

Tranquility & Nature



Fishing, Sailing & Golfing



Lakeview Apartments

Mumcular, near Bodrum, Turkey

2 bedroom apartments in natural setting with Lake View,
Prices from approx. £28,000 / €41,000 / \$52,000 (subject to exchange rates)



Mumcular Town Centre

Lakeview Apartments are set on the edge of Mumcular; a traditional Turkish town situated 25 kms from Bodrum Milas airport & 29 kms from Bodrum. The town has a variety of amenities which includes schools, doctors, petrol stations & numerous shops.

Bodrum Milas Airport is serviced by frequent International Charter flights as well as scheduled flights by Turkish Airlines. With EasyJet now flying from Stanstead to Istanbul & Turkish Airlines having reduced their prices to stay competitive, it should only be a matter of time before there are year round cheap flights directly into Bodrum Milas. With Turkey continuing with its plans for joining the EU, this could well be the right time for a property investment in Turkey.

Mumcular has a population of approximately 3,500 and is set in a fertile valley. It is famous for its hand-made carpets and also for tobacco, honey and olive production. Citrus fruits, cereals, grains & fruits are also cultivated. The carpet production process is carried out mostly by women, who do everything from sheep shearing, wool spinning, colouring the wool with natural dyes, through to weaving the wool. The villagers dry the carpets in the sun and sometimes whole hill sides are covered with carpets.

Just 8kms away on the north coast is the picturesque seaside village & fishing port of Guvercinlik. If you head south through the Mumcular valley, over a small mountain to the southern coast, you can find the beautiful area of Yaliciftlik with its Government run fish restaurant, un-crowded beaches & crystal clear water. Water sports & boat trips are available.

Dolmus's (Turkish mini-buses) depart from Mumcular approximately every 15 minutes, so it is easy to get wherever you want without the need to rent a car. All you have to do is wave for the driver to stop. The trip to Bodrum costs 2.5 YTL (approximately £1) and just 1 YTL to Guvercinlik.



Mumcular Shop



Mumcular Carpet Shop



Mumcular Farmers



Mumcular Watering House



Carpet Weavers



Yaliciftlik Bay & Fish Restaurant



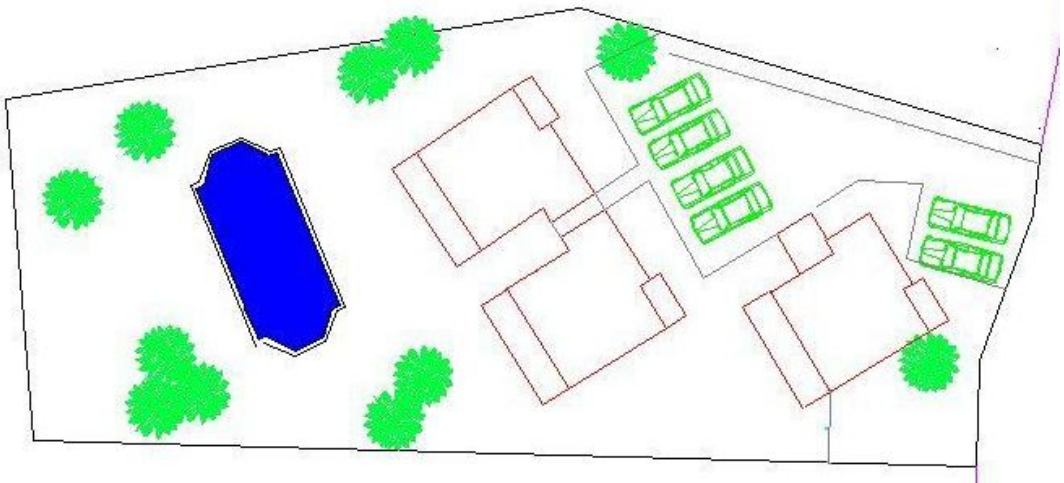
Mumcular Lake View



Lakeview Apartments is a small development consisting of 3 blocks of 3 apartments. Built on 730 square metres of land, there is ample space for the landscaped gardens & the large 50 square metre swimming pool. Being developed by a joint British/Turkish Partnership, the complex benefits from facilities which are expected in most countries, but surprisingly are often absent in Turkish built homes. These include high specification damp-proofing, water heating, shower cubicle & six electricity sockets per room. Good quality, yet economical materials are used to ensure affordability. See technical specification for detail. Quality control is maintained daily by an experienced site engineer who is completely independent from the builders. The Developers will also make frequent site visits to ensure high standards throughout.

These architecturally designed, two bedroom apartments offer a lake view in the beautiful setting of the Mumcular Valley. If you prefer nature & tranquility to the hustle & bustle of a tourist area, then a Lakeview Apartment could be your ideal choice. You are just a short distance however from the cosmopolitan town of Bodrum, frequented by the rich & famous. Sailing & fishing is permitted on the nearby lake & the complex is close to the many proposed golf courses in the area. These include a 27 hole course very close to Mumcular which is being designed by Designers of the 2010 Ryder Cup Course in Wales.

Mumcular benefits from a Mediterranean climate with hot, dry summers & tepid, rainy winters. The flora is also Mediterranean and is formed by Olive trees, pines and maquis along with essence smelling trees.



Site Plan



Front & Side view

Reasons for investing in property in Turkey

With dramatically increased coverage in the press, Turkey is now rapidly growing to become one of the leading destinations in South-Eastern Europe both for holidaymakers and for those looking to invest in overseas property.

- Property prices in Turkey are equivalent to Spain in the mid 80's, starting from well under £30,000
- Turkey has a fast growing economy making it a sound investment choice
- The overseas property industry predicts Turkey will be the next 'boom' market with 40,000 sales per annum
- Turkey has some of the lowest property purchasing taxes in the world
- Turkey was ranked as 3rd best place to invest in the world by A Place in the Sun Jan 2005
- Turkey is poised to enter the EU with big businesses rushing to invest in the Turkish market

Reasons for investing in property in Mumcular

Before the quite recent opening of Milas Airport and the construction of the coastal road to Bodrum, Mumcular was the "capital city" of the Bodrum area. At that time it had the only airport in the region & was on the main road to the Bodrum peninsula. Mumcular is therefore self sufficient having extremely good facilities with its' own Municipality, Bank, Doctors, Hospital, Jandarma Office & Traffic Police. The Airport, which has been run by the military for the last few years, has now been given to the government & will become a University serving Mumcular & Bodrum areas. This is very likely to create an increased demand for housing in the area.

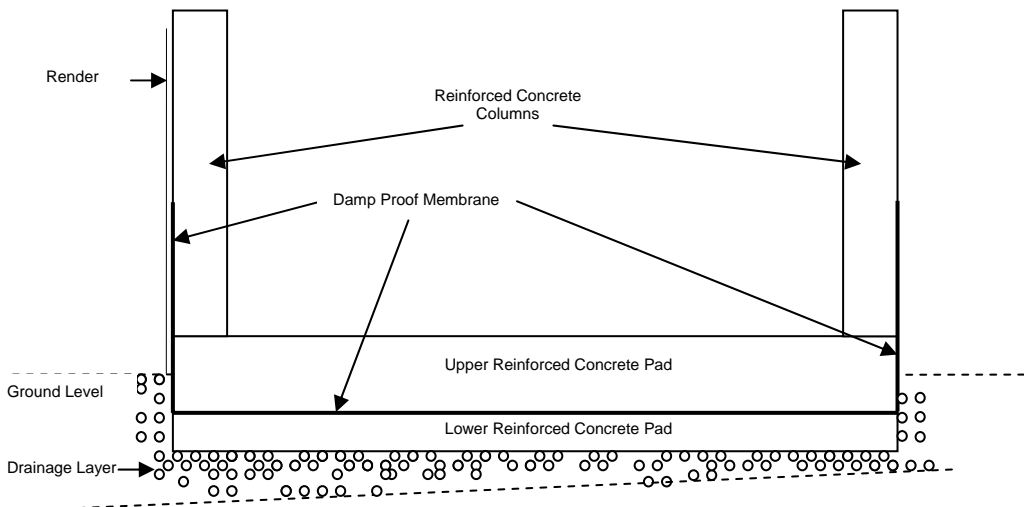
Many people of other Nationalities are living in Mumcular due to the natural surroundings. Unlike the Bodrum Peninsula, the surrounding mountains are not covered in houses. Many everyday items including food, electricity, water, local taxes & even alcohol are considerably cheaper than on the Peninsula.

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| <ul style="list-style-type: none"> • Unspoilt, natural surroundings • No traffic jams or subsequent pollution • Low cost of living • Fishing • Likelihood of increasing house prices due to the new University • Likelihood of high demand due to the 27 hole Golf Course due to commence construction in late 2007 | <ul style="list-style-type: none"> • Low crime • Self sufficient facilities • Plentiful water supply • Sailing |
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The 50 - 55 square metre apartments (73 - 78 square metres including balconies) are ideal as a holiday home for a family of four. During the 5 – 6 month summer season however, you will find you spend most of your time outside on the large balconies, in the gardens, or by the pool, so with use of a sofa-bed, a family of up to six could be accommodated.



Floor Plan



Our Damp-Proofing System

A sloping drainage layer is used underneath the structure to ensure water drains away from the building. Two separate pads are used to enable an unbroken Damp Proof Membrane to be used underneath the structure. The Upper Pad is sufficiently thick to ensure that even the longest fixings used on site will not compromise the membrane. A high grade ready mixed concrete is used which is compacted using vibrating screeds & pokers to ensure removal of air. Minimum porosity & maximum strength of concrete is therefore achieved. Both our site engineer and the concrete suppliers' technical engineer are present at every pour to ensure the concrete is at the correct specification and is poured & vibrated correctly. Silicon treated rendering is applied to the exterior walls which is painted with a high grade silicon based exterior paint. Where stone cladding is used, an additional membrane is used between the render & the stone. The stone (and mortar) are finally treated with a silicon waterproofing.



Location Map

Technical Specification

Structure	Earthquake Standard Reinforced concrete. Single skin hollow brick walls.	
Insulation of wet surfaces	4 mm waterproof membrane on sides & underneath of foundation slab & on roof. Smear type capillary based insulation against water on vertical surfaces of the foundations & ground floor walls. 40 mm polystyrene foam under geo-textile pebble membrane on roof, for insulation against heat and water.	
Plumbing for fresh water	ISO 9001 Cert. PPRC pipes- water counter gauges will be installed. Mains water supply from Mumcular municipality. Electric Boiler for hot water to kitchen & bathroom.	
Plumbing for waste water	ISO 9001 Cert. Silent pipe will be used for vertical flow areas. Waste water system will be connected to the sewage system. All drainage will be underground biological purification or non-permeable sewage well. Washing Machine / Dishwasher connections will be ready in kitchen and bathroom.	
Ventilation	Suitable ventilation to all rooms. Connections for air-conditioning in the living-room and bedrooms. Air conditioning units available at additional cost.	
Wiring	1.5 mm cable for lighting switches, 2.5 mm cable for sockets with ground-circuit breakers - ISO 9001 Cert. Six electric sockets in bedrooms, two in bathroom, six in kitchens, six in the living room, four on balcony. 2 phase electricity will be distributed via smart electric gauges. Telephone lines from boards to homes - door interphone connection - one telephone line.	
Finishing	Exterior	Walls rendered using a silicon additive. Painted using silicon based exterior grade paint. Ground floor walls to be stone-clad over the capillary insulation. Three layers of wood preserving paint on all woodwork.
	Interior	Walls plastered & painted with water-based matt paint. Bathroom to have floor to ceiling ceramic tiles. Kitchen to have ceramic tiles between floor & wall cupboards.
	Ceilings	Concrete finish painted with water based matt paint.
	Floors	Ceramic Tile.
Windows & Doors	Exterior window construction: TSE Cert 70 mm double opening double-glazed- exteriors: Double-glazed. Marble thresholds, window and balcony sills. Optional Mosquito nets.	
Stairways	Metal Stairs. Wrought Iron railings. Rendered walls & ceilings. Walls painted using silicon based exterior grade paint.	
Bathroom WC	Ceramic wash basin, toilet pan & cistern. Fibreglass shower tray, shower cubicle. Mixer taps & shower.	
Balconies	Ceramic floor. Wrought Iron Railings. Stone Clad pillars. Wood pergola on upper floor.	
Kitchen	18mm laminated MDF fitted floor & wall cupboards with space for cooker, fridge & dish washer / washing machine. 40mm Work surface. Stainless steel sink & drainer. Mixer taps. Space for extractor hood over cooker.	
Grounds	Landsaped gardens. 80 cm walls surrounding complex. Ample car parking. 50 square metre swimming pool, surrounded by 2 metre wide travertine marble sunbathing terrace. Outside shower. Pump room with pump & sand filter. Communal BBQ. Lighting system on pathways, swimming pool & car park.	

Optional Extras

Private Roof Terrace	Double your living space. * Limited availability - only available to Penthouse *
Air Conditioning	Approximately £200 per unit. These include a heat pump for heating during the winter
Under floor heating	Recommended for year round living – Price on application - * Limited availability - until shell completion *
Ceiling Covng	Price on application - * Limited availability - until shell completion *
Furniture & Appliances	We suggest you budget between £2,000 & £3,000 to furnish your apartment. We can provide a personal shopper service to assist you if required

