

# ELITE SUNVILLAS



ELITE GROUP

CONSTRUCTION · INVESTMENT · PROPERTY

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www.elitesunvillas.com ALANVA Turkey







### ABOUT COMPLEX

Project Name	Elite Sun Villas
City	ALANYA / Konaklı
Country	Turkey

### PROJECT UNITS DESCRIPTION

Total number of independent units	18
Floors	2 Floors
Total number of Blocks	11
Project Land Size (Net)	5.200 m2

### Types of Villas

Square meters	According to the types, 2 floors total gross 150m2 to 260m2
Numbers of Rooms	3 bedrooms, 1 living room, open kitchen, bathroom, en-suite bathroom

### UNITS PRICE INFO

Twin Villa	294.000 € / 358.000 €
Single Villa	368.000 € / 588.000 €

### CONSTRUCTION AND SALES SCHEDULE

Total construction period	17 month
Construction Start date	30.11.2019
Sales Start	



## PAYMENT SCHEDULE

- ◆ % 5 upon contract signature
- ◆ % 20 Payment : Within 30 days after signing the contract
- ◆ 75% payment : up to the end of construction with equal monthly installments.

## Flexible payment plan, installment and credit

- ◆ 0% interest, flexible payment options
- ◆ Special discount with complete payment upfront
- ◆ Real estate loans up to 40% and 50% of the sales price with special terms and conditions from international Banks in Turkey

## Buy a Property – Turkish Citizenship Guaranteed

- ◆ Residency and Citizenship – Application and Tracking is Free of Charge
- ◆ Independent Real Estate Appraisal Experts in respect of Citizenship Acquisition.

At Elite Group, we see the provision of a quality of life as a form of art space. For over 25 years, we have strived for the purpose of delivering extraordinary living spaces of the highest quality, combining the very best materials with form and functionality and seeking to utilise and maximise environmental benefit opportunities wherever possible. We present to you Elite Admiral Premium Residences, providing you with a unique and unrivalled lifestyle experience.

25 years experience of Building Confidence !





## LOCATION

ELITE  
SUNVILLAS

ELITE  
ADMIRAL  
premium residence



Marina



Caretta caretta  
Doğal yaşam alanı



Beach Club  
Cafe & Bar

Alanya  
Kalesi



Alışveriş  
Merkezi



Pazar



Restorant



Bankamatik



Marina

Projects are conveniently close to the beach, shopping malls, restaurants and regional centres (within easy walking distance - 300m - 700m)

Away from the hustle and bustle of the city, peaceful and relaxing, yet close enough for business, art and culture, shopping centres, medical facilities and within the heart of the preferred location for the area's best 5 star hotels..... Elite Sun Villas presents you with a truly unique living experience.

The project is located in Konakli district of Alanya province

The charming resort town of Alanya, Konaklı, brings you close to the beach, public transportation, social activities and amenities, business centres, shopping, cultural, art and entertainment centres, all conveniently away from the hustle and bustle of the city.

### EXCELLENT LOCATION TRANSPORTATION LINKS

- Both city and holiday location, You are everywhere
- Located within a 10 minute walk of Konaklı regional centre and shopping facilities.
- Within easy walking distance of public transport services.
- Within a 5 minute walk of the Alanya-Antalya-Mersin E 24 highway...
- 6 km from Alanya marina and 4-6 km from newly approved Golf courses.



## distances

Beach	: 700 m.
Banks	: 200 - 500 m.
Shopping (Restaurant -Market etc.)	: 250 m.
The most famous entertainment nightclub: Club Summer Garden	: 800 m.
Shopping mall	: 2 km.

## Transportation

Bus stop : 500 m

- Buses to Alanya are also available every 30 minutes from the main road
- A taxi rank is located adjacent to the project.

## Parking lot

**Garage:** 1 closed garage for each villa

Parking spaces for cycles and motorcycles will be in place.



## What is Nearby ?

Marina	: 5 km.
Dolphin show centre	: 10 km.
Belek Golf Clubs	: 75 km.
Alanya Castle	: 12 km.
Dim Cave	: 25 km.
Dim River	: 20 km.

## Cloesest Urbanisation

Regional Centre of Konaklı	: 2 km.
Alanya Center	: 8 km.

## Nearest Airports

Gazipaşa Airport	: 50 km
Antalya Airport	: 95 m

Elite Life 4

Elite Country

ELITE  
SUNVILLAS

Elite Marine

Elite Life 1

Elite Life 3

Elite Life 2

Golf

Golf

Golf

Golf

Golf

Golf

Antalya Havalimanı 95 km

Gazipaşa Havalimanı 50 km



## STRATEGIC INVESTMENT POTENTIAL

### Excellent Investment Opportunity

This is an enviable location due to the fact that there are very few land plots available for development in the Alanya region that offer stunning sea views and that are so close to the beach.

This exclusive five-star coastal project located in a rapidly developing tourism investment region means a high return on investment and the opportunity to generate high rental yields.

One of the biggest advantages of this project is that it is only 700 metres from the sea; additionally, there are no comparable villa projects that can compete in terms of value for money.

With units priced from 199.000€ to 490.000€, all with a stunning panoramic sea view, it will truly be possible to realize your dream of a exclusive and exceptional luxury home in the sun.

### Increasing foreign investments

Total number of foreign property owners in Turkey is approximately 200,000 and the number that have chosen Alanya as their investment destination is 45,000 (more than 20% of all foreign owners of Turkish property).

Alanya is a multi-national holiday and property investment destination

## NEIGHBOR PLOTS INVESTMENT VALUE AND ADVANTAGES

Construction of Luxurry Elite Admiral Premium Residences project on the adjacent plot has been completed and the project is now fully operational and life has started.

This project - Elite Admiral Premium Residences - with its innotivative and unique architecture and design, use of high quality materials inside and out - increases the real estate value of the region as well as raising the threshold of luxury lifestyle resort living in the Mediterranean region.

The presence of the Elite Admiral Premium Residences project will significantly enhance the speed of the sales cycle, at the same time increasing the unit prices and the rental income.





## ACTIVITIES IN PARK AREA NATURE IS AT THE VERY HEART OF THIS SUPERIOR LIFESTYLE

6 km from Alanya marina and 4-6 km from newly approved Golf courses.

**Elite Sun Villas** offers great greater benefits compared to other Villa -Apartment projects in Alanya with its extensive sports facilities and green park areas available on the neighboring plot as well it's close proximity to the sea.

Activities in the green area ; avaiable here include landscaping and walking paths, ornamental pool, BBQ areas, Basketball / volleyball courts, tennis court and children's playground – the whole of the gren area is adorned with special aromatic plants and fruit trees.

Access to the Restaurant, Spa (Elite Admiral Premium Residence) and Park Area activities at a 10% discount on standard price tariffs.



### KONAKLI AREA OVEWIEV

- Centrally located in the heart of "Tourism"
- Tourism infrastructure and transportation links around the site are well established,
- A safe, secure and comfortable environment for foreigners
- Konaklı is one of the most attractive areas of Turkey with an enviable climate, beautiful coastal scenery and sophisticated night life, attracting around 1 million visitors a year.
- The plots are located in a unique coastal area with outstanding touristic infrastructure which mainly comprises luxury residential dwellings and a number of 4-5 star hotels in the immediate vicinity.



Meyve Ağaçları  
(Elma, Muz, Limon, Portakal)



Helikopter  
Pisti



Basketbol & Voleybol



Barbekü & Kemelya



Tenis Kortu



## Breathtaking, Unobstructed Sea Mountain and Sunset Views

- Your place is at the highest level, everything is for you and private to you...
- Since the blocks are constructed on different elevations, unique sea scenery might be enjoyed from each apartment independently.
- The project occupies an elevated position, some 60-80 m above sea level - it provides a healthy, refreshing and cool environment, around 3-4 degrees cooler than in the city centre.

## BEACH CLUB

- Close to the Marina, with the blue of the Mediterranean ever present
- Just 700 m to the Konaklı Beach club - within easy walking distance
- Sun loungers and parasols are free at Konak Beach Club. Restaurant and cafe services are chargeable
- **A natural habitat of the Loggerhead sea turtle...**
- A magnificent bay and beach, where the Loggerhead sea turtles come to lay their eggs, makes this region truly unique.

## A SELECT and EXCLUSIVE ENVIRONMENT

Those selective residents that have adopted this lifestyle Project will experience tranquility and peace, all backed up by our outstanding guarantees.

Those selective residents that have adopted the Elite Sun Villas lifestyle will experience a tranquil and peaceful lifestyle, all backed up by our outstanding guarantees.

Enjoy The Balconies and Terraces - The terraces and balconies of all residences are designed to take full advantage of the unique location, providing ample space for you and your loved ones to relax and enjoy the breathtaking views of the Mediterranean sea and the stunning sunsets for which this part of Turkey is renowned.





## Single Villas

Square meters	According to the types, 2 floors total gross 200m2 to 260m2
numbers of Rooms	3 bedrooms, 1 living room, open kitchen, bathroom, en-suite bathroom
Villa Specifications	Villa interior plans can be changed according to your specific requirements.adetleri v.s )

## Twin Villas

Square meters	Single villas over 2 floors total gross 150m2 to 260m2 according to type
Numbers of Rooms	1 living room, 3 bedrooms, open kitchen, bathroom, en-suite bathroom
Villa Plan changes	Villa interior plans can be changed according to your specific requirements. (No. of rooms, bathroom, etc.)

## VILLA CONSTRUCTION MATERIAL STANDARDS

Construction material standards	The standard will be determined according to the samples material list.
Materials Options	You will be able to choose one of 3 different options for floor and bathroom ceramics, kitchen design, kitchen worktop, interior wall paint colors...
	If you want to specify options other than these 3 options, these will be payable.
Changes to Standard Plan	Villa interior plans can be changed according to your request. (Rooms, bathroom, etc.)
Pool	Private swimming pool for each villa (3m x 7 m)
Garage	1 closed garage for each villa
Design - Furniture	In addition, our design office will be able to present furniture and other design options in 3D in order that you create your dream home (at an additional cost)



## Optional ( Additional Price List )

- Furniture Package
- White Goods
- Air Conditioning
- Electric Underfloor Heating
- Instant Hot Water Heater
- Floor Heating Pump and Boiler
- Insect Screens
- Awning
- Fireplace
- Barbecue
- Smart Home system (wireless)
- Elevator (2 or 3 floors)



## Apartment General features



## Sitting Rooms and Bedrooms

Tiling	For the living room and bedrooms, the floors will be tiled with Italian/Spanish and Turkish Ceramics, with 3 different colour and texture options
Ceiling	In the living room and bedrooms there will droplight infrastructure with concealed lighting.
Interior doors	Lacquer coated covering over MDF
Other	Steel entrance door
Walls	External cover BIMS, brick internal walls
Paint	Breathable water-based paint over plaster
Joinery	UPVC double glazing
Penthouse Stairs	Marble covering over iron construction

## Kitchen

Kitchen Cupboards	Functional and aesthetically pleasing lacquered kitchens cabinets will be offered with a choice of 3 different designs.
Worktop	Granite Counter, Star Galaxy, Nero Zibabwe or Cimstone brand with a number of different colour options.
Sink	Stainless steel sink
Taps	GPD brand and / or equivalent brand mixer tap



## Bathroom / WC

Floor tiling/walls	We will offer five different designs for your bathroom, with a choice of four first class quality ceramics (either Seramiksan, Serra or Çanakkale Seramik brand).
Cupboards	MDF with laminate or lacquer cover in accordance with the design and detail.
Armatures	GPD brand and / or equivalent brand sink mixer
Reservoir	GPD brand and / or equivalent brand
Shower cabin	





# Features of the Complex

## LIFE IS EASIER TECHNOLOGY FOR YOUR ADVANTAGE

**Pool :** Each villa will have its own private pool (3m x 7m)

**Garage :** 1 closed garage for each villa Parking spaces for cycles and motorcycles will be in place.

**Landscaping :** Trees, plants and flowers appropriate to the region shall be planted and all other areas shall be lawned. All garden areas shall be automatically and regularly irrigated.

**Security :** Camera system ; 24 hour extensive closed circuit camera system and monitoring and recording from the main security hub.

**Intercom :** Video entryphone

**Internet :** infrastructure for wireless internet access will be installed.

**TV Satellite :** Satellite will be installed to access TV channels.

**Elevator :** 1 elevator to access all site areas.

**Generator :** In the event of power failure, a generator to power all apartments and all common areas shall be installed.

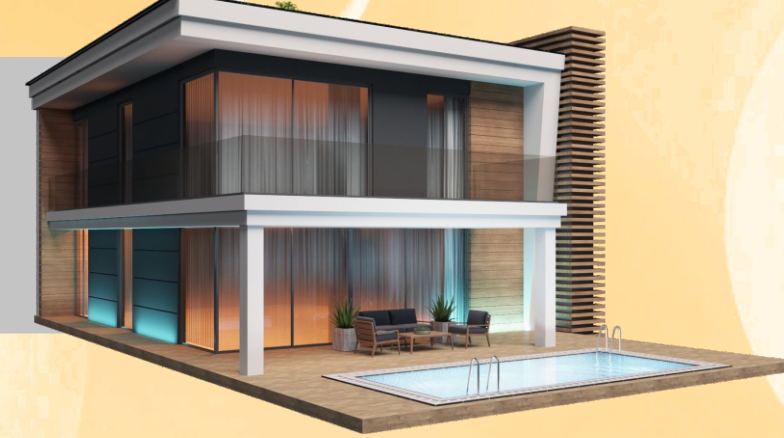
**Water tank :** Drinking and daily usage water for each property will be supplied from the city network and water tank and pressure system will be installed to negate the effects of water shortages.

**Waste Disposal :** Waste disposal containers shall be placed in appropriate areas within the complex

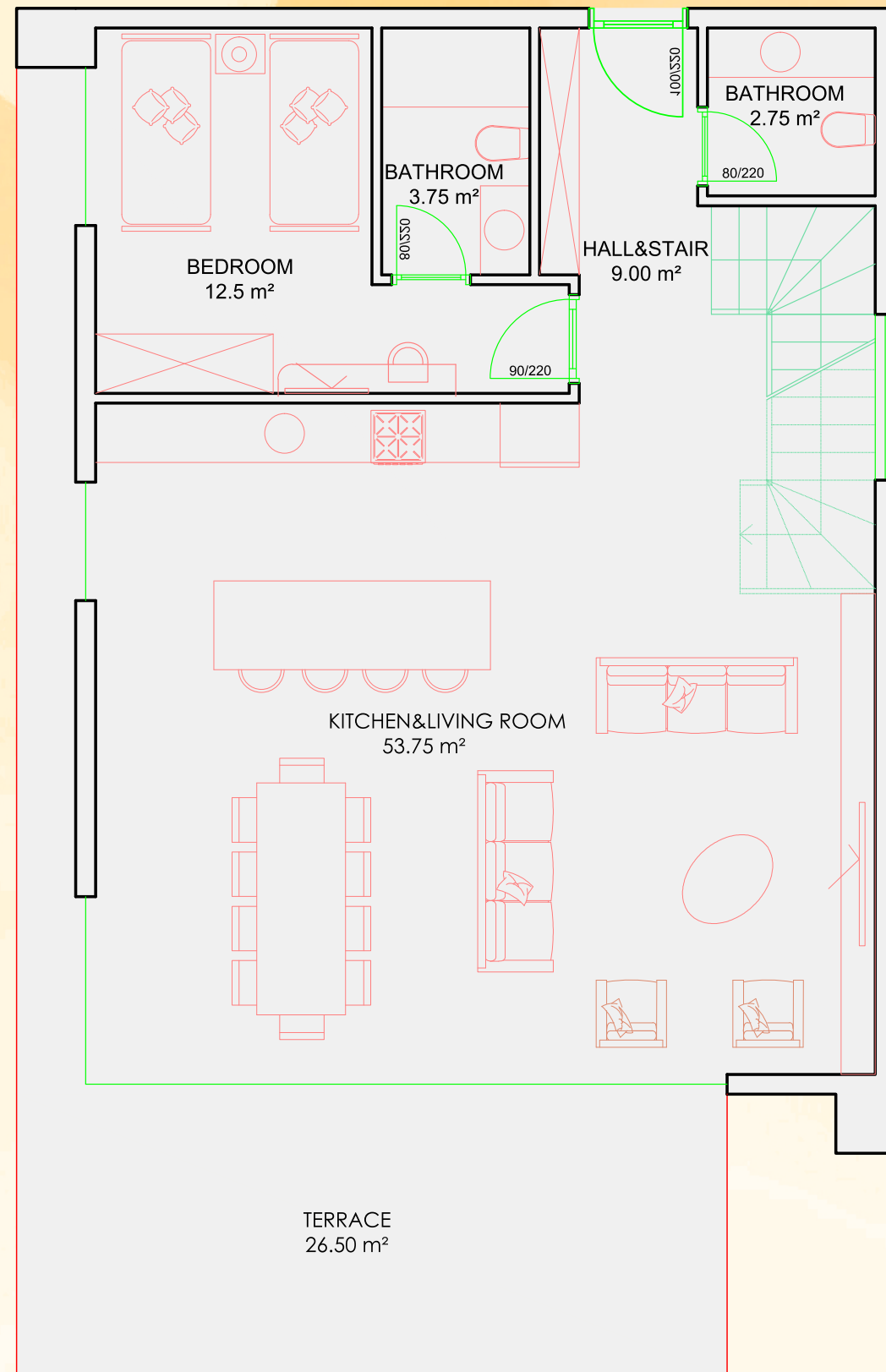




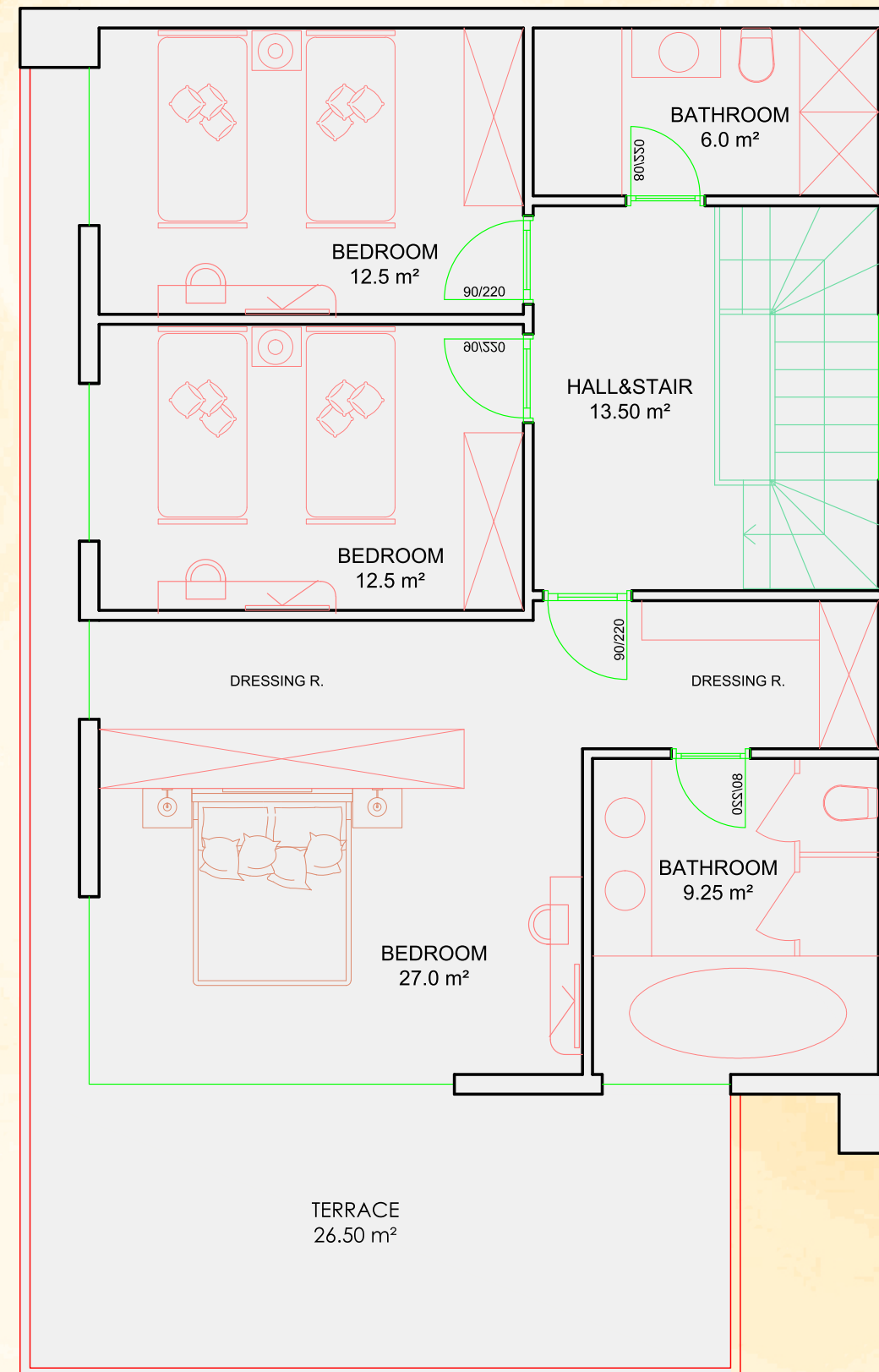
VILLA TYPE : SINGLE  
BLOCK NO : A - F  
4+1 Total Gross 240 m<sup>2</sup>



First Floor : 120 m<sup>2</sup>



Second Floor : 120 m<sup>2</sup>





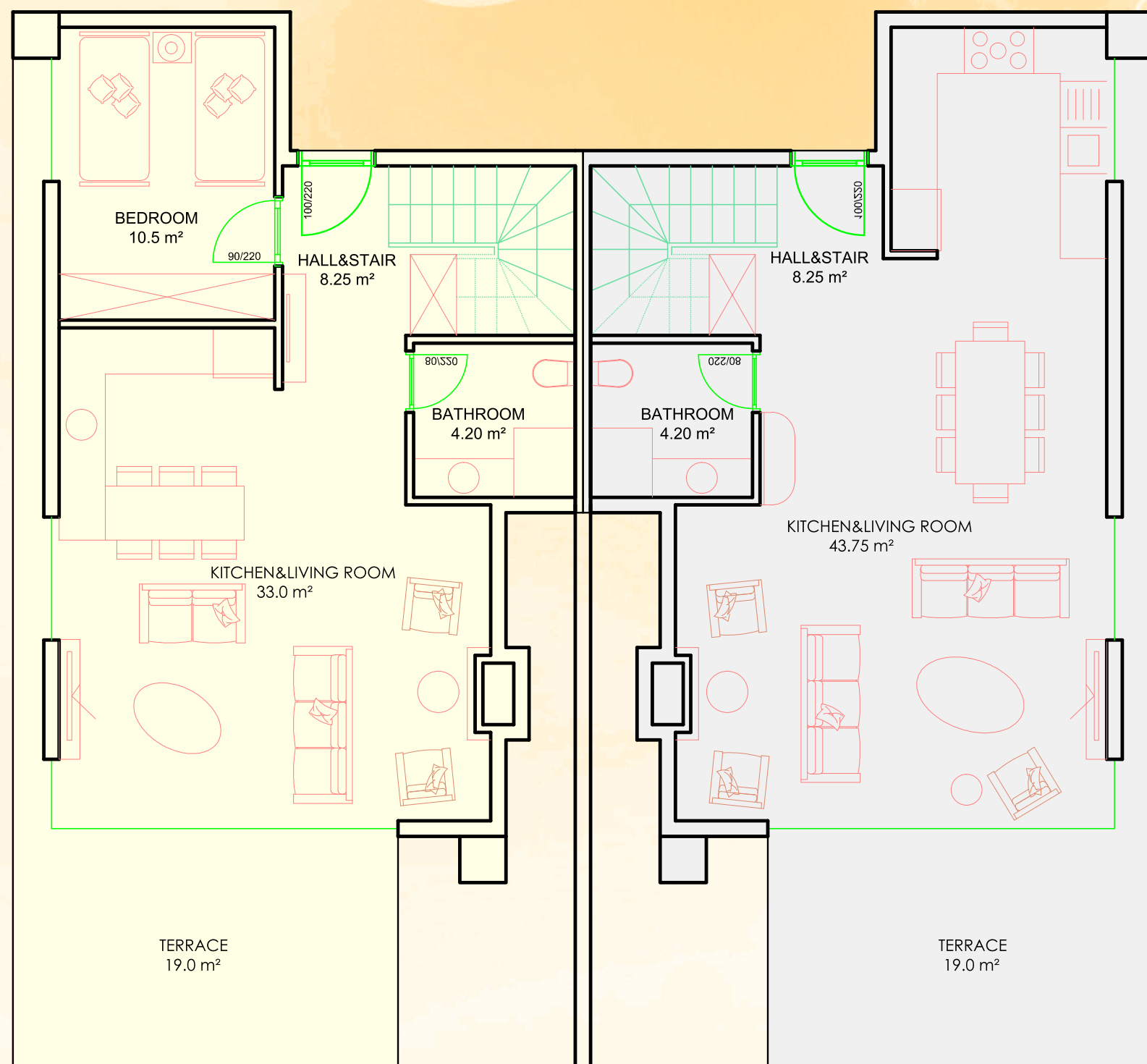
VILLA TYPE : TWIN  
 BLOCK NO : B-C-D-E-G-H-I  
 Total Gross 162 m<sup>2</sup>



NR: 1 - 3+1

First Floor : 83 m<sup>2</sup>

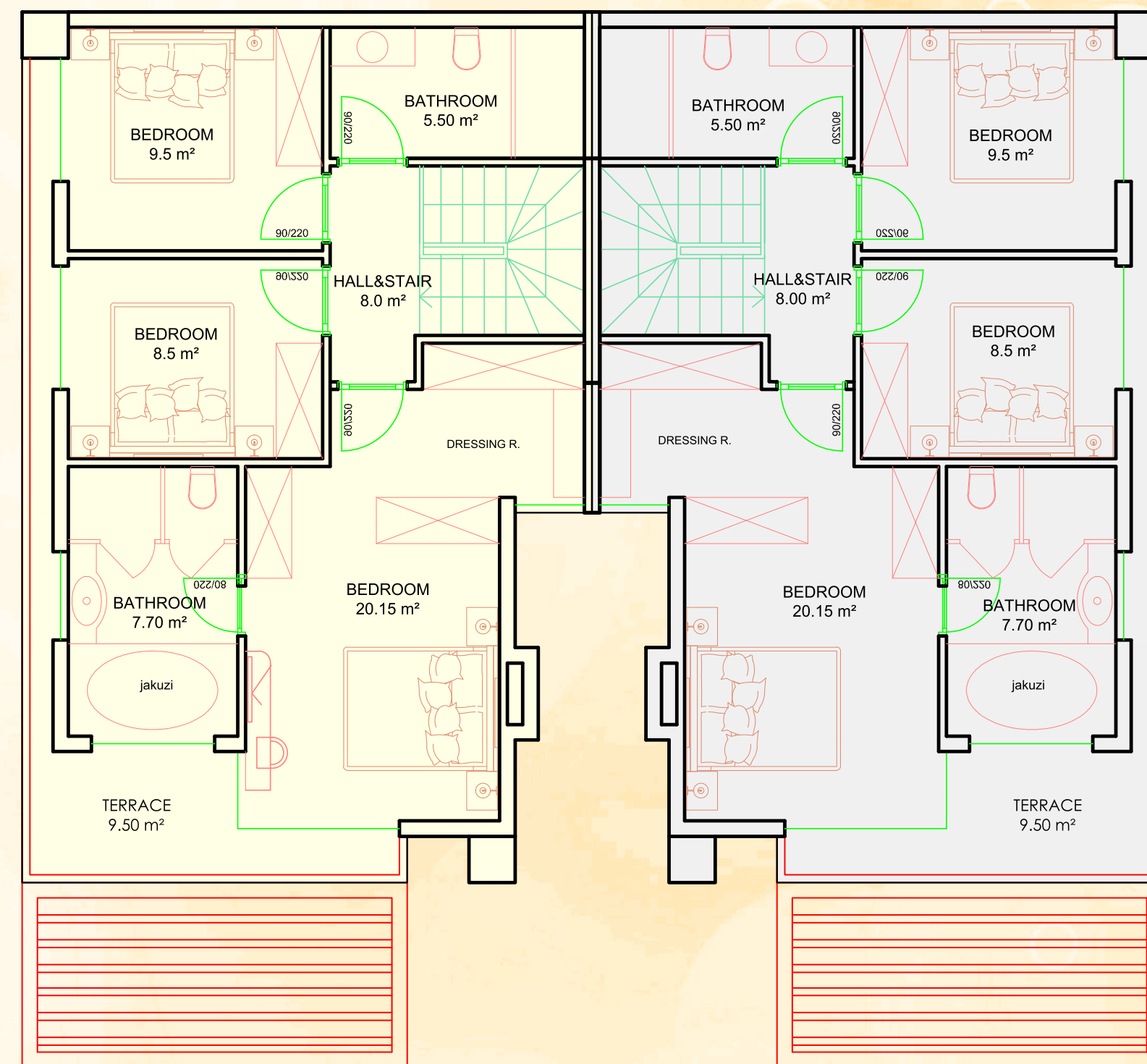
NR: 2 - 4+1



NR: 1 - 3+1

Second Floor : 79 m<sup>2</sup>

NR: 2 - 4+1

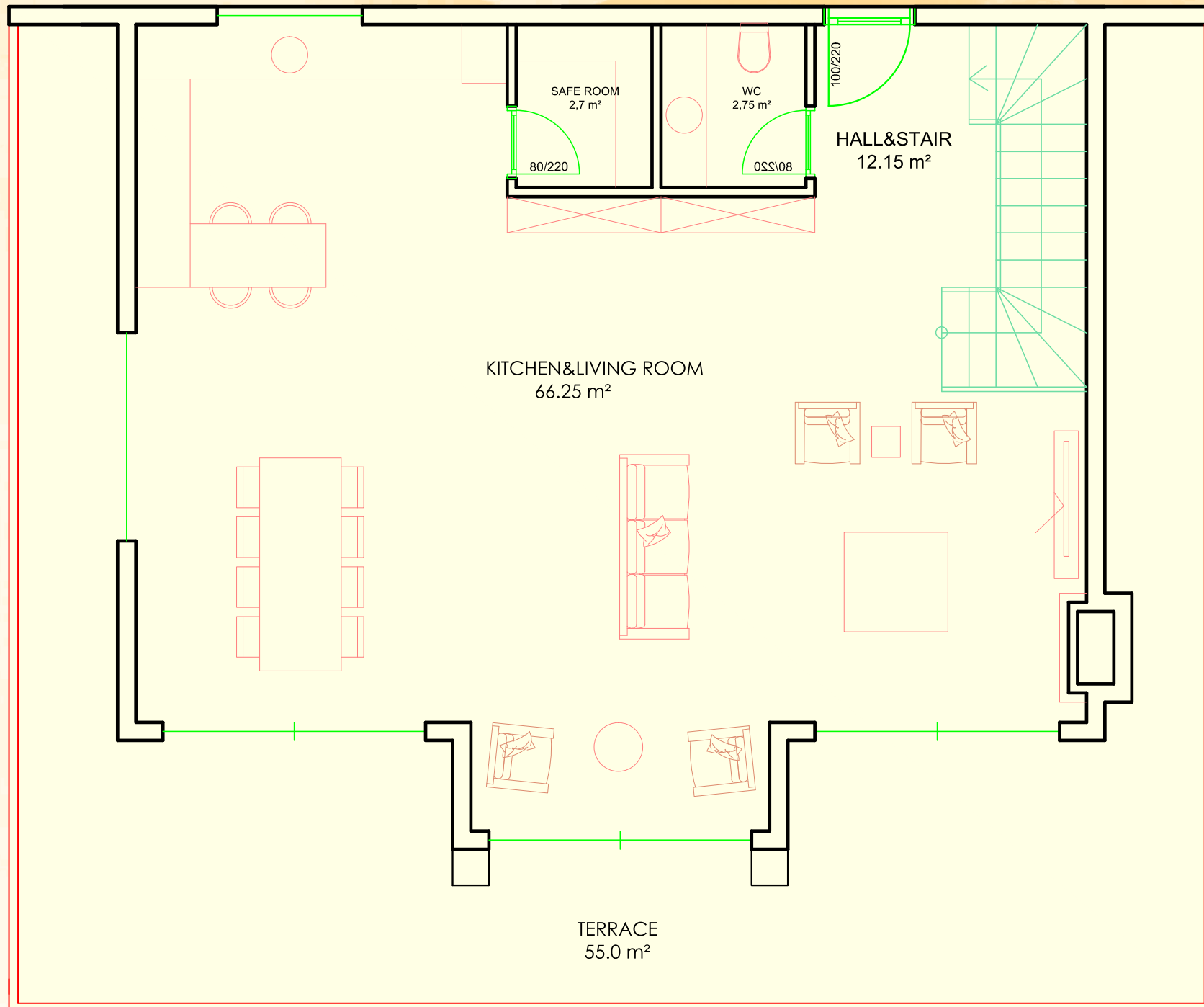




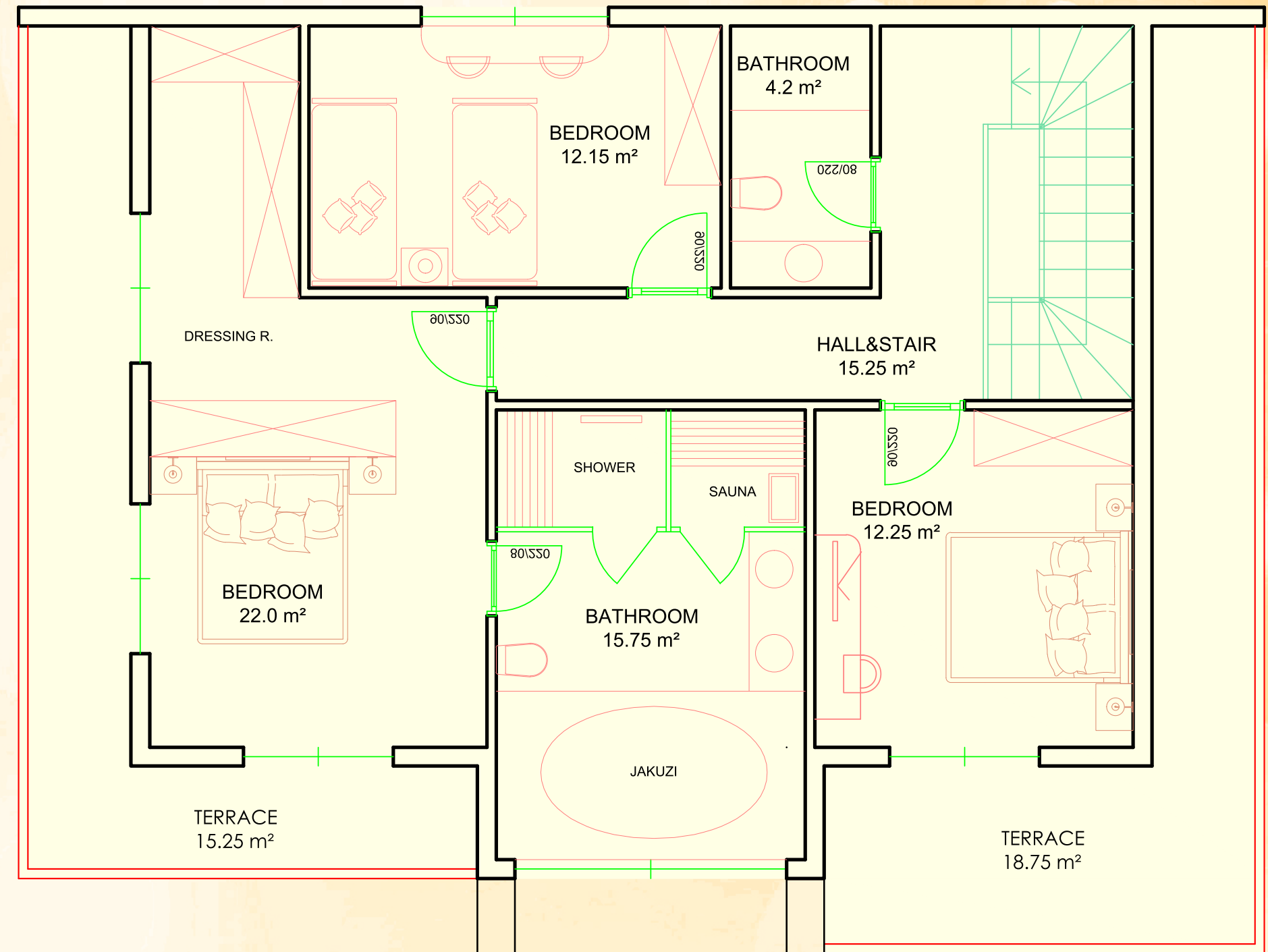
VILLA TYPE : SINGLE  
 BLOCK NO : J  
 3+1 Total Gross 270 m<sup>2</sup>



First Floor : 125 m<sup>2</sup>



Second Floor : 145 m<sup>2</sup>

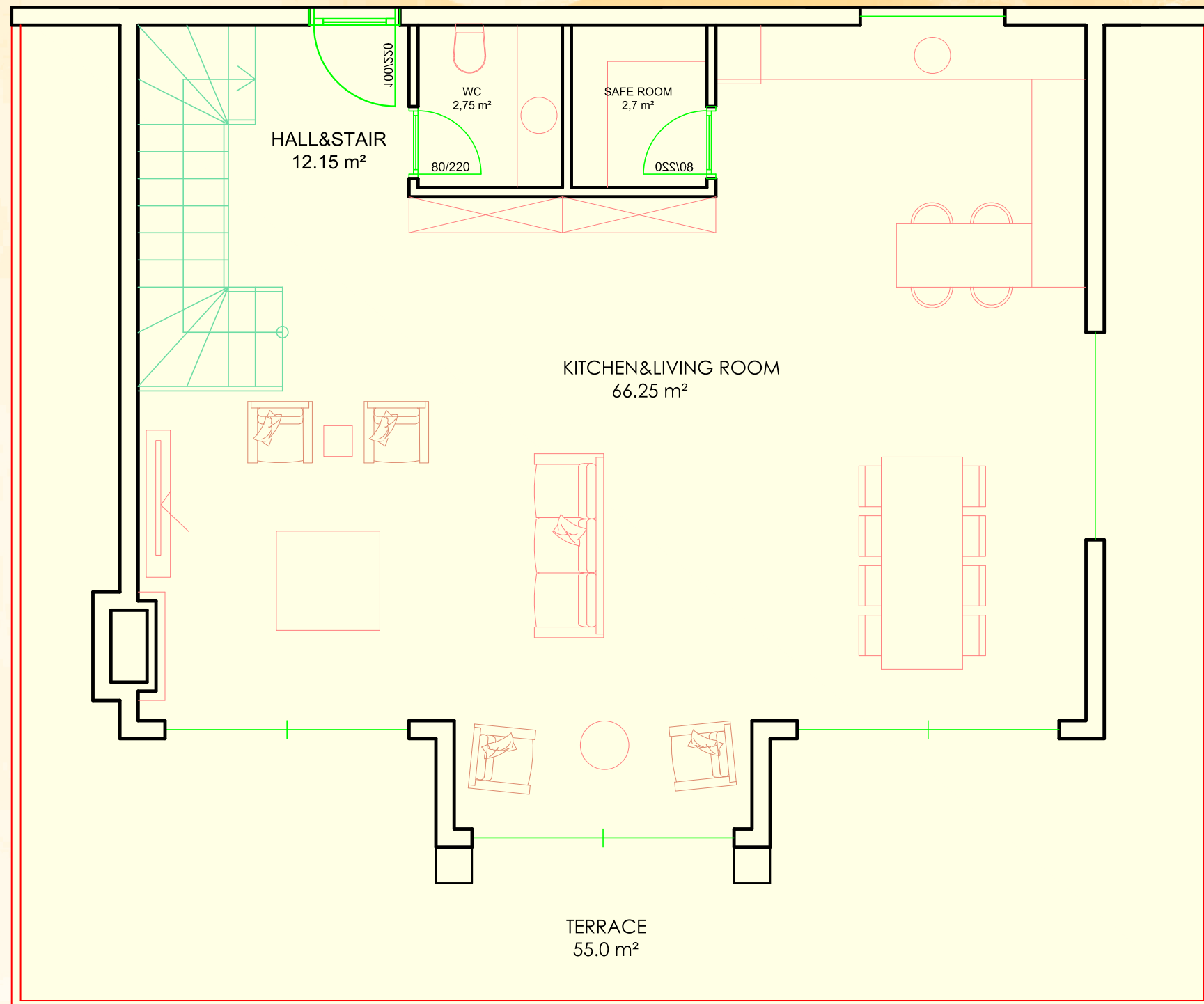




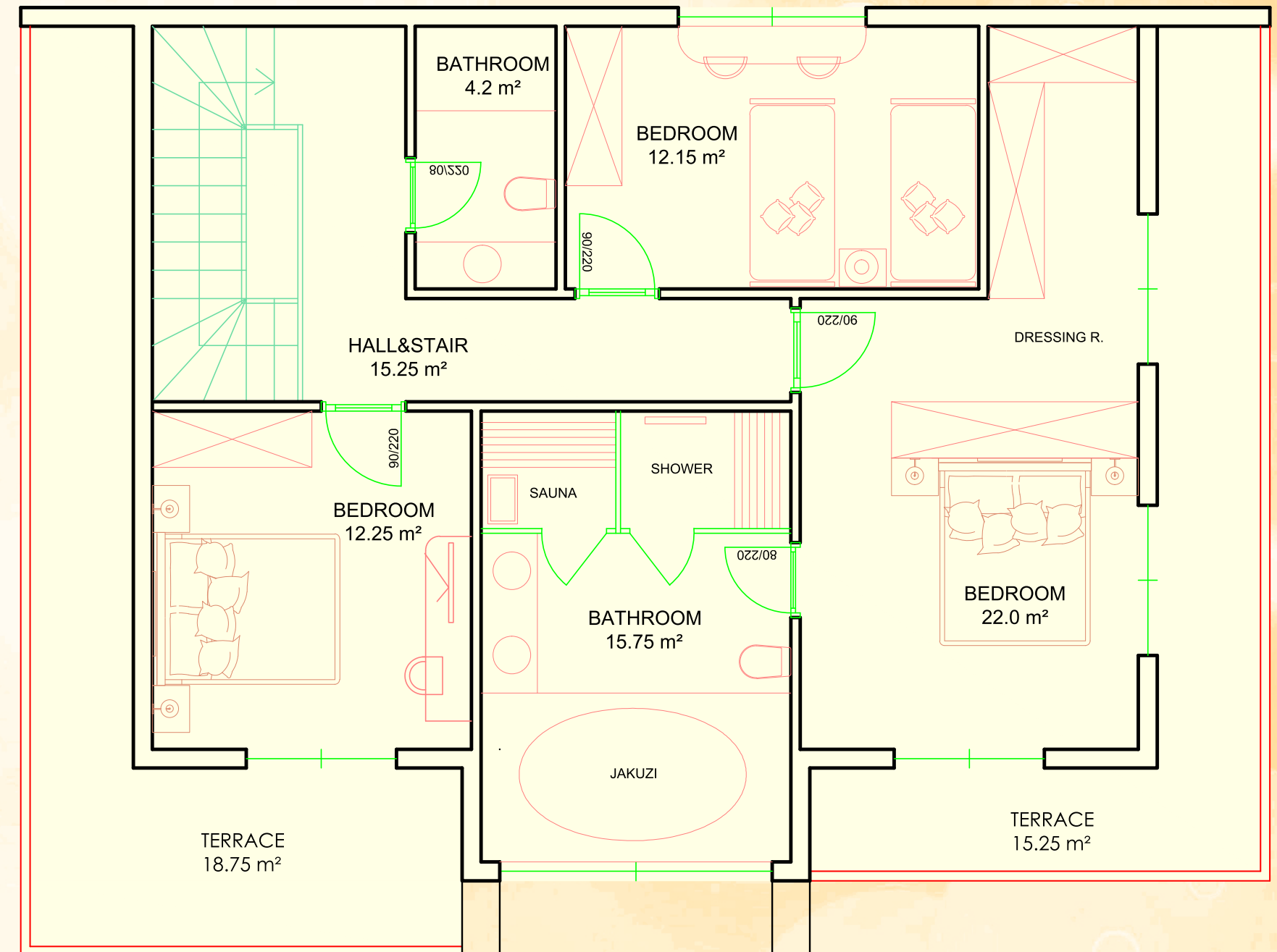
VILLA TYPE : SINGLE  
BLOCK NO : K  
3+1 Total Gross 270 m<sup>2</sup>



First Floor : 125 m<sup>2</sup>



Second Floor : 145 m<sup>2</sup>





# Alanya

## Alanya's beauty is waiting to be discovered... At a Glance

Location:	: Eastern Mediterranean coast
Length of coastline	: 78 km
Days of Sunshine:	: 300 +
Average mean summer temperature:	: 28C
Average mean winter temperature:	: 14
Tourism Visitors	: 2.1 million (2012)
Official population:	: 264.000

Alanya one of the most vibrant and cosmopolitan towns in all of Turkey, an inviting mix of modern Europe and traditional Turkey.

Alanya is a tourism center where you can find everything imagined for an ideal holiday. Alanya offers numerous alternatives with her authentic natural and cultural texture, attractive and comfortable luxury hotels lying along the deep blue Mediterranean coast and with rich options from Turkish cuisine which is accepted as one of the best cuisines of the world.

Alanya is a tourism center where you can find everything imagined for an ideal holiday. Alanya offers numerous alternatives with her authentic natural and cultural texture, attractive and comfortable luxury hotels lying along the deep blue Mediterranean coast and with rich options from Turkish cuisine which is accepted as one of the best cuisines of the world.

How about tasting a delicious holiday where you may live all the beauties from resting to fun and from refreshments to learning?

Alanya is a perfect holiday center with her wide beaches, historical artifacts, modern hotels and motels, numerous fish restaurants, cafes and bars. Alanya is an exactly sun, sea, sand heaven where it is possible to have swim at all of her beaches.

