



*presents...*

KUSADASI  
GOLF & SPA  
RESORT

*Kusadasi*



*Kusadasi*

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The jewel in the Aegean Coast of Turkey, Kusadasi, famed for its turquoise blue waters and clear blue skies, rich culture and delicious cuisine. The town of Kusadasi, nestled between the two international airports of Izmir and Bodrum, is proving to be ever increasing in its popularity with visitors from overseas, with year round flights from Europe into the local airport of Izmir and the cruise port bringing in worldwide visitors each day, with over 550 cruises scheduled to dock

during the 2013 season.

Some of the attractions of Kusadasi are the local historical sites of Ephesus, the temple of Artemis, which is one of the seven wonders of the ancient world and the House of the Virgin Mary. The natural park of Turkey lies on the outskirts of Kusadasi and has an array of wildlife, treks and natural unspoilt beaches.



PRICES FROM £82,000

KUSADASI  
GOLF & SPA  
RESORT



# KUSADASI GOLF & SPA RESORT



## The Project

Club La Costa's newest resort in Turkey, Kusadasi Golf & Spa Resort, is located close to the popular resort area of Kusadasi, around 90km south of Izmir, Turkey's third largest city. The Golf course is designed by Spanish golf architect Jose Canales, the Kusadasi course, which has been under construction since 2009, measures almost 6,400 metres and has around 140-270 meters above the sea level with views to the surrounding Aegean Sea, Long Beach, Samos Island, National Park bays and mountains. This unique resort offers a 18-hole championship golf course, a full-service 3174 m2 Club House, VIP lounge, restaurant, banquet and meeting room facilities, event organizations and lodging accommodation all in one location.

The residential facilities for the resort are centred around "The Atrium" which hosts a 24 hour reception facility, The Aegean Bar, shopping area, buffet restaurant and spa treatment centre including Turkish Bath. Around the resort there are 5 Restaurants serving everything from snacks to A la Carte, the resort management also offers an all-inclusive option for guests and home-owners staying on the resort during the summer season, this can be an excellent incentive for renters who wish to enjoy the facilities which the resort has to offer.

Kusadasi is the first course in Turkey to be part of a mixed development including villas and apartments. The developments in the Belek region, home to most of Turkey's courses, are entirely built on land leased from the Turkish government, and thus were not able to include freehold property.

# KUSADASI GOLF & SPA RESORT

## The Location

Situated in the hills overlooking the Long Beach district, with its 18km of sandy beaches, the Kusadasi Golf & Spa Resort is just a 15 minute journey from the centre of Kusadasi, the centre of Kusadasi is alight with life, there are an array of restaurants, bars, nightlife and shopping opportunities awaiting you.

A number of beaches and beach clubs are the places to see and be seen during the summer months and the evenings are spent at one of the many eateries or bar venues along the coastline.

The 800 berth Setur Yacht Marina is just a short distance from this property and offers a selection of upmarket restaurants and cafebars with a new designer shopping centre. The old town of Kusadasi still holds the charm, set within the old castle walls the bazaar is the perfect place to haggle for your shopping, normally over a glass of the local apple tea. withits array of restaurants, bars and shopping opportunities.

- Turkish Tourism increased 17% in the early months of Summer 2013



# KUSADASI GOLF & SPA RESORT









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## General Information

This area has been particularly targeted by investors over the past couple of years, with the introduction of the Kusadasi International Golf course which opened in May 2012, the Hilton Hotel Group opened their doors in March 2013 and Ramada Hotel Group have a large project underway in the town.

The recent expansion of the Yacht Marina with its large shopping centre opened in 2012 at the 800-berth Setur Yacht Marina.

The proximity to the 3rd largest city in Turkey, Izmir, which is a thriving import/export town has also attracted the construction of a conferencing centre, said to be the largest on this coastline of its kind.



# KUSADASI GOLF & SPA RESORT



## The Investment

Properties on this fantastic key ready development are starting from just £86,500 and are offered with an amazing payment plan of 50% down and the following 50% in monthly instalments for a 60 month period, don't miss out on your chance to be part of this fantastic project with its great capital appreciation and rental opportunities....

# KUSADASI GOLF & SPA RESORT



## EXCLUSIVE PAYMENT TERMS AND RELATED COSTS

### PAYMENT OPTION 1

Pay 50% now and take 5 years interest free monthly instalments for the balance

	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM APARTMENT
Property Price	£82,000	£105,000	£150,500
50% First Stage Payment	£41,000	£52,500	£75,250
60 Monthly instalments @	£683	£875	£1,254
Lawyers Fee	£950	£950	£950
Related Costs & Taxes	£4,280	£5,200	£7,020
<b>TOTAL COST</b>	<b>£87,230</b>	<b>£111,150</b>	<b>£158,470</b>

### PAYMENT OPTION 2

Pay 60% now and take 6 years interest free monthly instalments for the 40% balance

	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM APARTMENT
Property Price	£82,000	£105,000	£150,500
60% First Stage Payment	£49,200	£63,000	£90,300
72 Monthly instalments @	£455	£583	£836
Lawyers Fee	£950	£950	£950
Related Costs & Taxes	£4,280	£5,200	£7,020
<b>TOTAL COST</b>	<b>£87,230</b>	<b>£111,150</b>	<b>£158,470</b>



**NB: Discounts available for full cash payments**

**Taylor Scott**  
INTERNATIONAL

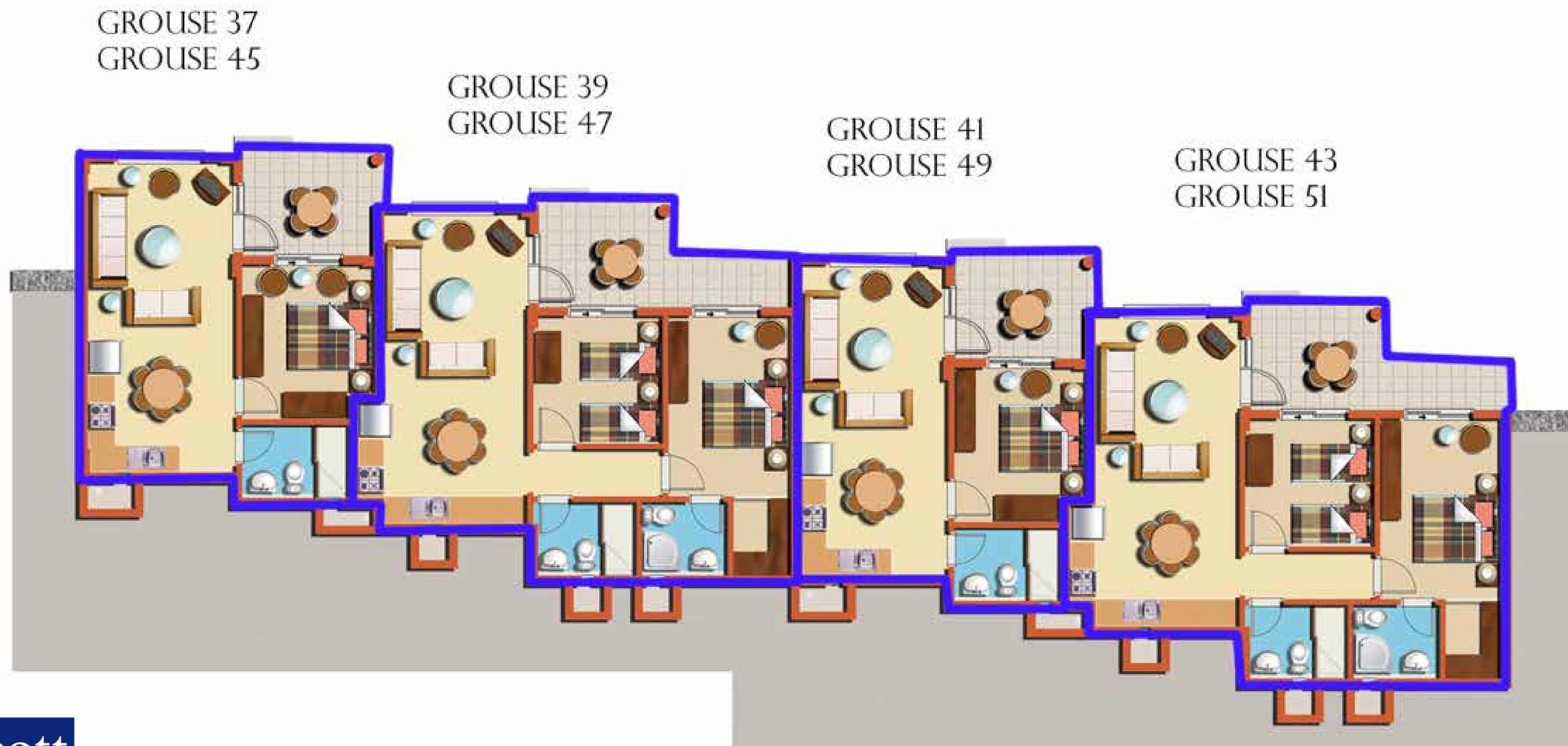
# KUSADASI GOLF & SPA RESORT



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A3 TYPE - GROUND FLOOR  
2+1 Apartment 72 sqm

# KUSADASI GOLF & SPA RESORT



A3 TYPE - UPPER FLOOR  
1+1 Apartment 56 sqm

# KUSADASI GOLF & SPA RESORT

GROUSE 38  
GROUSE 46

GROUSE 40  
GROUSE 48

GROUSE 42  
GROUSE 50

GROUSE 44  
GROUSE 52



E3 TYPE - FIRST FLOOR  
3+1 Penthouse 128 sqm

# KUSADASI GOLF & SPA RESORT

NIGHTINGALE 22

NIGHTINGALE 26

NIGHTINGALE 27

NIGHTINGALE 28



E3 TYPE - SECOND FLOOR  
3+1 Penthouse

# KUSADASI GOLF & SPA RESORT

NIGHTINGALE 26

NIGHTINGALE 29

NIGHTINGALE 30





KUSADASI  
GOLF & SPA  
RESORT

G1 TYPE - TOWN HOUSE  
GROUND FLOOR  
2+1 Apartment 103 sqm

**Taylor Scott**  
INTERNATIONAL

PRICES FROM £151,500

PELICAN 12

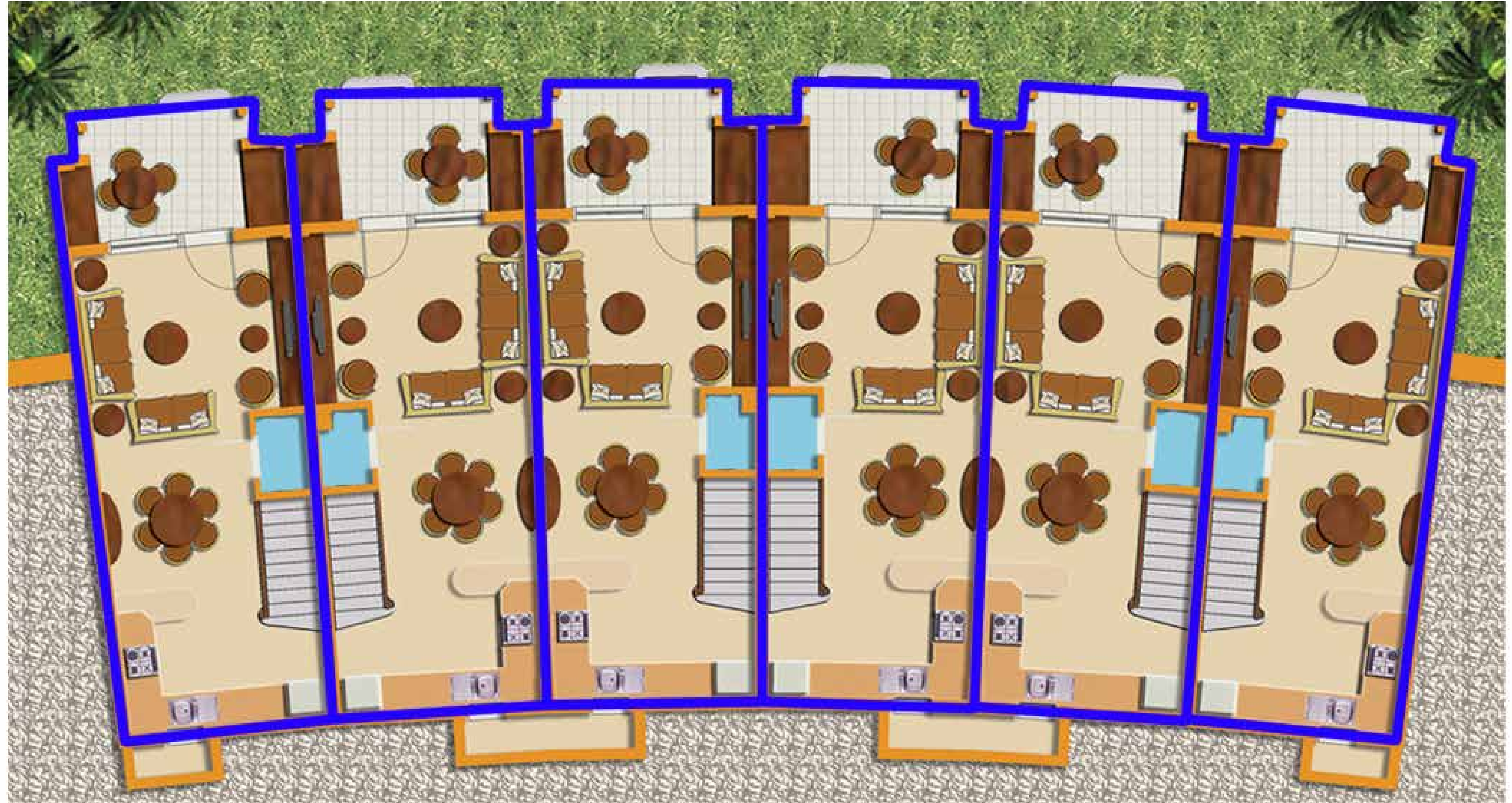
PELICAN 13

PELICAN 14

PELICAN 15

PELICAN 16

PELICAN 17



KUSADASI  
GOLF & SPA  
RESORT

G1 TYPE - TOWN HOUSE  
GROUND FLOOR  
2+1 Apartment

**Taylor Scott**  
INTERNATIONAL

PELICAN 12

PELICAN 13

PELICAN 14

PELICAN 15

PELICAN 16

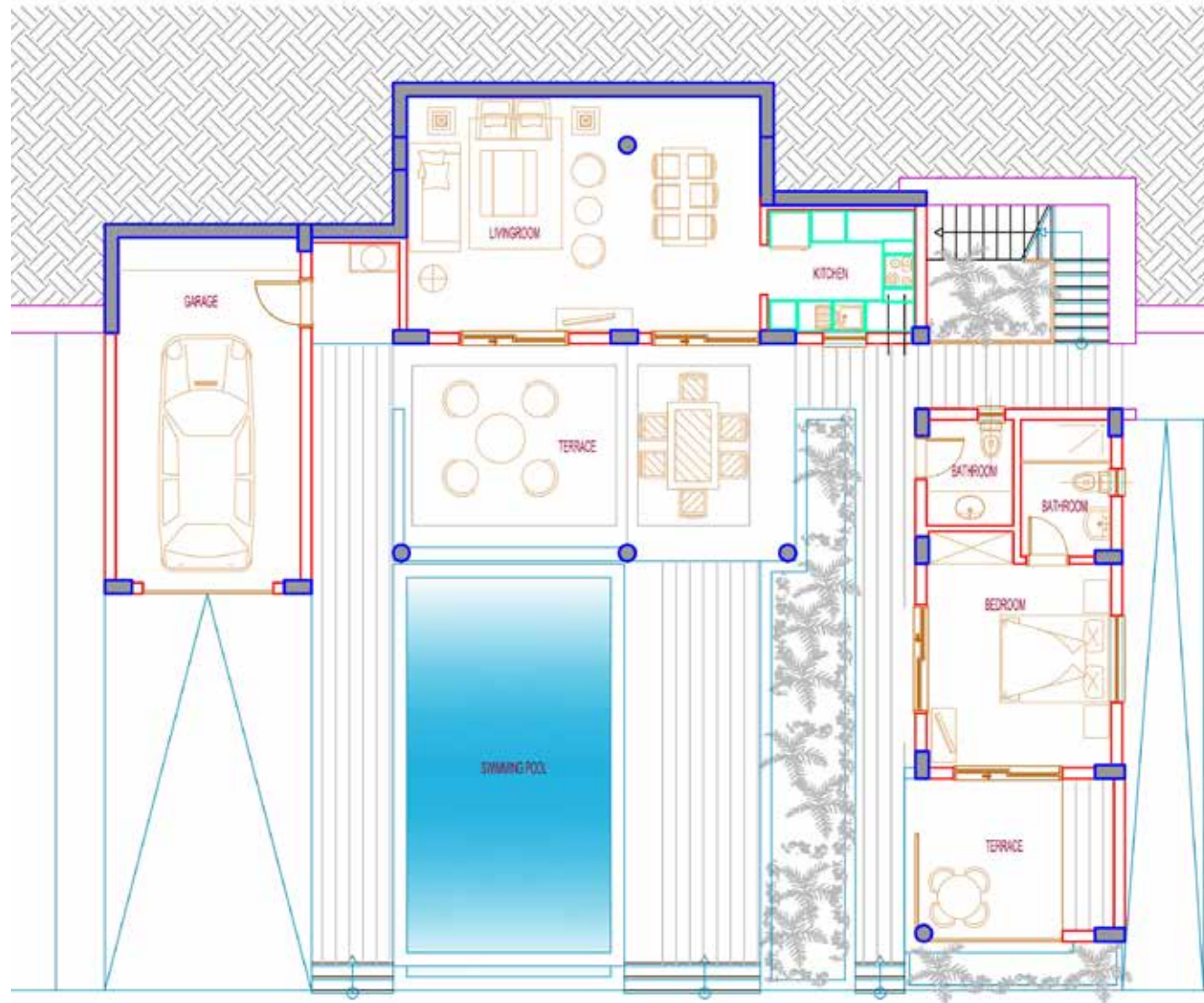
PELICAN 17



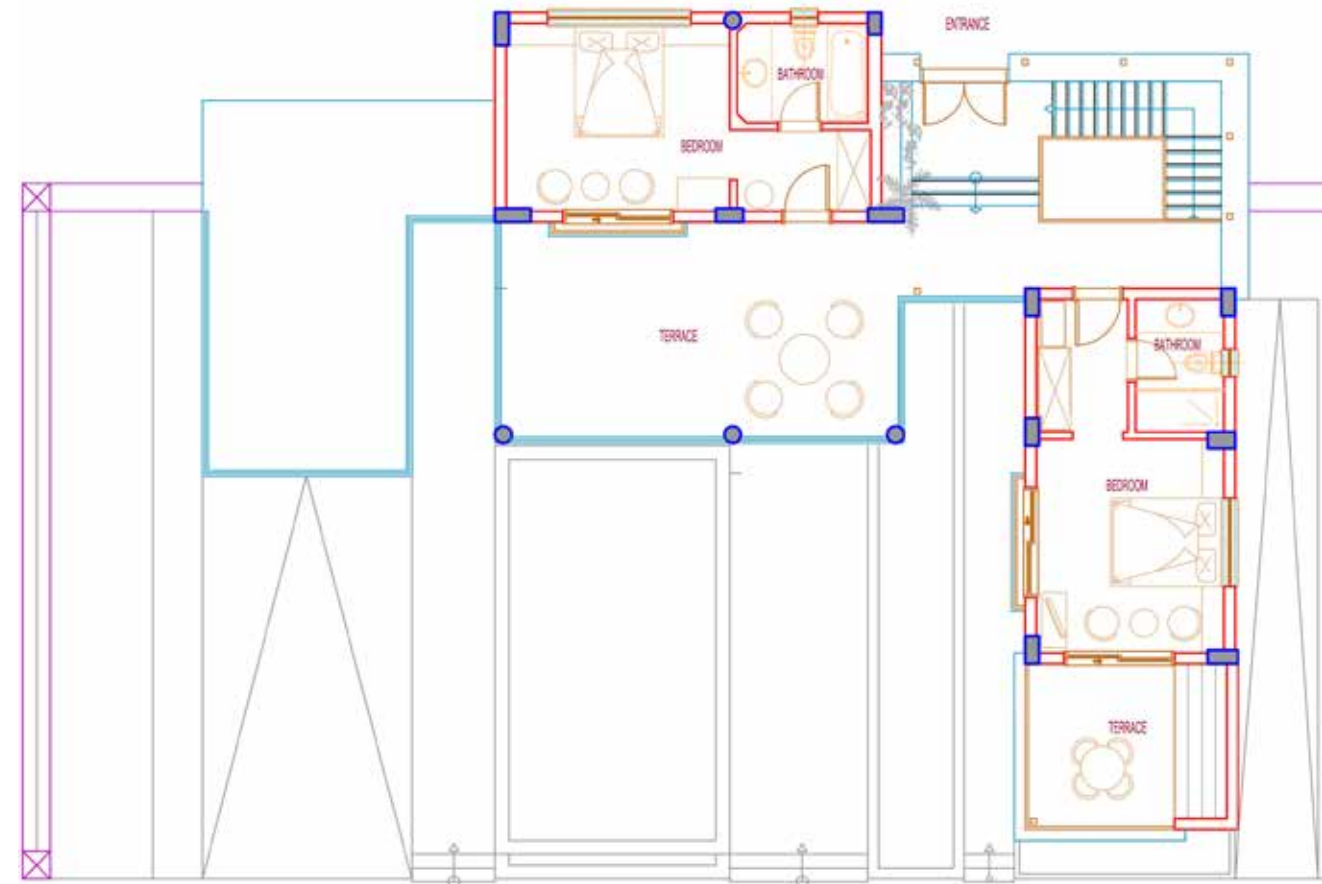
TYPE R  
4+1 VILLA 341 sqm

# KUSADASI GOLF & SPA RESORT

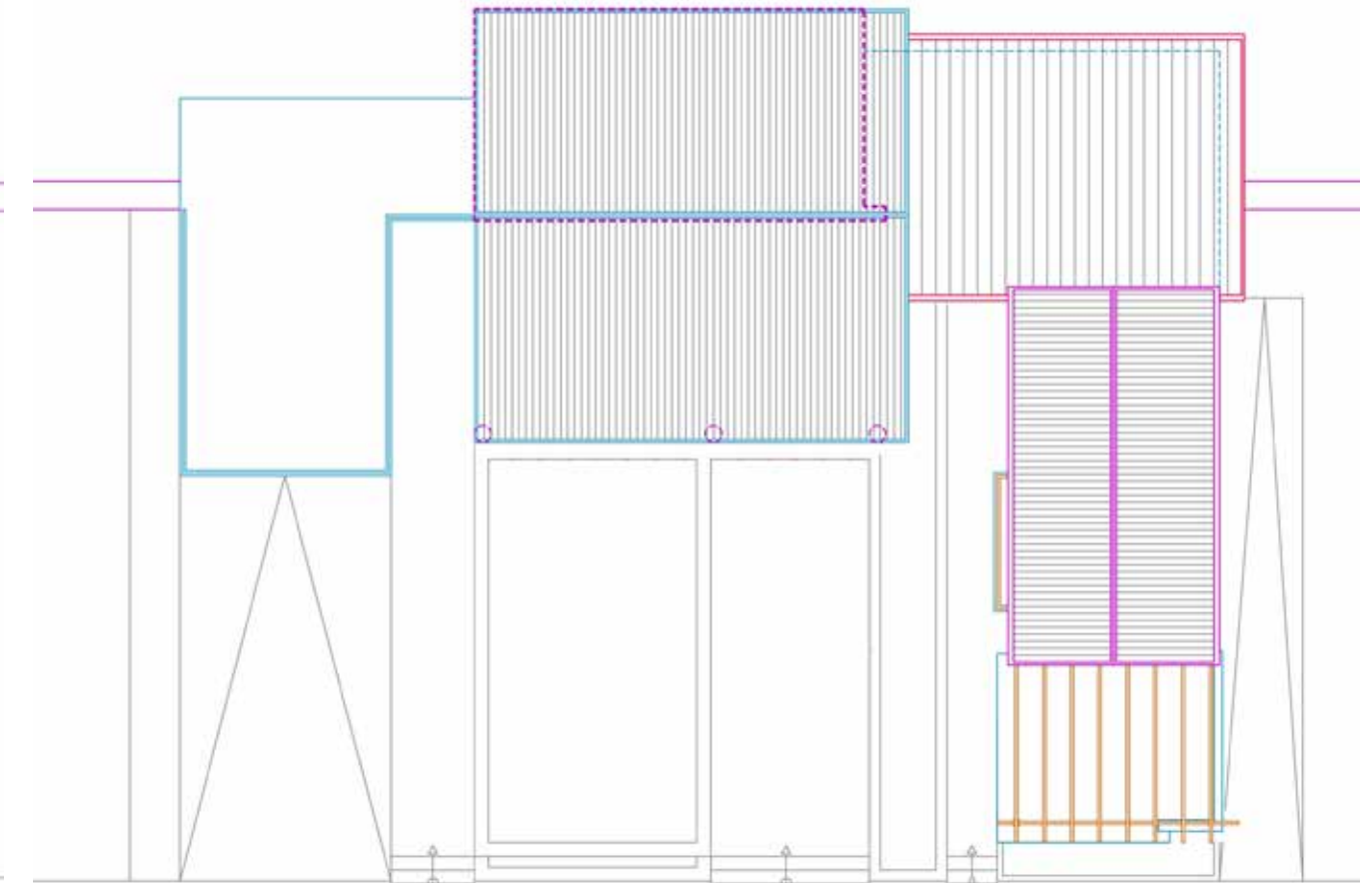
Basement Floor



First Floor



Roof Floor

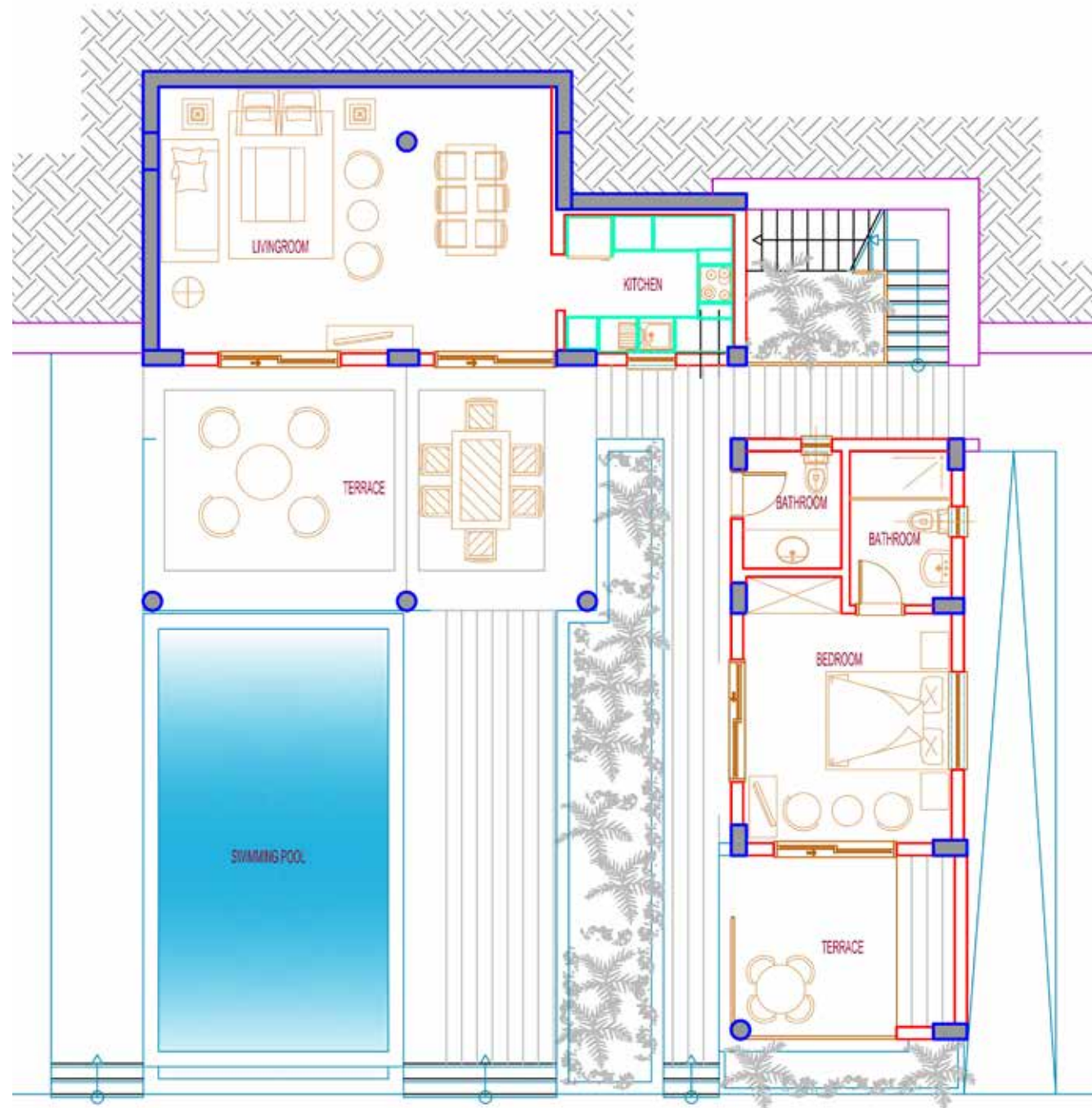


TYPE S-T  
5+1 VILLA 341 sqm

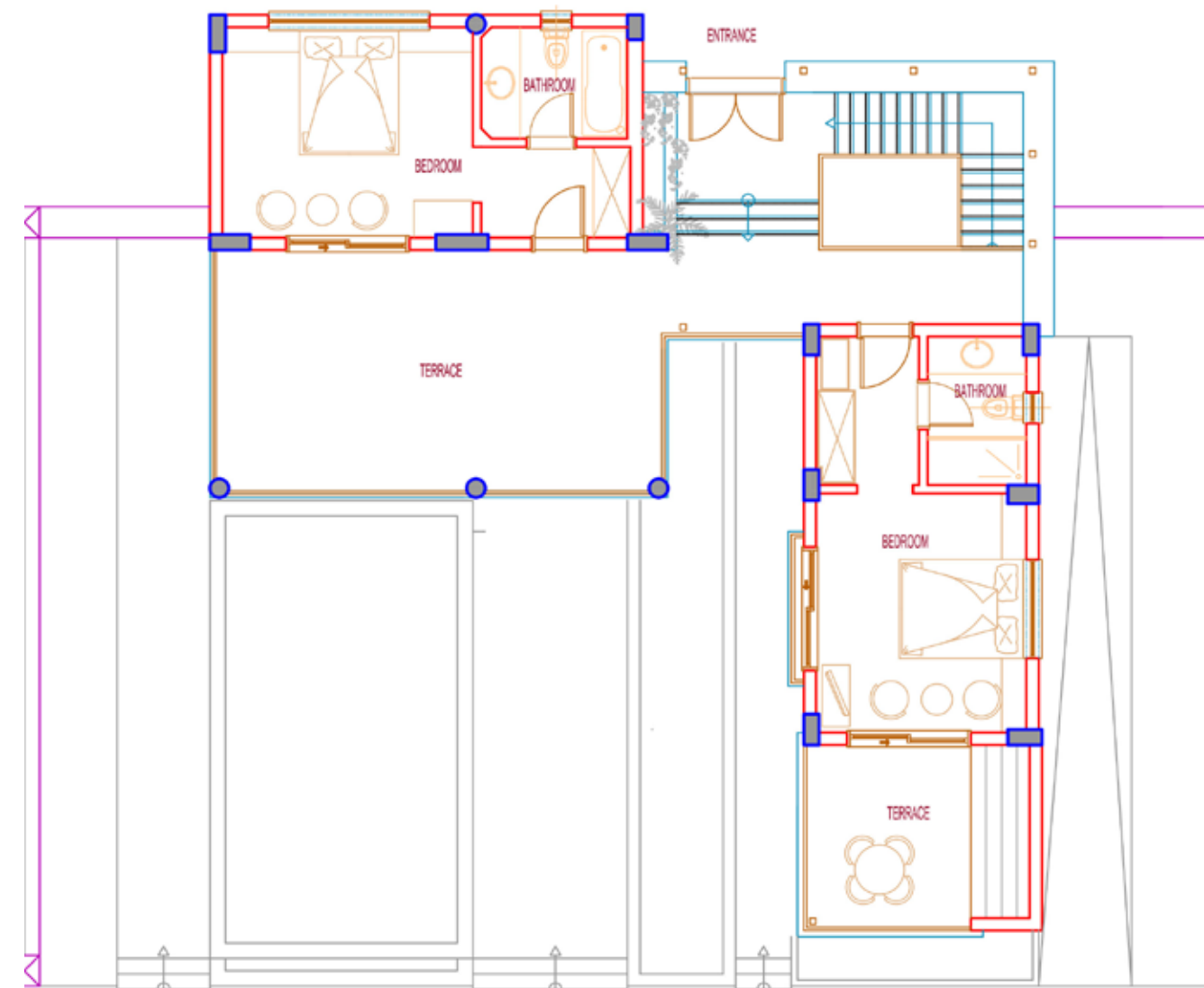
**Taylor Scott**  
INTERNATIONAL

KUSADASI  
GOLF & SPA RESORT

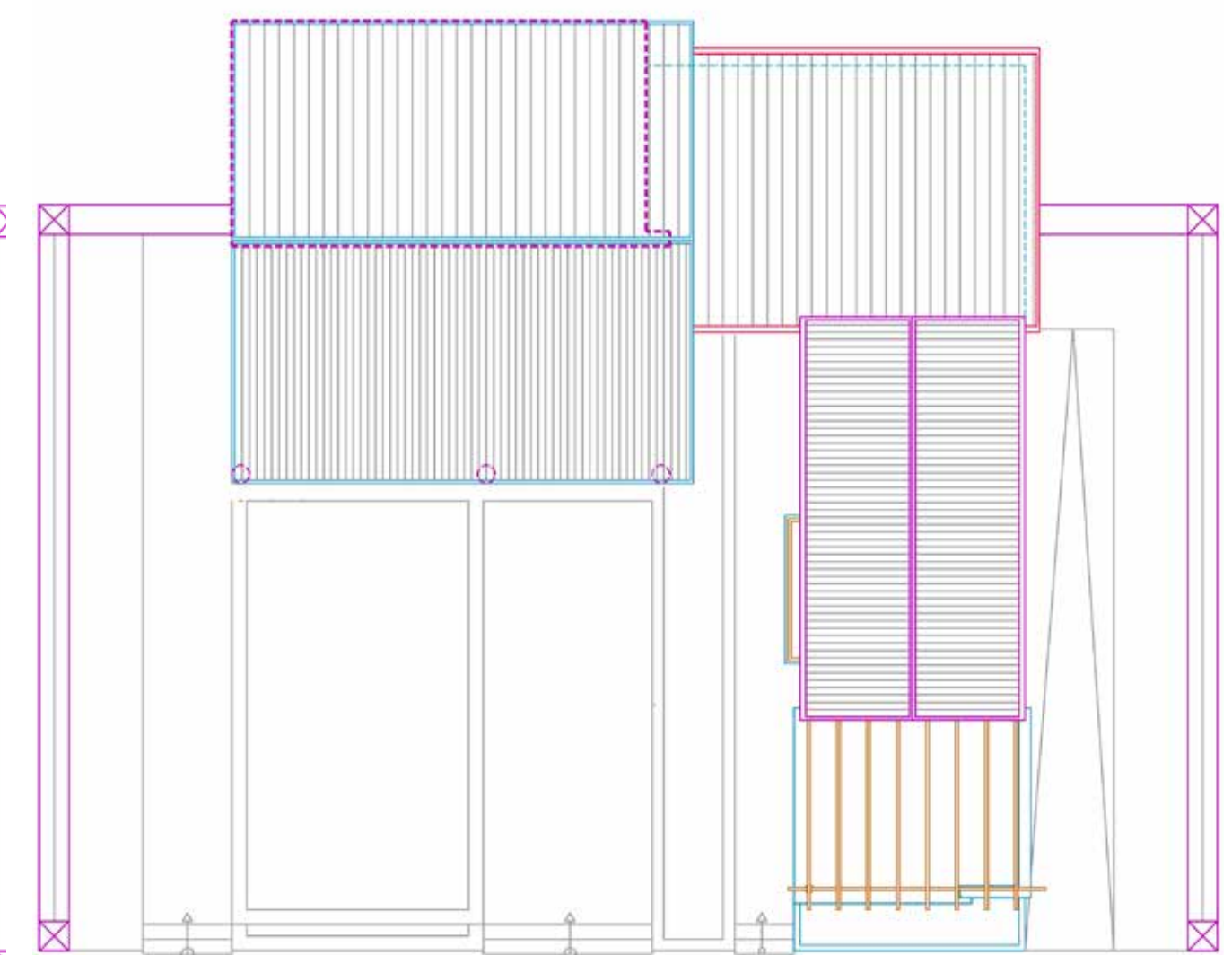
Basement Floor



First Floor



Roof Floor



PRICES FROM £320,000



# KUSADASI GOLF & SPA RESORT

## Facilities

- Spa & Wellness Centre
- Communal Swimming Pools and Childrens Pool
- Indoor Heated Swimming Pool
- Turkish Bath
- Sauna
- Steam Room
- Fitness Centre
- Archery Centre
- Childrens Playground
- Shopping Area
- Supermarket
- Conferencing Facilities
- Health Clinic & Doctor
- Open Air Cinema
- Tennis Courts
- Volleyball Court
- Restaurants And Cafes
- Aquapark
- Private Beach Club
- Shuttle Bus To Kusadasi Centre and Beach Club
- Laundry
- Turkish Bath
- Sauna
- Fitness
- Jacuzzi
- Skin Treatments
- Massage Saloons
- Body Care
- Medical Consultation
- Rehabilitation
- Weight Loss
- Hair Dresser
- Beauty Center
- Barber Shop
- Conference Room
- 24 Hour Security
- Large Parking Lot



# Close to...

## Kusadasi Centre

The centre of Kusadasi is alight with life, there are an array of restaurants, bars, nightlife and shopping opportunities awaiting you. A number of beaches and beach clubs are the places to see and be seen during the summer months and the evenings are spent at one of the many dining or bar venues along the coastline. The 800 berth Setur Yacht Marina offers a selection of upmarket restaurants and cafe bars with a new designer shopping centre. The old town of Kusadasi still holds the charm, set within the old castle walls the bazaar is the perfect place to haggle for your shopping, normally over a glass of the local apple tea.

## Ladies Beach

The area of Ladies Beach is famous for its Blue Flagged beaches and crystal clear blue waters, the promenade overlooking the beach has a wide selection of restaurants and cafe bars where you will find everything from traditional Turkish food to international cuisine. A short journey by local bus or car takes you to the bustling town of Kusadasi where you will find an array of diners, bars, nightlife and shopping opportunities. For golfers, the property is located just 15 minutes drive from the recently opened Kusadasi International Golf Course, offering an 18 hole championship golf course and club house with excellent restaurant and conferencing facilities.

## Long Beach

Davutlar and Guzelçamlı famed for their long sandy beaches stretch South along the coastline from Kusadasi. With great lengths of silver sandy beaches perfect for swimming, it also attracts many visitors taking advantage of the many water sports on offer. A protected area ensures the pedestrianized promenade remains between the beach and the residence areas which is extremely popular during the summer evenings with people taking an evening stroll. A number of small restaurants and café bars offer an opportunity to socialise or simply watch the world go by.

## National Park

The national park of Turkey is located close to Kusadasi and offers a beautiful natural location, some stunning scenery, perfect for walking and trekking, a number of small secluded bays offer a perfect idyllic settings to pass your summer days. This protected area hosts a number of species of birds, horses, wild boar and many other animals.

## Ephesus

One of the seven wonders of the ancient world, the city of Ephesus is just 15 minutes from the centre of Kusadasi, enjoy the history and culture and imagine yourself taking a step back in time as you wander around this magnificent ruin, the library and theatre are sure to leave a lasting impression.

## Sirince

Famed for its production of fruit wine, this hilltop village was once populated by Greeks and this can be seen from the architecture. Take time to wander around the winding streets, sample traditional Turkish food and enjoy the atmosphere, you will be sure to be called in to sample the local produce of wines, olive oils, soaps and spices.

## Izmir

Turkey's third largest city and import/export hotspot is located on the south westerly coast of the country. It has a cosmopolitan feel with many shopping malls, coastal areas with shops and seaside cafe bars, a very hip and vibrant city, just one hour from the centre of Kusadasi.

# “10 good reasons to invest in Turkey”

## 1. SUCCESSFUL ECONOMY

- Booming economy; more than tripling its GDP, reaching USD 772 billion in 2011, up from USD 231 billion in 2002 (TurkStat)
- Stable economic growth with an average annual real GDP growth rate of 5.2 percent over the last 9 years (TurkStat)
- Promising economy with a bright future as it is expected to become the fastest growing economy among the OECD members during 2011-2017 with an annual average real GDP growth rate of 6.7 percent (OECD Economic Outlook No. 86)
- 18th largest economy in the world and 7th largest economy compared with the EU in 2011 (GDP at current prices, IMF WEO)
- Institutionalized economy fueled by USD 110 billion of FDI in the last 9 years and ranked as the 13th most attractive FDI destination in 2012 (A.T. Kearney FDI Confidence Index)
- A dynamic and mature private sector with USD 135 billion worth of exports and an increase of 275 percent between 2002 and 2011 (TurkStat)

## 2. POPULATION

- A population of 75 million (2011, TurkStat)
- Largest youth population compared with the EU (Eurostat)
- Half the population under the age 29.7 (TurkStat)
- Young, dynamic, well-educated and multi-cultural population

## 3. QUALIFIED AND COMPETITIVE LABOR FORCE

- Over 26 million young, well-educated and motivated professionals (TurkStat)
- Increasing labor productivity
- Approximately 500,000 students graduate annually from over 170 universities (2011, Student Selection and Placement Center-OSYM)
- More than 700,000 high school graduates with around half from vocational and technical high schools (2011, Ministry of National Education)

## 4. LIBERAL AND REFORMIST INVESTMENT CLIMATE

- The second biggest reformer among OECD countries in terms of its restrictions on FDI since 1997 (OECD FDI Regulatory Restrictiveness Index 1997-2010)
- Business-friendly environment with average of 6 days to set up a company, while the average in OECD members is more than 12 days
- Highly competitive investment conditions
- Strong industrial and service culture
- Equal treatment for all investors
- Around 30,000 companies with international capital
- International arbitration
- Guarantee of transfers



# “10 good reasons to invest in Turkey”

## 5. INFRASTRUCTURE

- New and highly developed technological infrastructure in transportation, telecommunications and energy
- Well-developed and low-cost sea transport facilities
- Railway transport advantage to Central and Eastern Europe
- Well-established transportation routes and direct delivery mechanism to most of the EU countries

## 6. CENTRALLY LOCATED

- A natural bridge between both East-West and North-South axes, thus creating an efficient and cost effective outlet to major markets
- Easy access to 1.5 billion customers in Europe, Eurasia, the Middle East and North Africa
- Access to multiple markets worth USD 25 trillion of GDP

## 7. ENERGY CORRIDOR AND TERMINAL OF EUROPE

- An important energy terminal and corridor in Europe connecting the East and West
- More than 70 percent of the world's energy resources are located in the south and the east of Turkey, while the largest energy consumer, Europe, is located to the west of Turkey.

## 8. LOW TAXES & INCENTIVES

- Corporate Income Tax reduced from 33 percent to 20 percent
- Individual Income Tax varies from 15 percent to 35 percent
- Tax benefits and incentives in Technology Development Zones, Industrial Zones and Free Zones could include total or partial exemption from Corporate Income Tax, a grant on employer's social security share, as well as land allocation.
- R&D and Innovation Support Law
- Incentives for strategic investment to decrease imports, for large-scale investments, as well as for regional investments

## 9. CUSTOMS UNION WITH THE EU SINCE 1996

- Customs Union with the EU since 1996, and Free Trade Agreements (FTA) with 22 countries (19 in force, 3 pending ratification)
- More FTAs underway
- Accession negotiations with the EU

## 10. LARGE DOMESTIC MARKET

- 50 million internet users in 2011, up from 4 million in 2002
- 65 million mobile phone subscribers in 2011, up from 23 million in 2002
- 51 million credit card users in 2011, up from 16 million in 2002
- 118 million airline passengers in 2011, up from 33 million in 2002
- 31.5 million international tourist arrivals in 2011, up from 13 million in 2002



FOR MORE INFORMATION CONTACT :



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