

Flamingo Country Club



The ancient cities, incredible architecture and breathtaking beaches of Turkey all make this destination a treasure for foreign property buyers. If investing in the Turkish Riviera is on your agenda, the fabulous Flamingo Country Club is irresistible. Overlooking the azure Aegean Sea and Tuzla Lake nature reserve, and close to the cosmopolitan hotspot of Bodrum and a new world class Golf project, this resort development really outshines the competition. Let Flamingo Country Club be a sanctuary for you as the area has been since ancient times for kings and flamingos alike!



Why Invest in Turkey



Enter this fast-growing market at the right time...

- High capital growth projected of around 25% per annum
- Attractive tax incentives
- Turkey is in the early stages of a property boom
- Low property prices compared to equivalent European hotspots
- Low property purchase and ongoing taxes
- Excellent returns on rental or resale
- The process for incorporation of Turkey into the EU is underway
- Annual tourist figures of 25 million, and rising
- World class Golf tourism developing
- Fantastic Mediterranean climate of long hot summers and short mild winters
- Stunning beaches and holiday resorts
- Turkey has a modern infrastructure and a strong economy
- A young population of 70 million within Turkey also demanding property for sale and rent
- Low cost of living



Bodrum



Turkey is the bridge between east and west, a fusion point with a rich and diverse cultural history and geography that makes anything seem possible. With fantastic urban centres, rural areas of exceptional beauty, and a long golden belt of beaches in the south west, Turkey has something for everyone. Cevat ?akir, the 'Fisherman of Halikarnas', vowed 'Visit the shores of Bodrum, and then live'. From Gods and Goddesses to Sultans, philosophers and intellectuals, Bodrum has been a magical retreat for many. Nowadays, a large tourist population visits the town and surrounding coastal villages, all year round. Bodrum offers visitors unequalled opportunities: from world-class sailing and water sports, and the legendary blue voyage boat cruise, to exploring ruins of antiquity, including one of the Seven Wonders, the Mausoleum. By day, stay poolside, or take your pick from any of the sandy bays along the 174km of dazzling coastline. Bodrum nights are for dining on fresh seafood and other Aegean specialties in one of the many restaurants, while the local bars will have you dancing till sunrise.



Bodrum Life



The unique climate in Bodrum pulls those in search of a healthier life. Long hot summers are complimented by the Bodrum breeze, while the short winter is mild and still boasts many sunny days. The steady development of the region means that a traditional way of life thrives alongside a relaxed, amenable and modern lifestyle. With its natural beauty and rich cultural history, Bodrum has something for everyone; from yacht enthusiasts, divers, and nature lovers to photographers and artists. The well-loved fish restaurants that line the harbours and beaches of the Bodrum peninsula offer a guaranteed taste sensation. With fresh, local produce, spectacular sea views and musicians weaving amongst the tables, you simply can't go wrong. Bodrum's night-life matches any of the European resorts; djs and bands from all over the world visit the town during the summer months. A night in one of the water front bars, overlooking the spot-lit castle and the super-yachts shining in the bay, is not to be missed. St Peters' Castle and the ancient Amphitheatre hold unforgettable classical music and ballet performances too. Three 5 star marinas in Bodrum also offer great opportunities for yachting, diving, shopping, and wining and dining. The choice in Bodrum is yours... Enjoy!



Tuzla Lake



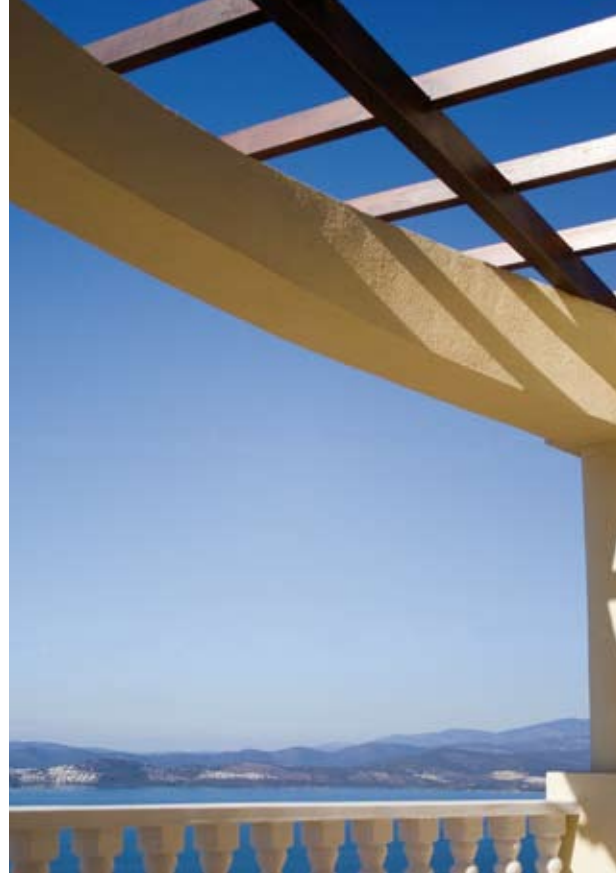
In the natural harbour of Mandalya bay lies the peaceful fishing village of Bo?aziçi. This is a unique location where Tuzla Lake unites with the Gulf of Gulluk. As well as an abundance of wildlife, Tuzla is also a place of special historical importance. Ruins of the ancient city of Bargilia, including a Roman temple, can be seen scattered over this area of breathtaking beauty and calm. Today, a few fish restaurants fringe the waterfront of Bo?aziçi, offering the day's fresh catch, while pretty, traditional stone houses line the roadside. The 380 hectares of conserved Tuzla land is famous as a natural sanctuary for birds, butterflies, and a paradise of flora and fauna, especially in the spring. Protected by hillsides covered with olive groves, pine and tamarisk trees, the sweeping wetlands are formed by the inlet from the Aegean Sea. The Pelican is among the most frequent species of bird to be seen here, as well as the Great White, Little Egret and White Stork. From October to April, Greater Flamingos flock to the area by the thousand. Where else can you watch this fantastic creature stepping over the lakeside ruins of an ancient site? All this, and yet close enough to enjoy the excitement of Bodrum and be just 15 minutes from the airport!



Flamingo Country Club



Flamingo Country Club is a stunning new development situated in Tuzla, close to Boğaziçi village. On green slopes rising to a crest of land, with Tuzla Lake to one side and the sea to the other, the resort looks out over the lake and beyond to an awesome mountain panorama rolling into the misty distance. The project is designed with a contemporary take on the classic white-washed Bodrum houses. Holiday luxuries become the norm; for more than 9 warm months of outdoor life enjoy the sun setting over Tuzla Lake from your terrace or relaxing in the open air restaurant. Residents have exclusive access to the private Artev Beach, just 700m away on foot or by cable car, where fantastic restaurant, bar and water sports facilities face the blue expanse of Güllük. This perfect holiday retreat really caters to all with lots to do, and the option to happily do nothing at all. The five star on-site facilities include heated indoor pool, gym, sauna and beauty centre, mini-golf, tennis and a children's playground. Flamingo Country Club is an ideal investment, not least because of its prime position close to the new 3 course Vita Park Golf Project. Vita Park promises to be one of the top golf locations in the world. For both the investor and the golf enthusiast looking for solutions, property in this area is a highly attractive asset.



Flamingo Life Style



Embraced by rolling mountains, this is perhaps one of the most beautiful locations in Turkey, and no better place to ease into the Mediterranean pace of life. At Flamingo Country Club, the private Artev Beach is an extension of your home; perfect for swimming and snorkelling in the turquoise waters, sipping sunset cocktails at the bar while soaking up the fantastic view of the Gulf of Gulluk. Flamingo Country Club lifestyle suits everyone; families with children will appreciate the safety and community spirit, while those looking for a quieter time have the space to get away from it all. Nearby Milas (ancient Mylasa) is home to a number of fascinating sites of ancient civilization to explore. The town is also known for its fine carpets. This age-old tradition still thrives and the weavers can be seen at work in the town today. Bodrum is just 25 minutes away from the resort and offers an exciting mix of beaches, shopping, and eating out. As well as one of the most friendly and hospitable local communities in Europe, there is a large foreign population on the Bodrum peninsula. Many activities, organisations and social events are in place to make your time in Turkey a true home from home. Flamingo Country Club, in its privileged location, is a great opportunity to be able to have a piece of all this, and more





Location



Distance to **Beach**: 500 m

Distance to **Güvercinlik** Village: 7 km

Distance to **Milas** Towncenter: 21 km

Distance to **Bodrum** Towncenter: 25 km

Distance to **Muğla** City: 81 km

Distance to **Didim** Town: 96 km

Distance to **Kuşadası** Town: 127 km

Distance to **İzmir** City: 227 km

Bodrum **Airport**: 9 km

İzmir **Airport**: 224 km



On-Site Activities & Facilities

Restaurant & Cafe Bar
 Laundry
 Supermarket
 Shopping Area
 Sauna & Turkish Bath
 Heated Indoor Pool
 Gym Facilities
 Beauty Centre
 Ampitheatre
 Ground Chess
 Children's Play Area
 Volleyball
 Tennis Court
 Open Air Cinema
 Basketball
 Water Sports
 Beach Restaurant & Cafe Bar
 Artev Private Beach
 Fishing
 Waterfall
 Service Bus to & from Bodrum Town Center
 Service Bus to & from Güvercinlik Village
 TAXI Service



Site Plan



A Type Apartments

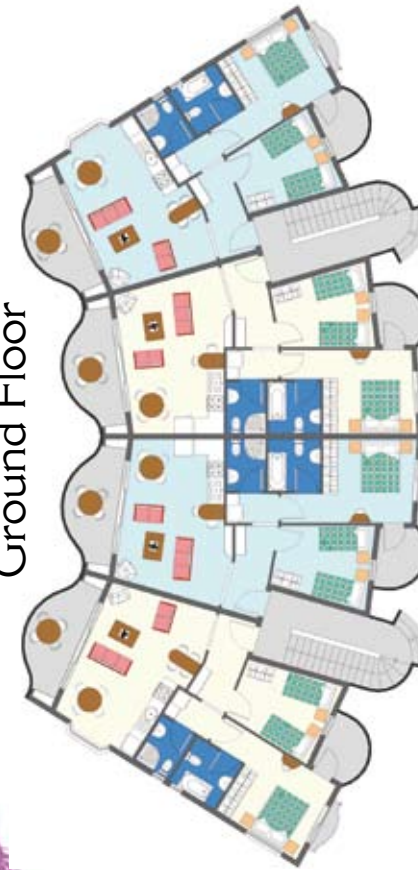


A Type Apartments



Ground floor units: area 69 m², terraces 13 m²
First floor units: area 69 m², terraces 76 m²
In each block there are eight units
2 bedrooms and 2 bathrooms
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

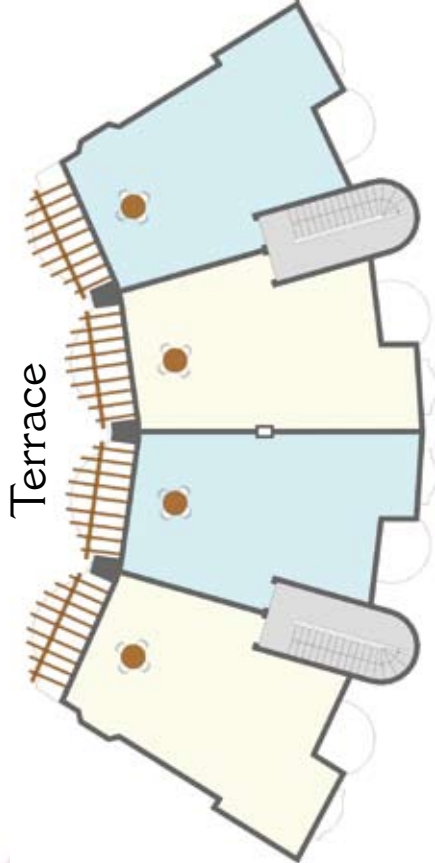
Ground Floor



First Floor



Terrace



B Type Apartments



B Type Apartments



Ground floor units: area 45 m², terraces 17 m²
First floor units: area 45 m², terraces 56 m²
In each block there are four units
1 bedroom and 1 bathroom
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

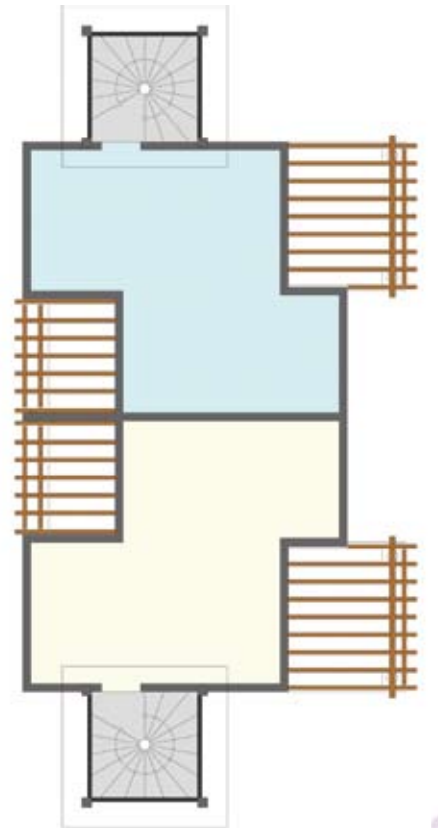
Ground Floor



First Floor



Terrace



C Type Apartments



C Type Apartments



Ground floor units: area 62 m², terraces 18 m²
First floor units: area 62 m², terraces 73 m²
In each block there are four units
2 bedrooms and 1 bathroom
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

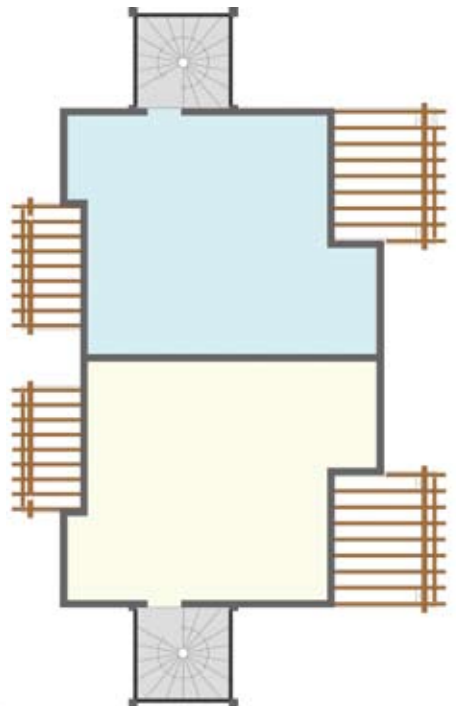
Ground Floor



First Floor



Terrace



D Type Apartments



D Type Apartments



Ground floor units: area 71 m², terraces 13 m²
First floor units: area 74 m², terraces 77 m²
In each block there are four units
2 bedrooms and 2 bathrooms
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

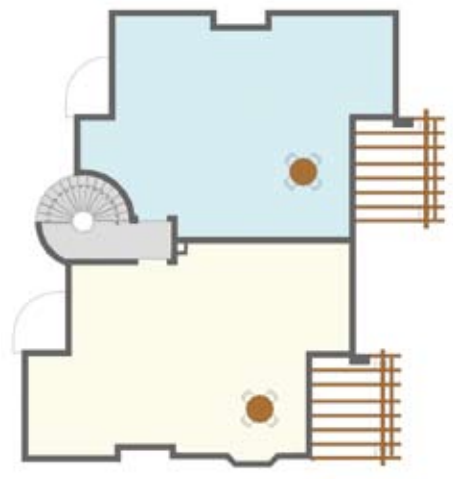
Ground Floor



First Floor



Terrace



E Type Apartments



E Type Apartments

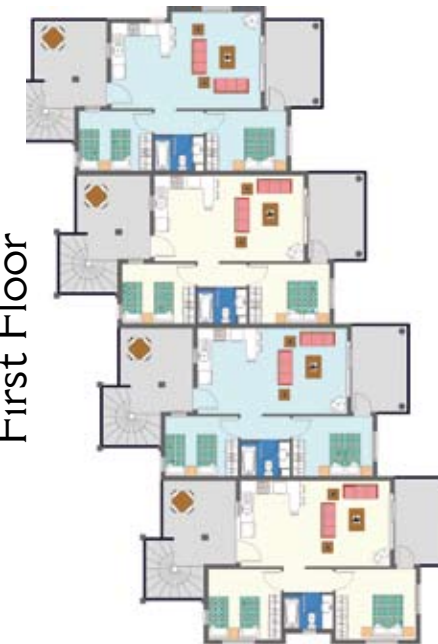


Ground floor units: area 62 m², terraces 22 m²
First floor units: area 62 m², terraces 92 m²
In each block there are eight units
2 bedrooms and 1 bathroom
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

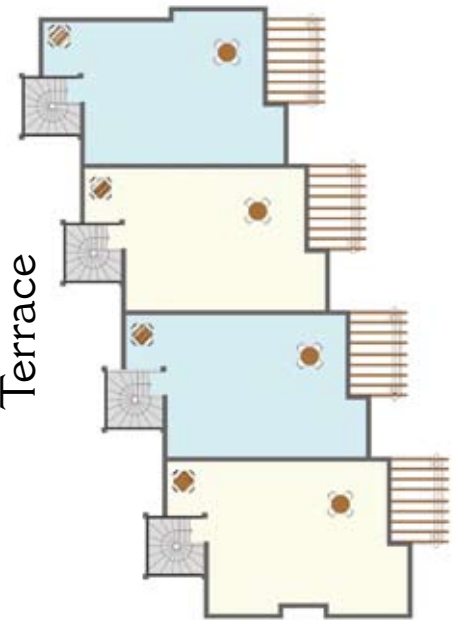
Ground Floor



First Floor



Terrace



F Type Apartments

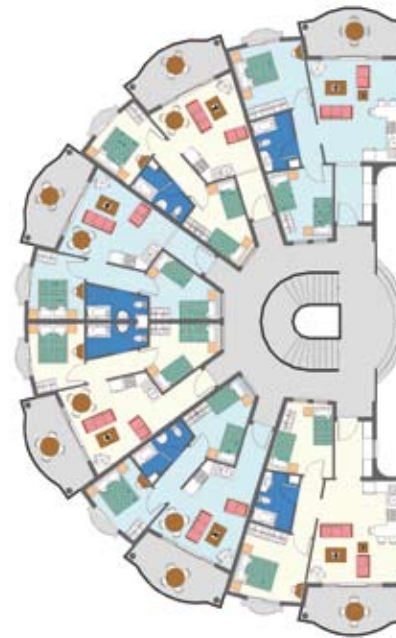


F Type Apartments

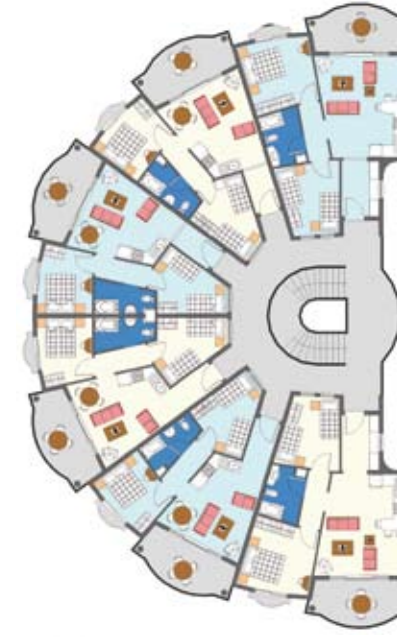


Ground floor units: area 52 m², terraces 12 m²
First floor units: area 52 m², terraces 62 m²
In each block there are 12 units
2 bedrooms and 1 bathroom
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

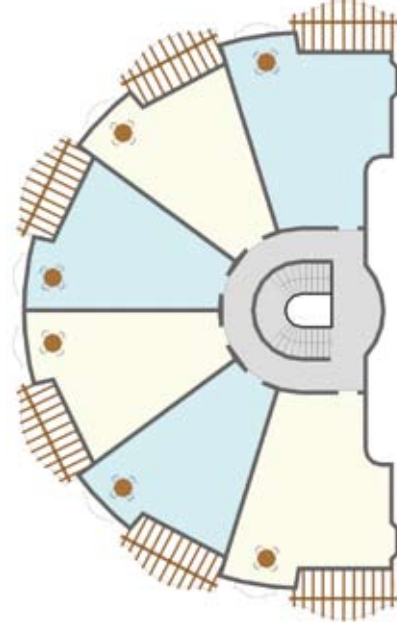
Ground Floor



First Floor



Terrace



G Type Apartments

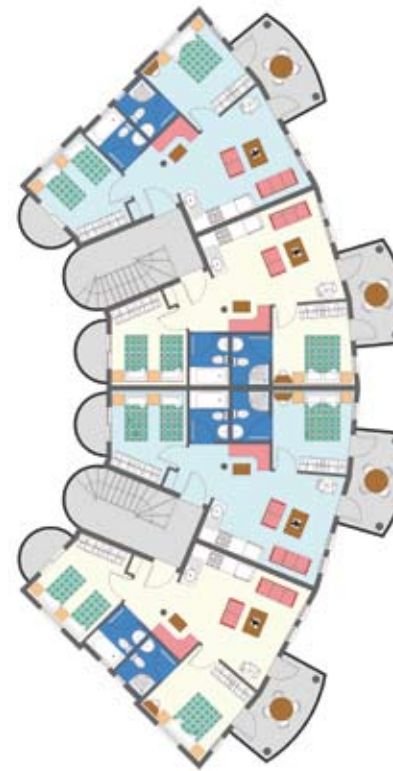


G Type Apartments



Ground floor units: area 60 m², terraces 12 m²
First floor units: area 60 m², terraces 66 m²
In each block there are eight units
2 bedrooms and 2 bathrooms
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

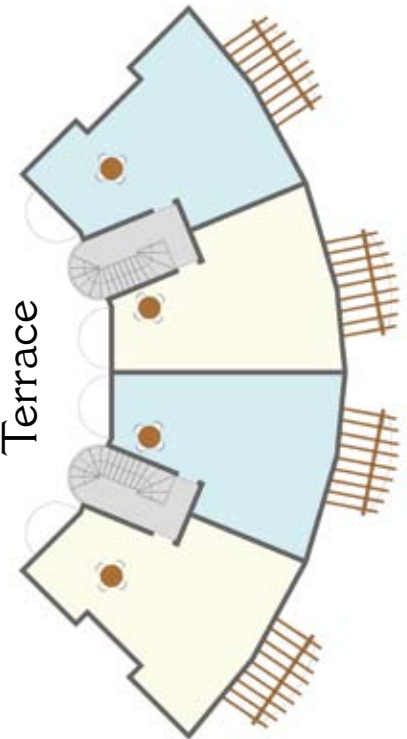
Ground Floor



First Floor



Terrace



H Type Apartments



H Type Apartments



Ground floor units: area 71 m², terraces 13 m²
First floor units: area 71 m², terraces 77 m²
In each block there are eight units
2 bedrooms and 2 bathrooms
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

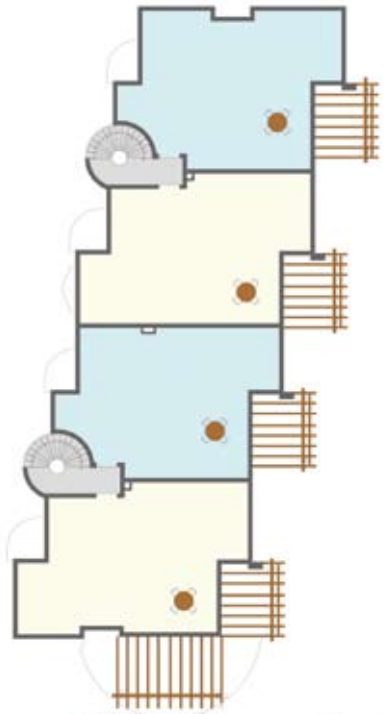
Ground Floor



First Floor



Terrace



I Type Apartments



I Type Apartments



Ground floor units: area 71 m², terraces 13 m²
First floor units: area 71 m², terraces 77 m²
In each block there are eight units
2 bedrooms and 2 bathrooms
Living-dining room, Open plan kitchen
Communal car park, Communal swimming pool
The first floor units have their own roof terraces
The ground floor units have their own gardens

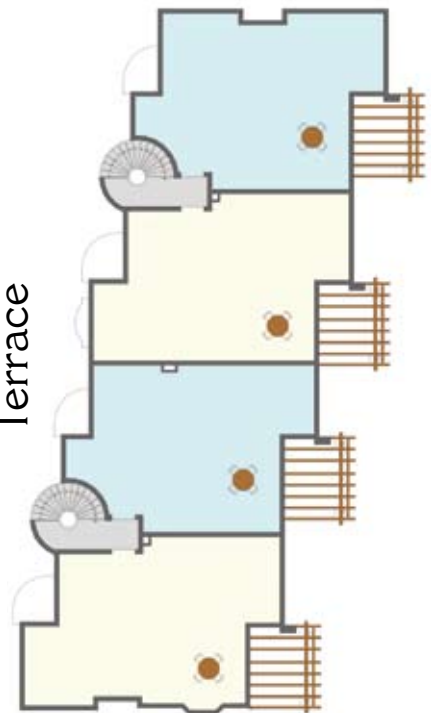
Ground Floor



First Floor



Terrace



K Type Villas



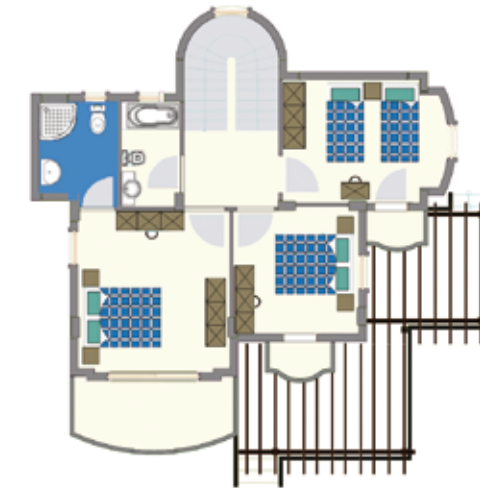
K Type Villas



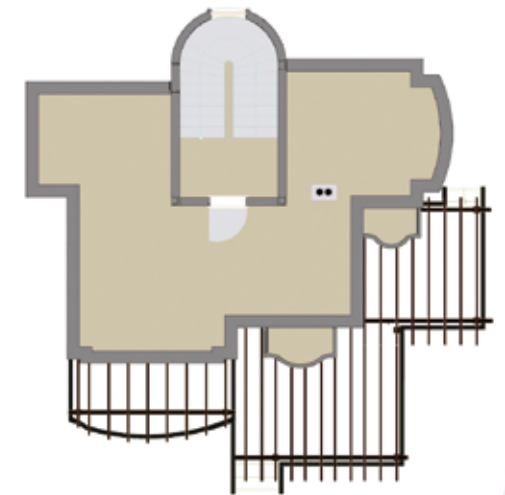
Area 125 m², terraces 69 m²
3 bedrooms and 3 bathrooms
Living-dining room, Kitchen
5 terraces (1 roof terrace)
Private car park
Private swimming pool



Ground Floor



First Floor



Terrace

