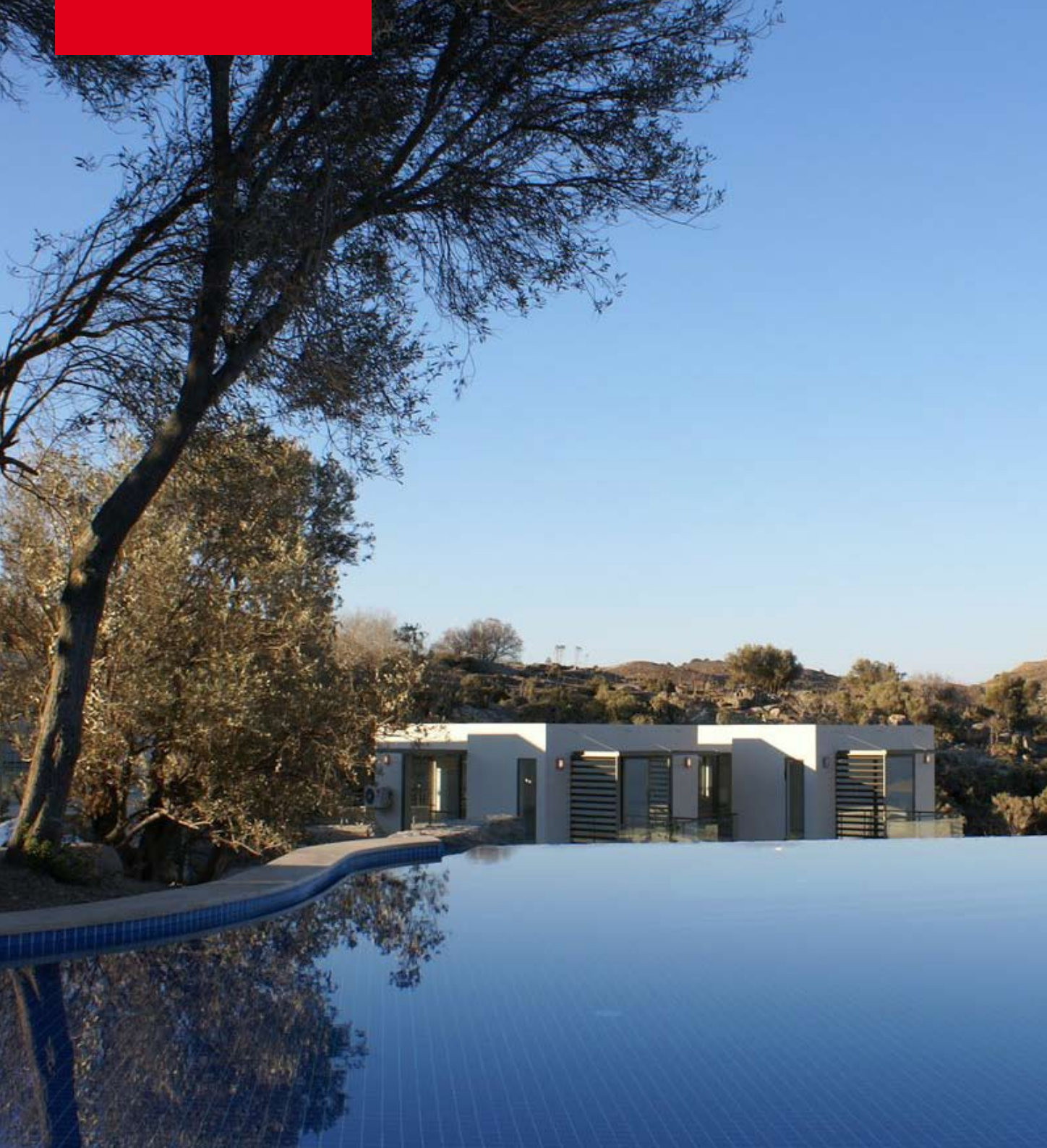




**M O Y R A · G R O U P**

GLOBAL REAL ESTATE

**AEGEANHILLS**  
YALIKAVAKTURKEY



# INTRODUCTION

Aegean Hills is a low density development on Turkey's stunning Bodrum Peninsula. It is situated just minutes from the fashionable resort of Yalıkavak and offers unrivalled views of the Aegean Sea.

- 34 luxury freehold villas with landscaped gardens
- Multi award winning development
  - CNBC International Property Awards 2007*
    - Best Development, Turkey
    - Homes Overseas Awards 2007 (GOLD)*
      - Best Villas, Turkey
- Spilt level communal pool
- Tennis court
- Contemporary design by leading international architect
- European specification and standard of finish
- Established award winning development company
- Turkey regarded as top five global tourism destination
- New international Blue Flag marina in Yalıkavak
- Property Management and Concierge services
- International Golf course due to open in 2008 with more courses planned
- Year round flights to Bodrum from most European destinations
- Superb climate
- Low purchase costs
- Strong rental yields

PHOTO OF AEGEANHILLS





## TURKEY

Scenic coastlines, excellent weather and value for money have made Turkey a top holiday destination for over 20 years, attracting around 25 million tourists per annum.

Billed as the Cradle of Civilization, Turkey has a magnificent past with a land full of historic treasures from thirteen successive civilizations spanning 10,000 years. A country of fascinating contrasts, it boasts a unique blend of east and west, tranquillity and buzz, culture and progress. English is a widely spoken second language and the Turks welcome their guests with a genuineness of spirit and boundless generosity.

Turkey is closer to home than most people realise and despite boasting some of the most beautiful shorelines and coastal towns in the world, it also benefits from cooler mountainous regions that experience snow cover for as much as six months of the year; making it a relatively undiscovered skiing destination. Whether visiting the fairy chimneys in Cappadocia or watching an oil wrestling tournament in Edirne, Turkey's diverse landscape and culture provides every visitor with the feeling that they have stumbled across their very own piece of exotic paradise.



## THE BODRUM PENINSULA

Aegean Hills is located on the northern side of the Bodrum Peninsula between the villages of Gümüşlük and Yalıkavak.

The Peninsula is an attractively rugged area with an historical past and glamorous present. The region retains a subdued and relaxed atmosphere that continues to attract Turkey's elite. More recently it has caught the attention of various A-list celebrities; making it one of the most sought after destinations on Turkey's south west coast.

**Bodrum** is an enchanting port town with a dazzling blue bay bordered by rows of white villas and beautiful palm trees. It offers an eclectic mix of classical history, designer boutiques and a world class marina. Unlike many other resort destinations in Turkey, it is home to a large international community so stays open all year round. Bodrum can be simple and laid-back or determinedly jet-set and fashionable.

**Yalıkavak** possesses a diverse mix of local life, bohemian chic and modern comfort. Bedecked with lemon, orange and grapefruit orchards, it has become a popular second-home destination for the Istanbul jet-set. The new marina has the capacity to hold up to 450 super yachts and hosts a number of international sailing events. The town has a well-deserved reputation for the warmth of its hospitality and is considered to be the Aegean Hills local.

**Gümüşlük** is designated as an official archaeological site and the sea front has retained its original charm. This peaceful village is set amidst tangerine groves and its natural sheltered bay is dotted with amazing local restaurants serving some of the best seafood on the Peninsula.

# AEGEANHILLS LOCATION MAPS



## DISTANCE FROM **AEGEANHILLS**

Bodrum Airport	40km	40 min drive
Bodrum	20km	20 min drive
Yalıkavak	5km	10 min drive
Gümüslük	5km	10 min drive
Kos, Greece	11km	20 min boat trip by hydrofoil





# CLIMATE

The Bodrum Peninsula is becoming increasingly popular with visitors all year round and unlike many holiday resorts, it does not close at the end of summer. With sea temperatures ranging from 16 to 25 degrees between summer and winter the Peninsula is a great location for every conceivable water sport at any time of the year.

**SPRING** The scent of citrus blossom fills the air and hills and valleys are green with vegetation. Cool, sunny days are ideal for hiking and sightseeing and the bustle of the boat yards launching yachts is a fascinating attraction.

**SUMMER** The summer basks in a glorious dry heat and what's more surprising is the absence of humidity. Water sports abound and taking a leisurely cruise on a traditional wooden gullet for a bit of island hopping is a must.

**AUTUMN** The autumn begins with The Bodrum Cup, a traditional wooden yacht regatta. The sea is still enticingly warm for swimming and it's a great time of year to visit the numerous historical and natural sites scattered all over the Peninsula.

**WINTER** A large international community visits the Peninsula over the festive season, with many Turkish celebrities travelling to the region specifically for New Year. The winter months can still be enjoyed with activities such as walking and horse-riding.

### AVERAGE ANNUAL TEMPERATURES (°C)

January	14	July	32
February	14	August	32
March	18	September	30
April	22	October	25
May	27	November	19
June	29	December	15



## THE RESORT

Aegean Hills is an exclusive collection of 34 luxury villas with private pools. Situated in a designated conservation area it benefits from strict limitations on construction density and build style. The site is approximately 700m from the coast and enjoys amazing panoramic views of the Aegean Sea and surrounding hillsides.

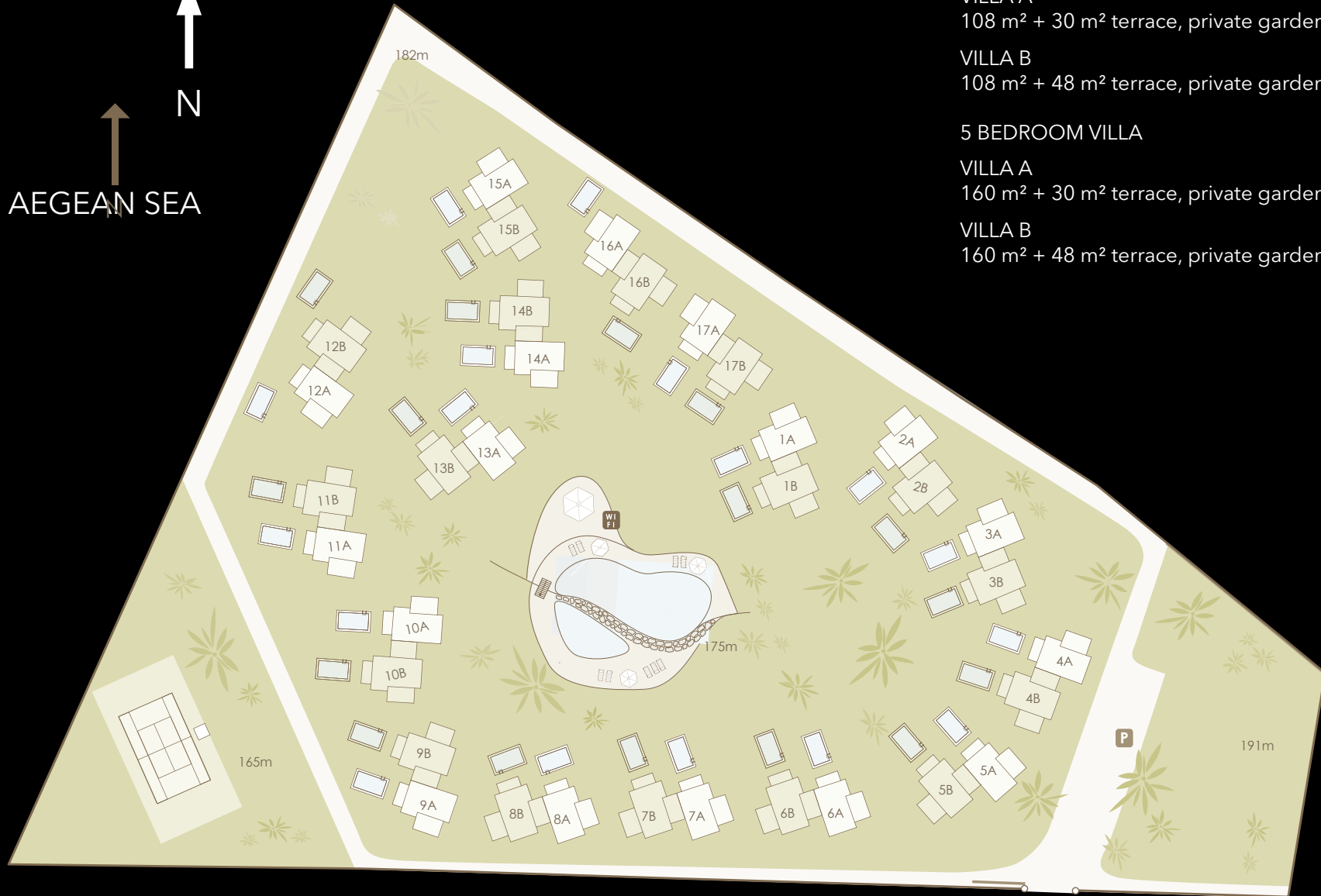
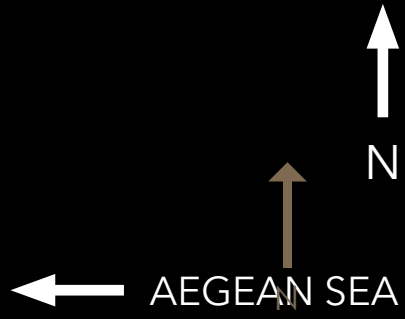
The land is irrigated by underground springs and the developer has created facilities on site to use this natural resource in a way that is both sustainable and beneficial to the resort users as well as the environment.

The development is 10 minutes from the fashionable coastal resort of Yalıkavak. Here, superb restaurants and boutique shops cater for every taste and the new marina has boosted the region's reputation as a first class international sailing destination

### RESORT FACILITIES

- Split level communal pool and sun terraces
- Sheltered car parking
- Car-free development with golf buggy transport to villas
- Tennis court
- Individual secure (3m x 2m) storage units located under the communal pool
- Gated entrance, access control
- Wi-fi hot spots and broadband connectivity

# SITE PLAN & PRICING



## 3 BEDROOM VILLA

VILLA A  
108 m<sup>2</sup> + 30 m<sup>2</sup> terrace, private garden and pool

VILLA B  
108 m<sup>2</sup> + 48 m<sup>2</sup> terrace, private garden and pool

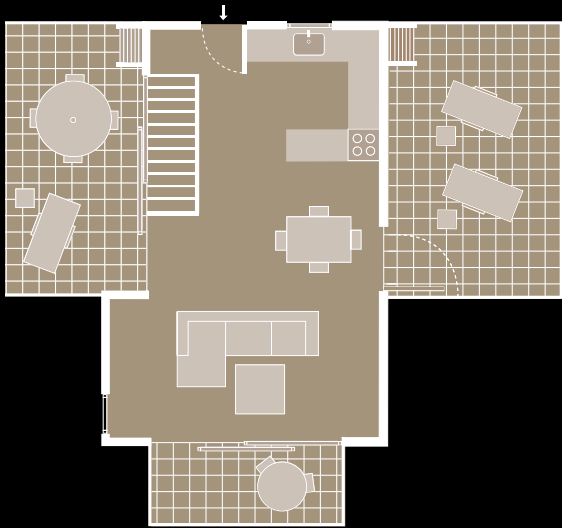
## 5 BEDROOM VILLA

VILLA A  
160 m<sup>2</sup> + 30 m<sup>2</sup> terrace, private garden and pool

VILLA B  
160 m<sup>2</sup> + 48 m<sup>2</sup> terrace, private garden and pool

↑ AEGEANHILLS  
AEGEANHILLS ENTRANCE

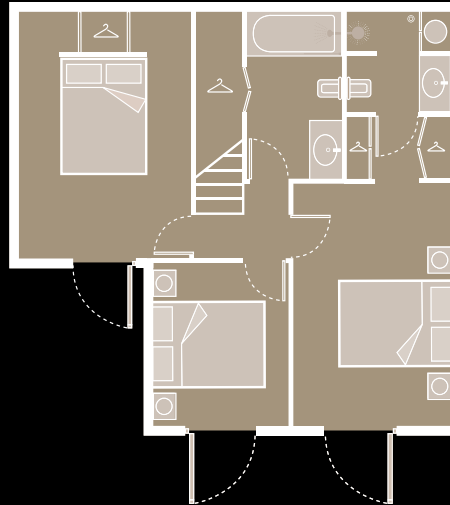
# AEGEANHILLS FLOOR PLANS



## UPPERLEVEL

Spacious, open plan living area with generous balcony and large terraces

OPEN PLAN LIVING AREA	4.7 x 8.4m
BALCONY	4.0 x 1.75m
TERRACE 1	6.0 x 3.0m
TERRACE 2	6.0 x 3.0m



## LOWERLEVEL

Three double bedrooms, each with glazed doors leading to the private gardens

MASTER BEDROOM	4.4 x 2.8m
EN SUITE	1.9 x 1.65m
BEDROOM 2	4.4 x 2.9m
BEDROOM 3	2.95 x 2.65m
BATHROOM	2.8 x 1.7m



## BASEMENT

All villas numbered 6, 7 and 8 benefit from an additional level which includes two bedrooms, a bathroom and an open plan living area.

OPEN PLAN LIVING AREA	4.35 X 4.4m
BEDROOM 1	5.5 X 2.95m
BEDROOM 2	4.4 X 2.9m
BATHROOM	2.4 X 2.4m



## SPECIFICATION

- Luxury European standard specification comes as standard
- Travertine tiling throughout including balconies and pool terraces
- Aluminium powder coated frames and floor to ceiling glazing
- Reverse air conditioning (optional)
- Low voltage lighting
- Travertine mosaic bathrooms with walk in showers
- Bespoke designer kitchens with çimstone work surfaces and appliances including an integrated fridge/freezer, dishwasher, washing machine and microwave
- Fire and security alarm (optional)
- Generous built-in storage
- Wi-fi hot spots and broadband connectivity
- Satellite TV



## FURNITURE

In addition to an elegant internal specification where all interior features come as standard (including fully integrated kitchen appliances), two furniture packs are available which offer contemporary design and understated luxury in different measure - providing you with just the right solution to furnish your villa.

### THE SUNLOUNGER

A 'turn-key solution' to furnishing your property - lounge, dine and sleep in an instant. This pack has been designed to provide every last thing necessary to either enjoy the villa or to rent it out.

### THE EXPLORER

A simple option providing the bare necessities; beds, sofas, wardrobes and window dressings. The Bodrum Peninsula boasts some of the best artisan and furniture shops in Turkey so it's understandable that some people will want to explore the region to source a myriad of local treasures for their home.

### UPGRADE PACK

In addition to these furniture packs, an upgrade is available which includes air conditioning, a security and fire alarm and a secure storage unit located under the communal pool.

### THE SUNLOUNGER

3 bedroom villa	€20,000
5 bedroom villa	€26,750

### THE EXPLORER

3 bedroom villa	€8,000
5 bedroom villa	€13,500

### UPGRADE PACK

3 bedroom villa	€6,500
5 bedroom villa	€9,000





## GUARANTEES

All properties are constructed to Turkish building regulations and have 10 year construction guarantees as standard.

The following warranties will cover all costs applicable to rectifying any defects covered in the appropriate warranties within the timings outlined.

### 10 YEARS STRUCTURAL DEFECTS WARRANTY

First 10 years - coverage for any defect in the structural frame of the property.

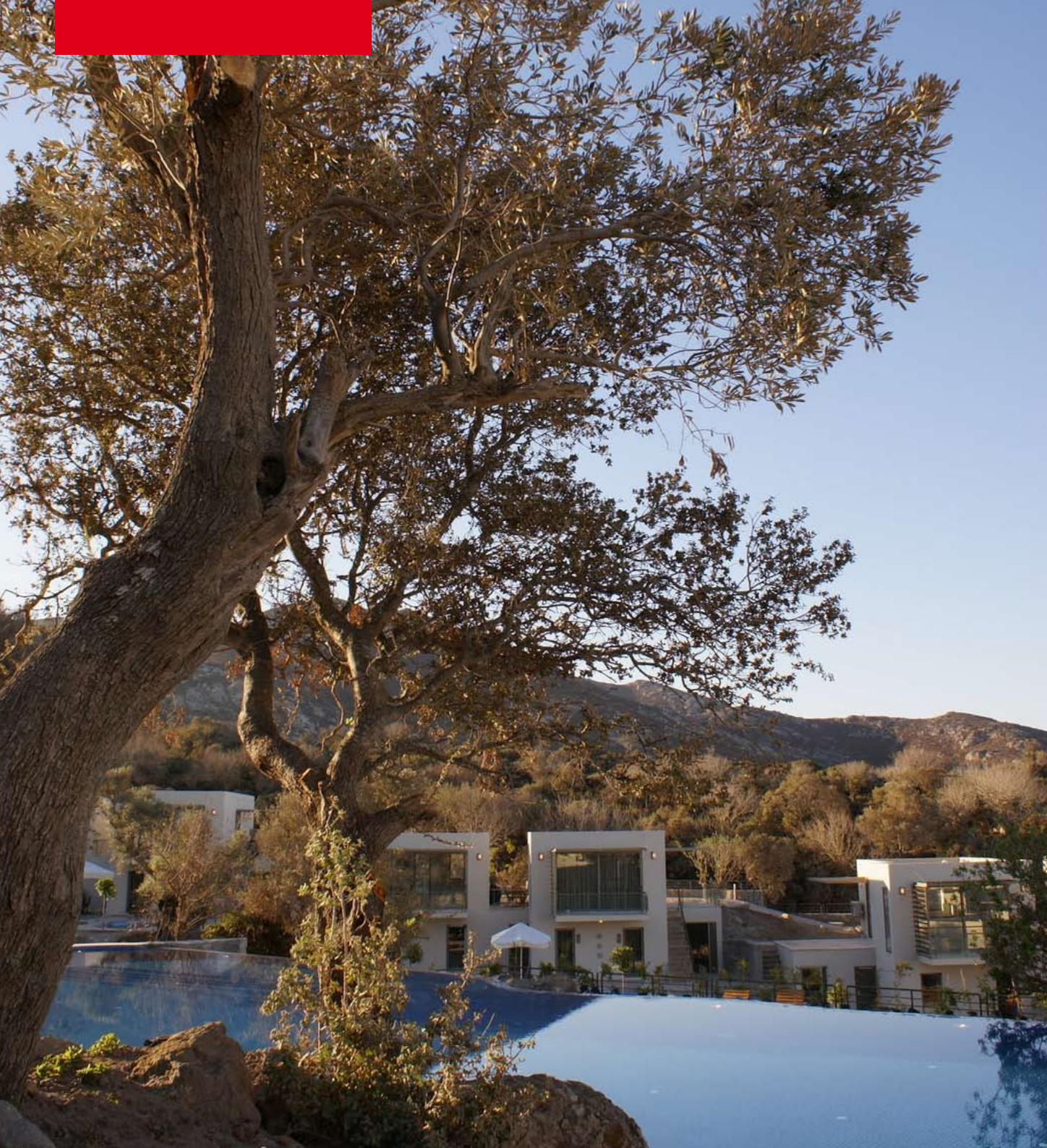
### 5 YEARS BUILDING ENVELOPE WARRANTY

First 5 years - coverage for any defect in the external materials used including roof, windows, doors, external render systems.

### 2 YEARS MATERIALS AND LABOUR WARRANTY

First 24 months - coverage for any defects in materials and labour whether external or internal.

Appliances and Air Conditioning are covered under the manufacturer's warranty.



## GETTING THERE

- The flight time to Turkey is approximately 4 hours from the UK
- Direct flights from the UK available all year round
- Bodrum airport is one of the busiest in Turkey and has connections with 24 different airports in the UK and Ireland
- Flights from the UK start from around €54
- The Bodrum Peninsula is also one of the most popular destinations for Turkish holiday makers
- Internal flights from Istanbul take approximately 40 minutes and start from €40



## VILLA MANAGEMENT & CONCIERGE

Services include but are not limited to:

- Airport transfers in an air-conditioned car
- Car Hire arranged
- Pre-order food hampers
- Sourcing and booking tickets for local events
- Local restaurant and hotel reservations
- A programme of excursions is available inc horse riding, nature tours, sailing etc
- Arranging gulet and yacht charters
- Arranging fresh flowers and birthday cakes



## INSPECTION VISITS

Dedicated inspection trips to Aegean Hills are an integral part of the purchase process. The trips provide an opportunity to explore the magic of Turkey and discover what life on the Bodrum Peninsula has to offer.

Every inspection trip is tailor-made to ensure the needs of each individual are met. At least one Director from braemoregemini is available during every trip to meet with potential buyers and answer any questions in person.

The cost of the inspection is £200 per person and this fee is fully refundable on exchange of Sales Contracts.

### SAMPLE ITINERARY

DAY 1 Travel to Turkey

DAY 2 Bodrum Tour  
Refreshments  
Site Visit  
Lunch in Gümüşlük  
Yalıkavak Tour - including marina  
Xuma Beach Club  
Q & A session in the comfort of your hotel  
Turkish dinner

DAY 3 Travel to UK



# RENTAL MARKET

Turkey is one of the most popular holiday destinations in Europe and has good rental potential.

The Bodrum Peninsula remains a firm favourite with local tourists and is the destination of choice for Istanbul's jet set; in particular the northern side of the Peninsula where dramatic sea views, delightful fishing villages, private villas and exclusive beach clubs offer accessible hideaways and facilities for the most discerning independent traveller.

Testament to the increasing demand for quality rental accommodation in the region is the number of countries and airports now servicing Bodrum Airport e.g. it receives flights from 24 airports in the UK and Ireland alone.

The rental season in Turkey typically runs from March to September with peak months from June to August.

## ESTIMATED RENTAL RATES DURING PEAK SEASON AT AEGEANHILLS

3 bedroom villa	€950 per week
5 bedroom villa	€1,000 per week



## PURCHASE TERMS

### RESERVATION FEE

£3,000  
(£1,000 non-refundable)  
- On Reservation

### EXCHANGE

20% of purchase price (less Reservation Fee)  
- Within 28 days of Reservation

### FINAL PAYMENT

80% of purchase price  
On Legal Completion

The total purchase costs for Aegean Hills are estimated at 5% of the purchase price.

## TAX

### CAPITAL GAINS TAX

- Profits on property sold within five years of purchase are liable to CGT at rates of between 15% - 40%. Profits on property sold more than five years after purchase are exempt from CGT
- There is a double taxation agreement in place between the UK and Turkey to prevent people being taxed twice on the same income or gains



## LEGAL FAQs

Are the properties at Aegean Hills sold freehold?

Yes

As a non-resident, are there any restrictions on home ownership?

No

Do I need to visit Turkey to complete the purchase?

*No, provided you give Power of Attorney to your solicitor.*

Will I need a notary/solicitor when buying in Turkey?

Yes

## LEGAL CONTACT

Mungan Law, based in Bodrum, has provided a comprehensive legal consultation service to most of the buyers at Aegean Hills. Ayşegül Mungan, Partner, specializes in Private Law and has been involved in the legal process of buying real estate for foreigners in Turkey since 2001.

Mungan Law is recommended by the consulate offices in the United Kingdom, Germany, Holland and the United States of America. The company charges a basic rate of €675 (excluding Power Of Attorney) per real estate transfer.

CONTACT AYŞEGÜL MUNGAN

T +90 (252) 413 1922

E [munganhukuk@gmail.com](mailto:munganhukuk@gmail.com)



## braemoregemini

braemoregemini is a joint venture between one of the UK's leading developers and one of Turkey's most renowned builders.

braemoregemini is a dynamic partnership built on expertise and passion. Customers feel confident that they are investing in a distinctive product from a professional company which prides itself on its corporate responsibility. Clients are rewarded with unrivalled customer service and after-sales benefits including bespoke Property Management and Concierge services.

### RECENT AWARDS

- Best Development in Turkey  
- CNBC International Property Award 2007
- Gold Winner for Best Villas in Turkey  
- Homes Overseas Awards 2007

[www.braemoregemini.com](http://www.braemoregemini.com)





THE MANOR



AEGEANHILLS

## THE DEVELOPERS

### BRAEMORE

Braemore is a multiple award winning British developer with offices in the UK, Turkey, Croatia and Greece. With over 10 years industry experience and an enviable track record of success, their portfolio ranges from extensive refurbishments of listed period buildings to exciting contemporary apartments.



#### RECENT AWARDS

- Winner Best Architecture (5 star)  
Daily Mail UK Property Award Winner 2007
- World's Best Architecture Finalist  
CNBC International Property Awards 2007
- Highly Commended  
Royal Institute of British Architecture 2007
- Finalist Best Regeneration Project  
British Business Awards 2007
- East Midlands Developer of the Year 2006

### GEMINI

Backed by 30 years experience, Gemini has a history of producing some of the finest property developments in Istanbul and the Bodrum Peninsula. Their enthusiasm for building is fundamental to the quality of the product they deliver.



## RESERVATION & CONTACT

Please contact Nara Manjate

T +44(20)31 78 78 58

E [nara.manjate@moyragroup.com](mailto:nara.manjate@moyragroup.com)

The Reservation payment of £3,000 may be paid by cheque or debit card.

Nara C Manjate  
Managing Director  
Moyra Group Ltd

One Hammersmith Grove  
London W6 0NB

ALL PHOTOGRAPHY BY [braemoregemini](#)

All information, including computer generated images, specifications, site plans and descriptions provided in this document give a general indication of the development called Aegean Hills. The contents of this document must therefore be treated as guidance only and braemoregemini reserve the right to alter any part of the development, the specification or the floor plans at any time.