

WARD & CO.



HILLSIDE GARDENS

YALIKAVAK, TURKEY

# contents

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# overview

## KEY INVESTMENT FEATURES

- Range of completed properties
- Guaranteed 25% contract allowance from current bank valuations
- Deposit covered by your existing contract
- 18 months rental guarantee followed by excellent rental opportunities @ 7.5% p.a.
- Mortgages pre-approved
- Dynamic and growing economy that has been virtually unaffected by the global recession
- One of the world's top 10 holiday destinations



# the properties

These apartments all offer spacious and well designed living space as well as generous terraces on which to soak up and enjoy the warm sun, private entrances and parking spaces.

All properties come with a modern fitted kitchen with white goods included.

Attractive and cool ceramic flooring has been laid throughout the property and walls have a simple painted finish. Air conditioning is also included in the purchase price.

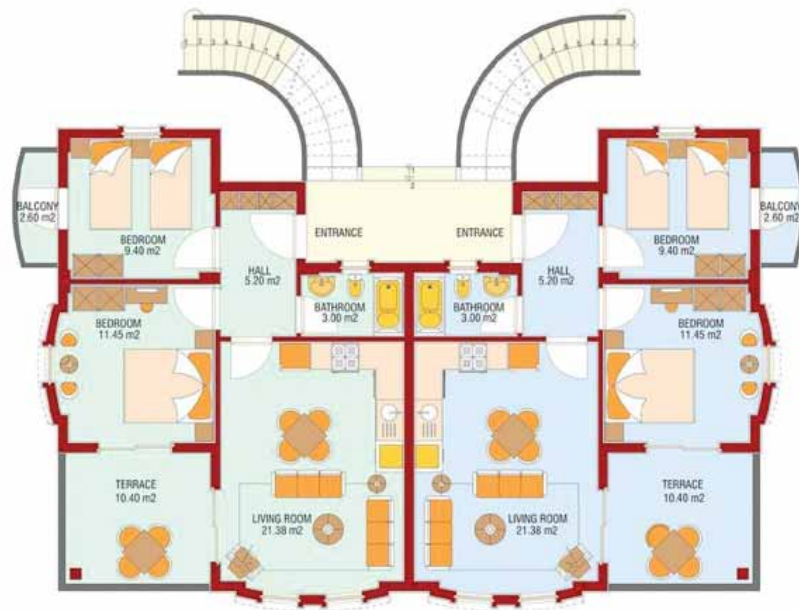


## KEY FEATURES AT A GLANCE

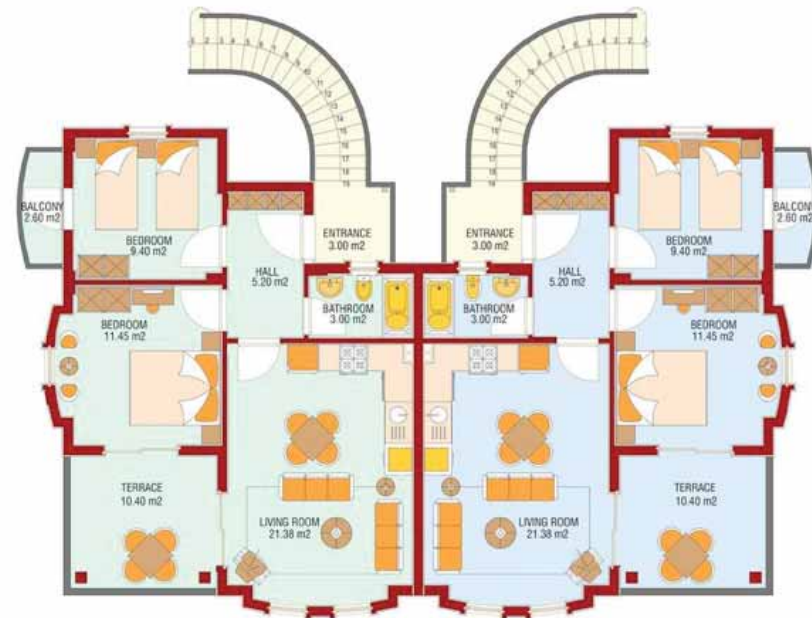
- Spacious well designed living space •
- Generous terraces •
- Modern fitted kitchens •
- Private entrances •
- Private parking •
- Air conditioned •

# floor plans

## APARTMENTS - TYPE A



GROUND FLOOR



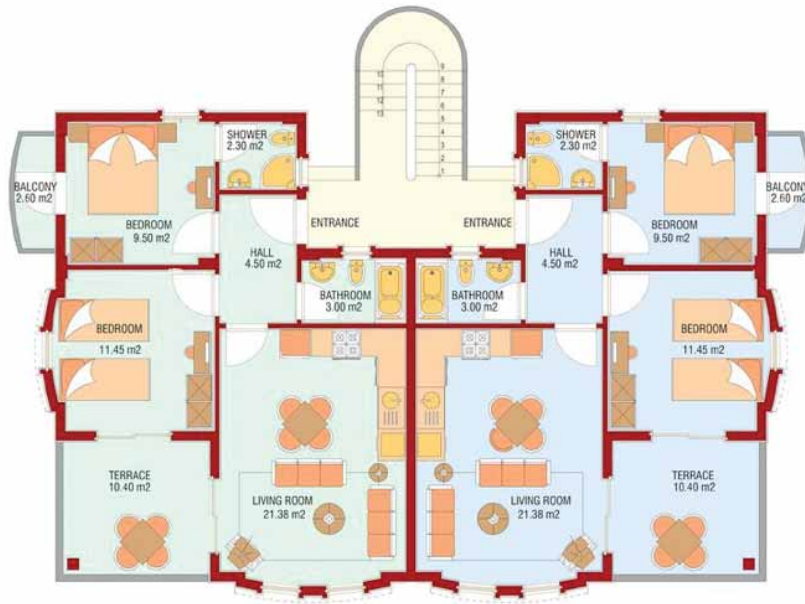
FIRST FLOOR



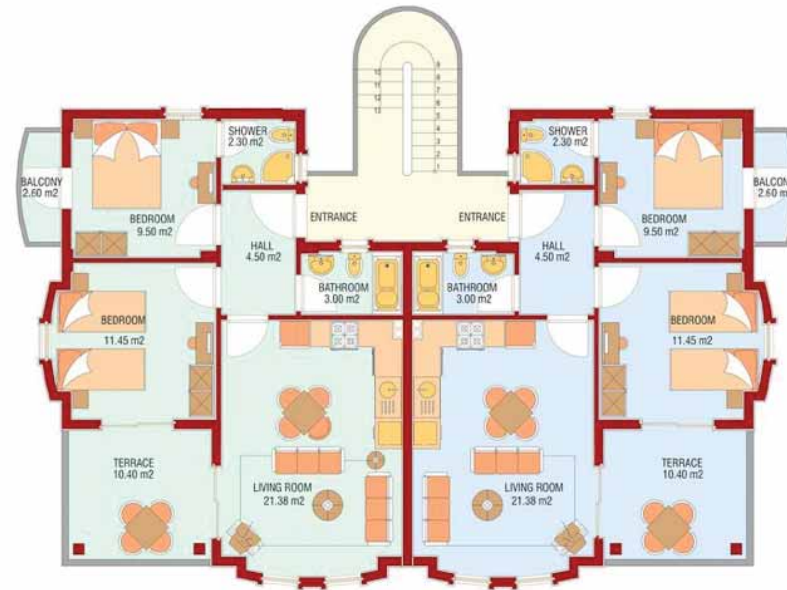
HILLSIDE GARDENS YALIKAVAK, TURKEY

# floor plans

## APARTMENTS - TYPE B



GROUND FLOOR



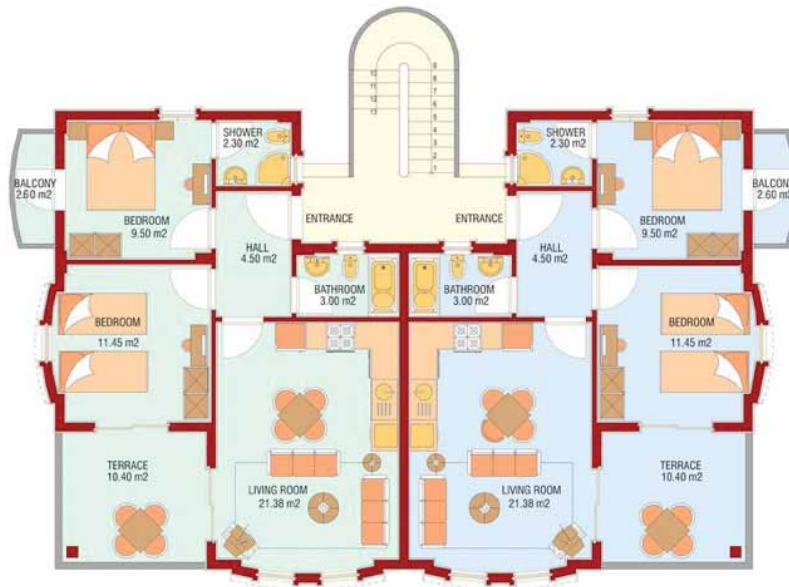
FIRST FLOOR



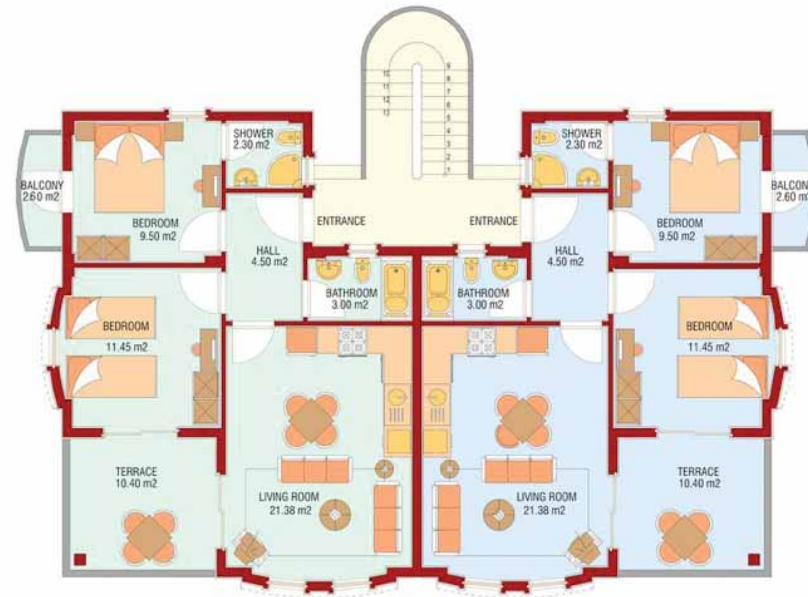
HILLSIDE GARDENS YALIKAVAK, TURKEY

# floor plans

## APARTMENTS - TYPE C



GROUND FLOOR



FIRST FLOOR

HILLSIDE GARDENS YALIKAVAK, TURKEY



# the development

Built in 2007, Hillside Gardens is a self-sufficient village, offering everything needed to ensure complete comfort and satisfaction. Situated as the name suggests on a hillside there are stunning sea views from virtually every part of the complex

The complex comprises 186 villas and apartments with on-site facilities including a gymnasium, heated indoor pool and sauna as well as a choice of 8 outdoor pools, tennis courts and a volleyball area.

For children there is a fantastic mini aqua park, 3 further pools and well equipped play areas. For families the outdoor barbeque area is a great way to enjoy a casual meal.

For your peace of mind there is 24 hour security, if you want to venture further afield there is a bus and taxi services from Hillside gardens to and from Bodrum and a complimentary service to Yalikavak beach and the town centre.

Dining requirements are provided by a relaxed café bar and for more formal occasions there is a fantastic restaurant.

To make life more relaxed Hillside Gardens has a supermarket, laundry facilities and internet access.

The Hillside Gardens resort won a 5-star International Property Award in 2007. The developer of Hillside Gardens is Artev Homes, one of Turkey's most respected developers who were voted Constructor of the Year in 2006.



## AT A GLANCE

- 34 miles from Bodrum – Milas International airport
- 15 minute drive to Bodrum town
- 3 miles from Yalikavak town
- 5 minute drive to the beach, local bars, restaurants, and local shops



HILLSIDE GARDENS YALIKAVAK, TURKEY

## the development



## FACILITIES AT A GLANCE

- 8 Outdoor swimming pools •
- Aqua Park •
- Sauna and gym facilities •
- Tennis court •
- Internet facilities •
- Supermarket / mini-market •
- Communal barbecue area •
- 24-hour security •
- Volleyball court •
- Outdoor ground chess •
- Restaurant and Rooftop bar •
- Dolmus Bus and taxi service  
to and from Bodrum •

## the area

Hillside Gardens is located in a spectacular setting overlooking the sea; Yalikavak is located approximately 10 miles from Bodrum on the north eastern tip of the Bodrum peninsula.

Formerly the Bodrum area's main fishing port, Yalikavak is today considered to be the most elite village on the Bodrum peninsula. The area is renowned for its many excellent restaurants including Secret Garden, Three Brothers, Honey Pot and Karia on the harbour side which are firm favourites with the locals and tourists alike. The surrounding hills offer a unique view of Yalikavak, arguably one of the best views on the Mediterranean coastline, while the town is a bustling

centre particularly on market day, and features magnificent bays with sandy beaches.

The town of Bodrum is an approximate 15 minute drive from Hillside Gardens.

Bodrum is the site of the ancient city of Halikamassus, the location of the famous Mausoleum of Halikamassus one of the Seven Wonders of the Ancient World.

Bodrum is a fascinating place as it has a pleasing contrast between the Ancient City and an area frequented by rich Turks and foreign visitors. It is one of the centres of the

Turkish tourist industry and is the market town of the Bodrum Peninsula.

Bodrum has developed over the years into a vibrant tourist destination and offers a wide range of shopping facilities and restaurants in addition to a lively and engaging nightlife.

The fabulous Vita Park Golf course is nearby in Bogazici, for golfers these 2 18 hole courses offer different but equally satisfying experiences for further information visit their website on [www.vitaparkgolfresort.com](http://www.vitaparkgolfresort.com).

*View over Yalikavak*



HILLSIDE GARDENS YALIKAVAK, TURKEY

*Bodrum Castle and Marina*



# tourism

According to the Association of British Travel Agents (ABTA) the number of British visiting Turkey has been growing at 20-25% per year for the last few years. In fact even as many other countries are seeing tourism contract, Turkish tourism as a whole is expected to grow from the 30 million visitors last year, to over 33 million in 2010.

This tourism growth means increased occupancy of Turkish holiday properties, and thus increasing rental yields, which are already at 6% and rising. The most popular areas for buying holiday homes currently is Altinkum, Bodrum, Kusadasi, Antalya, Fethiye and Akbuk.

The increasing popularity of Turkey has allowed UK leading low cost carriers Monarch and Easy Jet to introduce new routes to Bodrum for 2010 with other low cost carriers keen to follow suit.



1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
9,750,000	7,460,000	8,000,000	10,400,000	12,800,000	13,300,000	16,800,000	21,200,000	18,500,000	18,500,000	30,900,000

## summary

- Opportunity to recover all or most of your original deposit
- Completed property, valued at today's market price
- Pre-Approved mortgage in place at 75% LTV
- Legal & Mortgage assistance in place
- Full support during and after the purchase from a team of professionals
- 18 month rental guaranteeing a 7.5% return PA of the purchase price.
- Rental & Management agents in place
- Re-sales support in place if required
- Re-financing support in place if required

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