



IZMIR - BALCOVA PROJECT

COMPLEX OF TOURISM & RESIDENTIAL & SHOPPING

Net zoning area: 248.281m² Gross building area: 235.830m²

-September 2014-



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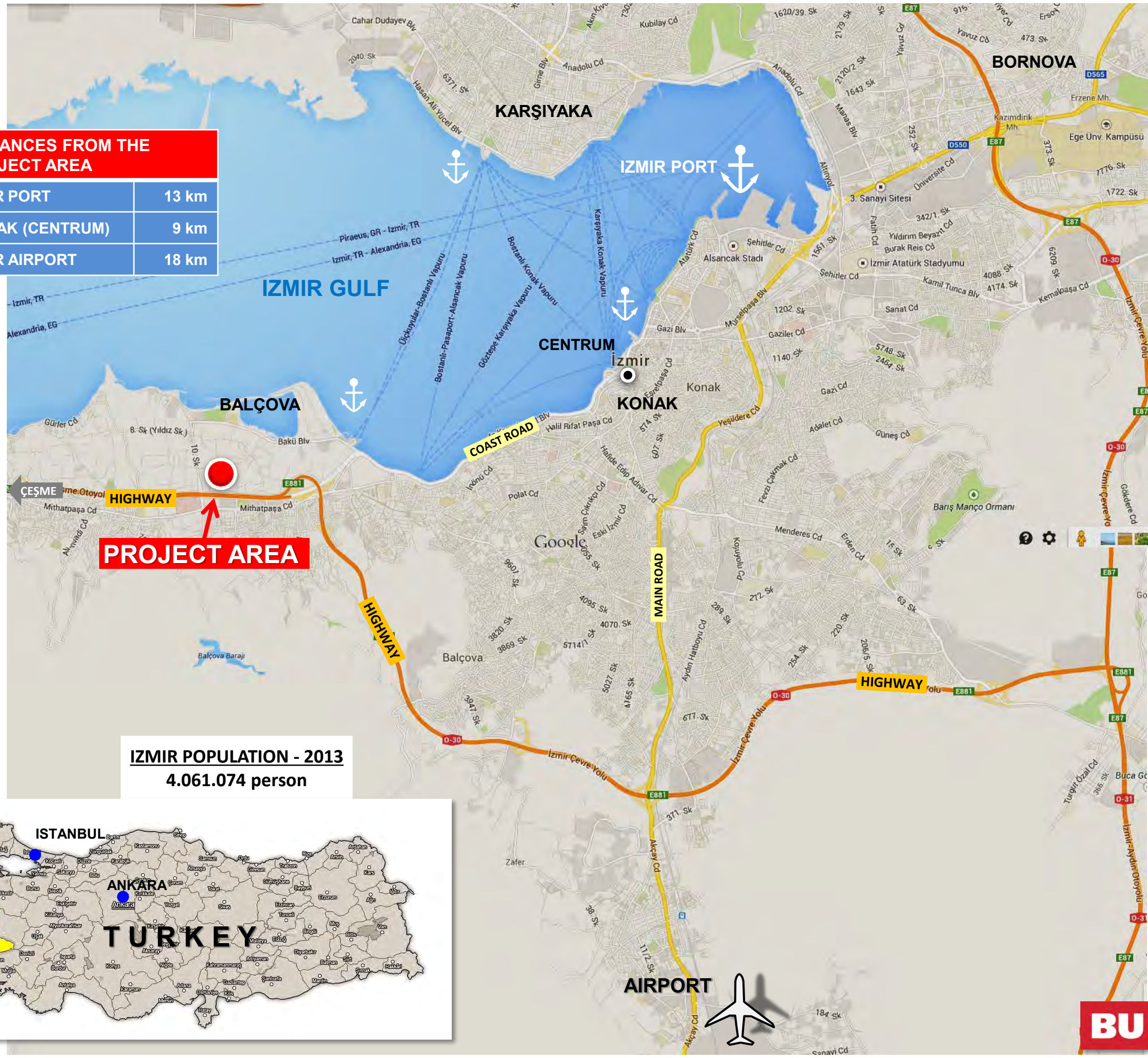
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www.buinvestment.com

LOCATION

DISTANCES FROM THE PROJECT AREA

IZMIR PORT	13 km
KONAK (CENTRUM)	9 km
IZMIR AIRPORT	18 km



PROJECT AREA

IZMIR POPULATION - 2013
4.061.074 person



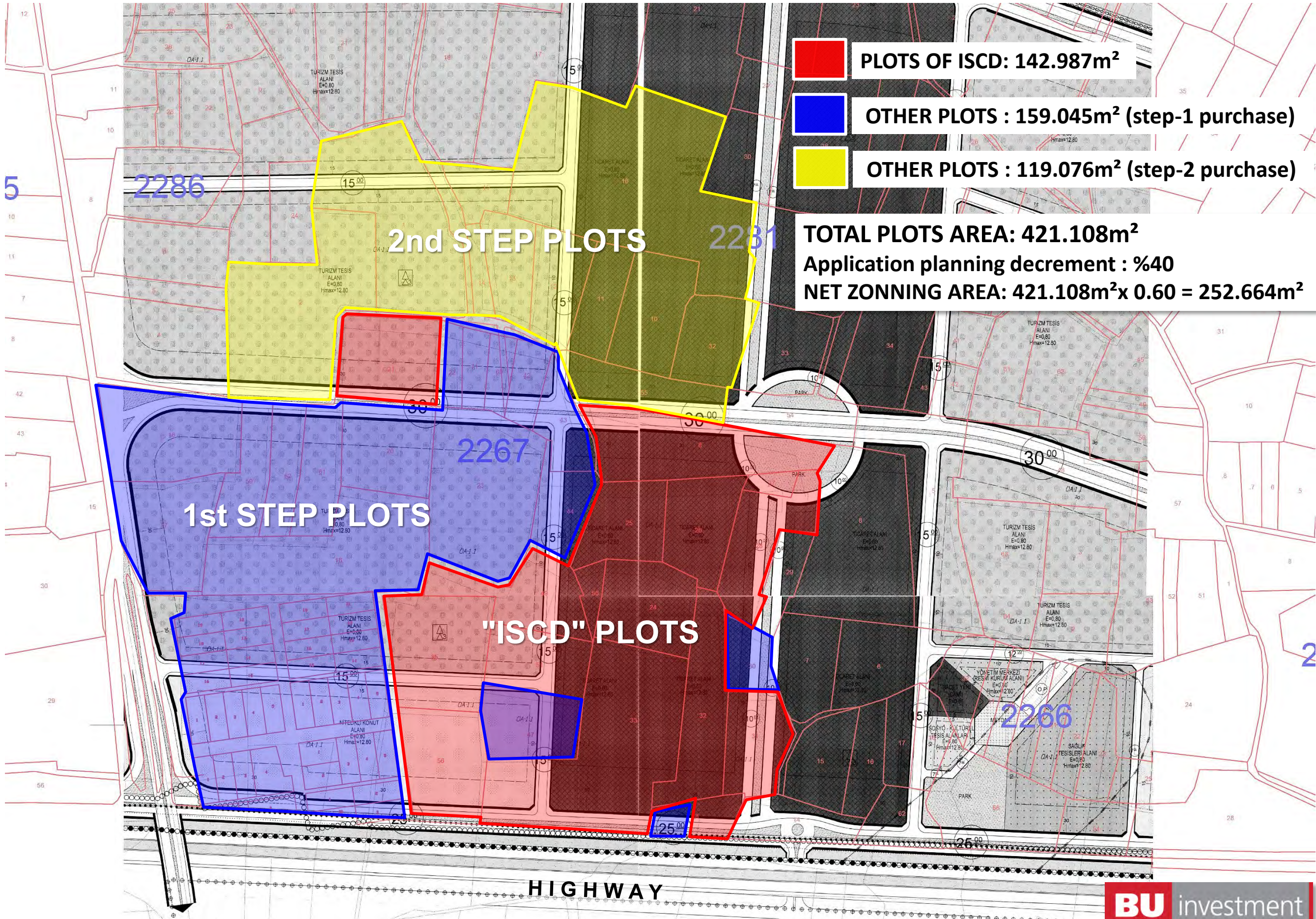




- PLOTS OF ISCD: 142.987m²
- OTHER PLOTS : 159.045m² (step-1 purchase)
- OTHER PLOTS : 119.076m² (step-2 purchase)

 **TOTAL PLOTS: 421.108m²**

ZONNING PLAN 1/1000 & APPLICATION



NET ZONNING AREAS

TOURISM AREA: 115.050m²

RESIDENTIAL AREA: 47.150m²

SHOPPING AREA: 86.081m²

TOTAL ZONNING AREA : 248.281m²

Application planning decrement : %40

Therefore must be purchased at least
413.000m² of land

NET BUILDING AREAS

TOURISM BUILT(0.80): 92.040m²

RESIDENTIAL BUILT(0.80): 37.720m²

SHOPPING BUILT(0.60): 51.648m²

TOTAL NET BUILDING: 181.408m²

GROSS BUILDING(+%30): 235.830m²

TOURISM AREA

- NET: 115.050m²
- RATIO: 0.80
- H: 12.80m.

RESIDENTIAL AREA

- NET: 47.150m²
- RATIO: 0.80
- H: 12.80m.

SHOPPING AREA

NET: 86.081m²
RATIO: 0.60
H: 12.80m.

HIGHWAY

PROJECT AREA & PLAN NOTES & SURROUNDING COMPETITORS

**COMPLEX OF
TOURISM & RESIDENTIAL & SHOPPING**
net area: 248.281m²
Gross built: 235.830m²

JUNCTION

NEW BOULEVARD - 30m.

TOURISM AREA
NET: 115.050m²

SHOPPING AREA
NET: 86.081m²

RESIDENTIAL AREA
NET: 47.150m²

SERVICE ROAD - 25m

BRIDGE

UNDER GROUND

**TESCO-KİPA
SHOPPING**

EXISTING SHOPPING MALLS

MAIN ROAD

HIGHWAY

**AGORA
SHOPPING**

PLAN NOTES (BUILDING CONDITIONS):

TOURISM AREA (BUILT RATIO: 0.80, HEIGHT MAX: 12.80m.)

- In this area all kinds of tourism facilities can be established.
- The basement floor other uses can take place. (bedroom units are excluded.)
- In this basement floor; bar, disco, restaurant, pool, thermal pool, meeting room, sports, carpark, healthy facilities can be established.
- 50% of these areas are not included in the construction area.
- Dimensions of the building are free.

RESIDENTIAL AREA (BUILT RATIO: 0.80, HEIGHT MAX: 12.80m.)

- Highly qualified housing can be established.
- Also, In this area; Health (hospital) facilities can be built.
- In this area; restaurant, fitness, spa, thermal pool, meeting room, sports, carpark, healthy facilities can be established.
- In this basement floor; depot, carpark, technic facilities not included in the construction area.
- Dimensions of the building are free.

COMMERCIAL & SHOPPING AREA (BUILT RATIO: 0.60, HEIGHT MAX: 12.80m.)

- In this area; commercial, office, private healthy and education facilities, sports, social and cultural facilities can be established.
- Can be built to a maximum of 2 basement floors.
- In this basement floor; depot, carpark, technic facilities etc. can be established. 50% of these areas are not included in the construction area.
- Dimensions of the building are free.

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