



Kusadasi International Golf Resort



welcome
to golf life

Turkey

 **PROJECT**
Property

If it goes right, It's a slice.
If it goes left, It's a hook.
If it goes straight, It's a miracle!





Ozyer Group



Artev Global are one of the most dynamic companies in the South West of Turkey. Based in Bodrum, Artev Global are affiliated to the Ozyer Group. The Ozyer Group was founded in 1948, emerging from a family business with roots in the gold and diamond industry to a leading manufacturing and retail operation. Driven by a passion to succeed, the Ozyer Group has extended its expertise into TV and radio ownership, construction, tourism (hotels and holiday villages) and bureau de change outlets. Artev Global are proud to be part of this dynamic group. Our Bodrum and Kusadasi corporate offices are staffed by a young and innovative team. Our string of successful Turkish property developments include Apollonium, Turquoise, Lakeside and Hillside are all attributed to the holistic ethos of the company, which is to nurture a project from the drawing board to the delivery to our customers and beyond.

Introduction of Artev Global



Artev Global don't just design and build houses, we undertake the marketing and aftersales service, which we believe is vitally important. To Artev Global the customer is king. We can tap into our 24/7 support from our multilingual team to our 10 year BUILDING GUARANTEE on all our properties. So, if you plan to live and work in Turkey, spend your holiday in your property or retire here, Artev Global will help you make the most of your time. Our network of professional partners can provide you with everything necessary to buy your dream property in Turkey, from inspection trip to financing, legal assistance right through to furnishings and interior design. If there are any finishing touches you require to make your house a home, let us worry about the details. We will happily plan your shopping trips to the best retail outlets, offering unbeatable value in low cost high quality goods and handicrafts. Otherwise, you can view our furniture collections via the internet, while we take care of all the deliveries.

Turkey



welcome to the 4 season country



Turkey is arguably Europe's most exotic destination, geographically where East meets West, this vast country with over 71 million population is experiencing a cultural and financial renaissance. Turkey's beguiling blend of sun, accessibility and legendary hospitality has shot it to the top of the tourism hit parade. Throw in the world's healthiest gastronomies, world class marinas and a menu of

endless activities, other Mediterranean destinations are struggling to keep peace. Now, property buyers can easily escape for long weekends on low cost airlines which operate both winter and summer. Airports have been upgraded, infrastructure has improved vastly making exploring Turkey's fascinating hinterland even easier. Plus, it has never been easier to invest in Turkey. A long awaited mortgage system means foreigners

can obtain flexible loans, while currency specialists predict that the country is the 'top emerging market in the global investment index'. According to Merrill Lynch GPI, Turkey will remain one of the favourites for foreigners in the next five years, attracting \$15 billion of investment. In short, whether a lifestyle purchase or investment, there's never been a better time to buy a property in Turkey.



Property prices are increasing every year in Turkey due to the high overseas property demand.



Within the past five years Turkey has become an overseas property market. Western EU citizens are making their overseas property investment in Turkey. New buyers are coming into the market for investment purposes. Western Turkey is the most popular area for foreign investment. According to independent resources; overseas buyers choose Turkey for its natural beauty, holiday potential and investment growth.

Climate

Turkey enjoys one of the healthiest climates in the Mediterranean, a critical factor for those retiring or looking for a year round destination. Long hot summers mean beach days start in late March lasting until November.

Temperatures are around 30 oC with low humidity. Springtime is perfect as is the autumn, when the Aegean coastlines have balmy days.

Warm sparkling seas never below 16 oC make ideal sailing weather. During the winter, skiers can head inland and enjoy Turkey's mountain ski resorts.

Average Air
Temperatures
in C

January	10
February	11
March	13
April	19
May	25
June	29
July	34
August	37
September	28
October	20
November	17
December	13

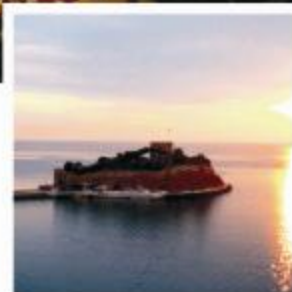
Average Water
Temperatures
in C

January	15
February	15
March	15
April	16
May	19
June	22
July	24
August	23
September	22
October	20
November	18
December	17



Kusadasi

Turkey



365 beautiful nights



Yachts skimming in and out of the port, beach volley games on powdery sand, seafood lunch on a waterfront deck, sunset drinks on the palm lined boulevard - we could go on.... Just a few of the fabulous things that draw you to this vibrant city on Turkey's South West coast, situated just 93km South of Izmir Adnan Menderes airport and 100km north of Bodrum Milas airport. Kusadasi International port is a bustling cosmopolitan area full of shops and bars. It is one of the country's largest major cruise hubs in the Aegean, attracting over 700 cruise liners per year. Kusadasi is located near to major historical sites and is an ideal gateway to visit the ancient city of Ephesus, dating back to 10th century BC. The Temple of Artemis,

which is found at Ephesus is considered to be one of the Seven Wonders of the ancient World. Ephesus is the largest and best preserved ancient cities in Turkey and perhaps the world. Ephesus has been nominated as a World Heritage Centre, negotiations are currently taking place. During the Ottoman and Hellenistic days this area was a famous trading centre, so not surprisingly Kusadasi is a shopper's paradise. The Grand Bazaar has over 1,000 stalls, where you can haggle for bargains seven days a week selling everything from rugs to spices. You can pick up some freshly roasted corn cobs from the street side vendors or hop on to a dolmus and explore the fertile hinterland growing essential products

like olive oil, grapes, figs, oranges and wheat. Eating out is a major pastime and Turkish cuisine is one of the best in the Mediterranean. You can choose from top class restaurants like the Kazim Usta in the port or enjoy a simple fish sandwich from the fish market. There's a vast variety of local restaurants to choose from, priding themselves with their delicious fresh ingredients. There's also no shortage of international restaurants to choose from Chinese to Indian, to your traditional burger. You can end your night with a quiet drink at the harbour and watch the harbour waters shimmer with the twinkling ferry lights.

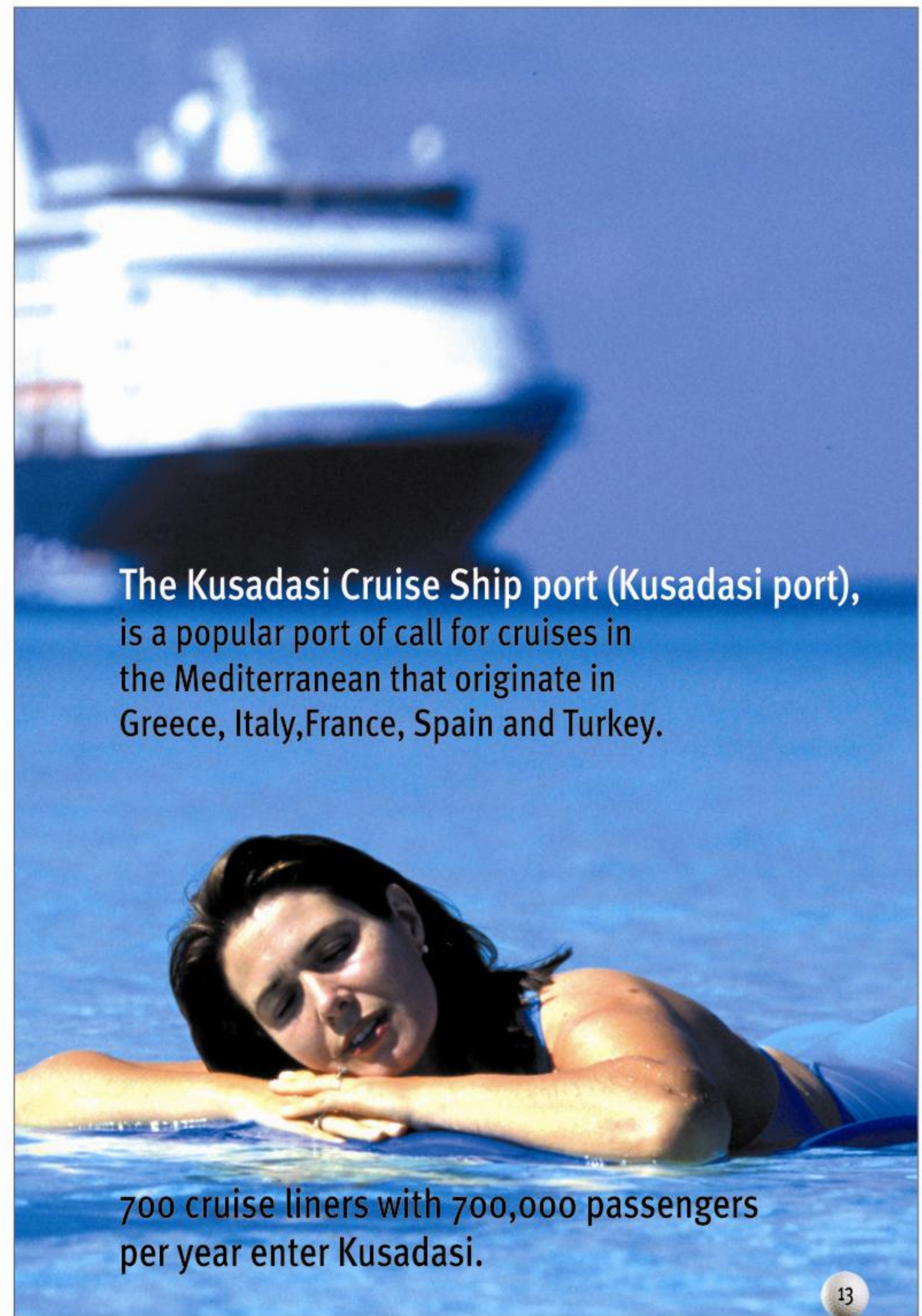


DISTANCES FROM TO KUSADASI



Ephesus	23 km
Virgin Mary	27 km
Davutlar	15 km
Heraclea	79 km
Priene	35 km
Selcuk	18 km
Didyma	75 km
Sirince	30 km
Bafa Lake	69 km
Seven Sleepers	18 km
Aydin	65 km
Artemision	19 km
Pamukkale	220 km
Saint John	18 km
Izmir	93 km
Pergamum	190 km
Marmaris	220 km
Bodrum	140 km
Miletos	55 km



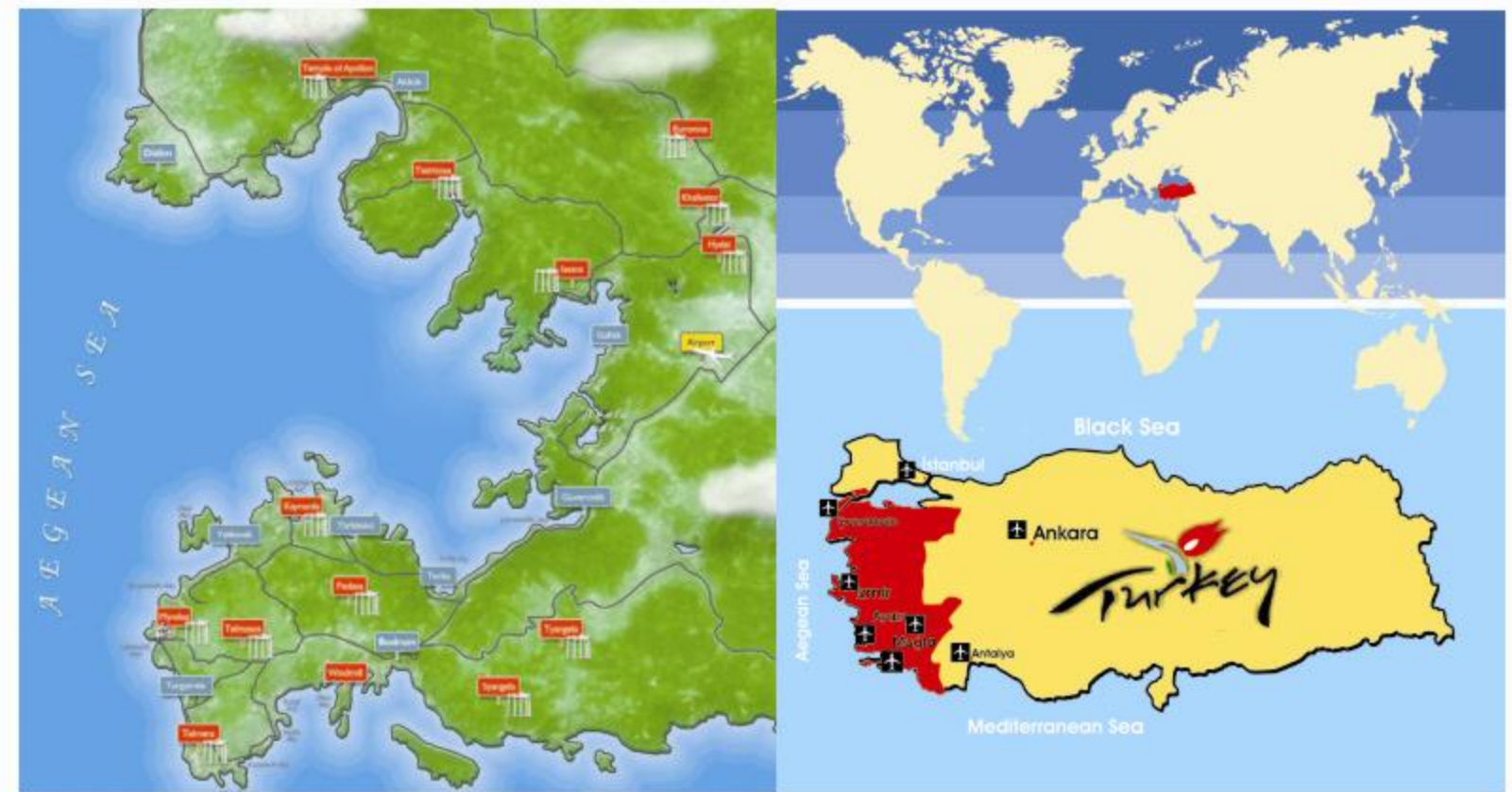


The Kusadasi Cruise Ship port (Kusadasi port), is a popular port of call for cruises in the Mediterranean that originate in Greece, Italy, France, Spain and Turkey.

700 cruise liners with 700,000 passengers per year enter Kusadasi.



Kusadasi



 Adnan Menderes Airport	90 km	Izmir International Airport	90 km
 Bodrum Airport	110 km	Bodrum - Milas Airport	110 km
 Kusadasi	10 km	Kusadasi Town	10 km
 Ephesus	23 km	Ephesus	23 km
 Seaside	9 km	Seaside / Beach	9 km

- 173 one bedroom properties
- 332 two bedroom properties
- 72 three bedroom properties
- 11 four bedroom properties
- 3 five bedroom properties



Golf Course Description



The golf course has been designed to create challenging fairways for advanced players, while allowing most areas of the green to cater to all levels. The fairways and terrain will be attractively landscaped, interrupted with mounds of native trees, hazards such as lakes and bunkers. The golf course has a unique undulating character, it is surrounded by forestry land and national park, thus ensuring peace and tranquility. Kusadasi International Golf Resort is located away from the hustle and bustle of the city centre.

The Golf Course will cover 650,000 square meters of land. Including a luxury club house, where golfers can relax and enjoy the magnificent scenery, nature and Mediterranean with a perfect climate for year round golfing. If golf is not your game, Kusadasi International Golf Resort has fantastic leisure facilities where you can spend your days relaxing and pampering yourself.



The golf course is located 250m above sea level providing a stunning variety of panoramic views, from the mountainous landscaping of the Aegean Turkish region to the Mediterranean beach views, without forgetting the Mediterranean olive forest and the Greek Island of Samos. The Mediterranean species used within the landscaping of the course will provide a complete integration to the surrounding environment.

The golf area designed by Aymerich Golf Management, following the USGA criteria takes advantage of these marvellous natural features. It has been designed to combine a complete variety of holes, where golfers can enjoy assessing the exact risk desired. The par 72 course enjoys a length of 6015 meters of spectacular golf, offering smooth *Agrostis stolonifera* greens, dark Bermuda tees, fairways and rough, 78 bunkers, 4 lakes and an uncharacteristic topography and vegetation. All these features ensure a challenging and varied playing area for all levels. You can train in the 30,000 square metre practice area including a putting green, chipping green and a driving range, or just enjoy the spectacular views of #1 tee, where the most spectacular panoramic view of the whole area can be observed.



The Club House



The club house will be around 2,000 square metres in size with all facilities. Located on top of a hill, you can enjoy fantastic panoramic views of the golf course, the mountainous National Park and the Aegean coastline. The club house will provide a restaurant featuring international cuisine and banqueting hall that will be available for tournament presentations and private parties. There will be a glass fronted lounge and bar area leading on to a beautiful outside terrace, where you can enjoy 'al fresco' dining whilst watching the spectacular sunset over the Aegean Sea.



Kusadasi International Golf Resort is Unique...



- Close to the popular holiday destination of Kusadasi, just 10 minutes drive away.
- Kusadasi International Golf Resort is situated in the middle of 2 International airports. The distance to the nearest airport, Izmir Adnan Menderes is only 50 minutes drive and Bodrum International airport is only 60 minutes drive.
- Investment potential in this region is excellent. Kusadasi will be determined by the Turkish Government as the second golf destination in Turkey.
- More 18 hole Golf courses have been projected, less then 20 minutes drive away.
- Kusadasi Cruise Line Port is the largest in Turkey with over 700 cruise liners docking and with over 700,000 passengers per year.
- Current low prices as the project is selling off plan.
- High Capital Growth and 12 months a year rental potential.
- The Turkish Government has declared this area as tourism investment.
- The Resort is surrounded by forestry land and national park, therefore ensuring peace and tranquillity. The land is away from the hustle and bustle of the centre.
- All properties have stunning views.
- There are many choices of selected restaurants and bars within the Resort and the near surrounding area.
- There is no heavy industry in the region, thus very clean air.
- Kusadasi International Golf Resort has a vast variety of facilities, ensuring the whole family are kept busy having a fun filled vacation.

This unique golf course is located on spectacular land and is attracting the interest of both international and national golfers.

18

hole championship golf course and combined residential development. Kusadasi International Golf Resort is located on naturally undulating land up to a height of 280m above sea level. It enjoys cool summer breezes and a mild winter, plus, Turkey's 300+ days of sunshine every year allows for year round playing potential. The course enjoys panoramic views of the Aegean coastline, National Park and stunning valley views. Out to sea sits the Greek island of Samos, which, unless you look carefully appears to touch the Turkish mainland.

Kusadasi



18 Hole. Par 72- 6015 metre- Championship Course Specifications

Design: Aymerich Golf Design, Spain.

Surface: 650.000 sq m. 250 m above sea level

Standards: U.S.G.A Green section

Club House: 2000 sq m, with all facilities

Pro Shop: Equipment sale and rental

Driving range: 18 tee options

Golf academy: Yes

Golf lessons: Available

Golf clinics: Available

Handicap Women: 36

Handicap Men: 28

Greens: Average green approx 600 sq m (bent grass)

Tees: 4 tee box per hole

Fairways: Challenging and undulating with plenty of strategic options (Bermuda)

Putting Green: 750 sq m

Chipping & pitching: 700 sq m

Lakes: 4. (total 12,850 sq)

Golf cars (buggy): Yes

Rental Clubs: Yes



It is the best natural setting we've ever had the opportunity to work with.
Aymerich Golf Design, Spain



Aymerich Golf Design and Development

Aymerich have been involved in the design, development and management of golf courses in Spain, France and the Canary Islands. We are delighted to announce their involvement in designing our 18 hole USGA standard golf course at Kusadasi International Golf Resort.

Aymerich Golf Clubs and Golf Course

Aymerich Golf Management, a company leader in managing golf courses throughout Europe. Established in 1991, Aymerich have created new ideas within the golf sector, from development through to the successful management of golf courses.

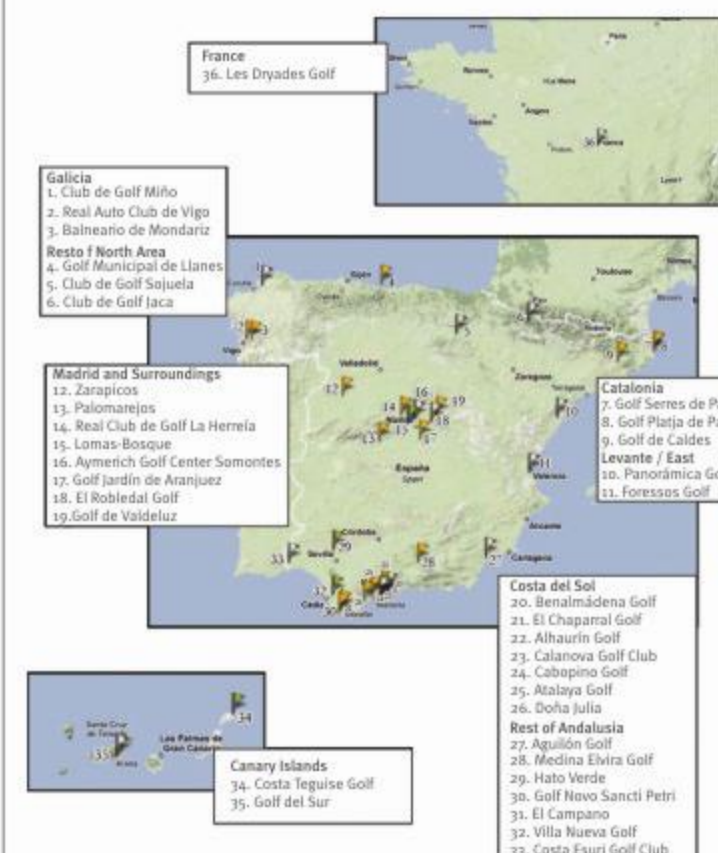


Completed Projects

MEDINA ELVIRA	GRANADA
SOJUELA GOLF	LOGROÑO
CALANOVA GOLF MIJAS	MÁLAGA
PALOMAREJOS GOLF	TOLEDO
GOLF DE PTO. REAL	CÁDIZ
GOLF DE GUILLENA	SEVILLA

Projects under construction

Customer	Project	Location
SANCHEZ ROMERO GRUPO INMOBILIARIO	GOLF RESIDENCIAL NATAL	NATAL
SANCHEZ ROMERO GRUPO INMOBILIARIO	GOLF RESIDENCIAL ALMUÑECAR	GRANADA
REAL CLUB DE GOLF DE SEVILLA S.A.	REAL CLUB DE GOLF DE SEVILLA	SEVILLA
GRUPO GRAN	MACARENA GOLF	ALICANTE
MARBELLA GOLF RESIDENCIAL S.L.	MAGNA MARBELLA	MÁLAGA
CALVIGA S.A.	GOLF RESIDENCIAL EN CULLERA	VALENCIA
ACTIVIDADES MERCANTILES DEL EBRO S.A.	VALDERACHAS GOLF	GUADALAJARA
UTE VALDEMORO	VALDEMORO GOLF	MADRID
PLAYA CALIPSO S.A.	GOLF PLAYA CALIPSO	ALMERÍA
SIERRA CASARABONELA GOLF S.A.	GOLF RESIDENCIAL CASARABONELA	MÁLAGA
NOZAR S.A.	LAS MARGAS	HUESCA
RESIDENCIAL AGUAS NUEVAS S.L.	TERRENOS GOLF RESIDENCIAL SAN JUAN DE LOS	PULPI (Almería)
EL LANCHAR S.L.	CONIL	CÁDIZ
FEROSO S.L.	LA PALMA DEL CONDADO	HUELVA





welcome



- Management centre
- Large communal swimming pools and children's pools
- Heated indoor swimming pool
- Beauty and therapy Spa centre
- Sauna
- Turkish baths (Hamam)
- Fitness centre
- Crazy Golf
- Archery centre
- Children's playground
- Shopping area
- Conference facilities
- Health Clinic
- Open air cinema
- Tennis courts
- Volleyball
- Restaurants and cafes
- Aquapark
- Ground chess
- Billiards and pool
- Table tennis
- Darts
- Hobby gardens
- Shuttle bus to town and beach

8 km to the sea



NIGHTINGALE

DOVE

SWALLOW

PARTRIDGE

PEACOCK

SWAN

GROUSE

EAGLE



CLUB LA COSTA
@
KUSADASI GOLF
PHASE I

250 mt to the golf



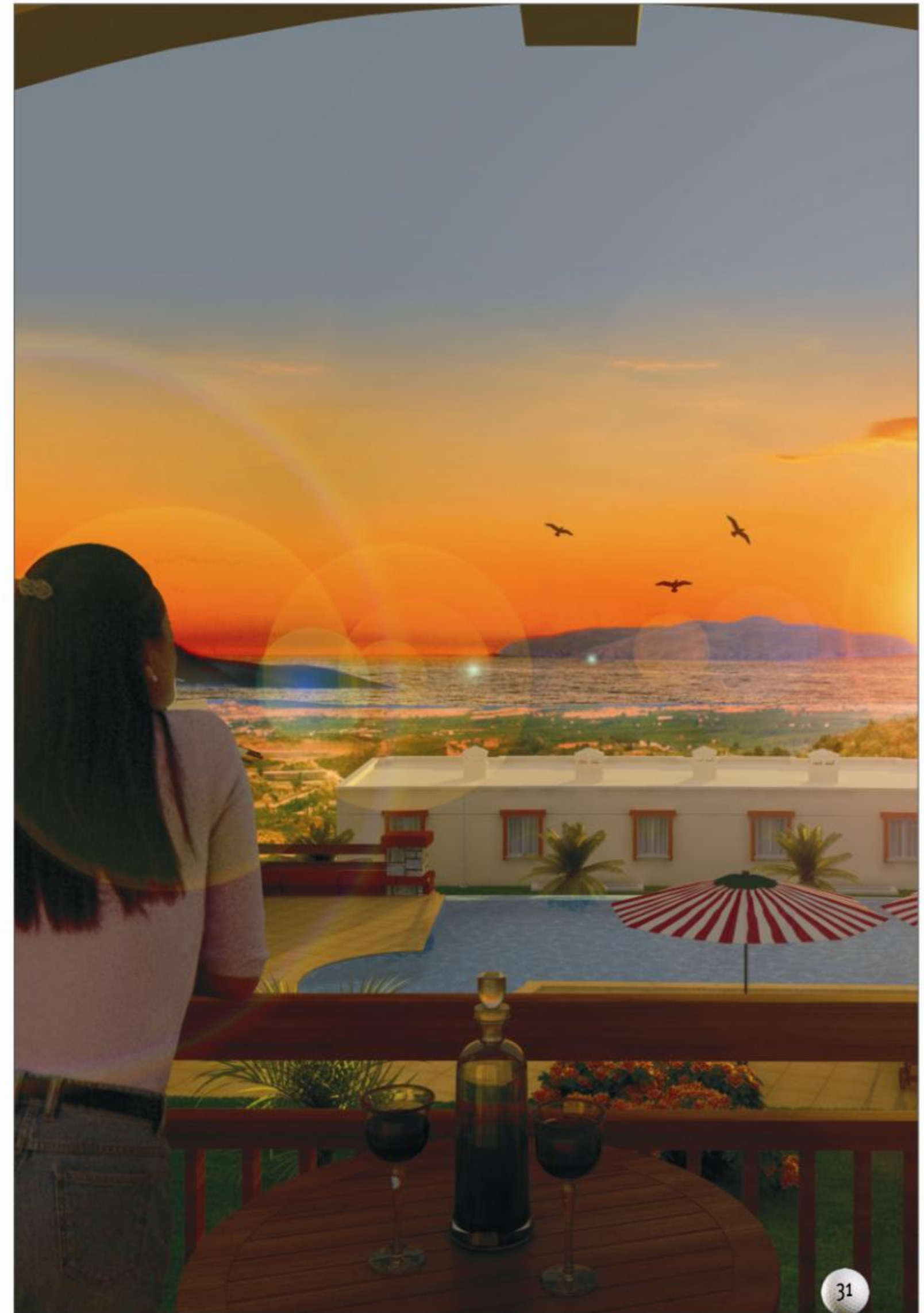


The Facilities



The Resort offers a full range of facilities which could keep the whole family busy. The active brigade can head to the aqua park via the swimming pools, taking a detour through the tennis courts with a quick pit stop at the archery centre. You can languish in the Turkish baths, rejuvenate in the spa and take in a movie at the open air cinema. After your siesta why don't you head out for some retail therapy at the near buy shopping malls then meet your neighbours at one of Kusadasi International Golf Resort's excellent restaurants. Kusadasi International Golf Resort has every for your convenience; ATM machines and supermarkets etc.

- Management centre
- Large communal swimming pools and children's pools
- Heated indoor swimming pool
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- Sauna
- Turkish baths (Hamam)
- Fitness centre
- Crazy Golf
- Archery centre
- Children's playground
- Shopping area
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- Health Clinic + Doctor
- Open air cinema
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- Aqua park
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- Billiards and pool
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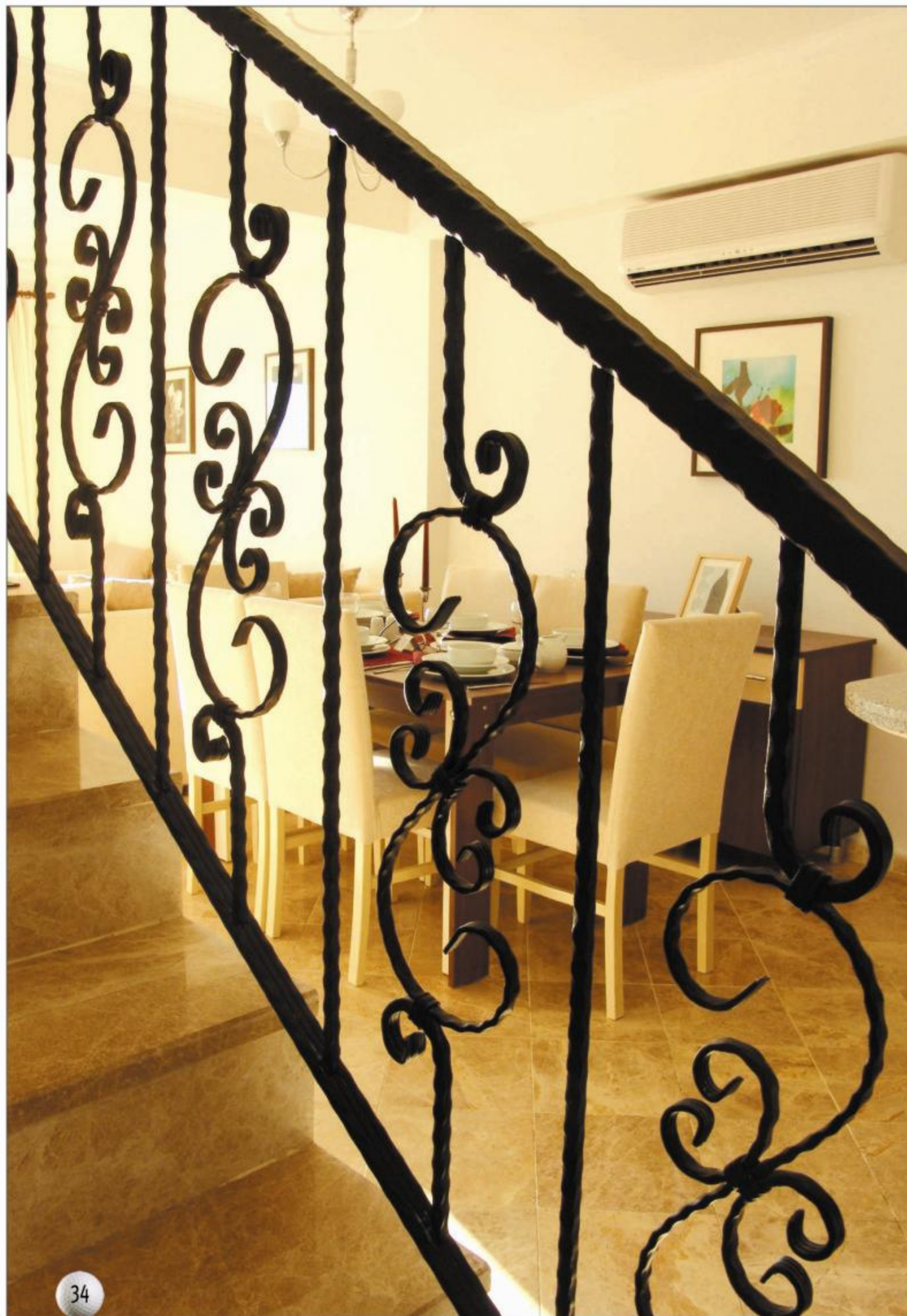


The Properties



The build strategy within the Resort has been carefully organised so that any building work will not interfere with occupation of another.

THE AVIARY development has been released and consists of 591 properties with a mix of apartments and penthouse duplexes.



Apartments & Duplex



The distribution, layout and attention to detail of these properties are in line with the continuing excellence of Artev's construction, all properties have stunning views. We have a variety of properties within the Resort, so we at Artev Global are sure we will have a property to meet all your requirements



Property Specifications

Electric powered hob and extractor fan

Pre-installation for air-conditioning

TV antenna, telephone points and general electrical fittings included as standard.

External stairways and balcony railings to be in keeping with the general project and surroundings

Stairs and hallways - natural marble

Neutral tones for all flooring - internal rooms and terracing

Pergolas are standard and in keeping with the natural surroundings

Exterior paintwork - light plastic paint over plaster

All windows will be double glazed PVC

External doors will be either steel or double glazed PVC depending on the type of property

Kitchen cupboards in keeping with project

Steel entrance door

Marble window sills





Artev Aftersales

With more than five years experience, Artev Global anticipate your needs and concerns as you prepare your new home to be exactly the way you want it. We appreciate that finding your way in a foreign country can take time. We are here to advise you and ensure that no time is wasted. As the owner of property abroad you may not be able to be here to oversee all the practicalities and installations necessary. We aim to bridge that distance and guarantee that nothing is overlooked.

With long-established connections throughout the South West of Turkey, we are confident that all your basic needs will be covered in order to meet your requirements, tastes and find the most efficient solution to any problems that should arise. The key to your comfort and well-being is knowledge.

Following the purchase of your property, you can expect expert advice to guide you through your purchase process from time of signing your contracts to receipt of your title deeds.

Artev Global Aftersale will provide you with a comprehensive Aftersales service, our team is expertly trained to guide you every step of the way....

As time goes on the Bodrum / Kusadasi lifestyle may well invite further questions, updates on social events and new activities in the area. We are here not only as problem solvers but as a guide to every aspect of being in Turkey. Should you have any queries please contact our team via artevaftersales@artev-global.com for any advise you may require.

Communication

Artev Global will keep in touch with you every step of the way: from the moment you decide to view a property to purchase and beyond.

"I'm sure I'm the luckiest man in Scotland! Artev have helped me find exactly the kind of place I was looking for. The inspection trip idea helped a lot as I saw many things in Bodrum I hadn't seen before.

I really appreciate after sales keeping me connected and sending me pictures of the site. Great Progress."

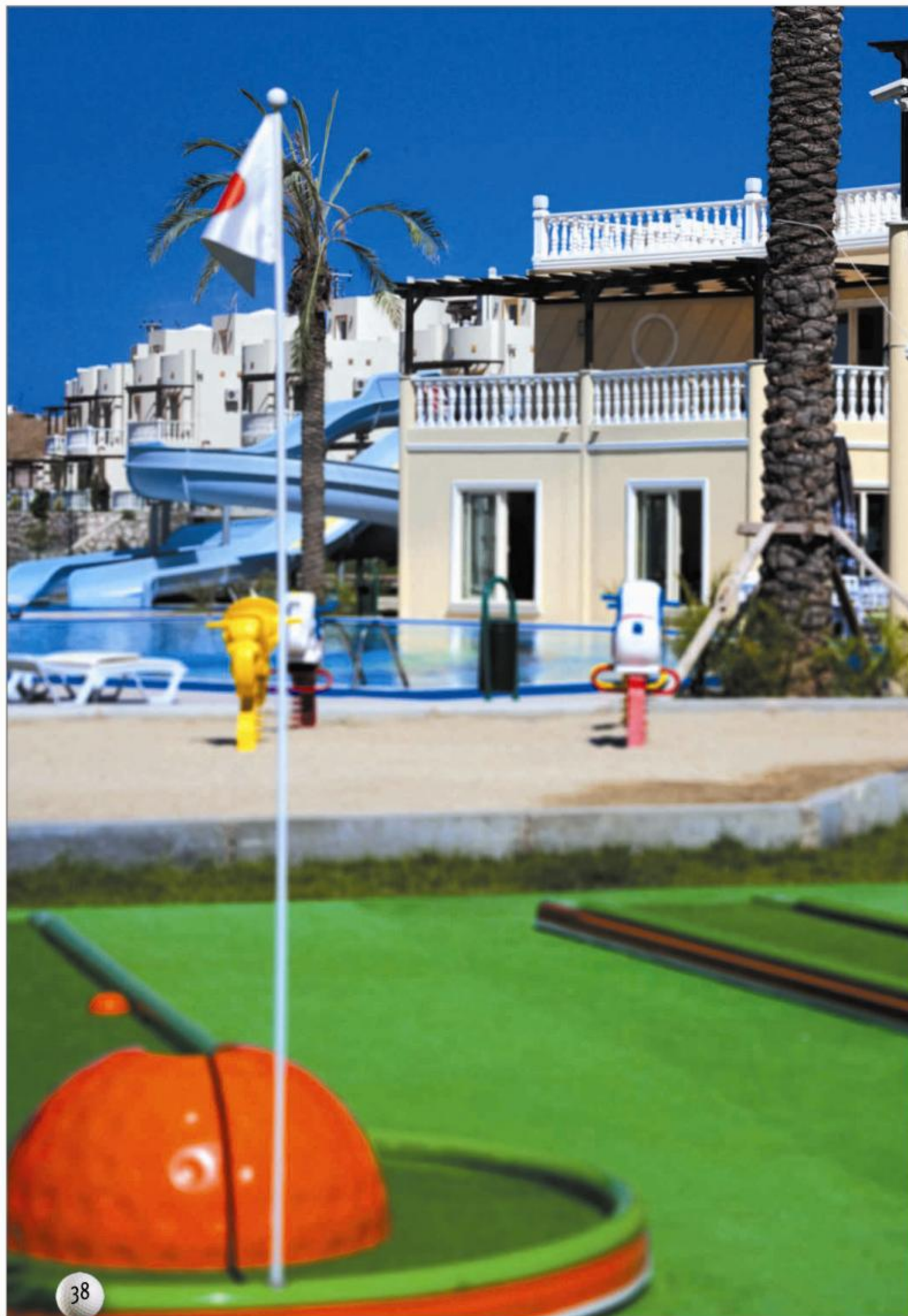
Alan Craig



Hospitality

Artev Global are without doubt, one of the best developers globally in terms of customer care. In Turkey it is an inherent part of our culture to be welcoming and hospitable to one and all. We therefore naturally strive to create a warm and friendly environment for our clients and staff alike. "We were overwhelmed with the generosity, hospitality and every member of your company. We were very well looked after by your sales rep, who couldn't do enough for us and our two children while we were in Bodrum; always polite, professional and had lots of patience"

Tali Golan-Swart



Rental Services

Nearing the completion of our development, Artev Global will source the best qualified management company to fully maintain our development. Artev Global will personally introduce the management company to the agents listed below, who will assist in promoting rental income for your property.

We have established a highly professional system of service for both yourself and the holiday renter. We offer all the quality services of a 5* complex.

Holiday Rental Services are inclusive of:
Reception Services

Services of the Rental Team upon request

Property cleaning during guest stay for maximum comfort

Security and maintenance providing 24 hour security

Gardening and maintenance staff providing a comfortable, peaceful and safe environment for the most enjoyable holiday

24 hour Emergency Helpline

Information Package providing:

General information of Turkey, Bodrum and the surrounding areas

Health and Safety Regulations and Emergency contact numbers

Activities and Sight Seeing Tours

Extra Services are available upon request (payable locally):

Private Airport Transfers

Car Rental

Excursions & Sightseeing Tours

Cot Hire

Laundry Services

Flowers

Champagne

Special Occasion Requests



Some of the Companies we are working with;

The First Choice Group
Corendon Travel Group
Scotttravel
Mea Villas here in Turkey & Germany
Business Links with Thomas Cook TUI Interhome
Bookings.com
Setur
VIP Travel
Bookingturkey.com. Turkey Vacation Rentals
Villarenters.com - Rent-Holiday-Homes.com
Yesvillarenters
Holidaylettings.co.uk
Letbookdirect.com
Holidaylets.net
Selfcatering.com
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Direct Holiday Lets
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