



SUMMER BREEZE VILLAS & APARTMENTS



SUNNY BAY VILLAS



SUMMER BREEZE VILLAS & APARTMENTS

LOCATION: Unspoilt part of the Aegean Coast in AKBUK--Turkey

ORACLE are proud to present a quality development of executive luxury villas and apartments in a centre of outstanding beauty.

Akbuk is a paradise for beach lovers and sun-- worshipper's .The area offers a wealth of activities and entertainment for all the family, along with the breathtaking scenery of beaches, mountains and its proximity to many historical sites.

BENEFITS OF THE LOCATION :

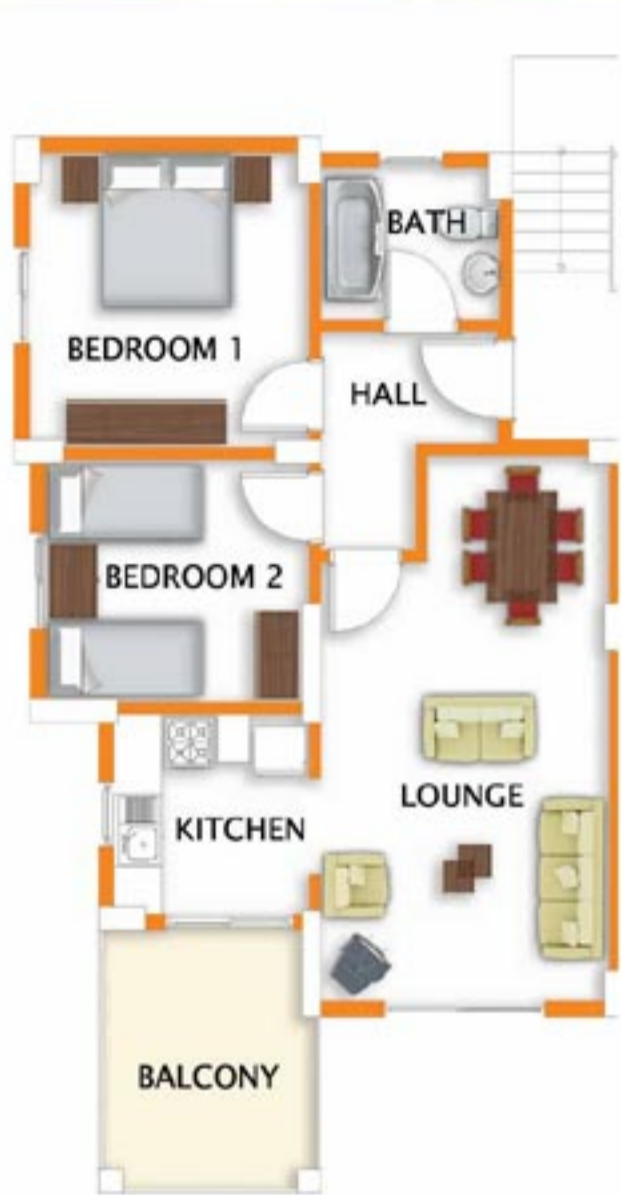
- Direct charter flights all year around from UK to Izmir ABD (100 km) and Bodrum International airport (60 km).
- Forth-coming European Union membership.
- Property prices well below the other investment hot spots.
- The region has 300 sunny days and beautiful beaches to maximise the rental potential.
- Close to many historical Greek and Roman cities such as Ephesus and Virgin Mary's house, Ancient cities of Didyma, Miletos and Prienne.
- Modern infrastructure, services and facilities already in place as the area is designated as a 'Tourist Development Area' by Turkish Tourism Board.
- Tax Free capital gains after 4 years property ownership.
- Low cost of living and low inheritance tax.

BENEFITS OF BUYING A PROPERTY AT SUMMER BREEZE :

- The Summer Breeze Village will be built on 50.000 sqm. of land using only 15 % of the total land leaving the rest of 85 % for luxury landscaped gardens, pools and recreational areas.
- The north of the development is forestry land which will never be built on.
- Only 600 Meters from the beautiful beaches of Akbuk and it's close to Akbuk town and commercial centre.
- Regular transport to the 'big' resort of Altinkum only 20 minutes drive.
- Advantages of British/Turkish developer with full rental management and U.K office.
- Stunning sea and mountain views.
- Property owner's gym and children's entertainment area with pool table, play stations T.V DVD--room.
- Developers maintenance team will oversee the ;
- Airport transfers, rent a car, money exchange facilities.
- Property preparation service, cleaning, laundry, ironing services.
- Excursions to the local attractions.
- 24 hr security /reception of the development.
- On site shop and outside parking facilities.
- Large outdoor swimming pool for adults and childrens pool.
- Large sunbathing areas including sun loungers.

SPECIFICATIONS TO INCLUDE :

- The buildings and all the materials used will be T.S.E equivalent of N.H.B.C using reinforced concrete for the foundations to satisfy building regulations relating the earthquake provisions.
- Porcelain floor tiles.
- Marble internal stairs.
- Central satellite system for all apartments.
- Special energy saver keys for rental purposes.
- Excellent quality UPVC double glazed windows and doors.
- Stainless steel main safety doors with twin high standard safety locks.
- Electric boilers included in the bathrooms for continuous hot water.
- T.V Turkish Telecom lines installed.
- Fully fitted kitchens including cooker hob, extractor units.
- Fully fitted bathrooms including mirrors, towel rails, hand basins, shower cubicles or baths.



LOUNGE
(6.85m x 3.60m)
Area : 22.81 m²

KITCHEN
(2.45m x 2.50m)
Area : 6.50 m²

BEDROOM 1
(3.55m x 3.70m)
Area : 13.15 m²

BEDROOM 2
(3.30m x 3.05m)
Area : 10.10 m²

BATH
(2.25m x 1.90m)
Area : 4.65 m²

HALL
(2.20m x 2.75m)
Area : 4.70 m²

BALCONY
(2.80m x 3.30m)
Area : 8.80 m²

Net Area : 61.91 m²
Balcony : 8.80 m²
Total Area : 70.71 m²

2 BED. APARTMENT TYPE



LOUNGE
(3.60m x 4.85m)
Area : 18.00 m²

KITCHEN
(2.45m x 2.50m)
Area : 6.50 m²

BEDROOM 1
(3.55m x 3.70m)
Area : 13.15 m²

BEDROOM 2
(3.30m x 3.05m)
Area : 10.10 m²

BEDROOM 3
(4.15m x 3.15m)
Area : 13.50 m²

BATH
(2.25m x 1.90m)
Area : 4.65 m²

EN-SUITE
(2.75m x 1.50m)
Area : 4.16 m²

HALL 1
(2.20m x 3.40m)
Area : 6.00 m²

HALL 2
Area : 2.05 m²

BALCONY
(2.80m x 3.30m)
Area : 8.80 m²

TERRACE
(3.00m x 4.00m)
Area : 12.00 m²

Net Area : 78.10 m²
Balcony : 8.80 m²
Terrace : 12.00 m²
Storage : 20.00 m²
Total Area : 118.90 m²

DUPLEX TYPE A



LOUNGE
(3.60m x 4.85m)
Area : 18.00 m²

KITCHEN
(2.45m x 2.50m)
Area : 6.50 m²

BEDROOM 1
(3.55m x 3.70m)
Area : 13.15 m²

BEDROOM 2
(3.30m x 3.05m)
Area : 10.10 m²

BEDROOM 3
(3.55m x 3.70m)
Area : 13.15 m²

BEDROOM 4
(3.30m x 3.05m)
Area : 10.10 m²

BEDROOM 5
(3.60m x 4.85m)
Area : 18.00 m²

BATH 1
(2.25m x 1.90m)
Area : 4.65 m²

BATH 2
(2.25m x 1.90m)
Area : 4.65 m²

EN-SUITE
(2.45m x 2.50m)
Area : 6.50 m²

HALL 1
(2.20m x 3.40m)
Area : 6.00 m²

HALL 2
(2.20m x 3.40m)
Area : 6.35 m²

BALCONY
(2.80m x 3.30m)
Area : 8.80 m²

Net Area : 117.15 m²
Balcony : 8.80 m²
Total Area : 125.95 m²

DUPLEX TYPE B

SUNNY BAY VILLAS

LOCATION: Unspoilt part of the Aegean Coast in AKBUK--Turkey

ORACLE are proud to present a quality development of executive Semi Detached luxury villas a centre of outstanding beauty. Akbuk is a paradise for beach lovers and sun-- worshipper's .The area offers a wealth of activities and entertainment for all the family, along with the breathtaking scenery of beaches, mountains and its proximity to many historical sites.

BENEFITS OF THE LOCATION:

- Direct charter flights all year around from UK to Izmir ABD (100 km) and Bodrum International airport (60 km).
- Forth-coming European Union membership.
- Property prices well below the other investment hot spots.
- The region has 300 sunny days and beautiful beaches to maximise the rental potential.
- Close to many historical Greek and Roman cities such as Ephesus and Virgin Mary's house, Ancient cities of Didyma, Miletos and Prienne.
- Modern infrastructure, services and facilities already in place as the area is designated as a 'Tourist Development Area'' by Turkish Tourism Board.
- Tax Free capital gains after 4 years property ownership.
- Low cost of living and low inheritance tax.

BENEFITS OF BUYING A PROPERTY AT SUNNY BAY VILLAS

- The Sunny Bay Villas will be built on a land using only 15 % of the total leaving the rest of 85 % for luxury landscaped gardens, pools and recreational areas. The development is in the centre of Akbuk with all shops amenities and the lovely Beach.
- Only 400 Meters from the Akbuk beach front restaurants town and commercial centre.
- Regular transport to the 'big' resort of Altinkum only 20 minutes drive.
- Advantages of British/Turkish developer with full rental management and U.K office.
- Stunning sea and mountain views.
- Developers maintenance team will oversee the ;
--Airport transfers, rent a car, money exchange facilities.
--Property preparation service, cleaning, laundry, ironing services.
--Excursions to the local attractions.
--24 hr security / reception at the development.
--Outside parking facilities.
--Large outdoor swimming pool for adults and childrens' pool.
--Large sunbathing areas including sun-loungers.

SPECIFICATIONS TO INCLUDE :

- The buildings and all the materials used will be T.S.E equivalent of N.H.B.C using reinforced concrete for the foundations to satisfy building regulations relating the earthquake provisions.
- Porcelain floor tiles.
- Marble internal stairs.
- Central satellite system for all apartments.
- Special energy saver keys for rental purposes.
- Excellent quality UPVC double glazed windows and doors.
- Stainless steel main safety doors with twin high standard safety locks.
- Electric boilers included in the bathrooms for continuous hot water.
- T.V Turkish Telecom lines installed.
- Fully fitted kitchens including cooker hob, extractor units.
- Fully fitted bathrooms including mirrors, towel rails, hand basins, shower cubicles or baths.

GROUND FLOOR PLAN



LOUNGE
(4.30m x 4.35m)
Area : 18.00m²

KITCHEN
(2.30m x 3.15m)
Area : 7.25m²

WC
(2.65m x 1.15m)
Area : 3.05m²

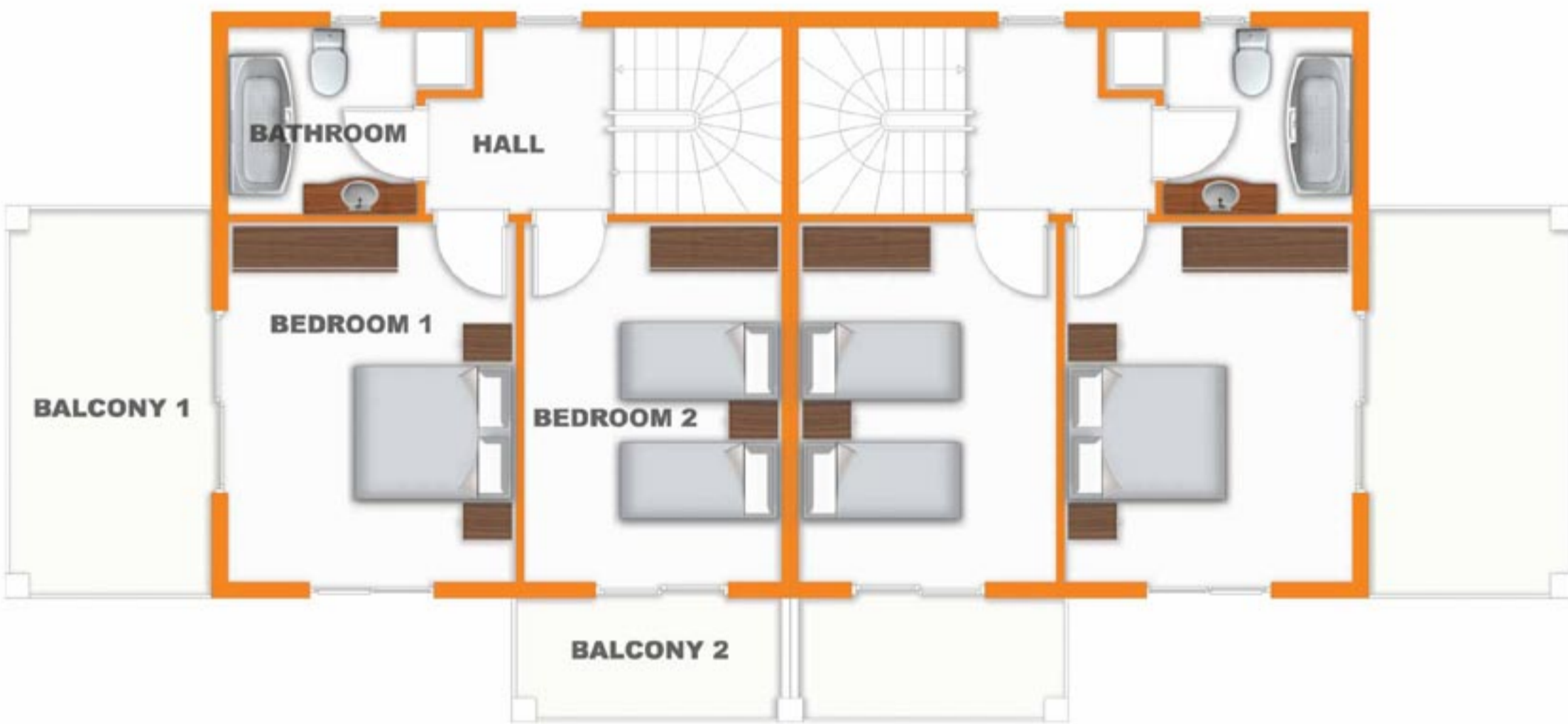
ENTRANCE
(1.95m x 2.25m)
Area : 4.38m²

TERRACE 1
(2.50m x 7.10m)
Area : 21.25m²

TERRACE 2
(3.25m x 2.70m)
Area : 8.40m²

Net Area : 32.68 m²
Terrace : 29.65 m²
Total Area : 62.33 m²

FIRST FLOOR PLAN



BEDROOM 1
(3.50m x 4.35m)
Area : 15.22m²

BEDROOM 2
(3.10m x 4.35m)
Area : 13.48m²

BATHROOM
(2.30m x 2.25m)
Area : 5.65m²

HALL
(2.30m x 2.25m)
Area : 4.60m²

BALCONY 1
(2.50m x 4.75m)
Area : 11.87m²

BALCONY 2
(3.25m x 1.50m)
Area : 4.87m²

Net Area : 38.95 m²
Balcony : 16.74 m²
Total Area : 55.69 m²

PENTHOUSE PLAN



BEDROOM
(4.20m x 4.35m)
Area : 15.00m²

EN-SUITE
(2.00m x 1.50m)
Area : 3.00m²

HALL
(1.20m x 2.25m)
Area : 3.25m²

TERRACE
(3.00m x 3.00m)
Area : 9.00m²

Net Area : 21.25 m²
Terrace : 9.00 m²
Storage : 15.00 m²
Total Area : 45.25 m²



SUMMER BREEZE VILLAS & APARTMENTS



SUNNY BAY VILLAS



1 HOUR FROM
BODRUM AIRPORT

HOW TO GET AKBÜK

2 HOURS FROM
IZMIR AIRPORT



AEGEAN SEA

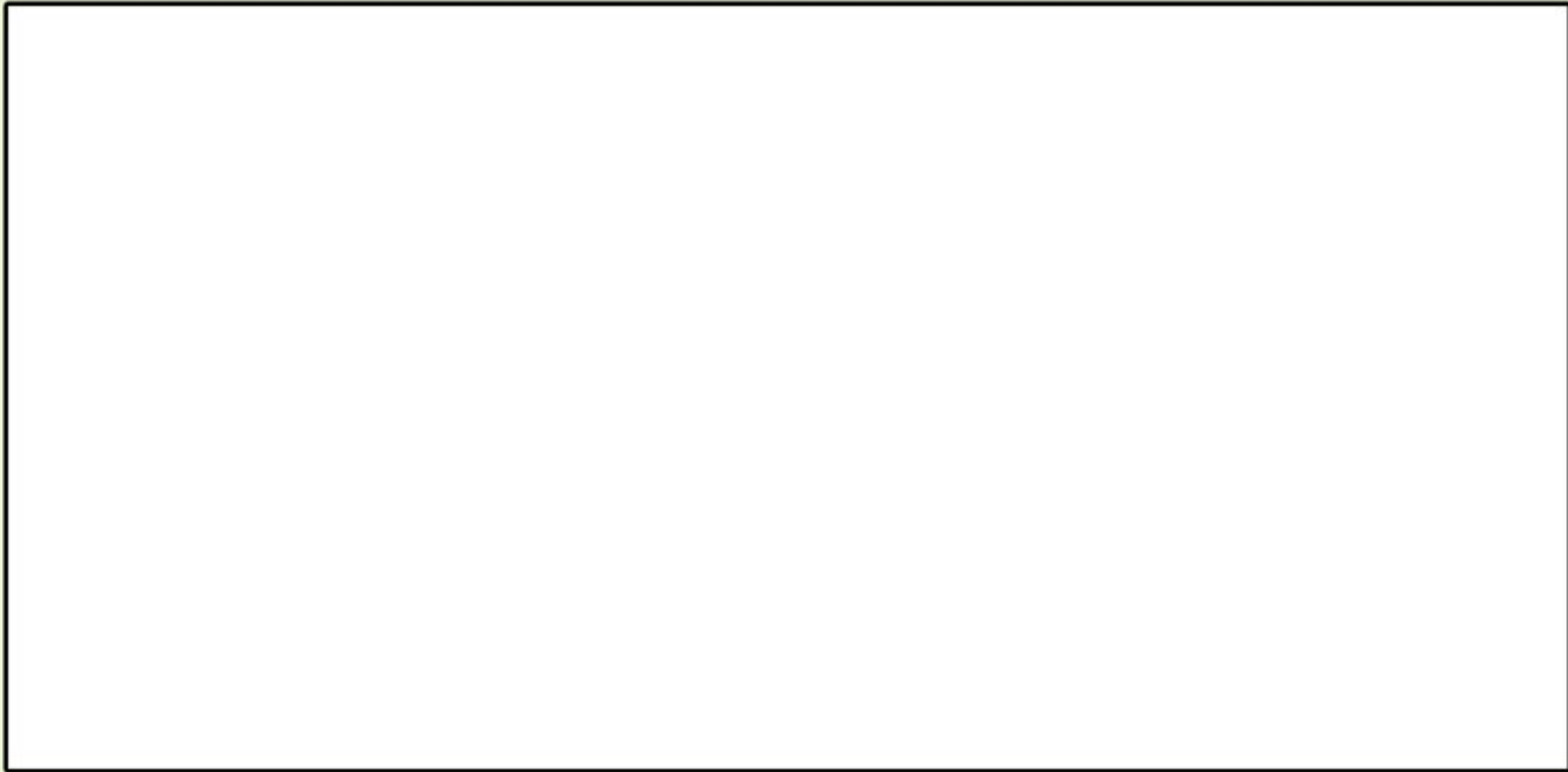
15 MINUTES
FROM
ALTINKUM



AKBÜK

SUMMER BREEZE VILLAS & APARTMENTS

SUNNY BAY VILLAS



AKBÜK BAY