

WARD & CO.

Oasis Village

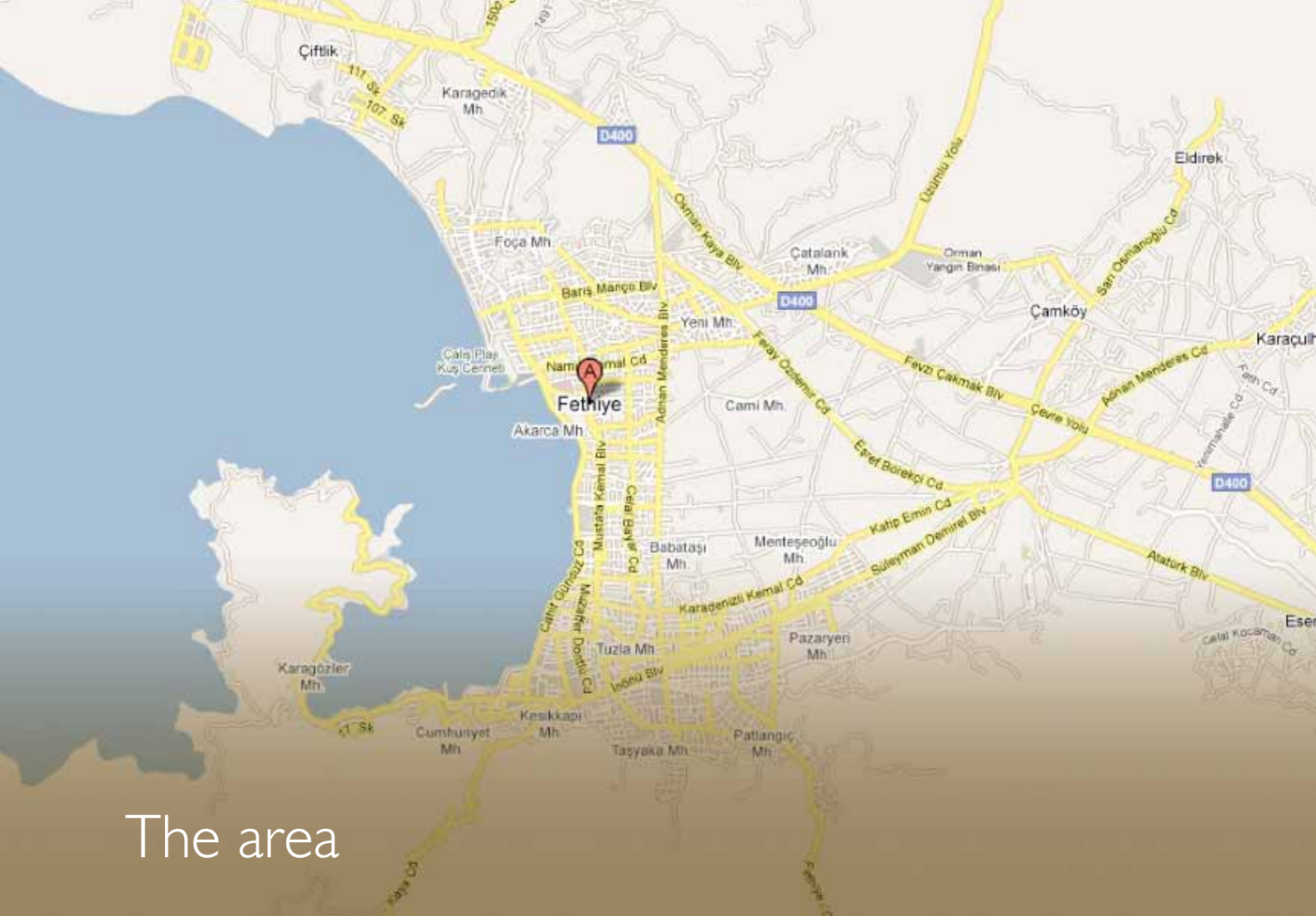
YANIKLAR, FETHIYE, TURKEY





Key investment features

- 25% discounts from current bank valuations
- Pre approved 100% mortgages in place (subject to status)
- Constant growth since 2005 despite global economic crisis
- 6 month rental guarantee
- 10% projected rental yield per annum
- Approved rental agents in place
- Exclusive beach development reached by private walkway
- 20 minutes drive to Dalaman International Airport
- 12Km to Fethiye town
- Wide range of onsite facilities
- Freehold property



The area

On the hillside of Mount Mendos, this pretty town sits on Turkey's "Turquoise Coast", so named because as the sun sets, its waters are the clearest turquoise shades you have ever seen. And Fethiye has more riches in store for you. Thanks to the Mediterranean climate which prevails along the coastline, you can be leisurely drinking your Turkish tea or Turkish coffee in the town and glance up and see white snow and mist on the mountains in the distance.

The town itself has everything you need for a rich and varied holiday or living experience: a wealth of historical and cultural sights and artifacts, the bazaar with its narrow, shady streets and tiny squares, great shopping and dining out, outstanding beaches, every kind of water-sports the best paragliding in Turkey, hidden coves and pine-clad Taurus Mountains to explore at your leisure.



In Fethiye you will revel in long, hot summers and short, warm, rainy winters. In fact, the temperature is around 86°–105° F (30°– 40° C) during the summer months and usually above 50° F (10° C) in the winter. So you can comfortably swim in these turquoise coloured waters for nine months of the year.

Sailing is also enormously popular in Turkey, and Fethiye has everything you need to indulge your pastime. You can charter a gulet, with or without crew, or hop on one of the many boat trips which depart from here. While you are at sea, look out for the catacombs in the rocks which you can see whilst sailing from the harbour.

History of Fethiye

Fethiye is located on the Lycian and Carian border and was called Telmessos in ancient times. The city was very prominent and a centre of prophecy, pledged to Apollon. That the city life was rich and highly cultured during the Hellenistic and Roman periods is evident from the existing monuments. Today the majority of ancient ruins in Telmessos are rock-tombs, Lycian type sarcophagi, the fortress and the Roman theatre.

The peninsula lying between Fethiye and Antalya was known as Lycia in the ancient times. Lycians were natives of Anatolia and sea-faring people as mentioned in Homer's Iliad and Kadesh War Peace Agreement document.

The tomb of Amyntas, which could be considered insignia of Fethiye, strikes the eye with its grandeur on the slope of the bay. This tomb, whose façade was built as an iconic temple based on the plan of an antis, belonging to Amyntas is believed to be a king or a governor of Telmessos during the Hellenistic period.

Within the city there are quite a number of Lycian-type sarcophagi. On these there are epitaphs in the Lycian scripture. Especially the sarcophagus near the government house is worthy of notice, with its relief depicting warriors.





The development

Oasis Village is a boutique development of 122 high quality villas, linked villa bungalows and apartments situated in Fethiye close to the Aegean Sea.

Built by the respected local developer Hanel Houses, Oasis Village is a resort development with the widest range of onsite facilities available with a variety of pools including a climate controlled indoor pool, bars including a pool bar; restaurant & cafe, convenience store, children's facilities include a play park and crèche, open air family cinema and amphitheatre, the excellent sporting and leisure facilities include sauna, tennis courts, fitness centre and gym.

The development has 24 hour maintenance and security services for peace of mind.

The spacious and well designed resort is located a short walk from an idyllic private sandy beach accessed by a walkway from the resort itself and surrounded by countryside providing a peaceful a tranquil environment.



OASIS VILLAGE, YANIKLAR, FETHIYE, TURKEY

Property details



A Block

The total (m²) shown are total construction areas except terrace and balconies. "Total Construction Area" to include net covered utility areas along with some other areas such as wall, stairways/case ventilation, fire chimneys and cable housing etc. that belong to the property. Terrace and balcony m² totals are shown separately.

Specifications:

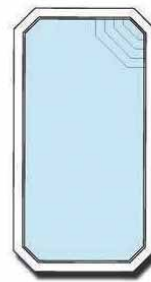
- Area: 150m²
- 4 bedrooms
- 3 + ½ bathrooms
- Living-room
- Terrace & balconies: 60m²
- Kitchen & dining area



ATTIC FLOOR



FIRST FLOOR



GROUND FLOOR

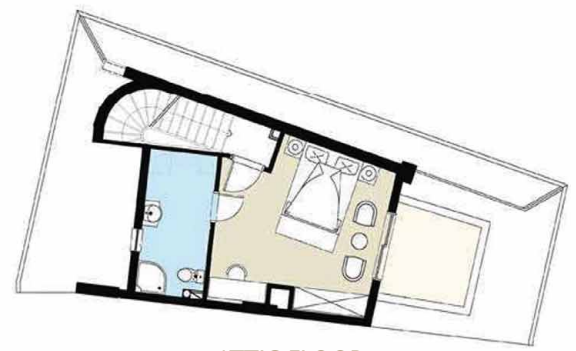


C Block

The total (m²) shown are total construction areas except terrace and balconies. "Total Construction Area" to include net covered utility areas along with some other areas such as wall, stairways/case ventilation, fire chimneys and cable housing etc. that belong to the property. Terrace and balcony m² totals are shown separately.

Specifications:

- Area: 122m²
- 3 bedrooms
- 2+½ bathrooms
- Living-room
- Terrace & balconies: 17.5m²
- Kitchen & dining area



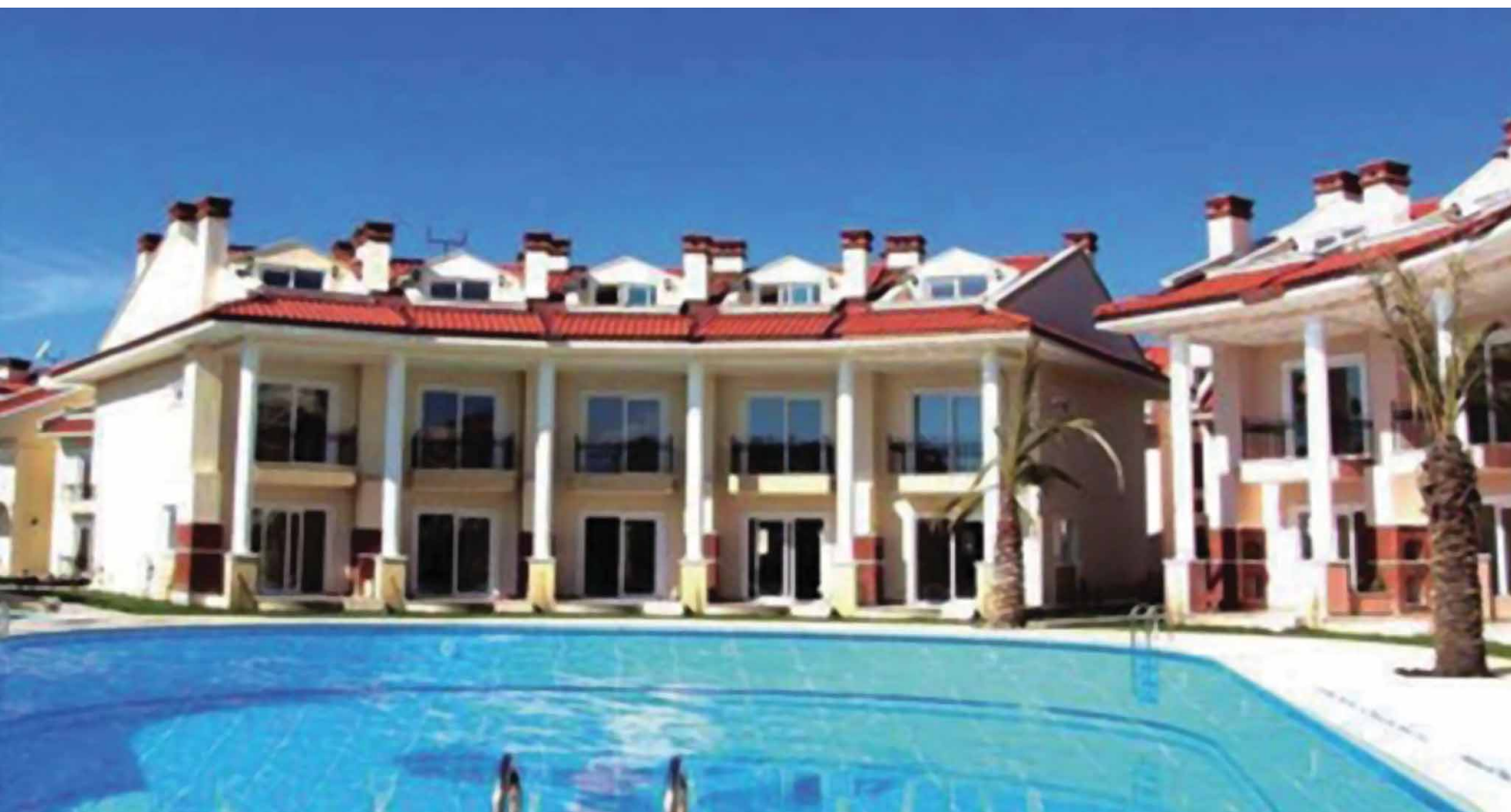
ATTIC FLOOR



FIRST FLOOR



GROUND FLOOR

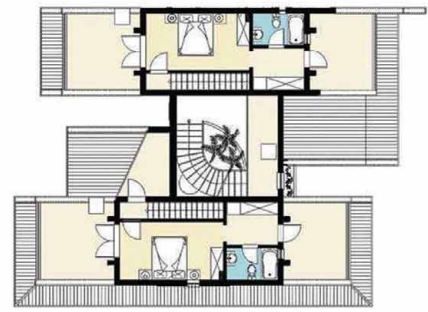


D Block

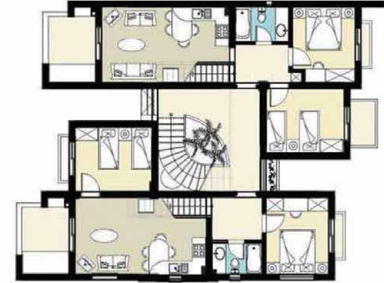
The total (m²) shown are total construction areas except terrace and balconies. "Total Construction Area" to include net covered utility areas along with some other areas such as wall, stairways/case ventilation, fire chimneys and cable housing etc. that belong to the property. Terrace and balcony m² totals are shown separately.

Specifications:

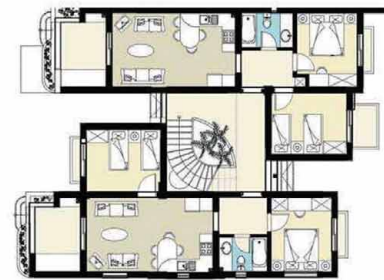
- Area: 96m²
- 2 bedrooms
- 2 bathrooms
- Living-room
- Terrace & balconies: 33m²
- Kitchen & dining area



ATTIC FLOOR



FIRST FLOOR



GROUND FLOOR



Tourist statistics



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 easyJet to introduce new routes to Bodrum for 2010 with other low cost carriers keen to follow suit.

1999	2000	2001	2002	2003	2004
9,750,000	7,460,000	8,000,000	10,400,000	12,800,000	13,300,000

2005	2006	2007	2008	2009
16,800,000	21,200,000	18,500,000	18,500,000	30,900,000

Investment overview

Rental appeal

- Turkey is becoming a major holiday destination for the European market.
- Close to Dalaman International Airport
- Resort status with self catering benefits, Oasis caters for most market segments
- 6 month rental guarantee
- 10% projected annual rental yield

Capital growth & ROI

- 25% built in equity
- 100% Bank funding and refinancing available
- Continued capital growth despite global down turn
- Emerging market with future membership to the European Union likely

Purchasing terms

- £1000.00 Deposit
- Administration fees payable
- Approximately 16 week's reservation to completion



WARD & CO.

4 Chantry Court, Chester West Employment Park,
Chester, Cheshire, United Kingdom CHI 4QN
Telephone: +44(0)1244 220063
Email: info@wardpi.co.uk
www.wardpropertyinvestments.co.uk