

# SECOND LIFE VILLAGE

in

## EGEOCITY

'gathering of cultures'



EGEKONSEPT PROJE YAPI A.Ş



TETAS

TETAS TURKUM ENDUSTRİ TECARET A.Ş.

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## FOREWORD

### North European retirees' dreams come true in the Aegean!

The concept of **SECOND LIFE VILLAGE** was designed in regard to every possible need and wish of retirees. This village is the ideal living space where **every moment they will spend here, they will all feel happy, peaceful, healthy and safe.** The project offers a living space where they will be able to experience all the beauties of nature under the best weather conditions, be enchanted by the ancient beauties of the world, and meet all their needs within walking distance.

**The Second Life Village** will be located right in **EgeOcity** which is the closest "Beach Life Project" to Izmir Adnan Menderes Airport, in Turkey.

This is a "project in project" concept; **Second Life Village in EgeOcity!**

Away from the noise and complexity of the city life without being away from the privileges of modern life. **EgeOcity** is a unique Project, a life center that includes **a thermal cure center, a touristic bazaar with remarkable variety of shops, restaurants, cafés, bars, a marina, many sport facilities, many hotels in boutique, 4-Starts and 5-Stars categories, as well as villas and residences...**

Besides overwhelming variety of facilities such as outdoor & indoor swimming pools, jacuzzi & saunas, Turkish bath, fitness room, board games, mini golf course, walking tracks, a magnificent beach, also daily courses on handicrafts, as a hobby for retirees, will be held in the social club of the **Second Life Village.**

In all the projects we have done, it has always been our main principle to meet the needs of the owners with innovative and functional solutions.

### EgeOcity settlement has already started...

Within the framework of the "**EgeOcity**" project, we realized the beginning of the project by **completing 29 First Stage Villas** at the end of 2018. This first stage includes different architectural concepts and elements to meet the needs to live all four seasons.

The purpose of this presentation is to explain the content of the project to the tourism and real estate investors, business partners and operators, who are willing to take part in the **Second Life Village** as well as the Egeocity Project that we have been developing for some years. This presentation includes geographical, climatic and possible population density information about the project area. Other than **Second Life Village**, it also includes the explanation of different types of SPA Hotels, Residence, Congress Center, Sea Port & Life Center and Beach Club, Touristic Market and Social Facilities, Wellness & Recreation, Boutique Hotels, Sports Fields, Concept Villas, Apart and Timeshare, Education, etc. that will take place in **EgeOcity Project**.

## SUMMARY of the PROJECT

**SECOND LIFE VILLAGE** concept aims to be the happiest alternative life plan for retirees living in Germany. Other than overwhelming variety of activities in **EgeOcity**, the PR department of Second Life Village will be organizing, promoting and implementing culture and sightseeing tours for village resident retirees.

The city of Izmir has a great potential to be **the leader of the health tourism in Turkey**. This potential comes from;

- its geographical location and climate that allows tourism throughout the year,
- historical and cultural diversity and richness,
- pure and clean coastline,
- healing thermal water sources,
- easy access to all means of transportation

**The Egeocity Project which is in Izmir, Menderes/ Gümüldür**, is included in the 1/25.00 scaled “Environmental Development Plan / Seferihisar Doganbey Thermal Tourism Center Gümüldür Section”.

According to the Zoning Plan, the Egeocity Project area which was gross **666.000 m<sup>2</sup>** before the abandonments, covers a net area of construction of **413.398 m<sup>2</sup>** after the abandonments.

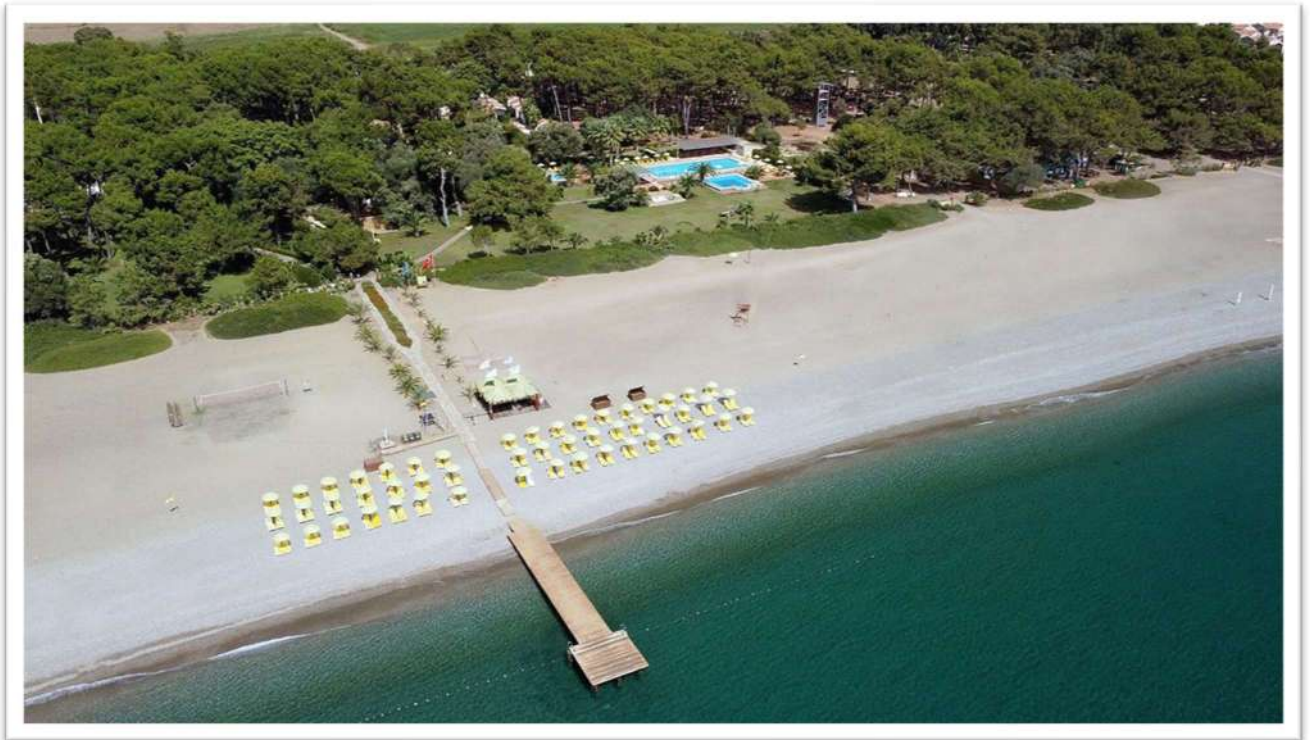
Egeocity Project is a versatile real estate investment project that includes different building concepts and living spaces. The compatibility of these different concepts with each other is taken into consideration during the development plan process regarding the land usage type.

In this respect, the **Thermal Cure Center & Geriatric Center** parts, as well as the **villas of the Egeocity**, will be in the borders of **SECOND LIFE VILLAGE**.

### Strong Key Points of the Project

- The project area is on İzmir - Seferihisar - Kuşadası coastal road which is 39 km from İzmir Adnan Menderes Airport and 59 km away from İzmir city center.
- On the seaside of the Egeocity Project, “**DENİZATI Holiday Village**” ([www.denizati-hv.com](http://www.denizati-hv.com)) is located. With a botanical garden, **a blue flagged beach** and 60,000 m<sup>2</sup> of pine trees, where the green meets the crystal clear water of the Aegean Sea is owned by the family that also owns the land of the Egeocity Project.

The family opened DENİZATI Holiday Village **in 1979** and has been operating since then. It is an honorable indicator of our high respect for nature with the lush vegetation we still preserve.





- Within 30 to 60 minutes drive, Egeocity Project Area is surrounded by tourist attractions and ancient historical sites...
- When we look at the location and boundaries of the Egeocity Project Area, we see that the south side has a 620 mt front to the Aegean Sea. There is a "Azmak" waterway that forms the natural border in the west and is suitable for marina construction. Its east and north sides are surrounded by tangerine gardens that preserve its greenery of summer and winter.
- All development plan processes of the project have been completed. There is no ownership problem within the project boundaries. All title deeds belong to the project developer family.
- Egeocity has a well within the boundaries of the project where it will supply **its own thermal water**. This means, there is great potential for 12 months of tourism regarding its position to be one of the rare points in the world where "**thermal source meets the sea**"...

- TETAŞ - the developer company of the project, has the authority to search, use and evaluate "Thermal Water" on a very large area from Doganbey to Gümüldür until 2042. Our Thermal water has ingredients good enough to be used in cure therapies. The quality of our thermal water is approved by the Turkish Ministry of Health.
- The topographical structure where the project will be implemented is suitable for construction activities with its almost flat land structure. The height difference between the sea shore and top north point of the project area on a 1150 mt straight line distance is only 11 mt.
- As **infrastructure** in the Project Area;
  - the first stage of the main sewer line has been completed,
  - the electrical transformer is placed,
  - the electricity network distributions that will be required in the area at first stage have been established
  - Telephone connection points are available within the project boundaries.
- Gümüldür 's special microclimate is home to delicate fruit of the highest quality tangerine growth in Turkey. The Project Area is surrounded by evergreen tangerine trees and plenty of oxygen provided by these trees.

## GEOGRAPHICAL LOCATION & TRANSPORTATION

The development of tourism in any region depends on natural, historical & cultural attractions, as well as being suitable for transportation opportunities. Otherwise, the inaccessible beauties and attractions wouldn't value as much as they deserve. The distance of Gümüldür to spectacular touristic areas is one of the important attraction factors.

İzmir is the 3rd. largest city in Turkey with 4.320.519 population. Gümüldür is only 55km away from İzmir. There is frequent public transportation with municipal buses and mini-buses. Its proximity to İzmir have played a major role in the development summer houses in the area. Its ease of transportation contributed to the lively social life in the region. Many people spend a day visit or over the weekend trips from İzmir all year long. This vibrant summer and winter population ensures that any commercial enterprise in the project area works profitably with intense visitors.

**İZMİR with NUMBERS**

Population <b>4.320.519</b>	<b>3<sup>RD</sup></b> . largest city of Turkey	<b>3<sup>RD</sup></b> . in socio-economical development of Turkey	<b>17.1 billion \$'</b> export	<b>183</b> companies of foreign investment	<b>12.046</b> km <sup>2</sup> surface
<b>629</b> km of coastline	<b>300</b> sunny day	<b>75.107</b> bed capacity	<b>9</b> University	<b>2<sup>ND</sup></b> in women university graduate	<b>4</b> technopark

Gümüldür is a town in the southern province of İzmir, on the Aegean Coast of Turkey and it is one of the opening doors of Turkey to Europe.



Gümüldür has **30 km long coastline (Doğanbey – Ahmetbeyli)** and bordered to Menderes district (İzmir) in the north-northeast, Samos Island (Greece) in the west, Seferihisar district (İzmir) in the north-northwest, and Selçuk district (İzmir) in the southeast. The Greek island of Samos is also reachable within 1,5 hours of sea-trip from Kuşadası reveals the importance of Gümüldür the geographically.



### Sea Transportation

Sea transportation has become an increasingly important means of transportation for domestic and foreign tourism activities. The developments in cruise tourism and yacht tourism are an indication of this.



Gümüldür has an important advantage for sea transportation with its close distance to the surrounding cruise ports (İzmir, Çeşme, Kuşadası).

The EGEOCITY Project area is approximately 1-hour drive from the 3 major Cruise Port Ports in the region.

There are reciprocal trips from Kuşadası and Seferihisar ports to the island of Samos.

Some Major Cruise Port	
EGEOCITY - CESME	102 km.
EGEOCITY - İZMİR	58 km.
EGEOCITY – KUSADASI	46 km.
SEFERİHİSAR - SAMOS	25 nm.
KUSADASI -- SAMOS	16 nm.

## Air Transportation

**Adnan Menderes Airport is İzmir's gateway to the World.** There many daily scheduled and chartered flights connecting İzmir to many major cities in Europe. Adnan Menderes Airport is 39 km away from Gümüldür. With a shuttle it takes about 45 minutes.



There many **daily connections** from Adnan Menderes Airport to many major cities in Europe.

Some flight times from İzmir Adnan Menderes Airport to European Cities	
BERLIN	3h. 01m.
PARİS	3h. 30m.
LONDON	3h. 50m.
MOSKOW	3h. 25m.
İSTANBUL	1h. 15m.
ANKARA	1h. 10m.
ANTALYA	1h. 10m.

## CLIMATE

Climate is one of the most important factors that determine the type of tourism and relating activities, the length of tourism season, and the duration accomodation. Climate conditions such as temperature and sunshine time, precipitation, humidity and wind are important determinants of coastal tourism.

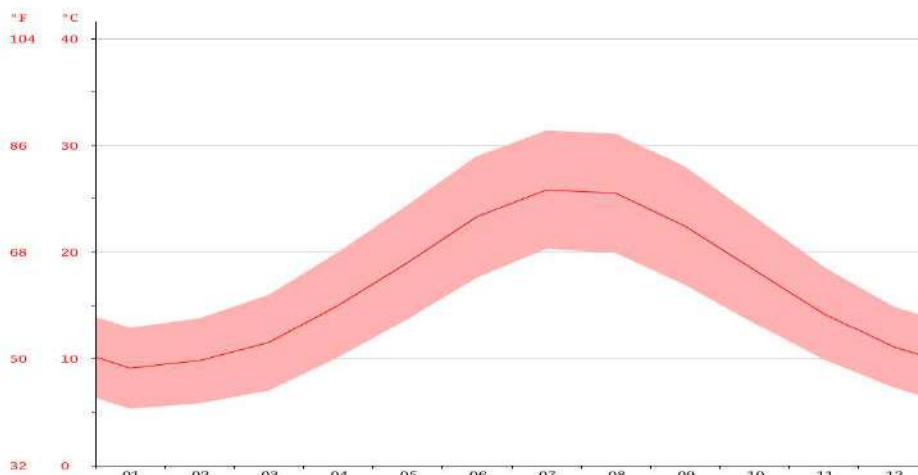
Fortunately, the climate characteristics of Gümüldür, enables our area to welcome coastal tourism, thermal tourism, sports tourism, rural tourism all year long. There are many people living in the area for 12 months.

The temperature thresholds that a healthy person feels comfortable in his daily life are between 17 – 24° C.

The average monthly temperature in Gümüldür ranges from 9.1° C (January) to 25.8° C (July).

	January	February	March	April	May	June	July	August	September	October	November	December
Avg. Temperature (°C)	9.1	9.8	11.5	15	19	23.3	25.8	25.5	22.4	18.3	14.2	11.1
Min. Temperature (°C)	5.3	5.8	7	10.1	13.7	17.6	20.3	19.9	16.9	13.3	9.9	7.3
Max. Temperature (°C)	12.9	13.8	16	20	24.4	29	31.4	31.1	28	23.3	18.6	14.9
Precipitation / Rainfall (mm)	142	102	79	40	25	5	2	2	15	42	88	151

The dates when the temperatures exceed 20° C are between 13 April and 09 November, this period is 210 days and covers 57,5% of the year.



It is observed that daily average temperatures do not decrease much in winter (the lowest average is 9,1° C), while in summer, average daily temperatures are around 25° C. The absolute maximum temperature is up to 37.8° C.

For a period of 6-7 months (between April and October) of the year, the energy coming from the sun is high and therefore the temperature is high. During this period, the atmosphere activity is weak therefore the sky is generally open and the precipitation is very rare.

Swimming and water sports, which are indispensable activities of coastal tourism; it is mostly done in the summer months. The degree of sea water temperatures in these months is as important as the air temperature. 20-28° C air temperature and 20-25° C sea water temperature is accepted as suitable for water sports and swimming.

These values are reached during a long period of time of the year in Gümüldür.

### **Wind**

Wind is one of the important climate elements for tourism season. The effect of the wind on the human body is that it causes the body temperature to decrease by making a cooling effect especially in the sweltering months. In coastal tourism, it is important to know the frequency, direction and speed of the winds blowing in the summer.

According to the average annual wind frequencies in Gümüldür, the wind blows from N 16 W and S 12 E directions. The seasonal and annual situation of winds in Gümüldür region is mostly in the N-NW, S-SE directions. This is due to the effects of action centers and air masses. In January, which represents the winter season, winds blow mostly from S direction.

There is an increase in the average wind speed starts in October. This increase continues until January, after this month it decreases until May. However, this decrease falls below the value seen in October. The lowest wing speed is in September.

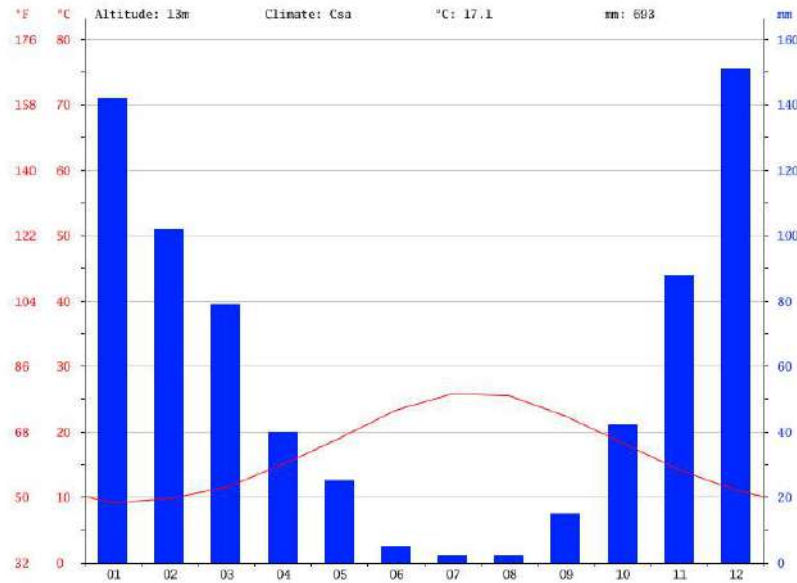
According to health climatology, the average wind speed is less than 6 m/s. This value is not exceeded by any of the winds blowing from different directions throughout the summer season. In December, January, when winds blow the fastest on average, the speed does not exceed 5 m/s. In general, according to these values, it is understood that light winds dominate the region throught out the year.

### **Rain and moisture**

According to the meteorology station data, the average annual rainfall is 693 mm. The first feature that attracts attention, in monthly and seasonal distribution of precipitation amount, is

the irregular distribution of precipitation to the months. The great amount of rain mostly falls during winter season in accordance with the precipitation regime.

The wettest months are December and January, and the dry months are July and August. On the average, the rain starting from October, reach a maximum in December and January, begin to decrease in spring and decrease to minimum values in summer.



The acceptable humidity values in the air is 70% -30% for the comfort of the human body. During the sea tourism season in Gumuldur, the humidity levels are within limits. The lowest monthly relative humidity in Gumuldur, is observed in the summer months. In April the relative humidity is %71. It decreases rapidly from this month to 63% in June and July. It increases again from August, reaching its highest value in November (73%). When we evaluate in terms of tourism; low humidity levels are an important criterion especially for tourists to prefer Gümüldür in summer.

## The bottom line

The dynamic elements of the climate such as temperature, humidity, precipitation and wind in Gümüldür region presents suitable values in terms of tourism activities and remain within the threshold values for most of the year. As a common feature of the Mediterranean climate regime, there is a rain-free, hot and sunny day that lasts from March to the end of October. On the other hand, there is a period between the months of November and March, which is cool and not very dry due to precipitation.

Within the framework of these general features, the direct contribution of the **climate of Gümüldür is absolutely ideal for permanent comfort and pleasure!**

## SIGHTSEEING & TOURISTIC HIGHLIGHTS

The Egeocity project area stands out with its close distance to the major tourist spots in the region. İzmir, Bergama, Alacati, Seferihisar, Selcuk, Şirince, Ephesus, Meryemana, Kusadası and Pamukkale are in the middle of the most important touristic centers of the region.

It is ideal for organizing variety of day trips within 1-2 hours driving distance...

Distances to some touristic points	
İZMİR	53 km.
ALACATI	102 km.
BERGAMA	171 km.
SEFERİHİSAR	28 km.
CLAROS - COLOPHONE	19 km.
EPHESUS	39 km.
HOUSE of VIRGIN MARY	45km.
KUSADASI	47 km.
PAMUKKALE	224 km.



It will be useful to talk about 3 separate historical sites in the close proximity to the project's area besides all these very important and well known major touristic spots around İzmir that we have stated above.



**Claros, Notion, Colophon...** These 3 important centers of antiquity are only 19 km from Gümüldür. **Claros** is a prophecy center of Colophon, one of the twelve Ionic cities. Claros is built between two cities; it is 13 kilometers south of Colophon and two kilometers north of Notion. The Temple of Apollo here was a very important center of prophecy as in Delphi and Didim.

The



oldest information about this sacred site goes back to the sixth and seventh centuries B.C. through the Homeric Hymns.

A sacred cave near the Claros Temple of Apollo, which was an important place both in the Hellenistic and Roman eras, points to the existence of a Cybele cult in earlier periods here.

**Kolophon** (also spelled Colophon) was one of the earliest and most important cities of Ionia. Located on the coast of the Aegean Sea, the city rapidly developed through trade and possessed a strong naval fleet. The present site of Kolophon is situated on a hill and reached by a narrow path, about 1,5 kilometers from the town of Degirmendere.

Today, there is not much left to see of ancient Kolophon apart from the famous Temple of Claros located nearby. The city was built on three hills and surrounded by a wall that enclosed an area of one square kilometer. Only a small part of the Hellenistic wall remains. Excavations conducted by a team of archaeologists revealed some remains of streets and a Roman bath complex.

**Notion** (also known as Notium) is located in the south of İzmir, and a few kilometers south of one of the most important religious centers in antiquity, the site of Klaros. Notion was found on a hill above the sea, serving as a port for the Ionian city of Kolophon, and played an important role as a naval base and a commercial center.

The most important of the early excavations was undertaken in 1921 by a French archeological expedition. The ruins of Notion spread over the flat summit of a horseshoe shaped hill which is nearly one kilometer in length.

Although little remains of its buildings, the site is a pleasant one to visit. Many of the building foundations are recognizable including two Agoras, a theater, two temples, baths, and a fortification wall that encircles the entire site. From the acropolis, there is an excellent view of Ephesus, Kusadasi, and Samos Island.

<http://www.menderes.bel.tr/kurumsal/menderes/menderes-rehberi/klaros-bilicilik-merkezi>

There are many trekking routes, dozens of fishing spots, many bays that you can go by boat, natural thermal springs that sparkle in the sea and many more natural beauties around the project area.



There are many adventurous activities nearby the project area as well. Some of these are Adrenaline and Adventure Park Monkeypark, Water Park Yali Castle, Jeep Safari, ATV Safari, Horse Riding Tours, Scuba Diving, Boat tours, Fishing tours are just some of these activities.





## THERMAL TOURISM CENTER

There are an increasing number of people travelling and participating into tourism activities in the world and in our country. Although the importance of sea-sand-sun-based coastal tourism continues, the changes in tourist demand in recent years have gained a remarkable dimension. New products and attractions which are added to tourism market every year accelerates the competition in the international arena.

It has become unfashionable to compete in the international tourism market, especially with uniform standard touristic products. For this reason, places with natural and cultural attractions, thermal centers, health tourism and tourism centers with many activities have started to gain importance.

It is well known that our country, which located on a gigantic peninsula surrounded by seas on three sides and has different climatic zones on the long coastline, offers great potential in terms of thermal resources. Turkey is among the top ten countries of the world in terms of natural resource. It is suggested that our thermal waters have superior qualities in terms of their flow and temperature, physical and chemical properties.

In recent years, people have started to keep their health in the foreground during their vacation periods. That's why there is an increasing demand for thermal baths, hot springs, where special cures and treatments are applied.

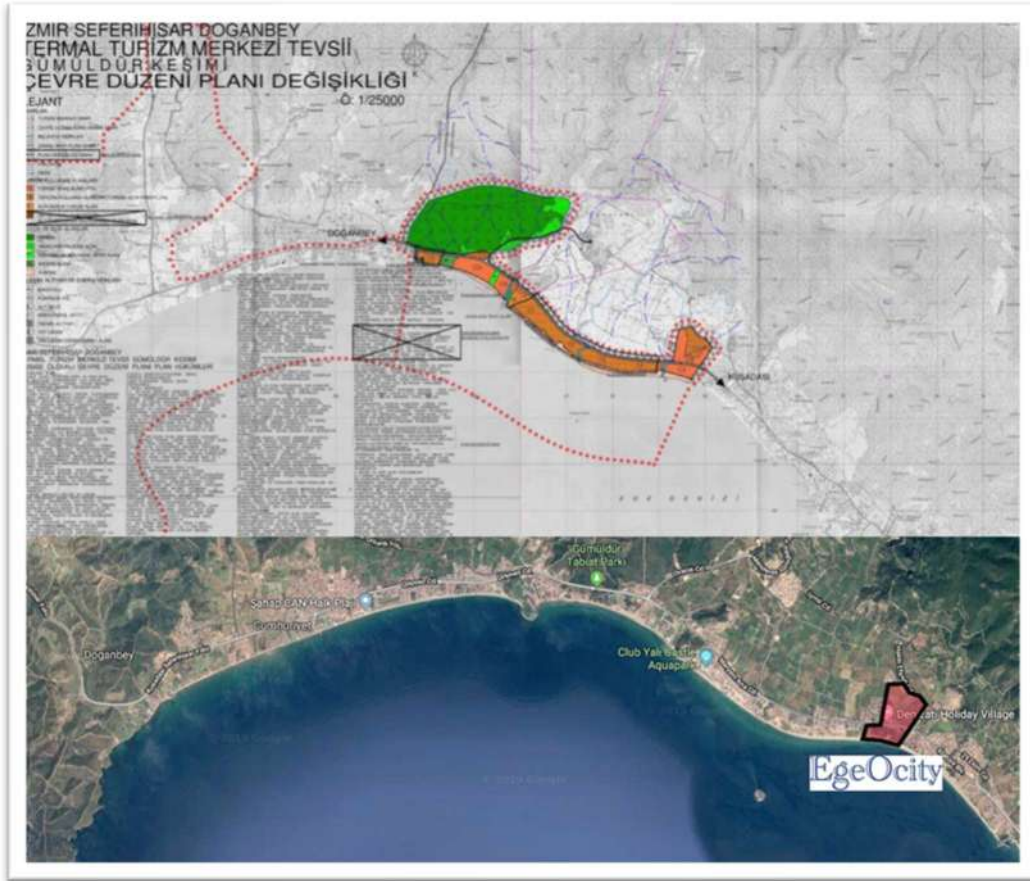
Thermal tourism, which is a part of health tourism, is a type of tourism that provides the transportation, accommodation and entertainment for tourists who choose get treatment or relaxation using hot mineral waters for health purposes.

The thermal cure facilities are the centers where the treatments are carried out under the supervision of a doctor by using the materials such as hot springs, sea water, mud, massage and other physical applications with electrical or other mechanical devices.

**The importance of thermal tourism** in the world's overall tourism market is increasing every year. The coastal sea-sand-sun based tourism is seasonal. However, the thermal tourism can be applied all months of the year. European population is aging and this changing consumer population is demanding travels that includes health, detox and relaxation. The average **accommodation time for any thermal cure is around 21 days** and that means longer stay. The thermal cure is considered an alternative and natural way of rehabilitation without using chemical treatments and drugs.

**The project area has the richest thermal resources of Turkey since the ancient times.**

**The Environmental Plan of İzmir Province at 1/25.000 scale, belonging to Seferihisar Doğanbey Thermal Tourism Center/ Gümüldür Section had entered into force by being announced in the official newspaper numbered 27241 dated 28.05.2009. Later, 1/5000 and 1/1000 planning studies were completed and the region was opened for investment.**



As the project developer, we hold the licence for thermal water exploration and operation on an area of 1482 hectare until 2042. The licenced area is east-west axis along the coastline, including the project area.

This official licence enables our company to benefit from the attractive investment opportunities given to thermal tourism.

**T.C.**  
**İZMİR İL ÖZEL İDARESİ**  
**JEOTERMAL KAYNAKLAR VE DOĞAL MİNERALLİ SULAR**  
**İŞLETME RUHSATI**

**İli** : İZMİR  
**İlçesi** : MENDESER  
**Belde** : -  
**Köyü-Mevkii** : ÜRKMEZ  
**Ruhsat Numarası** : 2129  
**Erişim Numarası** : 3187269  
**İşletme Ruhsatının Cinsi** : Jeotermal Kaynak  
**Ruhsatın Veriliş Tarihi** : 23.01.2012  
**Ruhsatın Yürürlüğe Giriş Tarihi** : 07.10.2012  
**Ruhsat Süresi Bitim Tarihi** : 07.10.2042  
**Ruhsat Alanı** : 1482,12 Hektar  
**Ruhsat Sahibi** : TETAŞ TURİZM ENDÜSTRİ TİCARET A.Ş.  
**T.C. Kimlik No** : -  
**Vergi Daire No** : Konak V.D. 840005395  
**Ruhsatın Ait Olduğu Paftalar** : L17c3, L1844

**İŞLETME RUHSATI KOORDİNATLARI:**

	1.NOKTA	2.NOKTA	3.NOKTA	4.NOKTA	5.NOKTA	6.NOKTA
Y(SAĞA)	0494783	0495803	0498750	0500500	0504575	0504138
X(YUKARD)	4215837	4215625	4214525	4214825	4213000	4211460
	7.NOKTA	8.NOKTA	9.NOKTA	10.NOKTA	11.NOKTA	12.NOKTA
Y(SAĞA)	0501025	0498750	0494840	0494000	0494000	-
X(YUKARD)	4212240	4214360	4214289	4214000	4215250	-

**KAYNAKLAR:**

ADI	KOORDİNATLAR		CİNSİ	AÇILIŞ TARİHİ	DERİNLİK (m)	SICAKLIK (°C)	DEBİ (l/s)
	Y (SAĞA)	X (YUKARD)					
T-1	0503526	4212222	Kaya	2012	650	26,7	6,5

5686 Sayılı Jeotermal Kaynaklar ve Doğal Mineralli Sular Kanununun 6. maddesi ve Uygulama Yönetmeliğinin 9. maddesi hükümlerine göre verilmiştir.  
Ruhsat Sahibinin Adresi :  
TETAŞ TURİZM ENDÜSTRİ TİC. A.Ş.  
Gaziosmanpaşa Bulv. No:10/1-204  
Batı İşhanı 35210 Pasaport-İZMİR

**İDARE**  
Genel Müdür



This official document is the medical evaluation report of the thermal water related to the existing TETAŞ Thermal Well 1.

According to this report, our thermal water is **hypothermal water with a total mineralization value of 35.275.7 mg/ lti.**

The report declares that our thermal water can be used in the treatment of inflammatory rheumatic diseases (rheumatoid arthritis, ankylosing spondylitis), chronic pain, non-inflammatory joint diseases such as osteoarthritis, in mobilization studies in cases of long-term immobility such as orthopedic operations, after brain and neurosurgery, in selected neurological disorders in the chronic period, cerebral palsy.

**It is a high-quality thermal water** that is used in the treatment of diseases such as rehabilitation, stress disorder, neurovegetative dystonia, general stress disorders and sports injuries, as well as in the treatment of skin diseases such as psoriasis, neurodermitis, acne, combined with heliotherapy.

This water will be used effectively in the **Thermal Cure Center** planned to be established within the **Egeocity Project**.

## The PHYSICAL BORDERS of the PROJECT LOCATION

**The address of EGEOCITY project is:** Meryemana Cad No: 19 Gümüldür 35480 Menderes/İZMİR.

The EGEOCITY project is located on **the eastern border of the 1/ 25.000** scaled Environmental Plan of Izmir, Seferihisar Doğanbey Thermal Tourism Center Gumuldur Section, and spreads over a **total area of 666.000 m2.**

**TIBBİ DEĞERLENDİRME KURULUNUN DEĞERLENDİRME RAPORU**

1-Kaynak Adı: İzmir İli, Menderes İlçesi, Tetaş Turizm Endüstri Tic.AŞ, Termal Kuyu Suyu.

2-Değerlendirme Tarihi: 30.MAYIS.2014

3-Analiz Raporuna Göre Doğal Tedavi Unsurlarının Niteliğinin Tanımlanması : (Suyun /peloidin tanımı) : TC İzmir Valiliği, Halk Sağlığı Müdürlüğü, İzmir Halk Sağlığı Laboratuvarının 01.04.2014 gün, AB-0264-T 03054 protokol sayılı raporu ile TAİK Çekmece Nükleer Araştırma ve Eğitim Merkezinin 10.04.2014 gün, AB-0230-T RAD-18049 04-14 sayılı raporuna göre toplam mineralizasyonu 35275.7 mg/Lt, minerali su kaynağı.

4-Niteliğine Göre Doğal Tedavi Unsurlarının Tıbbi Balneolojik Tanımlanması :Amlar örnek 35275.7 mg/Lt. toplam mineralizasyona sahip, (Na<sup>+</sup> 10288.9 mgm/Lt., Cl<sup>-</sup> 19309.4 mgm/Lt., SO<sub>4</sub><sup>-2</sup> 2510.5 mgm/Lt., Mg<sup>+</sup> 1379.9 mgm/Lt., Ca<sup>++</sup> 1228.7 mgm/Lt) tuzla niteliğinde hipotermal sudur. Tamamlayıcı tedavi unsuru olarak hekim kontrolünde ısıtarak banyo uygulamaları şeklinde inflamatuvar romatizmal hastalıkların (romatoid artrit, ankilozan spondilit başta olmak üzere) kronik dönemlerinde, kronik bel ağrısı, osteoartrit gibi noninflamatuvar eklem hastalıklarının; miyozit, tendinit, travma, fibromiyalji sendromu gibi yumuşak doku hastalıklarının tedavisinde; ortopedik operasyonlar, beyin ve sinir cerrahisi sonrası gibi uzun süreli hareketsiz kalma durumlarında mobilizasyon çalışmalarında, kronik dönemdeki seçilmiş nörolojik rahatsızlıklarda, cerebral palsy gibi hastalıkların tedavisinde rehabilitasyon amacıyla, stres bozukluğu, nörovegetatif distoniler örneklerindeki gibi genel stres bozukluklarında ve spor yaralanmalarında; helioterapi (güneş banyoları) ile birleştirilerek psoriasis, nörodermitis, akne gibi deri hastalıklarının tedavisinde kullanılabilir niteliktedir. İnternal (inhalasyon dahil) uygulamalarda kullanılması önerilmez.

5-Tıbbi Değerlendirme Kurulunun Bu Kaynakta Kurulması Muhtemel Tesisle İlgili Önerileri:

1- Banyo uygulama birimlerinde (Kaplıcalar Yönetmeliği Madde 11 a, b deki esaslara uyulması gerekmektedir.)

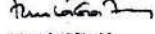
- Termal tedavi havuz/havuzları,
- Sıra banyoları (Küvetler),
- Lokal banyo aygıtınının (ekstremitelere, oturma banyoları)


2- Planlanıyor ise fizik tedavi uygulamasında Kaplıcalar Yönetmeliği Madde 8 ve 12 de belirtilen hususların dikkate alınması,

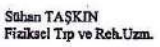
3- Tesiste, Kaplıcalar Yönetmeliği Madde 14 a ve b bendlerinde belirtilen asgari personelin; laboratuvar kurulması düşünülyorsa laboratuvar tesisininin bulundurulması,

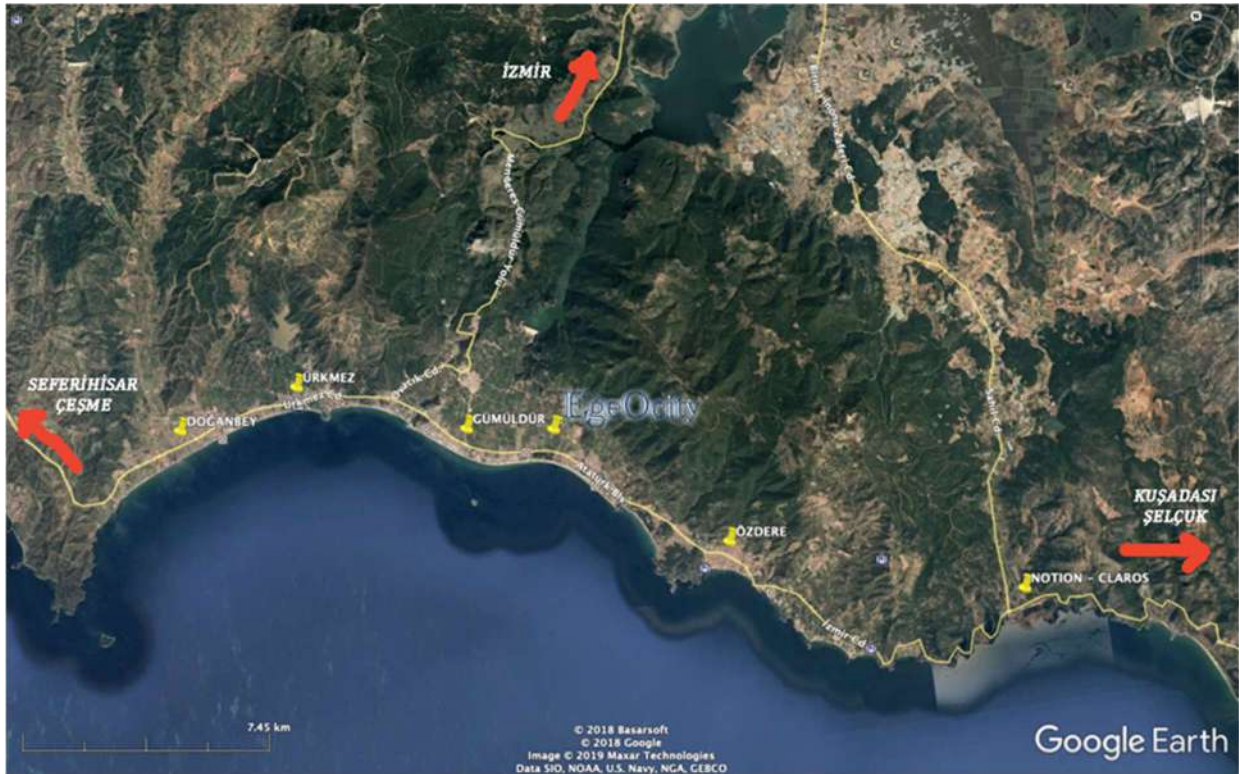
4- Kullanıcıları rahatça görebileceği yerlere 'Suyun içilerek kullanılmasının sağlık açısından uygun olmadığı'nı' belirten levhaların asılması önerilmektedir.

**KOMİSYON ÜYELERİ**

  
Mustafa TURAN  
T.Eko.ve Hid.kim.Uzm.

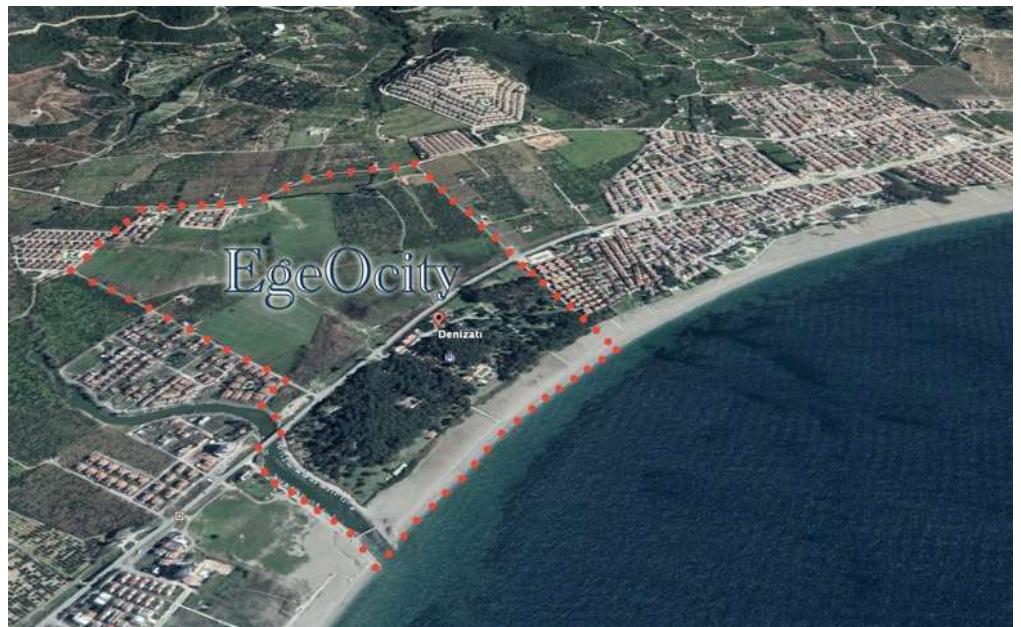
  
Ersin ODABAŞI  
T.Eko.ve Hid.kim.Uzm.

  
Şihan TAŞKIN  
Fizikiyel Tıp ve Reh.Uzm.



Egeocity Project area is connected to the sea with a pine forest of 126.608 m2 and a sandy beach which is 620 mt wide.

Denizati Holiday Village is currently operating in this pine forest parcel.



The western part of the project area borders with the natural waterway "Azmak". This waterway is planned as a marina where boats up to 10 meters will be able to dock. A commercial Port Center with various shops, restaurants, boutiques and cafes is also planned over looking to the port area.

The eastern part of the project area is adjacent to the settlement known as Ortaköy.

Ortaköy is a lively area where there are many inhabitants for all year long. There are also summer houses in this area.



Egeocity Project area is mostly surrounded with tangerine gardens in the northern part and neighbors to some houses used for summer and winter.

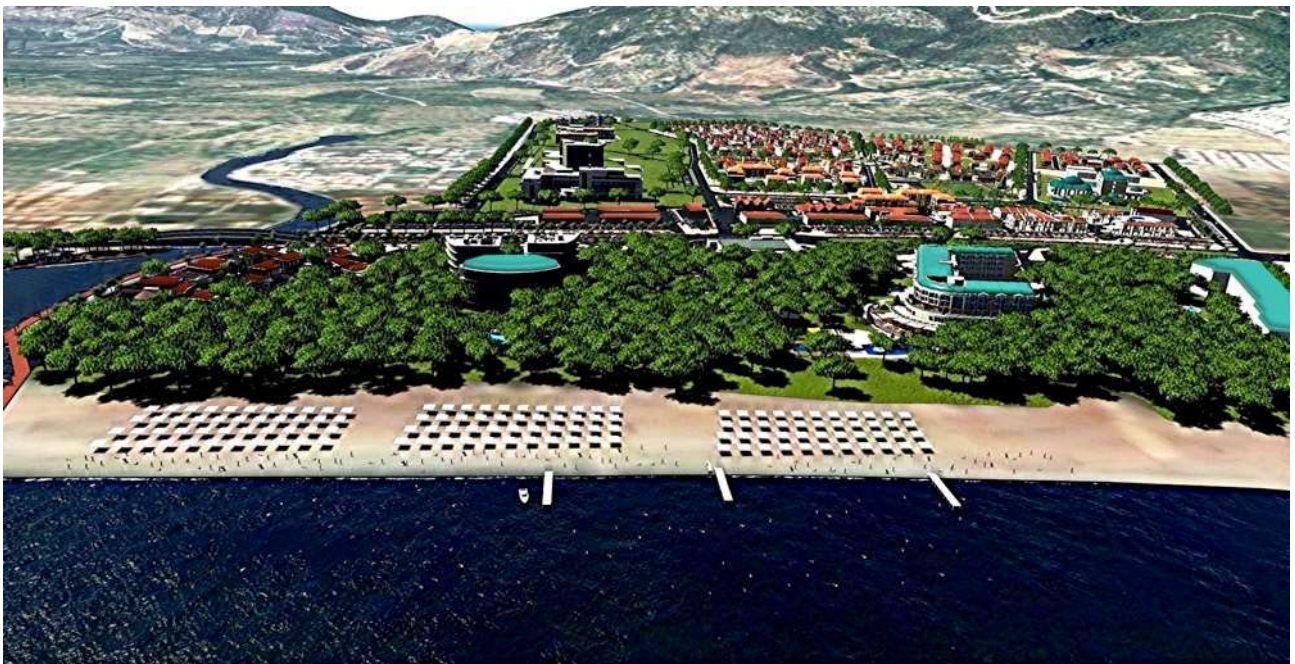
Further north, it is surrounded by a 650 m high mountain range that protects the town from northern winds.



**The LAYOUT PLAN**



**View from South to North**





**View from North to South**



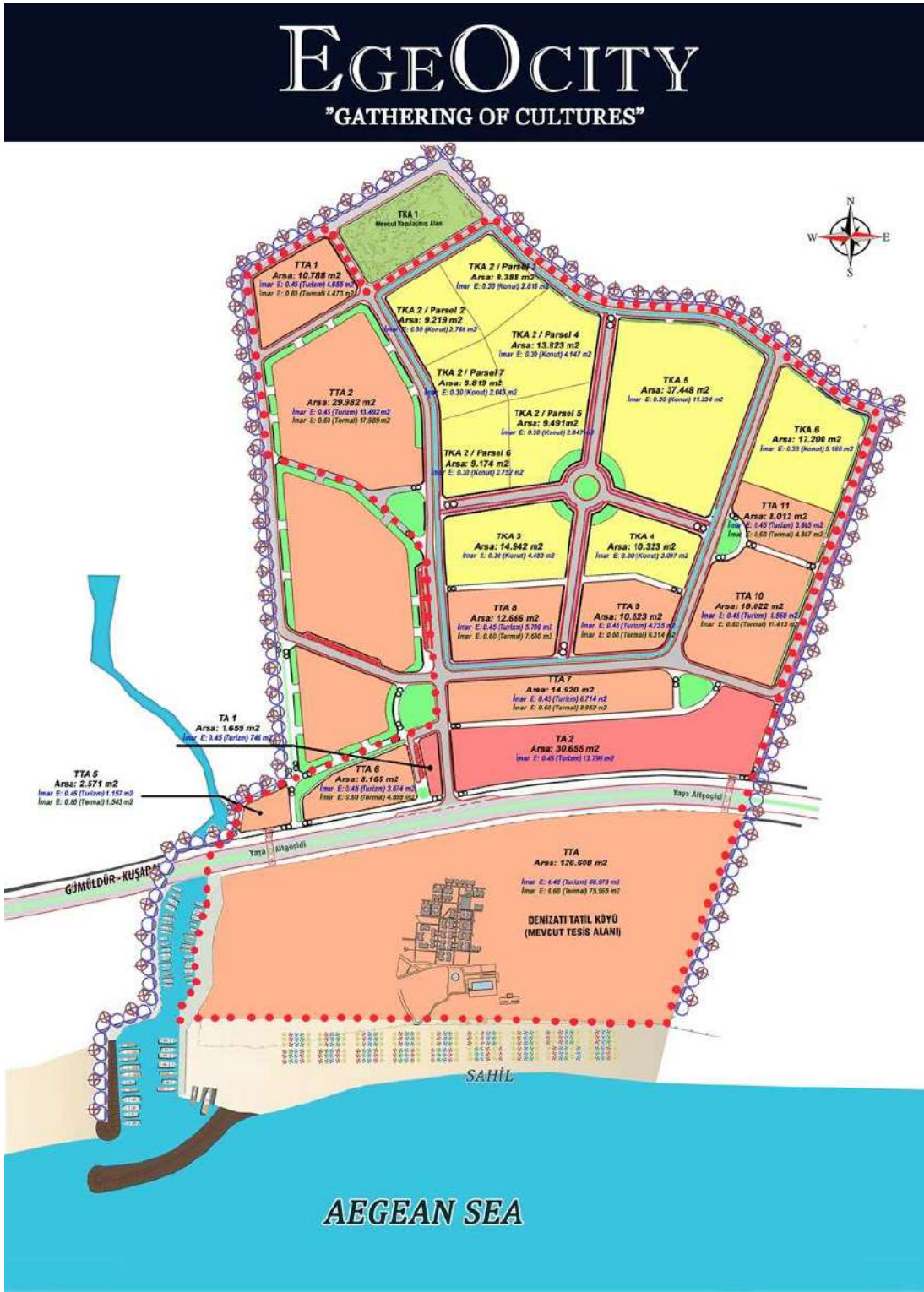
**View from West to East**



**View from East to North**



The CONSTRUCTION LAND USAGE RATIO ACCORDING to the LAND USAGE



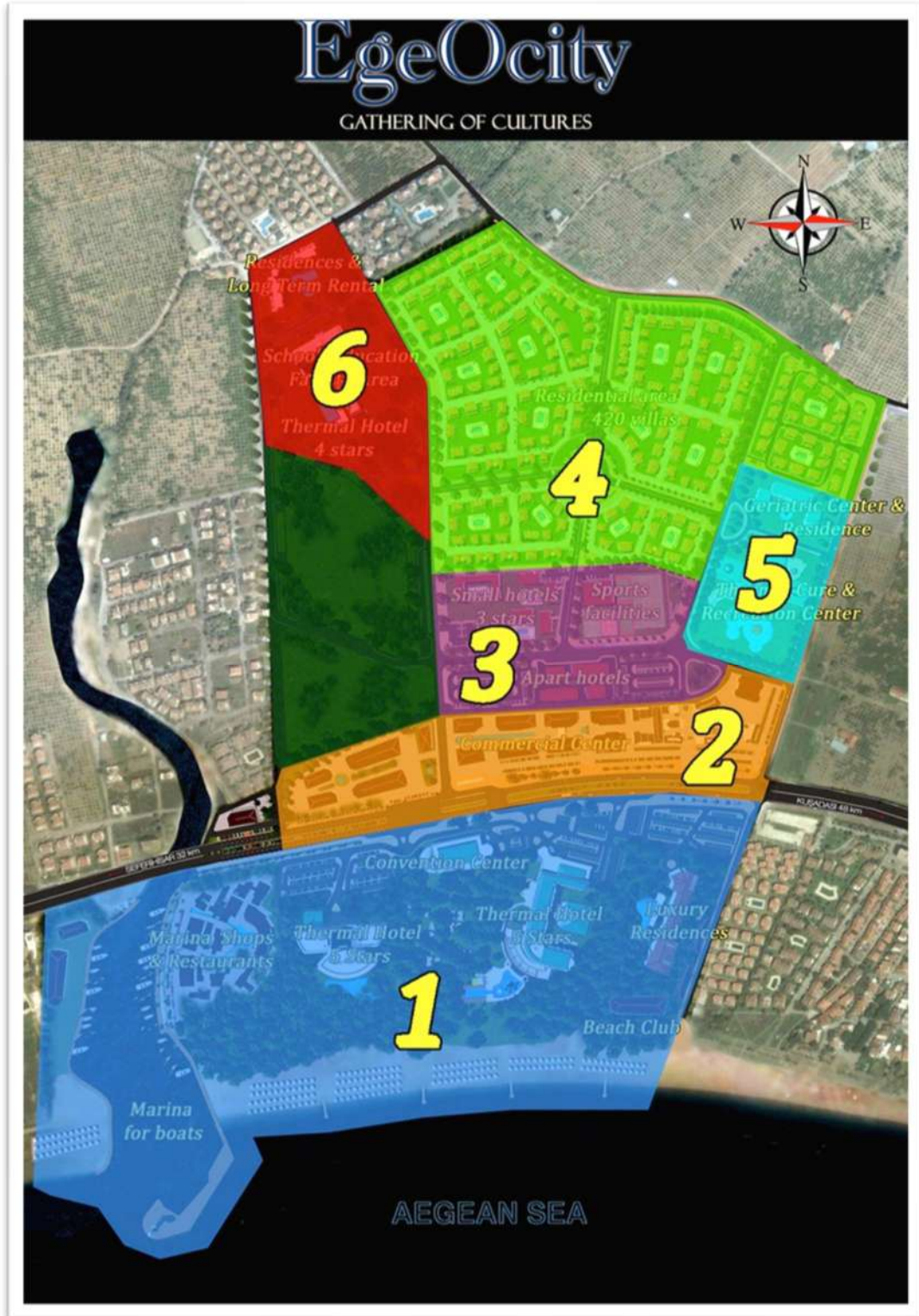
As it is mentioned earlier, the Egeocity Project area total was 666.000 m<sup>2</sup> before the abandonments, according to the Zoning Plan it dropped to 413.398 m<sup>2</sup> of total constructable area. And on this total constructable area there is a net minimum construction area of 165.356 m<sup>2</sup> is formed when all the different land usage type areas are calculated according to its own equivalent usage ratio.

On the other hand, construction in tourism parcels, if built with a **thermal content**, the land usage ratio is %60 instead of %45. When calculated the total construction area with thermal content then the possible construction area will be up to **201.844 m<sup>2</sup>**.

The layout plan is divided into 6 main sections. These sections are listed in the table below, respectively.

	CONCEPT	LAND AREA	CONSTRUCTION AREA ACCORDING LAND USAGE RATIO	CONSTRUCTION AREA ACCORDING LAND USAGE RATIO WITH THERMAL CONTENT
1	Deluxe Hotels Congress Center Residences	126.608 m <sup>2</sup>	56.973 m <sup>2</sup>	75.965 m <sup>2</sup>
2	Tourism Bazaar Social Life Center	43.059 m <sup>2</sup>	20.987 m <sup>2</sup>	20.987 m <sup>2</sup>
3	Boutique Hotels Sport Facilities	38.109 m <sup>2</sup>	17.149 m <sup>2</sup>	22.865 m <sup>2</sup>
4	Concept Villas Residential Area	137.817 m <sup>2</sup>	41.345 m <sup>2</sup>	41.345 m <sup>2</sup>
5	Thermal Cure Center Geriatric Center	27.034 m <sup>2</sup>	12.165 m <sup>2</sup>	16.227 m <sup>2</sup>
6	Education, Timeshare, Longterm Rentals	40.759 m <sup>2</sup>	18.341 m <sup>2</sup>	24.455 m <sup>2</sup>
<b>TOTAL</b>		<b>413.386 m<sup>2</sup></b>	<b>165.356 m<sup>2</sup></b>	<b>201.844m<sup>2</sup></b>

**PRESENTATION of CONCEPT in LAYOUT PLAN**



**EgeO Beach | Denizatı EgeO | Kongre EgeO | Port EgeO |**  
4-5 Stars Hotels, Congress Center, Residences, Port Life Center ve Beach Club



Land Area:	126.608 m <sup>2</sup>
Land Class:	TTA (Trade/Commercial and Tourism Area)
Land usage ratio:	E: 0.45 for tourism buildings E: 0.60 for Thermal Tourism Content
Total building area:	E: 56.973 m <sup>2</sup> for 0.45 usage ratio E: 75.965 m <sup>2</sup> for 0.60 usage ratio

This section is a 126,608 m<sup>2</sup> parcel on the seafront, completely covered with pine trees, which covers the shore of EgeOCity & the SECOND LIFE VILLAGE.

Currently, this parcel is home to **DENİZATI HOLIDAY VILLAGE**, our 4-Star tourism facility. Since its opening in 1979, it has been one of the most modern camping areas Turkey.



**DENİZATI HOLIDAY VILLAGE.** [www.denizati-hv.com](http://www.denizati-hv.com)

**MONKEYPARK.** [www.monkeyparksadventure.com](http://www.monkeyparksadventure.com)

Parcel's connection to the sea is provided by a **80 meters wide and 620 meters long, Blue Flaged Beach**. This 50.000 m<sup>2</sup> sandy beach area is capable of serving all units within the Egeocity Project with the umbrella-sunbed areas and beach clubs to be built on it.

In the eastern part of this area, there is a waterway called "Azmak". Azmak already meets the shelter needs of many boats in its current form.



With the project, this waterway will be made more sheltered with a breakwater to be built in the southeastern rim and a safe marina will be established to accommodate boats up to 8-10 mt.



On the shore of this marina, walking areas, shops and marina shops, various restaurants (especially fish restaurants) are planned. The connection of this area with the above bazaar area will be provided under the highway.

In this area, 218 more thermal-equipped and 5-star rooms will be added to the 70 rooms of the existing Denizati Holiday Village.

Furthermore, a separate hotel with 213 rooms is planned with thermal content.

The construction of a luxury residence complex with 60 flats in the western part of the plot is also planned.

Sea and beach facilities for the entire EGEOCITY Project will be provided with Beach Club which will be establish on the eastern part of this parcel. This beach club will provide sunbeds, umbrellas, the food and beverage. It will be easily reached by the road at the border of the parcel. **An open-air tram** will circle the entire system throughout the day, traveling the entire system above and below, to bring people to the beach club.

### EgeOConvention

The 1000-person main hall of the center was designed to be divided into 3 separate halls of 330 people or 2 separate halls of 330 and 660 people.

There will be 9 other separate meeting rooms, with a capacity of 20 to 150 people.

A large foyer area is designed to serve guests upto 1500 person.

500-seat open air amphitheater will be able to host various organizations.

### EgeOBazaar - Commercial Center & Social Gathering Area



Land Area:	43.059 m2
Land Class:	TA (Trade and Commercial Area).
Land usage ratio:	E: 0.45
Total building area:	20.987 m2 for E: 0.45 usage ratio

**EgeoIBazaar** is designed as a Commercial Center and it is the heart of the project with many shops, cafes, restaurants and social facilities. It is a parcel with a length of 820 meters, covering a total area of 43,059 m<sup>2</sup> and positioned right next to the state road passing through the Project area.



**EgeoIBazaar** as a comprehensive shopping and life center, will also fulfill the need of a lively social gathering area of surrounding touristic resorts.

**EgeoIBazaar** is located in the middle of these three towns, Ürkmez, Gümüldür, Özdere. There are municipal buses and private minibuses, travelling to both directions and passing right in front of the commercial center regularly all year long. These three towns have a total winter population of 25,000 people and a summer population of more than 500,000 in the busy summer season. Along with the ease of transportation, summer and winter population creates a great potential for **EgeoIBazaar**.

**EgeoIBazaar** offers large rentable commercial space to chain brands and supermarkets. Furthermore, it will also offer smaller rentable commercial spaces for various boutiques, tailors, jewelers, souvenirs, barbershops, butchers, green grocer and stationery. Some upper floors of these shops are planned as offices for professionals such as lawyers, insurers, accountants, doctors, dentists. There will be units for hobby workshops. **A polyclinic and ambulance service that will provide health services** will also be included in this area.



**EgeoBazaar** will be a center of attraction for the tens of kilometres long coastline.

**EgeoApartHotels, EgeoArena**  
Boutique hotels, Apart hotels ve Sports Areas



Land Area:	38.109 m <sup>2</sup>
Land Class:	TTA (Trade/Commercial and Tourism Area).
Land usage ratio:	E: 0.45 for tourism buildings E: 0.60 for Thermal Tourism Content.
Total building area:	17.149 m <sup>2</sup> for E: 0.45 usage ratio 22.865 m <sup>2</sup> for E: 0.60 usage ratio

This part of the Egeocity Project is planned to host sports organizations and serves as sport activity area for the people living in the project. It will provide the activity and the occupancy for hotels in the Project especially in the low season. The aim is to provide 12 months occupancy to all other facilities in the project.

The size of the parcel covering **EgeO|Arena** **EgeO|ApartHotels** cover 38.109 m<sup>2</sup> in total. In this area, up to 5 floors and a total of 17.149 m<sup>2</sup> construction can be made according to E.045, Height.max 17.50 mt.

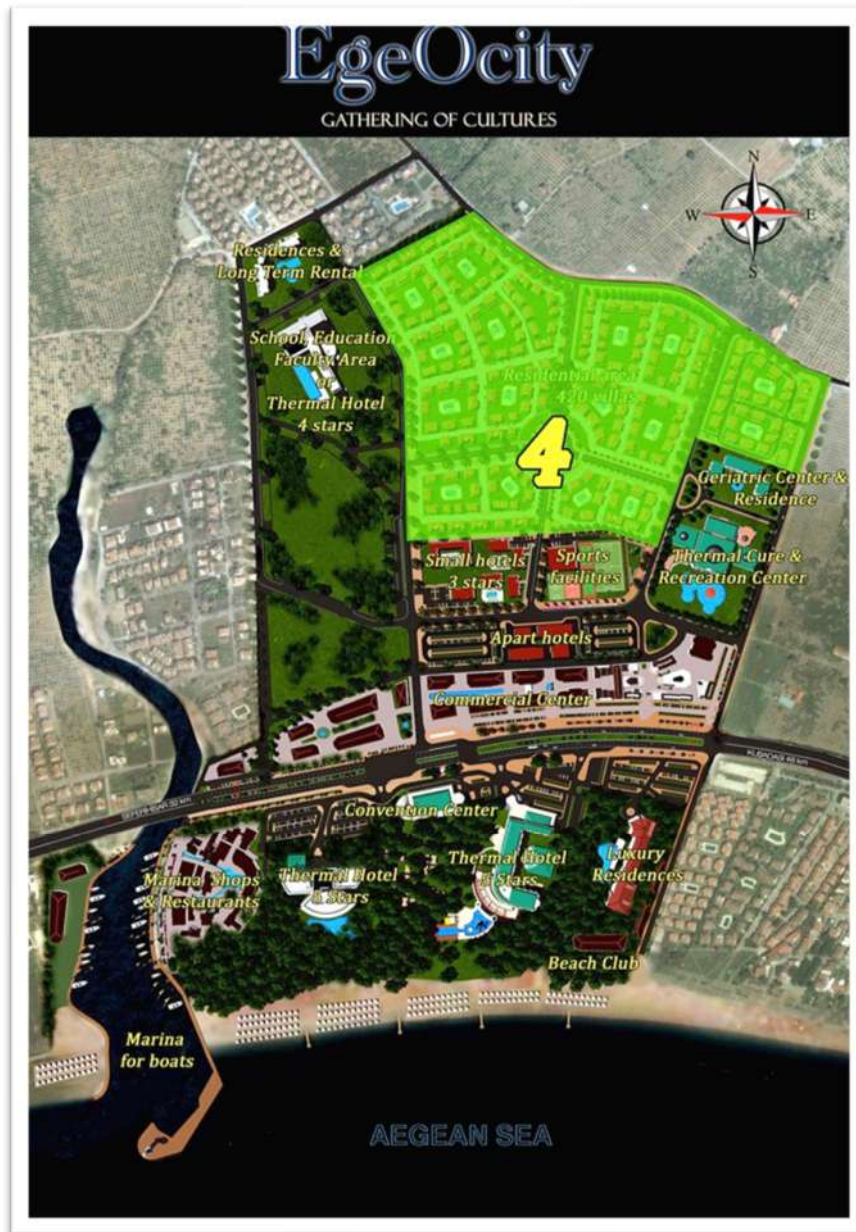


**EgeO|Arena** as a sports complex, will have an indoor sports hall, a football field, a carpet football field, couple of tennis courts and outdoor basketball and volleyball courts.

Egeocity residents and guests will also benefit from the sports facilities in this area.

In the concept of **EgeO|ApartHotels** accommodation units and apartments will be between 25 - 60 m<sup>2</sup> in the form of studio, 1 + 1 and 2 + 1 apartments. This will be the more reasonably priced accommodation facilities of Egeocity Project.

**EgeoVillas - Consept Villas & Residential Area**



Land Area:	137.817 m2
Land Class:	TKA (Trade/Commercial and Residential Area).
Land usage ratio:	E: 0.30 for housing buildings
Total building area:	41.345 m2 for E: 0.30 usage ratio 22.865 m2 for E: 0.60 usage ratio

**EgeoVillas** covers the area where housing needs will be met within the project. The total parcel size is 137.817 m2, the land usage ratio is E. 030.

There is a construction permit up to 2 floors with a height max of 6.50 meters.

According to this ratio, 41.345 m<sup>2</sup> of construction can be done on the parcel. About 430 villas of various sizes between 80 m<sup>2</sup> and 170 m<sup>2</sup> can be built.

**EgeoVillas** area is planned as modular groups of 29-40 villas with a large swimming pool for each module. **EgeoVillas** are architecturally distinctive. They are bearing the traces of Mediterranean and European architecture, far from a monotonous structure with uniform buildings. All villas are well integrated with nature due to lush landscape work.







# SECOND LIFE VILLAGE

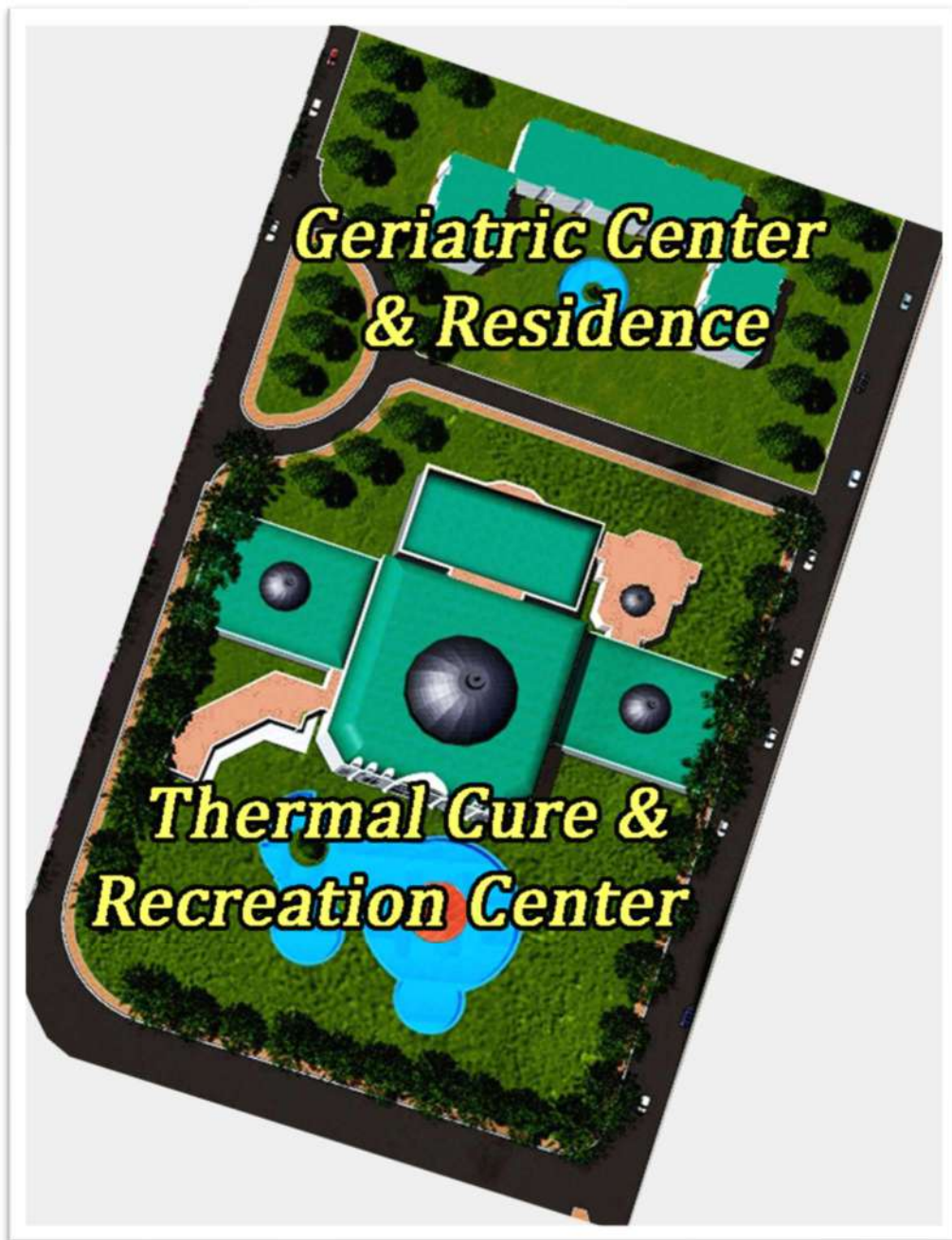
Including Thermal Cure Center, Geriatric Center & Time-Share Villas



Land Area:	27.034 m2
Land Class:	TTA (Trade/Commercial and Tourism Area).
Land usage ratio:	E: 0.45 for tourism buildings E: 0.60 for Thermal Tourism Content.
Total building area:	11.165 m2 for E: 0.45 usage ratio 16.227 m2 for E: 0.60 usage ratio

**SECOND LIFE VILLAGE** section will be the locomotive part of the project for its introduction to the world. Thermal Cure Center & Geriatric Center will be included in the Second Life Village, other than the **timeshare villas** that will be available for the retirees coming from Germany.

The area of Thermal Cure Center & Geriatric Center is 27.034 m<sup>2</sup> and it is possible to construct 16.220 m<sup>2</sup> in this area according to the E. Land usage ratio given for tourism buildings with thermal content. It has a construction permit up to 5 floors, with the building height max. 17.50 mt.



We have mentioned the importance, potential and economical benefits of Thermal Tourism in the previous sections of this presentation. The region is one of the rare points in the world where sea and thermal water meet, rich in terms of transportation opportunities, climate, touristic values and infrastructure.

Having such extraordinary benefits for tourism, we decided to evaluate our plans with Thermal Concept. The "Thermal Cure Center", which will be one of the first in Turkey will serve as a magnet for many other possible investment opportunities in the Project area.

**Egeocity Thermal Cure Center** is planned and designed with support of Ege University Physical Medicine and Rehabilitation Department. Before the planning important thermal centers in Europe has been visited and examined.

In the project, thermal water will be used in two separate sections for two purposes.

1- **Medical department** where physical therapy and rehabilitation methods with thermal water are applied.

2- **An activity area** that allows recreation and relaxation with thermal water.

Furthermore; **dental, eye, hair transplantation and cosmetic applications are planned in the Thermal Cure Center.**

**A Geriatric Center Residence** designed according to the needs of elderly inhabitants will be constructed as a part of the Thermal Cure Center.

**EgeO|Kampüs EgeO|RentaFlat EgeO|ApartHotels**  
Education, Timeshare & Short-Term Rentals



Land Area:	40.759 m2
Land Class:	TTA (Trade/Commercial and Tourism Area).
Land usage ratio:	E: 0.45 for tourism buildings E: 0.60 for Thermal Tourism Content.
Total building area:	18.341 m2 for E: 0.45 usage ratio 24.455 m2 for E: 0.60 usage ratio

### **EgeO| Campus EgeO|RentaFlat EgeO|ApartHotels**

In his section of the Project, it is planned to construct a school or a faculty which will bring liveliness, during winter months especially to the restaurants and cafes in the commercial area. The apart hotels and short-term rentals while providing housing for students in winter months they will provide accomodation for tourist and people visiting the Project area.

It has a total area of 40.759 m2 and it is possible to construct 24.455 m2 in this area according to the E. 0.60 Land usage ratio given for tourism buildings with thermal content. It has a construction permit up to 5 floors, with the building height max. 17.50 mt.

Or it is also possible to construct 18.341 m2 in this area according to the E. 0.45 Land usage ratio given for tourism buildings without thermal content. The construction permit is up to 5 floors, with the building height max. 17.50 mt. is same.



Furthermore, on this parcel, a Timeshare Project is being planned. Timeshare properties means periodical accomodations throught out the year. There is a chance to sell the same flat to more than one user, in certain periods of the year.

## THERMAL TOURISM INVESTMENT INCENTIVES

In accordance with the **Tourism Incentive Law # 2634**, tourism investments to be made in Thermal Tourism Centers declared by the Ministry of Tourism can benefit from the regional supports applied in the 5th region, if they have thermal properties.

Egeocity Project area is completely located within the zoning plan boundaries of Seferihisar Doğanbey Thermal Tourism Center Gümüldür Section.

Therefore, **all kinds of tourism structures** with thermal content to be built within the project will benefit from these attractive Region 5 investment incentive conditions.

### **Incentives Provided by the Tourism Incentive Law # 2634**

In accordance with the provisions of Article 13 of the Tourism Encouragement Law # 2634, incentives and supports are provided to enterprises operating in the tourism sector.

Accordingly, the incentive provisions that the Egeocity Project may benefit from are as follows:

- **Land Usage Percentage incentive in Tourism Buildings with Thermal Content**

In the Zoning Plan notes in which the Egeocity Project is included, although the land use rate of standard Tourism buildings is determined as E: 45%, this rate is determined as E: 60% in tourism structures with thermal content, as stated in the same Zoning Plan Notes in accordance with the provisions of THERMAL TOURISM INCENTIVES LAW.

- **Electric, Gas and Water Rates:**

Electricity support is provided to the enterprises pursuant to the provision stated in the 16th article of the Tourism Incentive Law, "Investments and enterprises with tourism certificates pay the electricity, gas and water fees at the lowest tariff applied to the industry and residences in that region".

- **Employing Foreign Personnel and Craftsmen:**

According to the 18th article of the Tourism Incentive Law; Support is provided to enterprises employing foreign personnel and craftsmen based on the provision "In certified enterprises, foreign expert personnel and craftsmen may be employed with the permission given by the

Ministry of Labor and Social Security in consultation with the Ministry and the Ministry of Internal Affairs ...".

### **Exemptions in the Real Estate Tax Law # 1319:**

According to paragraph (b) of Article 5 titled "Temporary exemptions" of the Real Estate Tax Law No. 1319; "The buildings that are allocated for the purposes written in the mentioned law, after their construction is completed, they are entitled to **property tax exemption**. The exemption is 5 years starting from the year of receipt of the tourism institution certificate."

Income or Corporate Taxpayers who have received tourism institution certificate within the framework of the provisions of the "Tourism Industry Incentive Law", will not pay property tax for a duration of 5 years.

### **Credit opportunities provided by Turkey Export Credit Bank (Eximbank)**

Under the heading of Eximbank Credits under Foreign Exchange Earning Services; Tourism with TÜRSAB -member A group travel agencies-, tour operators and private airline companies providing tourism services of at least USD 200.000 or equivalent and other tourism companies providing tourism services of at least USD 1.000.000, as of the previous calendar year, are entitled to loans from EXIMBANK. The loan term is a maximum of 540 days.

### **Foreign Capital Investments Incentive:**

According to the article 3 of Law # 4875 Direct Foreign Investment „unless stipulated otherwise by international agreements and the provisions of special laws, directly making foreign investments in Turkey by foreign investors are free". All applications relating to incentives of the subject is maintained by the **undersecretariat of Treasury Foreign Capital General Directorate**

### **Support for Participation in International Tourism Fairs:**

Any companies privately attending apart from Ministry Stand to international tourism fairs supported by the Ministry of Tourism, without or under the leadership of the relevant sector professional association, will benefit from the %50 incentives of the total expenses related to the ground rent and stand construction and decoration.

This amount cannot exceed 10.000 (ten thousand) US Dollars for each fair if attended privately and cannot exceed 20.000 (twenty thousand) US Dollars if attended under the leadership of the relevant sector professional association.

### **Development Bank Tourism Loan:**

Development Bank of Turkey within the scope of Project Finance and Lending provides support to tourism investors.

In this context, the following conditions must be met in order to request a loan.

- The investor must be an incorporated - joint stock company
- The investor must have an investment and/or operation Certificate from the Ministry of Tourism for Tourism Investments,
- If a loan is to be given from a certain fund, it must meet the conditions specified in the decree and communiqué regarding the operation of the fund,
- The results of the intelligence to be made about the company and the technical, economic and financial evaluation must have positive conclusions.

\* Please note that all these investment benefits declared by the Turkish Government Authorities are subject to change. Refer to the links below or to appropriate government links before final investment decision

<https://yigm.ktb.gov.tr/TR-11608/turizm-tesvikleri.html>

[https://ticaret.gov.tr/data/5b87fac913b8761160fa1cf0/Devlet\\_Yardimlari\\_Rehberi.pdf](https://ticaret.gov.tr/data/5b87fac913b8761160fa1cf0/Devlet_Yardimlari_Rehberi.pdf)

<http://www.mevzuat.gov.tr/MevzuatMetin/1.5.2634.pdf>

<http://www.ktbyatirimisletmeler.gov.tr/Eklenti/62123,kulturveturizmbakanligincasaglanandesteklerpdf.pdf?0>

## **INVESTMENT COST ANALYSIS FOR CONSTRUCTION**

**This presentation is the introduction of two projects within one another, not a business plan that covers all the SWOT analysis and cost calculations and earning predictions.**

The opinions, plans and preferences of the investor or the operator, regarding how and how much the parcel is in interest to be used, will change the investment costs to be made in the parcel and the earning predictions.

Once these opinions, plans and preferences about the parcel are clarified, the feasibility of the investment to be made in that parcel will be prepared correctly.

In this presentation, it is aimed to give an idea to the investors/ operators about how many square meters of construction can be built on the parcels according to the plan legend and what the approximate costs of these constructions will be.



## CONCLUSION

Arrival to the starting stage of Egeocity Project is the result of a process of some years of work, research, determination, patience, struggle and financial cost. Now we are at the point, metaphorically, on the eve of a dream coming true...

Our model of realizing project investment has several options.

- A partnership on a large scale on the whole of the Project.
- Several partnerships on different elements of the Project.
- Co-operation with investors who are experienced in their own fields.

What are these different elements that can be subject for partnership or co-operation?

- Themed Luxury SPA Hotels and Residence
- Congress Center
- Port / Marina & Life Center and Beach Club
- Tourism Bazaar, Social Life Center and Shopping Mall
- Thermal Cure Center
- Geriatrics Center
- Wellness & Recreation,
- Boutique Hotels
- Pensions
- Sports Fields
- Concept Villas and Real Estate Developpers
- Apart Hotel and Timeshare

We welcome to partners, investors, operators and institutions who would like to cooperate with us in realising the **Egeocity Project** on the above-mentioned issues.

**The prospect operator of Second Life Village** project will decide the parts to be included in the operation of our village.

What we offer for Second Life Village is not “just” a cooperation and be the featured part of Egeocity Project, but also the partner of the “Second Life Village” brand which will expand and developed in different spectacular locations. “Second Life Village” brand launches to embrace **millions of North European retirees.**