

Invest in Turkey with confidence!



Turkish Properties

## WELCOME TO REDD CONSTRUCTION!

After years of experience we have specialized in turning customer's dreams into reality. Whether you would like a property built to your own specifications or you would like us to design your dream home we will help you every step of the way with our knowledge, experience and skills.

We guarantee quality in all our work and most importantly, timely results. We offer full facts and no pressure sales along with our personal attention to detail this makes us stand out in the Aegean housing market as a company which is going from strength to strength.

Redd construction is a family run business who works with its sister company 'Turkish HouseHunters' estate agency. This enables us to provide a seamless journey from design, construction through to property purchase with the added benefit of our superb after sales service.

Redd construction & Turkish HouseHunters are based in Altinkum, Turkey. We have UK agents in Wales and England who we work closely with to provide a ground service in the UK as well as in Turkey. We are committed to providing quality customer service and our testimonials show this. We offer an extensive after sales service too which includes property management and rentals. We are members of 'Turkish-British Chamber of Commerce and Industry' and candidates to join FODAP.



Didim Chamber of Commerce



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## REPUBLIC OF TURKEY

**Population:** 80 million approx.

**Capital:** Ankara

**Largest city:** Istanbul (population approx. 12 million)

**Area:** 814.578 sq. km. 3% of the country is in Europe and the rest 97% in Asia.

**Currency:** 1 Turkish lira, 1TL

**Electric:** All over Turkey electricity is 220 volts. As sockets are designed for the round 2-pin European plug, it is advised for Britons to bring adapters.

**Water:** It is advised not to drink tap water all around Turkey. Use bottled water for drinking which can be supplied from any shop or supermarket.

**Time:** Local time is GMT plus 2 hours.

**Coastline:** The Black Sea on the north (1.931km), The Aegean on the west (3.484km), The Mediterranean on the south (1.654km), The Marmara (1.179km)

**Cost of living:** 1 loaf of bread 0.50TL, 1 kg of tomato 2TL, 1kg of apples is 2.5TL, 19lt water bottle 4TL, a bottle of beer 2,5TL, bottle of wine 10TL

**Crime:** Crime rate is very low in Turkey. Out of a thousand persons only 11 people commit a crime, whereas in France it is 68, Greece 29 and in UK it is 82.

**Industry:** Turkey is self sufficient in the production of paper, sugar, glass, cement and steel. There are 4 major steel mills, 5 refineries and 3 petrochemical complexes. Turkey is the 12th largest producer of steel, 6th largest producer of cement, 4th largest producer of cotton fibers and woolen fibers and 6th largest producer of cotton yarn. Turkey is the biggest producer of TV sets in Europe after UK.

The major sources of energy are oil (43%), coal (28%), natural gas (15%), hydro-energy (4%) and others (10%).

The largest known Borate reserve in the world is in Turkey, estimated to be over 2 billion tonnes (70% of the world reserves).

**Agriculture:** 75% of the world's hazelnuts, 35% of the world's figs, 30% of the world's pistachios and the 20% of the world's apricots are produced in Turkey.

Turkey is the 5th largest country in terms of vineyards with 800.000 hectares this is 60% of all vineyards in Asia.

Turkey is the 5th largest producer of olives after Spain, Italy, Greece and Portugal.

Turkey is the 6th largest producer of tobacco and cotton the world.



### WHY INVEST IN TURKEY?

- \* Turkey has become a **property hotspot** with a low cost of living, strong capital growth and good quality of life.
- \* Low cost flights bring 25 million tourists to Turkey each year. **Easy Jet** has recently announced their new flight route from London to Bodrum.
- \* One of the fastest-growing economies in the world.
- \* Since 2007 Turkish banks have been arranging **mortgages for foreigners**.
- \* The genuine warmth and hospitality of the Turkish people makes you feel at home.
- \* There has never been a better time to consider a real estate investment with the UK interest rates being at their lowest ever a holiday home for you and your family could prove to be the **best investment** you have ever made!

### WHY INVEST IN ALTINKUM & AKBUK?

- \* A large choice of **quality properties** with affordable prices **from £23,000** makes Altinkum & Akbuk a firm favorite for investment, holiday homes and rental returns.
  - \* **Fantastic climate** on the Aegean coast with 300 days of sunshine each year.
  - \* **Blue flagged beaches**, great historical sites, family fun and a good night life Didim-Altinkum remain a firm favorite with homeowners & tourists.
  - \* In 2007, Didim-Altinkum was selected as a “**Cultural & Tourism Protection and Development Region**” the City Council invested in the infrastructure of the town and resort by increasing the supply of utilities, implementing new road layouts, improving road surfaces and increasing green park areas.
  - \* Over 80 million pounds is being invested in a town with only 30,000 people.
- Property investors** are looking at Altinkum as the following new projects come to completion:
- \* \$50 million **Didim Marina** completed this summer is the largest in Turkey
  - \* Four new **5 star hotels** to be completed within a few years.
  - \* Three **golf courses**, one of which (18 holes) to be completed by 2012.
  - \* Regular **ferry services** from Altinkum to the Greek Islands started in 2008.

With all these projects ongoing, and the demand for properties in Altinkum and Turkey as a whole increasing, so does their value. As the prices are still expected to rise what could be a better time to book a viewing trip and see for yourself!

*Contact us for viewing trips from £99!*

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## **BUYING PROCEDURE** (4 point plan)

Before you buy your chosen property or land, we will check the legal documentation then we will help and advise you to proceed as follows:

- \*Agree a price
- \*Pay a deposit and sign a sales contract (10% deposit normally required)
- \*Obtain military approval on the property (this can take up to 12 weeks)
- \*Pay the outstanding balance on the property either by money transfer and power of attorney OR by attending in person at the Land Registry Office.

We will help and advise you with the above.

## **Expenses during the sales procedure are:**

Solicitor & Legal translator : £250 - £400

Notary (power of Attorney) : £100 - £120 approx (optional)

Mapping fee to the council : £320 approx

Title Deed expenses : 1.5 - 3% of the declared property price.

## **After Sales Expenses**

- \* Property tax (depends on location & type of property; £60 approx per annum)
- \* Council tax (depends on location & type of property; £40 approx per annum)
- \* Electric and water connection (only for new properties, £350 - £400 approx)
- \* Annual maintenance charge (mostly on complexes and apartments with pool)
- \* Utility Bills

## **MORTGAGES IN TURKEY**

You can now own your desired home in Turkey with a non-resident mortgage from selected banks in Turkey.

### **Terms**

Mortgages available in Turkish Lira (TL), Euro, US Dollar, GBP Sterling

Maximum loan term of 10 years

Maximum loan-to-value (LTV) ratio of 50% of the appraised value of property

Maximum loan amount of 500.000TL or equivalent in foreign currencies

Life insurance, personal house insurance and Natural Disaster Insurance Authority (DASK) will be requested

Fixed interest rates for duration of loan (contact us for rates)

### **Loan Application documents required are;**

Turkish Tax ID Number

Surveyor's valuation report (500TL)

Non-Resident Application Form (provided by the Turkish Bank)

Sample copy of the passport or the original copy of permanent residence

Credit record from application's home country

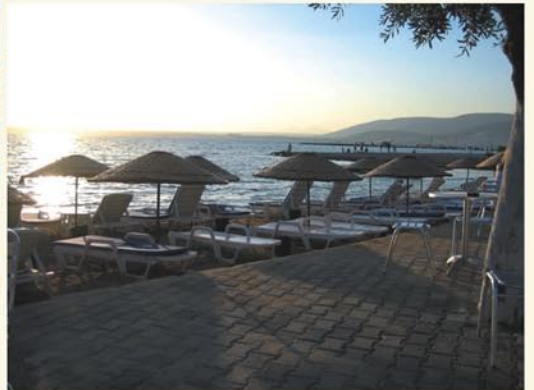
Utility, cable or telecommunication bill stating the address of the customer in the home country

## AKBUK



Situated 5 km along the coast of Altinkum towards Bodrum is this large undiscovered bay of peace and tranquility. Akbuk is surrounded by alpine forests and mountains and is famously know for its beautiful turquoise waters and numerous small sandy coves dotted along the coastline. Tourist restaurants and bars are relatively sparse. However this resort is popular with French tourists who stay at a holiday village within the bay. With the increase of property sales, the resort begin to develop further with the introduction of more bars and restaurants making this an ideal place for long term investment and even for a retirement home.

# Resorts



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## ALTINKUM



Altinkum is situated on the southern Aegean coastline of Turkey and is well known for its large golden sandy beaches and ancient ruins. Two airports serve the resort, Bodrum airport which is 1hr 15mins away and Izmir airport which is 2hrs drive away. Altinkum is quieter than the resort of Bodrum and Marmaris and has a very laid back feel. The local town is called 'Didim' where there is a weekly market, large supermarkets and the famous 'Temple of Apollo'. There are 3 sandy beaches with water-sports facilities, coastline rambles and ancient sites to visit. A large variety of restaurants along the promenade offer local cuisine as well as international dishes to suit all tastes. 'Dolphin Square' has delightful tea gardens beneath the palm trees and is surrounded by bars that are lively in the evenings. There is a private hospital and a state hospital in resort, two GP practices, numerous dentists, opticians and vets. There are ferryboats running from Altinkum to the Greek island of Kos and also to Bodrum.

Construction of a \$52 million marina complex has just been completed with its own yacht club and heliport. The Marina also boasts a shopping centre, supermarkets, fitness centre, banks, restaurants and cultural centre. The 1st golf course will be completed by 2012.



## APOLLO VILLAGE



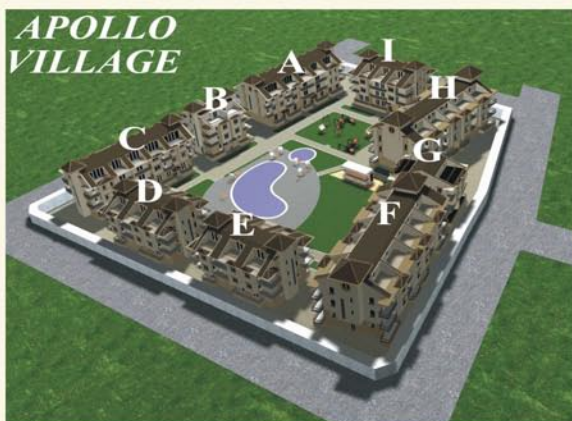
### **Resort:** Didim - Altinkum

Apollo Village is an exclusive development of over 100 apartments in Altinkum. It is ideally situated just 30 minutes walk from Altinkum's golden sandy beach and only a gentle stroll to shops, supermarkets, restaurants and the Saturday market.

The apartments feature balcony or patio, bathroom suite with shower or bath, fitted kitchen, decorative ceiling coving, ceramic floor tiles, upvc double-glazing and steel security doors. There is an excellent selection of properties ranging from one bedroom apartments to four and five bedroom penthouses. Mortgages are available on request.

**Facilities:** 24hr security, two swimming pools, sports courts, landscaped gardens and children's playground.

- 1 bedroom apartments from £30,500
- 2 bedroom apartments from £47,000
- 3 bedroom apartments from £56,600



- 2 bedroom penthouse duplexes from £51,100
- 3 bedroom penthouse duplexes from £66,100
- 4 bedroom penthouse duplexes from £69,800
- 5 bedroom penthouse duplexes from £74,500

\*All prices are subject to availability!



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## AEGEAN COURT



### **Resort:** Didim - Altinkum

An outstanding new development of spacious apartments and duplexes set in the heart of Altinkum with lots of plus points including a shared swimming pool and games room. The perfect location, Aegean Court is just 20 minutes walk to the main beach and only a 5 minute stroll to local shops and restaurants. All apartments include full bathroom suite with shower or bath, fitted kitchen, electric water boiler, ceramic floor tiles, decorative ceiling coving, PVC double-glazing and steel security front door.

**Facilities:** games room (pool table, table tennis, football table), shared swimming pool, satellite TV connection, front door intercom system, keycard operated electricity system, mosquito nets on windows, safe box, bbq on duplexes.

2 bedroom apartments from £35,000

4 bedroom penthouse duplexes from £54,000

commercial property (160 m2) £74,000

\*All prices are subject to availability!

## LIME GROVE APTS



**Resort:** Didim - Altinkum

This new south facing development consists of spacious 1, 2 and 3 bedroom apartments which will be completed July 2010. They are located only a 5 minute walk from the main town of Didim where you will find local restaurants, shops and supermarkets. The proposed golf course is only 4 kms from these apartments. The new weekly Saturday market is only a 3 minute stroll away. Local transport runs regularly to the main beach. All apartments and penthouse duplexes include full bathroom suite with shower cubicles, fitted kitchen, electric water boiler, ceramic floor tiles, decorative ceiling coving, double glazed windows and steel security front door.

**Facilities:** games room (pool table, table tennis, table football), shared swimming pool, satellite TV connection, front door intercom system, keycard operated electricity system, mosquito nets on windows and safe box.

Flexible payment plans available!

1 bedroom apartments from £23,000

2 bedroom apartments from £35,000

3 bedroom apartments **SOLD**

3 bedroom penthouse duplexes from £54,000

\*All prices are subject to availability!

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## MANDARIN GROVE



### **Resort:** Didim - Altinkum

An exclusive luxury development has been designed for those expecting that little bit more... Magnificent Sea and Pool views from most apartments complimented with a large swimming pool, separate children's pool, crazy golf, cross training facilities, games room, table football, pool table, landscaped gardens, free internet connection and children's play area. All this and yet situated only a few minutes away from the historic Apollo Temple.

Several blue flag beaches are within easy reach of this superbly located complex which offers a get away from it all second home or buy to let investment.

All apartments and duplexes are very spacious and will have double glazed windows with mosquito nets, electric keycard system, safe box, steel security front door, fitted kitchen, quality ceramic floor tiles, ceiling coving, electric boiler, front door intercom and 24 hour security. Minibus to beaches and local areas.

Special deals and flexible payment plans available for early bird investors.

1 bedroom apartments from £23,000

2 bedroom apartments from £34,000

3 bedroom penthouse duplexes from £48,500

\*All prices are subject to availability!

## BAYVIEW VILLA



### **Resort:** Akbuk

This buy-to-build detached villa is situated approx 900m from Akbuk beach and rests on a 410m<sup>2</sup> plot of land. It is positioned on an elevated site which gives panoramic views over the turquoise blue waters of Akbuk Bay.

The villa will have 3 large terraces for you to relax and view the wonderful scenery all around. The villa will be built over 3 floors and will have 4 double bedrooms one of which is en-suite, 2 further bathrooms (1 shower - 1 jacuzzi), WC, large living room with fire place, separate kitchen and basement (which can be converted to a games room or an extra bedroom). The villa will come complete with full air conditioning throughout, fully fitted kitchen (oven, hob, washing machine, fridge freezer included), hot water boiler, double glazed windows and doors with mosquito nets, jacuzzi bath, vanity units in bathrooms and safe box fitted. It will also be prepared for central heating. There will be a private swimming pool with sunbathing area and a private carpark.

£185,000



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## OLIVE GARDENS



### **Resort:** Akbuk

Olive Gardens is set on the gentle slopes of mature olive groves and pine trees, it is only 400 metres from the beach. This is a good opportunity to invest and to have the chance to relax on the lovely Turkish Riviera. Olive Gardens is a premium development with 1 and 2 storey apartments which are nicely located at the bottom skirts of the lush pine forests and the turquoise beach of Akbuk lies at its feet.

**Facilities:** 200m<sup>2</sup> swimming pool, children's play area, cafe & shop, 24 hour security, decorative coving, barbeque in the duplexes, electric boiler, PVC double glazed windows, steel front door.

2 bedroom ground floor from £49.000

3 bedroom penthouse duplexes from £69.000

\*All prices are subject to availability!

## REDD CONSTRUCTION STANDARDS

- \* TSE or CE Certified Building Material Only
- \* Certified C30 Concrete
- \* Certified Construction Iron
- \* Certified Insulation Materials

\* Redd Construction only uses damp proof insulated foundations as seen in below;



\* In standard construction the roof rests on brick walls as seen in the pictures below



But in Redd Construction the roof rests on the concrete supporting beams which come from the foundations;



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Thank you Redd Construction we think you are brilliant! You have helped us make our dream a reality. From the start (and still continuing) nothing has been too much trouble. We have been dealing with you for over 2.5 years and your reliability, trustworthiness and honesty are second to none. Mehmet: You are a star! Rachel: We could not have managed without your help and advice in those early days with all those emails so quickly answered. Belma & Okan: your after sales service is impeccable. Thanks once again, you have all become our friends and are welcome at our home Villa Bliss anytime.

**D & L PARNELL - Lancashire**



I would just like to thank you all very much for your assistance in buying our dream home! You are so professional it took all the hassle out of our purchase and would shout your praises from the rooftops! MANY MANY Thanks

**E. HAWKINS - S. Wales**



To Mehmet & the team at "Redd Construction"; We would just like to say a big "Thank you" for all your help and advice you gave us during the purchase of our apartment. When we first came over in February with just a few days to look around we thought it would be a lot more time consuming than it was. Thanks to your professionalism and efficiency we realise now that the buying process in Turkey is much easier than we had thought. So we were able to find the property we wanted and arranged to buy within a few days. We can't believe that within 4 months of buying the property we already have our Title Deeds (Tapu). The whole process was made easy for us by "Redd Construction", we will recommend you to our friends.

**C & H CHEESEMAN - Bristol**



... being in the property business most of my life Redd Construction gave me quality, honest and independent service. Basically I was impressed, I purchased 2 properties for my family and both are outstanding and nothing was too much for them.....

**D. FARNDON- Manchester**



Rachel gave us so much help and insight into buying a property in Turkey, she took us through the various stages of buying in Turkey, which we have to admit were far less daunting than buying a property at home, which she kept on reassuring us it would be, and she was proved right. Any questions we had were answered professionally and promptly by email much quicker than we have experienced in this country with people sitting at the end of a telephone. Our purchase was completed without fuss whilst we were on a weeks holiday.....We can't thank Rachel & Mehmet enough for their uncompromising help and assistance and hope they will be friends for a long time.

**H & M BUTLER S.Wales**



Rachel & Mehmet, just a few lines to say thank you for all the help you have given and the support you are still giving Roger & myself in the purchase and the upkeep of our apartment. We could not have got better support anywhere when we were looking for our dream home. Your assistance in our shopping for all the furnishing, curtains continuing to support us in looking after our property and its needs. Thank you very much for all your help.

**H & R BELL - Lancashire**



What an amazing experience we had purchasing our property from Mehmet and Rachel Basar who own "Redd Construction" in Altinkum. It took us 20 years to get this far, but they gave us the confidence to go ahead. Their superb help and attention to detail in ALL aspects of the transaction was invaluable. They were totally honest and sincere and went out of their way to make sure we were completely satisfied, and we are very grateful to them, and their staff for making our dream come true. THANK YOU!! Best wishes.

**T & J HAWKINS - S Wales**