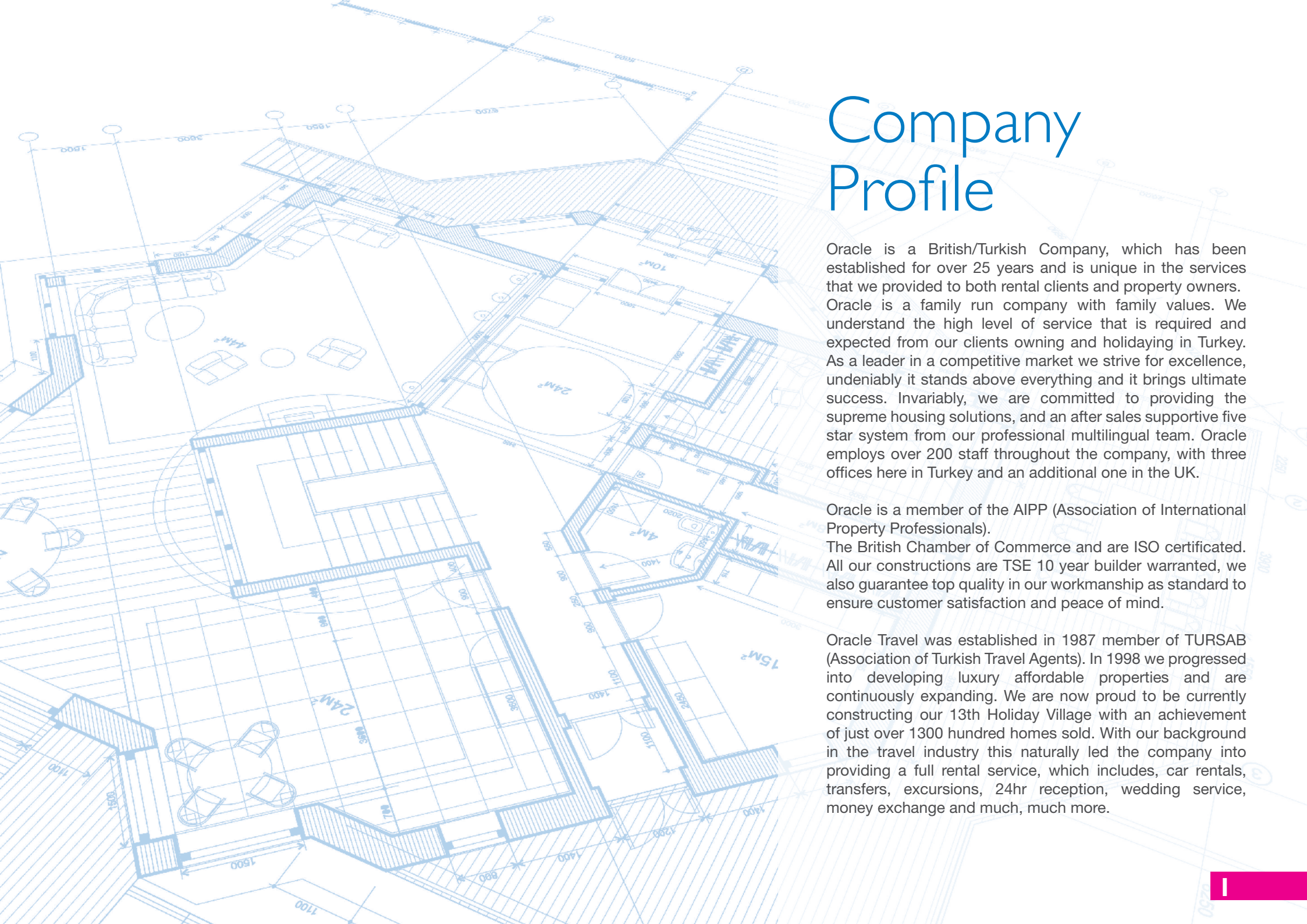
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Company Profile

Oracle is a British/Turkish Company, which has been established for over 25 years and is unique in the services that we provided to both rental clients and property owners. Oracle is a family run company with family values. We understand the high level of service that is required and expected from our clients owning and holidaying in Turkey. As a leader in a competitive market we strive for excellence, undeniably it stands above everything and it brings ultimate success. Invariably, we are committed to providing the supreme housing solutions, and an after sales supportive five star system from our professional multilingual team. Oracle employs over 200 staff throughout the company, with three offices here in Turkey and an additional one in the UK.

Oracle is a member of the AIPP (Association of International Property Professionals).

The British Chamber of Commerce and are ISO certificated. All our constructions are TSE 10 year builder warranted, we also guarantee top quality in our workmanship as standard to ensure customer satisfaction and peace of mind.

Oracle Travel was established in 1987 member of TURSAB (Association of Turkish Travel Agents). In 1998 we progressed into developing luxury affordable properties and are continuously expanding. We are now proud to be currently constructing our 13th Holiday Village with an achievement of just over 1300 hundred homes sold. 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 4
12	Floor Plans
18	Detached Villas
24	Executive Summary
25	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 magnificent golden sandy beaches and the backdrop of the pine forest covered mountains.

For centuries it has been the centre of the old world, with many fascinating historical sites. Over 20 million tourists visited in 2007, 2011 saw an increase of 10 million. The Turkish government plans are to increase the numbers to achieve this. The government is channeling massive public and private investment funds into the coastal infrastructure. This will be utilized 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 country's bright future.

Throughout the last few years there has been massive interest in the Turkish property market from foreign buyers. British and European people alike are encouraged with the fantastic Aegean Climate, the beautiful scenery, golden sandy blue flagged beaches, the friendly locals, not forgetting the incredibly inexpensive properties with enormous potential for capital growth as property prices rise to levels equal to European markets 10 years ago.

During the last decade the Turkish economy has achieved a positive growth and has recently weathered the credit crunch better than other emerging economies. This is partly thanks to tough regulation. The stability in the Turkish Banks is very strong unlike many Western banks they have few toxic assets, meaning the government has not diverted public money into rescuing banks - hardly a surprise that the World Bank, Merrill Lynch and the Economist magazine describe Turkey as an emerging market economy.

Rental Potential, Turkey was visited by 27.3 million tourists last year and expects 30 million tourists this year. With this number of tourists, Turkey ranked the 7th most visited country in the world in last year.

The tourism sector's objective is to be among the top five countries in the world in terms of attracting the uppermost number of tourists and receiving the maximum amount of tourism revenue by 2023.

Turkey is now widely recognised as one of the top overseas property investment choices of the post-crash era. The country's stable, booming economy and tourism sector, rapidly growing population, recently introduced mortgage market, increased accessibility and low property prices are proving a combination too powerful for investors to resist.

This makes it the perfect time to invest in Turkey.

Why Akbuk?

Improving Infrastructure

Recently the quaint fishing harbour located within Akbuk received an extension and various improvements. Akbuk now boasts about its free moorings for the boats of both nationals and foreigners alike

Akbuk is situated between two International Airports, Bodrum and Izmir giving you access to all year round flights. 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 that the two new express road links to be open this year, making travelling time to Bodrum airport less than an hour. Both roads are well under construction creating good access from both airports.

The first golf course in the area will start to take shape after a directive from the Ministry of Tourism in 2010 with an estimated completion due in 2015. The government has already sent Akbuk and Didim Councilors the plans which are now open for tender.

The 18hole golf course will be located on the outskirts of the Akbuk town. With all this in mind, it's no surprise the area is attracting growing interest from property developers and investors alike.

Turkeys Undiscovered Hotspot

The Turkish way of life and culture is very apparent within Akbuk and makes for a more relaxed and laid back destination compared to the more vibrant holiday resorts that are just a short drive away.

This relatively unspoiled coastline has the tranquility and beauty of any Caribbean Island in the sun.

Luckily there are strict planning regulations and enforcement in place, with only 15% of the land on any new projects allocated for buildings with the remaining being used for gardens and facilities. This will inevitably help retain the character and charm the town already possesses.

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, and is reported to have one of the highest oxygen counts in Europe. With all this in mind, it's 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 m² 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 m² 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.

Summer Breeze Villas & Apartments

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 (Limited availability for sale).

Summer Breeze Phase II is also completed and is a smaller development with only 24 units in total, with one large swimming pool.
12 x 2 Bedroom Apartments and 12 x 3 Bedroom 2 Bathroom Duplexes.

Summer Breeze Phase III was completed in July 2011 and available now, with 14 x 2 Bedroom 2 Bathroom Apartments and 14 x 3 Bedrooms 2.5 Bathroom Duplexes available with all modern fittings included in the price. One large central pool area and gymnasium. Only a few remaining units are now left. .

Summer Breeze Phase IV is the latest release from the Developers Phase IV is a small spacious development with a large swimming pool with children section. The complex will consist of 42 Apartments / Penthouses and 4 Exclusive Detached Villas in total.

18 x 2 bedroom and 2 bathroom apartments. Spacious apartments
22 x 3 bedroom 2 bathroom duplexes with large roof terrace areas.
2 x 4 bedroom 3 bathroom penthouses
4 x Exclusive 3 Bedroom 3 Bathroom Detached Villas with Private Pool.

The Specifications

Summer Breeze Phase IV Experience and Professionalism we are in the progress of constructing this development with considerable care and attention to detail as can be seen in our first three phases.

In keeping with our standards, these properties enjoy a high specification and workmanship guarantee, giving you complete satisfaction and reassurance you are purchasing from a superior developer.

All our 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 standard with new build projects in the UK), with all doors and windows receiving 3 years guarantee and interior workmanship 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. We are up to date with the new government regulations which will be in place for Summer Breeze IV , all new buildings now have to be fully insulated from the outside of the buildings which will reduce the heating and cooling bills.

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, hob, washing machine, and extractor fan, all included in the 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 4 (Off-Plan) OUT ÚŠÒVŮPÁNEÍ ÈÈFG

- Phase IV is a small spacious development with a large swimming pool with children section
- Complex will consists of 42 Apartments / Penthouses and 4 Exclusive Detached Villas in total
- 18 x 2 Bedroom and 2 Bathrooms spacious apartments
- 22 x 3 Bedroom 2 Bathroom duplexes with large roof terrace areas
- 2 x 4 Bedroom 3 Bathroom penthouses
- 4 x Exclusive 3 Bedroom 3 Bathroom Detached Villas with Private Pool

Example payment plans for Phase IV: £2000 deposit, 30% in 30 days, 30% in 90 days, 40% balance on completion.



Summer Breeze 4 Flats

A-B-C-D-E-F Block Apartments



TYPE 1

3 Bedroom 2 Bathroom Corner Flat
A - B - C - D - E - F Blocks Ground Floor

Living Room & Kitchen	: 3.70m x 8.35m	: 30.90 m ²
Main Bedroom	: 3.50m x 3.50m	: 12.25 m ²
Bedroom 1	: 2.70m x 4.35m	: 11.75 m ²
Bedroom 2	: 3.70m x 3.65m	: 13.50 m ²
Main Bathroom	: 2.20m x 2.25m	: 4.95 m ²
En-Suite	: 1.90m x 2.20m	: 4.20 m ²
Hall	: 1.30m x 6.70m	: 8.70 m ²
Terrace 1	: 3.00m x 3.20m	: 9.60 m ²
Terrace 2	: 3.50m x 3.20m	: 11.20 m ²
Terrace 3	: 3.80m x 3.20m	: 12.15 m ²

TOTAL SIZE : 119.20 m²



TYPE 1

2 Bedroom 2 Bathroom Middle Flats
A - B - C - D - E - F Blocks First Floor

Living Room & Kitchen	: 3.70m x 8.35m	: 30.90 m ²
Main Bedroom	: 3.80m x 3.85m	: 13.90 m ²
Bedroom	: 3.70m x 3.65m	: 13.50 m ²
Main Bathroom	: 2.60m x 2.15m	: 5.60 m ²
En-Suite	: 1.70m x 2.60m	: 4.25 m ²
Hall	: 1.20m x 6.65m	: 8.50 m ²
Terrace 1	: 3.70m x 3.20m	: 11.80 m ²
Terrace 2	: 4.00m x 3.20m	: 12.80 m ²

TOTAL SIZE : 101.65 m²



TYP 1

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

Living Room & Kitchen	: 3.70m x 8.35m	: 30.90 m ²
Main Bedroom	: 3.90m x 3.30m	: 12.90 m ²
Bedroom	: 4.20m x 3.65m	: 15.35 m ²
Main Bathroom	: 1.90m x 3.50m	: 6.65 m ²
En-Suite	: 1.90m x 2.80m	: 5.30 m ²
Hall	: 1.40m x 6.30m	: 8.80 m ²
Terrace 1	: 3.40m x 3.20m	: 10.90 m ²
Terrace 2	: 3.80m x 3.20m	: 12.15 m ²
Terrace 3	: 3.10m x 3.20m	: 9.90 m ²

TOTAL SIZE : 112.85 m²

Summer Breeze 4 Flats



TYP 2

2 Bedroom 2 Bathroom Middle Flats G Block Ground Floor

Living Room & Kitchen	: 3.75m x 6.66m	: 32.00 m ²
Main Bedroom	: 3.80m x 4.10m	: 15.60 m ²
Bedroom	: 4.20m x 3.66m	: 16.35 m ²
Main Bathroom	: 1.90m x 3.60m	: 6.85 m ²
En-Suite	: 1.90m x 2.40m	: 4.56 m ²
Hall	: 1.40m x 6.10m	: 8.66 m ²
Terrace 1	: 3.60m x 3.20m	: 11.50 m ²
Terrace 2	: 3.80m x 3.20m	: 12.16 m ²

TOTAL SIZE : 106.75 m²



TYPE 2

3 Bedroom 2 Bathroom Corner Flat G Block Ground Floor

Living Room & Kitchen	: 3.78m x 8.35m	: 38.99 m ²
Main Bedroom	: 3.70m x 3.50m	: 12.95 m ²
Bedroom 1	: 4.05m x 3.18m	: 12.55 m ²
Bedroom 2	: 3.70m x 3.65m	: 13.50 m ²
Main Bathroom	: 2.20m x 2.25m	: 4.95 m ²
En-Suite	: 1.90m x 2.20m	: 4.20 m ²
Hall	: 1.30m x 6.40m	: 8.30 m ²
Terrace 1	: 3.40m x 3.20m	: 10.90 m ²
Terrace 2	: 3.50m x 3.20m	: 11.20 m ²
Terrace 3	: 3.80m x 3.20m	: 12.15 m ²

TOTAL SIZE : 121.60 m²



Summer Breeze 4 Penthouses



TYPE 1		
3 Bedroom 2 Bathroom Middle Penthouse A-B-C-D-E-F Blocks First Floor		
Main Bedroom	: 3.20m x 4.70m	: 15.60 m ²
En-Suite	: 2.00m x 2.60m	: 5.20 m ²
Hall	: 1.20m x 4.05m	: 4.86 m ²
Staircase	: 2.15m x 2.10m	: 4.50 m ²
Balcony	: 3.20m x 1.80m	: 5.76 m ²
Terrace	: 3.20m x 3.30m	: 10.56 m ²
TOTAL SIZE	:	47.48 m ²



TYPE 1		
3 Bedroom 2 Bathroom Middle Penthouse A-B-C-D-E-F Blocks Second Floor		
Living Room & Kitchen	: 3.70m x 7.45m	: 27.58 m ²
Bedroom 1	: 2.75m x 4.70m	: 12.90 m ²
Bedroom 2	: 3.30m x 4.70m	: 15.50 m ²
Main Bathroom	: 2.00m x 2.60m	: 5.20 m ²
Hall	: 1.30m x 6.50m	: 7.15 m ²
Staircase	: 2.00m x 2.75m	: 5.50 m ²
Terrace 1	: 1.20m x 3.10m	: 3.70 m ²
Terrace 2	: 3.00m x 3.00m	: 9.00 m ²
Terrace 3	: 1.80m x 3.30m	: 5.94 m ²
TOTAL SIZE	:	92.48 m ²
GRAND TOTAL	:	139.96 m ²



TYPE 1		
3 Bedroom 3 Bathroom Corner Penthouse A-B-C-D-E-F Blocks First Floor		
Bedroom 1	: 2.70m x 4.35m	: 11.75 m ²
Bedroom 2	: 3.40m x 5.60m	: 18.78 m ²
Main Bathroom	: 2.50m x 2.40m	: 6.00 m ²
Hall	: 1.20m x 4.70m	: 5.65 m ²
Staircase	: 2.15m x 2.05m	: 4.40 m ²
Balcony	: 3.50m x 1.80m	: 6.30 m ²
Terrace	: 3.20m x 3.00m	: 9.60 m ²
TOTAL SIZE	:	62.70 m ²



TYPE 1		
3 Bedroom 3 Bathroom Corner Penthouse A-B-C-D-E-F Blocks Second Floor		
Living Room	: 3.70m x 7.35m	: 27.20 m ²
Kitchen	: 3.60m x 2.75m	: 9.85 m ²
Main Bedroom	: 3.50m x 4.15m	: 14.50 m ²
En-Suite	: 1.80m x 2.20m	: 3.96 m ²
WC	: 1.80m x 2.55m	: 4.59 m ²
Staircase	: 2.15m x 2.10m	: 4.50 m ²
Hall	: 2.55m x 1.10m	: 2.80 m ²
Terrace 1	: 3.30m x 1.80m	: 5.94 m ²
Terrace 2	: 3.00m x 3.00m	: 9.00 m ²
TOTAL SIZE	:	82.40 m ²
GRAND TOTAL	:	145.18 m ²

Summer Breeze 4 Penthouses

G Block Penthouses



TYPE 2	TYPE 2
4 Bedroom 3 Bathroom Corner Penthouse G Block First Floor	4 Bedroom 3 Bathroom Corner Penthouse G Block Second Floor
Bedroom 1 : 4.05m x 3.10m : 12.55 m ²	Living Room & Kitchen : 3.70m x 8.65m : 32.00 m ²
Bedroom 2 : 3.40m x 5.50m : 18.70 m ²	Main Bedroom : 3.50m x 4.15m : 14.50 m ²
Main Bathroom : 2.25m x 2.90m : 6.50 m ²	En-Suite : 2.00m x 2.20m : 4.40 m ²
Hall : 1.20m x 5.15m : 6.20 m ²	Bedroom : 2.25m x 3.20m : 7.20 m ²
Staircase : 2.15m x 2.10m : 4.50 m ²	WC : 2.25m x 1.70m : 3.80 m ²
Balcony : 3.50m x 1.80m : 6.30 m ²	Hall : 1.30m x 3.10m : 4.05 m ²
Terrace : 3.20m x 3.40m : 10.90 m ²	Staircase : 2.15m x 2.10m : 4.50 m ²
TOTAL SIZE : 66.65 m ²	Terrace 1 : 3.30m x 1.80m : 5.95 m ²
	Terrace 2 : 3.00m x 3.00m : 9.00 m ²
	TOTAL SIZE : 66.60 m ²
	GRAND TOTAL : 161.25 m ²



TYPE 2	TYPE 2
3 Bedroom 3 Bathroom Middle Penthouse G Block First Floor	3 Bedroom 3 Bathroom Middle Penthouse G Block Second Floor
Bedroom 1 : 4.70m x 6.00m : 28.20 m ²	Living Room & Kitchen : 3.70m x 8.00m : 29.60 m ²
Bedroom 2 : 3.70m x 3.65m : 13.50 m ²	WC : 2.60m x 1.45m : 3.80 m ²
Main Bedroom : 3.80m x 3.95m : 15.00 m ²	Staircase : 3.70m x 2.05m : 7.60 m ²
En-Suite : 2.50m x 1.90m : 4.75 m ²	Terrace : 3.00m x 3.00m : 9.00 m ²
Main Bathroom : 2.50m x 2.40m : 6.00 m ²	TOTAL SIZE : 49.95 m ²
Hall : 1.30m x 5.95m : 7.75 m ²	GRAND TOTAL : 148.06 m ²
Terrace 2 : 3.60m x 3.20m : 11.50 m ²	
Terrace 1 : 4.00m x 3.20m : 12.80 m ²	
Staircase : 2.45m x 2.05m : 5.00 m ²	
TOTAL SIZE : 98.26 m ²	







Summer Breeze 4 exclusive detached villas

Holiday retreat & perfect investment opportunity

On Summer Breeze 4 project, we will be building 4 exclusive detached villas.

This is a unique and exclusive development of 4 beautifully designed 3 bedrooms, detached villas. Set within a gated community situated 700 m from the stunning turquoise sea of Akbuk. The villas will have their own grounds with the option to have your own private pool or use of the semi Olympic size pool on site.

These lovely villas have been designed to a high specification consisting of a separate fully equipped kitchen, very large living area, 3 spacious bedrooms all having their own private terrace with the villa having 6 terraces in total.



Include in the property price

- Tall fridge/freezer
- Full size oven
- Extractor Fan
- Washing Machine
- Granite Worktops
- Built-in Safe
- 2 Air Conditioning Units – Bedrooms
- 1 Ceiling Fan – Lounge
- Fitted Bathroom units plus mirror and towel rails.
- Electric Boiler
- Wrought iron curtain rails







Living Room	: 6.05 x 6.00 : 36.30 m ²
Kitchen	: 3.60 x 3.20 : 11.55 m ²
WC	: 1.30 x 2.25 : 2.95 m ²
Entrance	: 1.55 x 2.25 : 3.50 m ²
Terrace 1	: 3.30 x 6.25 : 20.60 m ²
Terrace 2	: 14.65 m ²

TOTAL SIZE : 89.55 m²

GROUND FLOOR PLAN



Bedroom 1	: 4.05 x 4.45 : 18.05 m ²
Bedroom 2	: 3.15 x 4.65 : 14.65 m ²
En-Suite	: 3.35 x 1.60 : 5.35 m ²
Bathroom	: 2.90 x 2.20 : 6.40 m ²
Hall	: 10.00 m ²
Terrace 1	: 3.30 x 3.35 : 11.05 m ²
Terrace 2	: 2.95 x 3.35 : 10.00 m ²

TOTAL SIZE : 75.50 m²

FIRST FLOOR PLAN



Master Bedroom	: 3.90 x 5.45 : 21.25 m ²
En-Suite	: 2.75 x 1.65 : 4.50 m ²
Staircase	: 6.15 m ²
Terrace 1	: 3.00 x 3.00 : 9.00 m ²
Terrace 2	: 3.00 x 3.30 : 9.00 m ²

TOTAL SIZE : 49.90 m²

GRAND TOTAL : 214.95 m²

SECOND FLOOR PLAN





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 £49500

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 heaps of Designer 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 – III already complete and Phase IV just having been released completely off plan.

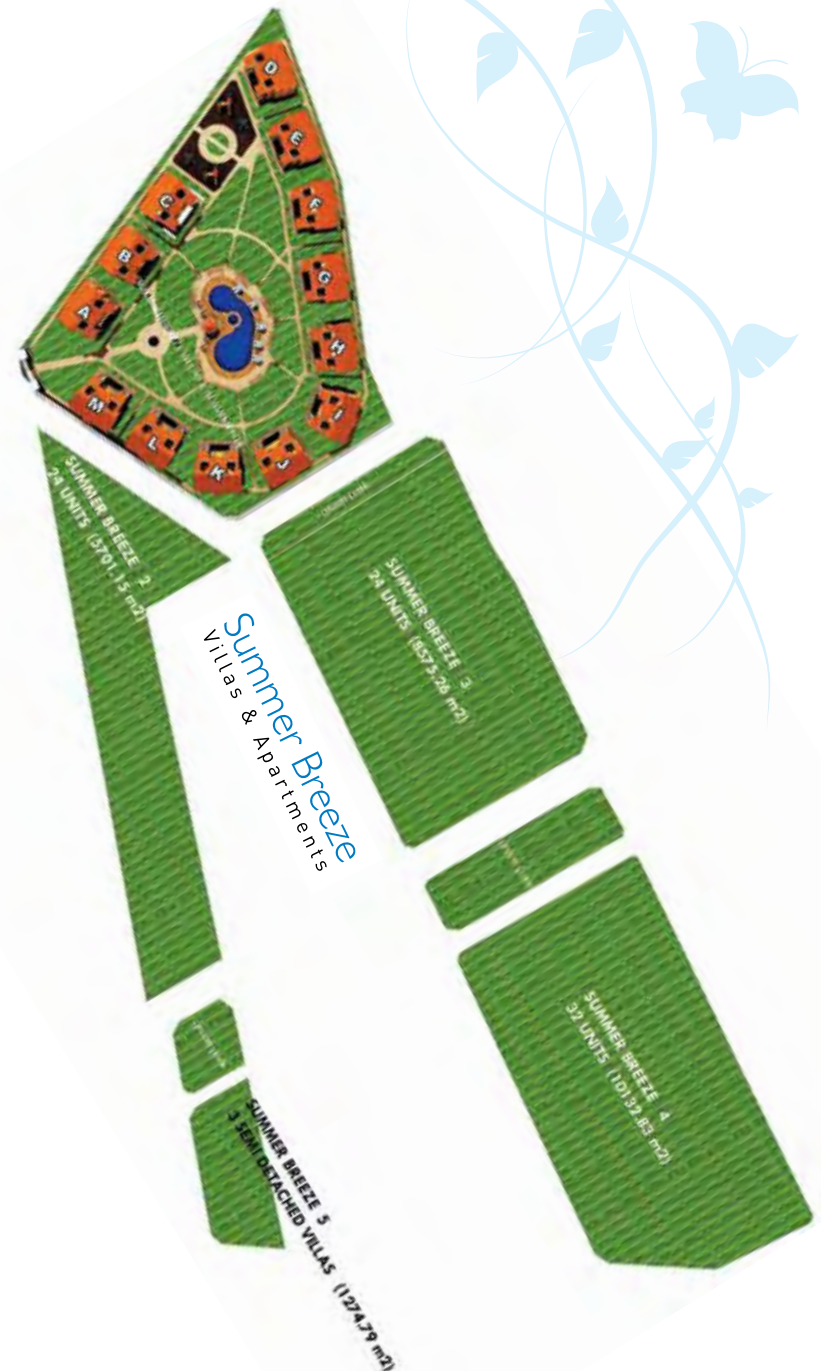
Summer Breeze Development will consist of 6 large Swimming Pools, Bar/Restaurant and Gymnasium.

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 700 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.





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 FOR £49,

Our inspection trip includes, flights to and from uk airports, transfers, hotel accommodation, bed and breakfast and some meals.

Also, a tailored inspection of Oracle projects with one of our friendly knowledgeable sales representatives, it's that easy. At no time during the inspection trip will you be pressurized 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?

Look forward to seeing you in Turkey soon.

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