



Investment Summary



Developer: www.koray.com



Co-Developer: www.bpi-turkey.com

INTRODUCTION

As the developers of The Hill project, we sincerely believe that we have a good offer for you: an opportunity to benefit from high capital appreciation and financial returns.

Our new project is located in a popular town of Alanya, just 500 meters from the beach, and has stunning sea views. The contemporary apartments are built by Koray Construction, one of the largest construction companies in Turkey. Relying on more than 50 years of experience and an impeccable reputation, Koray is raising the bar in the Turkish second home market.

Due to 300 sunny days a year, kilometres long beaches, low cost of living and the presence of modern facilities, many foreigners have already chosen Alanya as their place of residence and more are expected to follow. For the same reasons, Alanya is also popular with tourists. Their arrivals in large numbers result in a growing demand for rental properties.

The Hill project offers you to make a safe investment while at the same time acquire a desirable place to live.



Developer: www.koray.com



Co-Developer: www.bpi-turkey.com

About Turkey

Turkey is an emerging market. It has a strong and rapidly growing private sector, yet still plays a major role in industry, banking, transport and communications. In response to determinant macroeconomic policy implementations throughout the past five years, GDP growth has reached 7.2 % on average and 6.1% in 2006, making Turkey one of the fastest growing economies in the world.

Turkey's favourable climate, archaeological sites and beautiful beaches make it a popular tourist destination, attracting some 20 million tourists per annum. As the Turkish economy continues to expand, the possible membership of the European Union will further lift the economy. Ongoing government reforms are being introduced and the period of co-operation with business and overseas investors continues to develop to facilitate an ever increasing property market in Turkey.

Why invest in Turkey

- Turkey remains a candidate member to join the EU in 2015.
- Strong growing economy.
- The increasing tourism ensures a large demand in rental properties.
- Turkey's young & dynamic population creates a strong internal property market.
- Constantly improving infrastructure with many new roads, marinas and airports under development.
- Short flight time from Northern Europe.
- Turkey is considered to be a highly dynamic country by the World Trade Organization.
- A liberal investment climate.
- No capital gains tax after 5 years.
- Mortgages available.

About Alanya

The impressive Seljuk fortress, dating from the 13th Century, is a constant reminder of a historical past in this nowadays contemporary city. Alanya keeps evolving and the new airport under construction 35 km outside Alanya is a good example of the continuous development. With modern facilities, beautiful beaches and optimal weather conditions all year round, Alanya has become home to many foreigners. The growing number of foreign residents has resulted in a property purchase increase that is still progressing.

Why invest in Alanya

- Sunshine over 300 days in a year.
- Unspoiled nature especially along the coast of The Turkish Riviera
- Potential long term rental returns from holidaymakers
- Relaxed, Mediterranean lifestyle
- Easy accessibility to anywhere in the world through Antalya International Airport.
- Lower cost of living than entire Europe.
- Property prices are much lower and have more growing potential as compared to Western Europe and other Mediterranean Countries.
- Constant improvements to infrastructure (Airports, golf courses, amenities, roads, etc)
- A new Airport in Gazipaşa is now under development.
- Sophisticated shopping, nightlife, and international restaurants .



Developer: www.koray.com



Co-Developer: www.bpi-turkey.com

THE HILL FACTS

We would like to remind you that there are 4 major rules to consider when purchasing off-plan property for investment:

1. *Location, Location, Location (close to amenities, beach, open sea views)*
2. *A lower density development, easy to re-sell and rent.*
3. *The Companies behind the project.*
4. *Quality. You get what you pay for.*

The Location

The Hill is located south of the coastal highway, 110 km from Antalya airport and just 30 minutes drive time from Gazipaşa airport that is currently under construction. The distance to the beach is only 500 meters and the elevated aspect presents beautiful views of the Mediterranean. Alanya centre with all its shops, restaurants, bars and holiday facilities can be reached in a five minutes' drive and a number of all-year-round local shops including convenience stores, a pharmacy and a post office are within walking distance. Public transport is nearby and buses depart frequently in the direction of Alanya and Antalya.

Architecture

The Hill has been designed by the renowned Turkish architect Cemal Mutlu who is responsible for many award winning projects inside and outside of Turkey.

Phasing

The Hill development will be constructed in two phases on 25.000m² of landscaped grounds. Phase-I comprises of 44 units, 7 blocks on 9.330m² and Phase-II is planned to be comprised of 84 units but this will be finalized based on Phase-I demand tendency.

Apartments

The luxurious one, two and three bedroom apartments vary in size from 101 m² to 202 m². All units have large balconies and/or terraces and some have access to private gardens. First class materials are being used for the construction and the apartments are equipped with fitted kitchens and air conditioners. All units have been designed in a contemporary style to ensure maximum use of space and comfort.

Quality & Safety

Koray Construction delivers their projects turnkey completed; a quality which has earned them a distinct position within the Turkish construction industry. They apply the highest international standards for their construction; pay a lot of attention to decorative details and also safety is high on their list.



Developer: www.koray.com



Co-Developer: www.bpi-turkey.com

Facilities Management

After the handing over of the apartments, The Hill will be managed by YKS, one of the most experienced firms in the Turkish facility management sector. They will provide 24hr security, cleaning, housekeeping, gardening and repair and maintenance services. The bookkeeping and reporting of these services can be accessed at any time by an interactive internet database. If requested, YKS can also, for an additional charge, assist with the renting out of your property, laundry and ironing and the organization of activities, excursions and transfers.

Rental potential

The growing number of tourists results in an increasing demand for rental properties. 4% to 6% rental income per annum is a reasonable expectation of properties in the coastal regions of Turkey, assuming the right property has been purchased. The Hill's excellent location and unique qualities establish a good basis for optimal renting and maximum gain.

YKS Facilities Management Company will provide chargeable rental management service for The Hill Project owners.

Legal Overview

Foreign nationals (real persons) are able to acquire property in Turkey on the conditions that there must be both de jure and de facto reciprocity between Turkey and the nationality of the foreigner. For detailed information please read How to Invest in Turkey on The Hill web site.

Finance Facilities for the buyers

The Hill project is eligible for off plan bank financing. Whereas for most projects in Turkey a mortgage can only be obtained for completed properties, there are off plan mortgages available for The Hill buyers from all nations. As a result of this you are able to buy during the early stages of construction leaving you with a choice of the best apartments for low prices.

Investment Opportunity

The Hill is an excellent investment opportunity ticking all the boxes.

- ✓ Excellent location with uninterrupted sea view and easy access to the beach.
- ✓ Experienced developers with impeccable reputation and track record.
- ✓ Designed by an internationally renowned award winning architect.
- ✓ High quality building standards.
- ✓ Professional facilities management services.
- ✓ Competitive prices.
- ✓ Eligible for off plan mortgage.



Developer: www.koray.com



Co-Developer: www.bpi-turkey.com