



Serenity Heights

Contemporary Elegance



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Completed projects



About Akbuk

Akbuk, meaning "White Bay"

Akbuk is an ideal setting for those people who enjoy a relaxed and laid back holiday or life style. Set in an idyllic fishing village, with a back drop of natural pine Forest Mountains. Although small, you will find many activities to enjoy, such as, daily boat trips around the surrounding picturesque Aegean coastline, snorkelling, wind surfing, fishing on the harbour or fishing boat trips, horse riding, jeep safari or just sunbathing on Akbuds beautiful sandy beaches.

There is a host of restaurants and bars nearby, mainly traditional Turkish, but also one or two European style restaurants. The centre point of Akbuk Bay is the Harbour, with its long pedestrian promenade, where you can take a relaxing walk stopping off for a meal and enjoy the ambience of the traditional Turkish relaxed atmosphere and watch the beautiful sunset across the bay.

Akbuk, has all the amenities within the centre and nearby such as shops, petrol station, supermarkets, and a Friday market, selling local fruit, vegetables, fresh herbs and spices, clothes and much, much, more, the market is located right next to the main Akbuk bus station. The busy holiday resort of Alinkum is only a 20 minute drive away, where you will find a very busy thriving popular resort, full of bars, restaurants, and night clubs along its long beach promenade, the local bus service run regularly day and night to this resort, this is a great and inexpensive way of getting around all the local areas to explore, and the wide variety of near by historical sites such as, The Temple of Apollo, Bafa Lake and National park, Miletos, Priene, Ephesus to name a few.





Akbuk has always been the popular holiday destination for Turkish nationals, they come for the summer months from all the big cities to their second homes, this is why Akbuk keeps its Turkish identity and atmosphere, so now we find it is also becoming popular with many Europeans, as it is not and will never be spoilt by high rise or excessive building, one of the main reasons for this is the building regulations, which limits the height of properties to two and a half levels, depending on the elevation, three and a half is the maximum, the land to build is limited to a maximum 15% of the total land area, so the developments that are now being constructed in this area will have nice open spaces with pools and landscaped gardens. It does mean in many cases the property prices are higher than in the Didim area due to the land prices being higher as limited building land is available, with this in mind, it makes this an area for good future capital growth. The closest airport to this area is Bodrum, which is approximately 40 minutes drive, but this travelling time will be reduced by the new road which is presently under construction, and due for completion 20011, Izmir is also an option to use in the winter months, as direct flights are not so frequent yet to Bodrum, but the new international terminal is already under construction, so flights will increase, Bodrum airport is 75 Kilometres from Akbuk.

There is also an area across the bay from Akbuk which has now had the proposals passed for an 18 hole golf course with hotel, the plans are being finalised and construction tenders being put forward at present, the dates for this being completed are around 2012, this again will bring a price increase to Akbuk as it is the closest area to the proposed Golf Course location.

About Serenity Heights

Serenity Heights is set back in an elevated position just on the outskirts of Akbuk Bay. Although in an elevated position the development is still only 10 minutes easy stroll to the beach and centre. Serenity Heights has been carefully designed to give every property amazing panoramic sea and pine forest mountain views.

This unique contemporary designed development is of a standard and luxury never seen or built in this area, the concept of contemporary elegance and first class finishes within all the aspects of the development makes "Serenity Heights" a place you will want to be, giving you peace of mind and a fantastic investment opportunity.

Consisting of only 40 properties in four buildings, surrounded by beautifully well thought out landscaped gardens, a 200 m² communal swimming pool with Jacuzzi.

The site consists of only four blocks, and offers a choice of, one bed bedroom two bathroom apartments, two bedroom two bathroom apartments, two bedroom two bathroom duplexes and three bedroom two bathroom duplexes. Both the two and three bedroom duplex come in two designs and levels, either on ground level to first floor level or second floor level to roof floor, giving you more choice.

The development and all facilities on the site will be completed on 31.01.2012





*Serenity Heights has a 200m²
swimming pool with spectacular views over Akbuk Bay*





*Serenity Heights is built to a contemporary design,
and with the highest standard of finishing you will find in this region.*

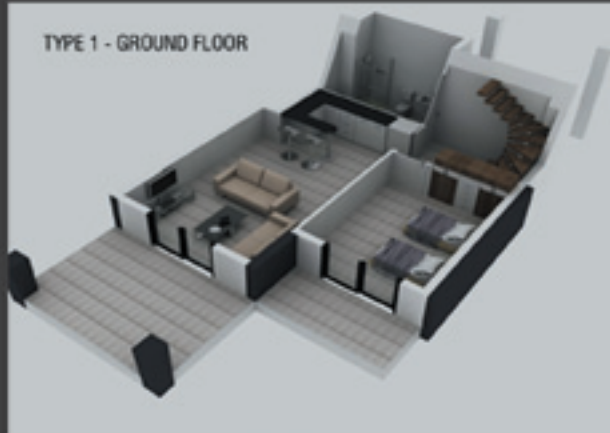


*A BLOCK - 4*2 bed 2 bath apartment and 8*2 bed 2 bath duplexes*

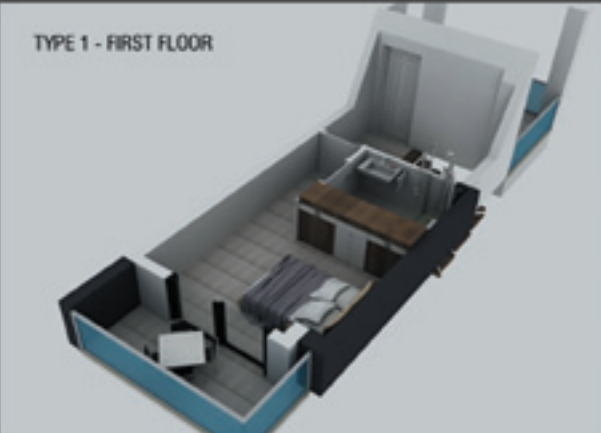
*B and C BLOCK - 4*2 bed 2 bath apartments, 4*2 bed 2 bath duplexes, 4*3 bed 2 bath duplexes*

*D BLOCK - 2*1 bed 2 bath duplexes, 2*3 bed 2 bath duplexes*

TYPE 1 - GROUND FLOOR



TYPE 1 - FIRST FLOOR

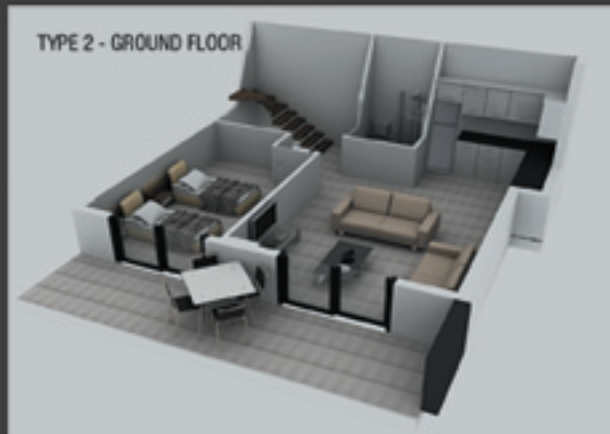


TYPE 1

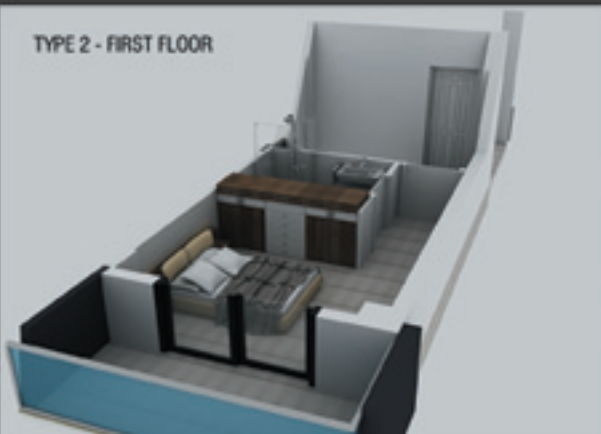
2 bed 2 bath corner duplex
on A,B and C BLOCKS

Internal size : 88,1 m²
Terraces : 23,5 m²
Total : 111,6 m²

TYPE 2 - GROUND FLOOR



TYPE 2 - FIRST FLOOR



TYPE 2

2 bed 2 bath middle duplex
on A,B and C BLOCKS

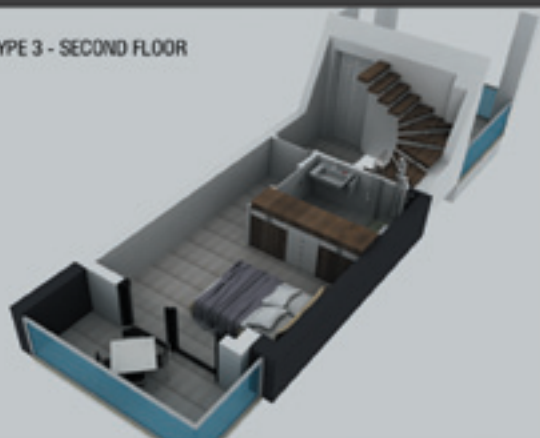
Internal size : 79,6 m²
Terraces : 16,1 m²
Total : 95,7 m²

TYPE 3

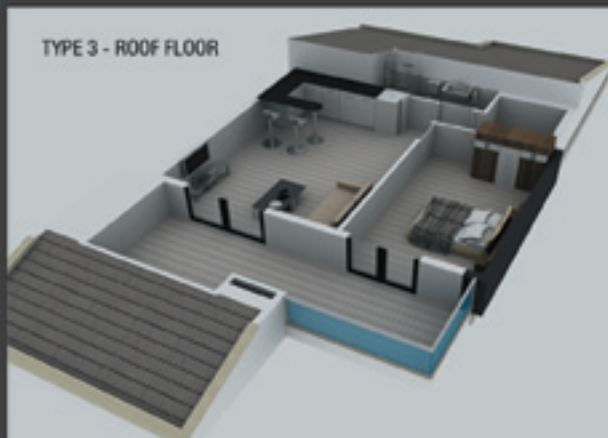
2 bed 2 bath corner duplex
on A BLOCK

Internal size : 77,6 m²
Terraces : 19,3 m²
Total : 96,9 m²

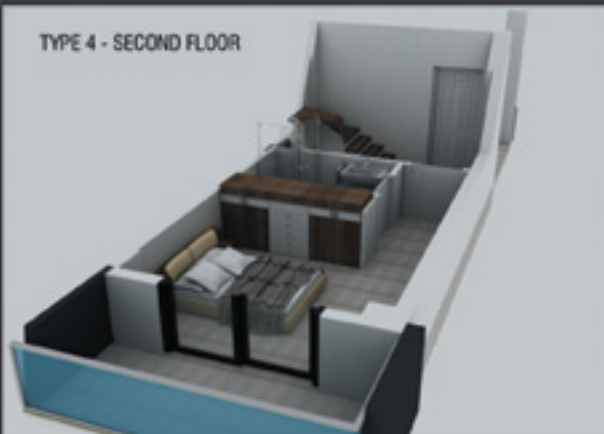
TYPE 3 - SECOND FLOOR



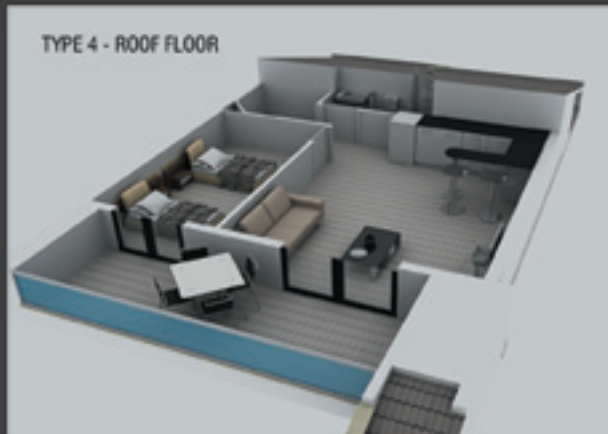
TYPE 3 - ROOF FLOOR



TYPE 4 - SECOND FLOOR



TYPE 4 - ROOF FLOOR

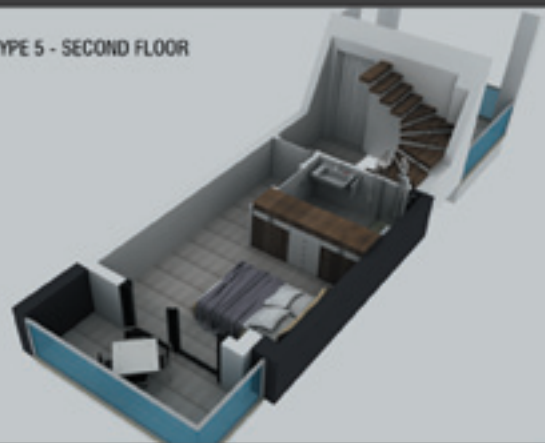


TYPE 4

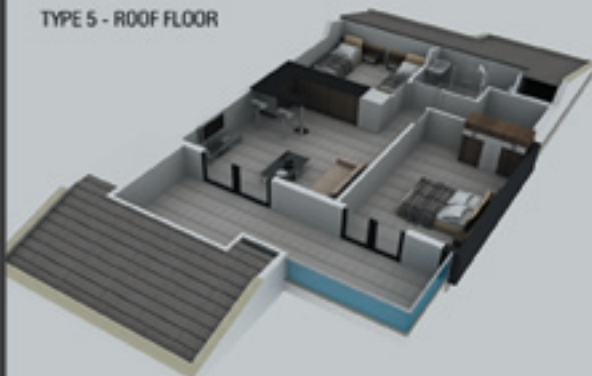
2 bed 2 bath middle duplex
on A BLOCK

Internal size : 77,6 m²
Terraces : 17,3 m²
Total : 94,9 m²

TYPE 5 - SECOND FLOOR



TYPE 5 - ROOF FLOOR

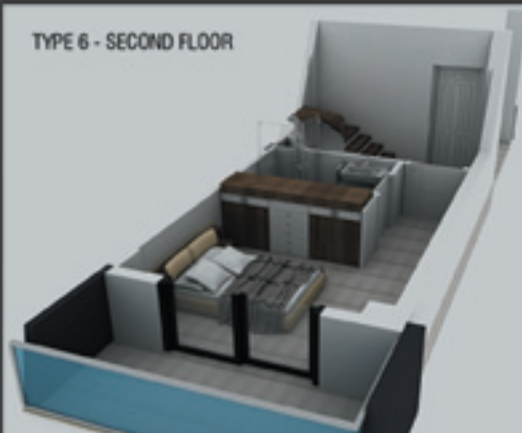


TYPE 5

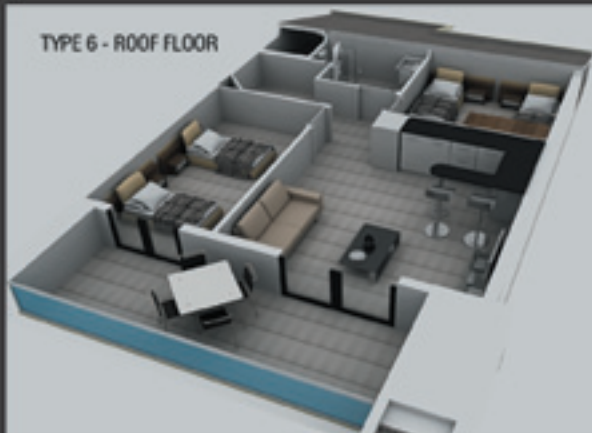
3 bed 2 bath corner duplex
on B and C BLOCKS

Internal size : 90,0 m²
Terraces : 19,3 m²
Total : 109,3 m²

TYPE 6 - SECOND FLOOR



TYPE 6 - ROOF FLOOR

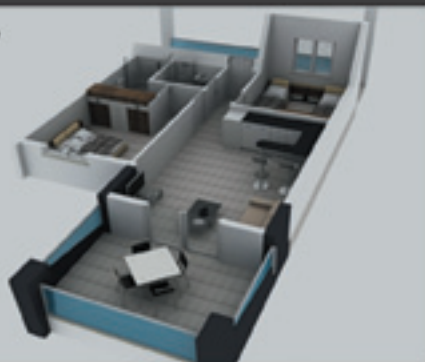


TYPE 6

3 bed 2 bath middle duplex
on B and C BLOCKS

Internal size : 86,3 m²
Terraces : 17,3 m²
Total : 103,6 m²

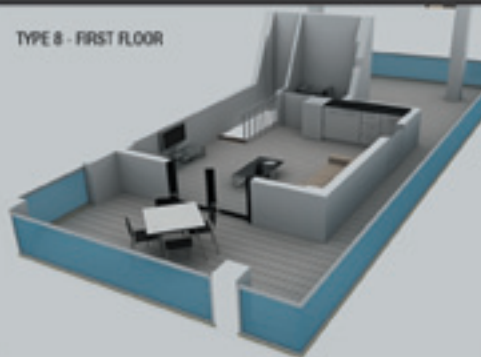
TYPE 7



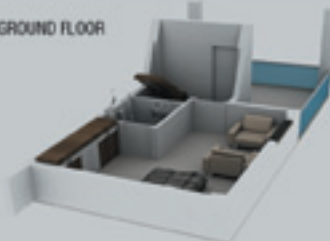
TYPE 7

2 bed 2 bath apartment
on A,B and C BLOCKS
Internal size : 65,4 m²
Terraces : 13,0 m²
Total : 78,4 m²

TYPE 8 - FIRST FLOOR



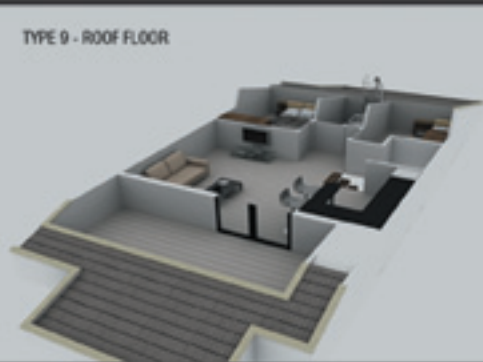
TYPE 8 - GROUND FLOOR



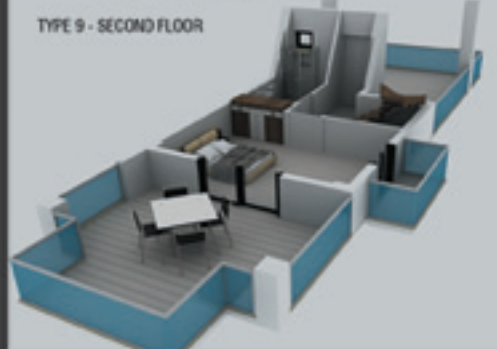
TYPE 8

1 bed 2 bath corner duplex
on D BLOCK
Internal size : 71,5 m²
Terraces : 23,5 m²
Total : 95,0 m²

TYPE 9 - ROOF FLOOR



TYPE 9 - SECOND FLOOR



TYPE 9

3 bed 2 bath corner duplex
on D BLOCK
Internal size : 96,7 m²
Terraces : 33,2 m²
Total : 129,9 m²



Onsite facilities

- Sauna
- Large swimming pool
- Jacuzzi
- Communal BBQ area
- Gymnasium
- Pool bar
- Onsite management services
- 24hr reception and security
- Airport transfer service
- Excursion booking facility
- Laundry and cleaning service
- Car rental

Full rental management package and services are also available for those wishing to benefit from a rental income

WARRANTIES and WHAT IS INCLUDED IN THE PRICE OF THE PROPERTY

All properties will be delivered with the same high quality materials and fittings as in the show apartment.

- * One installed air-condition unit in lounge
- * Pre installation for air-condition units to all bedrooms
- * Brushed steel effect extractor unit installed in kitchen
- * All base and wall units fitted in kitchen area
- * Integrated hob fitted to granite work surface
- * Granite work surface
- * Integrated wine rack
- * Mirror with light over in bathrooms
- * All bathroom fittings to include, towel rail, toilet roll holder, shower with glass shower door.
- * All interior doors with fittings
- * Double glazed windows with 3yr manufactures guarantee.
- * 10yr TSE building warranty

EXAMPLE PAYMENT SCHEDULE

Below is an example payment schedule, this can be tailored to meet each individual financial circumstance.

| | |
|--|---------|
| Based on property purchase price of | £53,000 |
| Initial deposit on sales contract | £2,000 |
| 30% payable 30 days from date of sales contract | £15,300 |
| 25% payable 120 days from date of sales contract | £12,750 |
| 20% payable 210 days from date of sales contract | £10,200 |
| 25% payable on completion minus deposit | £12,750 |

Total £53,000

| | |
|---|------|
| Payable fees on date of sales contract | |
| Solicitor fees (for full conveyance service) | £800 |
| Mandatory Military search | £500 |
| Notary fees (Includes power of attorney and translator) | £200 |

Total £1,500

The buying costs above the property purchase price
Fees payable on day of obtaining title deeds

| | |
|-------------------------------|--------|
| 3.3% Title deed transfer tax | £1,732 |
| Title deed application fee | £75 |
| Water connection charge | £250 |
| Electricity connection charge | £250 |

Total £2,307

Yearly fees payable

| | |
|---|---------------|
| Mandatory Earthquake Insurance | £60 per year |
| Buildings & Contents Insurance (This will depend on m2) | £60 per year |
| Estimated Maintenance fees | £500 per year |

All the above fees quoted are correct at time of printing; these fees may change due to official increases.



Now that you have read all about the new and exciting "Serenity Heights" we are sure you will agree it is an investment opportunity and lifestyle waiting for you to take advantage of.

To request further information or to contact us to view "Serenity Heights"

