



# AEGEAN LOCATIONS Real-Estate





# **AEGEAN** LOCATIONS Real-Estate

***The biggest Real-Estate Agency in  
the most Beautiful Area of Turkey***

With our offices in Izmir and Çeşme plus membership of the “National Association of Realtors” we are considered the most prominent Real-estate Agency in this area. Our international Agent team is assisting property buyers in almost every language. Aegean Locations is a A to Z consultant for all real-estate matters.





## How to Reach Izmir?

An extensive network of road, rail and flight links makes travel to Izmir from Istanbul, Ankara, Mugla, Antalya and the rest of Turkey, quick and convenient.

Izmir Adnan Menderes Airport is located 20 km south of the city center, has several daily flights to Istanbul, Antalya and Ankara. Izmir's airport is expanding rapidly and plenty of airline companies started flying to Izmir directly from lot of international destinations and from Europe.

There are also regular domestic and international flights from many Turkish and European cities to Izmir. Izmir is considered as one of Turkey's biggest airport hubs.



One's destination is never a place, but a new way of seeing things.

*-Total Population 4.3 Million  
-Less Traffic than Istanbul*

*“Izmir has the same facilities as Istanbul,  
it is also much more comfortable”*



## Why is Izmir Better than Istanbul?

We can say that Izmir offers almost everything Istanbul does but it is much more relaxed, liveable, affordable and pleasant. Istanbul is a hard city to live in. It is a great place to visit but an exhausting rat race to try to survive on a daily basis. Izmir, in contrast, is much more humane. It is a smaller city with a much smaller population and the spirit is quite liberal and tolerant by Turkish standards. People are friendly and many of the social and political schisms that plague Istanbul are largely absent here.

On weekends, it is easy to go to beautiful beaches or other beautiful outdoor places without dreading the return trip the way you would in Istanbul. Everything just feels much more accessible. In Istanbul, it can be difficult to go anywhere because of the hassles involved with traffic and crowds. You will not feel that burden in Izmir at all. Istanbul is not a great place to live if you have kids. Izmir is way, way better for families and anyone who values peace of mind. **We would strongly recommend it over the insanity of Istanbul.**



*Izmir offers almost everything Istanbul does but it is much more relaxed, liveable, affordable and pleasant.*



## Why is Izmir Better than Istanbul?



1. Close to the Coastal paradise Çeşme
2. More Nature & Parks
3. Less Traffic
4. Lower Cost of Living
5. Safer and more comfortable for Families
6. Less Pollution



# The Districts of Izmir

Izmir (known as Smyrna in antiquity) is Turkey's third most populated city and has the biggest harbor in the country after Istanbul. It is located at the coast of Gulf of Izmir in the Aegean Sea and consists of 9 metropolitan districts:

**Balçova, Bornova, Buca, Çiğli, Gaziemir, Karşıyaka, Konak and Narlıdere.**

According to 2019, its estimated population of the urban region is 4.367 million.



***Izmir is the best city  
to live a comfortable  
Life.***

A Neighbourhood full with shops,  
restaurants and bars to discover.

## Explore Alsancak

Many restaurants, bars, cafes, discothèques and other entertainment venues are concentrated in Alsancak, increasingly within the intact rows of older and more traditional one- or two-storied buildings found in the inner smaller streets and are often restored specifically for the purpose of commercial activity.



# Karşıyaka

*“a Calm and Quality District”*

Karşıyaka is a district of İzmir Province in Turkey. The district extends for twelve kilometres along the northern and eastern coastline of the tip of the Gulf of İzmir. Its centre is at a distance of 6 km (4 mi) to the north from the traditional centre of İzmir, which is Konak Square in Konak at the opposite coast. Karşıyaka's district area neighbours the district areas of Menemen to the north, Bornova to the east and Çiğli to the west. Besides being an active venue of commerce, culture and educational activities and tourism, Karşıyaka also has an urban culture centred on the sports club Karşıyaka SK, which commands a large and passionate fan base.



*Mavibahçe Shopping Mall  
Karsiyaka Izmir*



## Shopping Malls



### Mavibahçe

#### Karşıyaka

This shopping mall is located in a silent place with an open roof and a huge garden in the center with a small fountain. You can find a lot of international brand stores, coffee shops and nice restaurants.



### Hilltown

#### Karşıyaka

Hilltown Karşıyaka offers guests a social and cultural life space with its 196 stores hosting national and international brands including 42 cafes and restaurants, 7 movie theaters, parking garage with a capacity of 2,750 vehicles, cafes and restaurants with outdoor areas, 1,500m2 in total and a children's playgrounds appealing to different age groups, 2,000 m2 of entertainment spaces, and squares complemented with colorful landscaping.

## Shopping Malls



### Optimum Gazimir

Izmir Optimum is one of the biggest shopping centers of Izmir and the Aegean Region with its more than 250 stores, restaurants and cafes, free playgrounds, entertainment areas such as Cinema, Ice Rink, Bowling and 3,000-vehicle capacity car park.



### Forum Bornova

Open-air mall offering local & global retail shops, restaurants, a grocery store & cinema. You can find everything regarding clothes, perfumes and your home equipment from here. It is an open mall and has many good restaurants as well. Furthermore a "Ikea" is located in this area.

## Outdoor Activities

*The best outdoor activities in Izmir according to Tripadvisor travelers are:*

- Izmir Wild Life Park
- Kültürpark
- Kent Forest
- Izmir Kuş Cenneti
- Karagöl Tabiat Parkı



# Restaurants and Cost of Living

A family of four estimated monthly costs are 10,195 TL without rent. A single person estimated monthly costs are 2,933.81 TL without rent. Cost of living index in Izmir is 9.23% lower than in Istanbul. Real-Estate in Izmir is, on average, 31.24% lower priced than in Istanbul.



*Significant lower cost of  
living in comparison with  
Istanbul*



# Restaurant Costs

Restaurant Costs 2021	
Meal, Inexpensive Restaurant	25 TL
Meal for 2 People, Mid-range Restaurant, Three-course	100 TL
McMeal at McDonalds (or Equivalent Combo Meal)	25 TL
Domestic Beer (0.5 liter draught)	17.00 TL
Imported Beer (0.33 liter bottle)	20.00 TL
Cappuccino (regular)	12.81 TL
Coke/Pepsi (0.33 liter bottle)	4.39 TL
Water (0.33 liter bottle)	1.65 TL





# Business in Izmir

## *The Leading contributor to the Turkish Economy*

Izmir, known as the modern face of Anatolia and its portal to the West, has hosted different cultures, religions and civilizations for centuries. It is unique with its aspect of being a city of tolerance due to the cultural variety it has embraced until present.

Thanks to its economic size, Izmir is among the leading contributors to the Turkish economy. The competitiveness of Izmir is not only within Turkey but also at a global scale. In the report “Global Metro Monitor” prepared by Brookings Institute and JP Morgan Chase, Izmir is listed as the second rising economy among 300 cities.

A large part of trade in Izmir; Turkey’s third largest city, is provided by maritime transport. Port of Izmir is very effective and has a great role in the transportation system of the city. In Izmir, large part of the exports are carried by sea and Izmir port takes its place among the main container ports in Turkey.

Other industry and tourism sectors are lively in central districts where the population is concentrated while agriculture and animal husbandry are prominent in districts farther from centre and tourism is more common as an economic activity in coastal districts.

Izmir is among the economies contributing the most to the country’s economy. Izmir got a share of 6.23 % of the Turkish economy with regards to the Gross Added Value. While trade activities are conducted in an intense manner in the city centre; small industrial sites, organized industry zones, free zones and techno parks also contribute to the development of the city industry.

Markets located in the city centre of Izmir, commercial sites and shopping centers are intensive trade areas of the city.

# Çeşme

## *The most Exclusive and Luxurious area of Turkey*

Çeşme is a favorite sun-and-beach resort town, located west from Izmir (the largest metropolitan center in Turkey's Aegean Region). Unlike many resort towns on the Aegean coast, Çeşme has retained a local population and flavor with a long waterfront area perfect for promenading.

Alaçatı and Ilica are the two international renowned spots in Çeşme, famous for high quality seafood, cool seawater, wind-surfing and endless beach parties. A daily escape to Chios, the famous Greek island, is only a boat ride away from the Çeşme port. A variety of luxury and boutique hotels, marinas, clubs, restaurants and extensive SPAs are found in its surrounding villages as well as the countryside. Çeşme is also a prized location of country houses, luxury residences and high-end entertainment with celebrity DJs and global high society.

Whether you prefer endless entertainment or a relaxing vacation, Çeşme offers the best options on the Aegean Coast. Turkish baths and Spas both offer full treatment sessions to transform your Çeşme experience into a renewal ritual. There are plenty of fine-dining spots in Çeşme. Alacati Windsurf Club is the pioneering international school for the development of both windsurfing and kite boarding.

# The Amazing Beaches of Çeşme

Çeşme offers some of the Aegean's best stretches of sand and water.

## Ilica Plajı

Ilica Beach is a two-kilometer (1.2-mile) stretch of white sand and blue water with plenty of accommodation options. Ilica has also become famous for its thermal springs, some of which are right in the sea, and attracts visitors who are fond of natural beauty cures. The nearby mud baths are also a plus, as well as the possibility for windsurfing due to the perfect wind conditions.

## Pırlanta Plajı

One of the best spots for surfers, Pırlanta Plajı (Diamond Beach) always has plenty of waves and wind. Located approximately 10 kilometers (6.2 miles) from Çeşme center in Çiftlikköy and with a name inspired by its glistening sand, Pırlanta is also a preferred destination for windsurfers and kite surfers. The fact that you can walk on the sand base for approximately 250 meters (820 feet) when you enter the water is also pretty great.

## Altinkum Plajı

With a name that translates into "Golden Sand," you can imagine how lovely the sand really is at this beautiful beach, located approximately 10 kilometers (6.2 miles) from Çeşme center. Cut off from the northern winds, Altinkum faces the open sea, and the water, therefore, has a lower temperature compared to other Çeşme beaches. However, when the temperatures are high, a dip in the cold water is refreshing.

## Boyalık Plajı

Comparable to Ilica's beautiful white sands, Boyalık also stretches two kilometers (1.2 miles) but has a more natural and serene atmosphere. The calm winds and quiet surroundings are a perfect getaway from Çeşme's more rowdy beach clubs. Speaking of rowdy, neighboring Ayayorgi Koyu Beach also happens to be in the vicinity, in case all that serenity has left you yearning for beach clubs and water sports.



## Boyalık & Ilica Beach



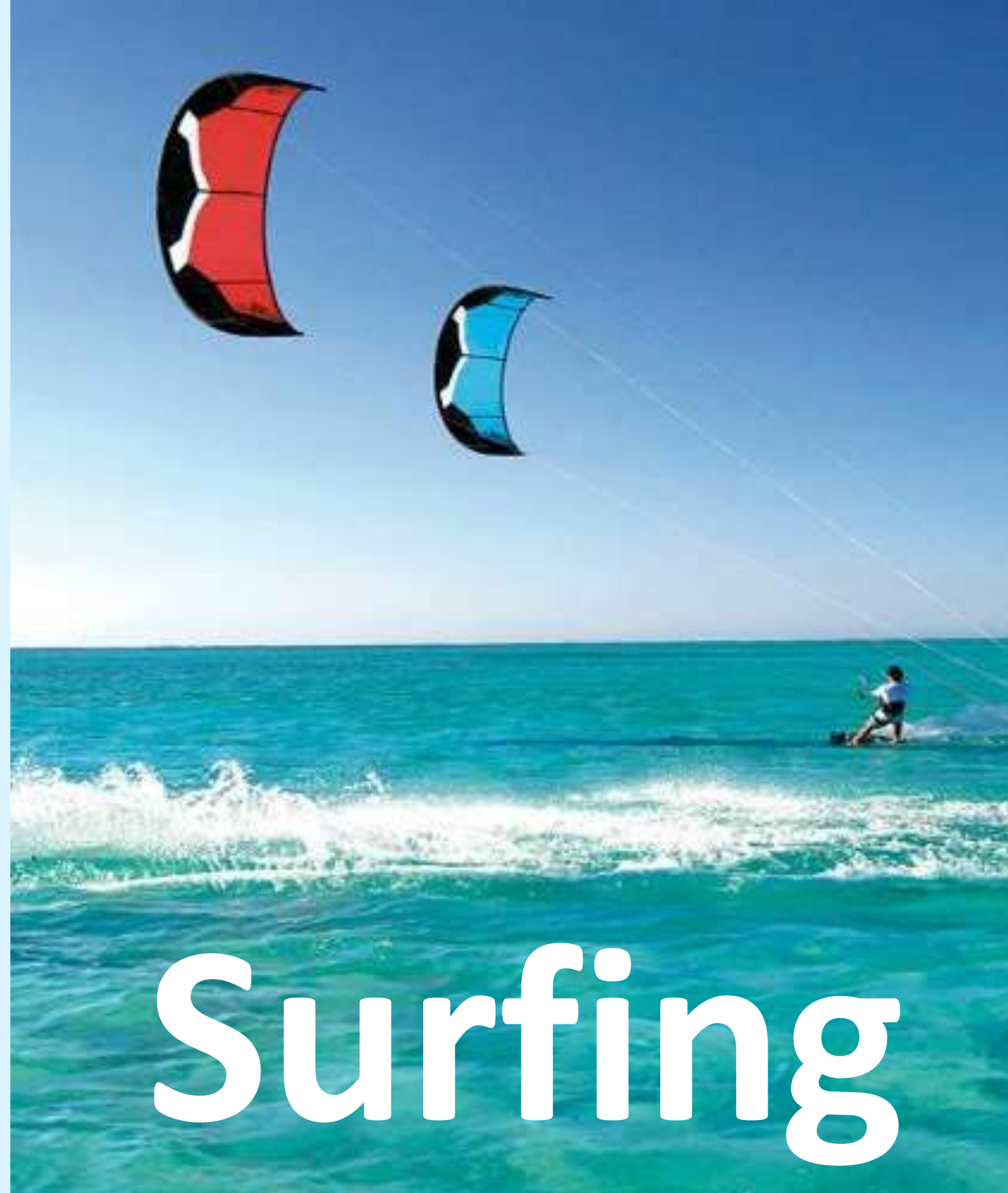


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# Beach CLubs

**Çeşme-Alaçatı**





# A Hotspot for Kite and Wind Surfers

## Alaçatı Windsurf Location

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### Top Windsurfing Destination

Windsurfing is a sport for those who love a little action and aren't afraid to get wet, and Alaçatı is the place to give it a go. Just moments from Çeşme, Alaçatı has a huge protected bay with shallow turquoise waters and is the perfect spot to dip in your fins. Being one of the top three spots in the world for the sport, this bay is favored by many, including the Windsurfing World Champion Antoine Albeau. So when planning to live in Çeşme, it will be easy to pack your swimsuit and be ready to get under a mast and be blown away. The season for the sport in Alaçatı is from April until the end of October, with the summer months offer the best conditions..

### 8 Reasons Why Çeşme is Best:

- 1.The location:** the bay is protected and no boats allowed, meaning the space is all for you.
- 2.The water:** the bay offers completely flat waters, perfect for speed and beginners.
- 3.The distance:** the best spot is only 20 minutes from Çeşme
- 4.The conditions:** great place to learn as the water is calm and shallow.
- 5.The schools:** the beach has plenty of schools to help beginners get up and windsurf faster.
- 6.The wind:** the wind here is constant and steady, later in the afternoon the wind is strongest. Early mornings are best for beginners.
- 7.The prices:** food, gear and lessons are cheaper than in Greece and Spain and the windsurfing is better.
- 8.The competitions:** some Windsurfing Championships are held here and you won't even need binoculars to watch..

# Where do you want to go?

## *Some of the main districts of Çeşme:*

Alaçatı, Ilıca, Paşalimanı, Şifne, Ardıç, Boyalık, Dalyan, Ovacık, Ildır, Germiyan.

In each district there are different bays, restaurants and beaches to discover.



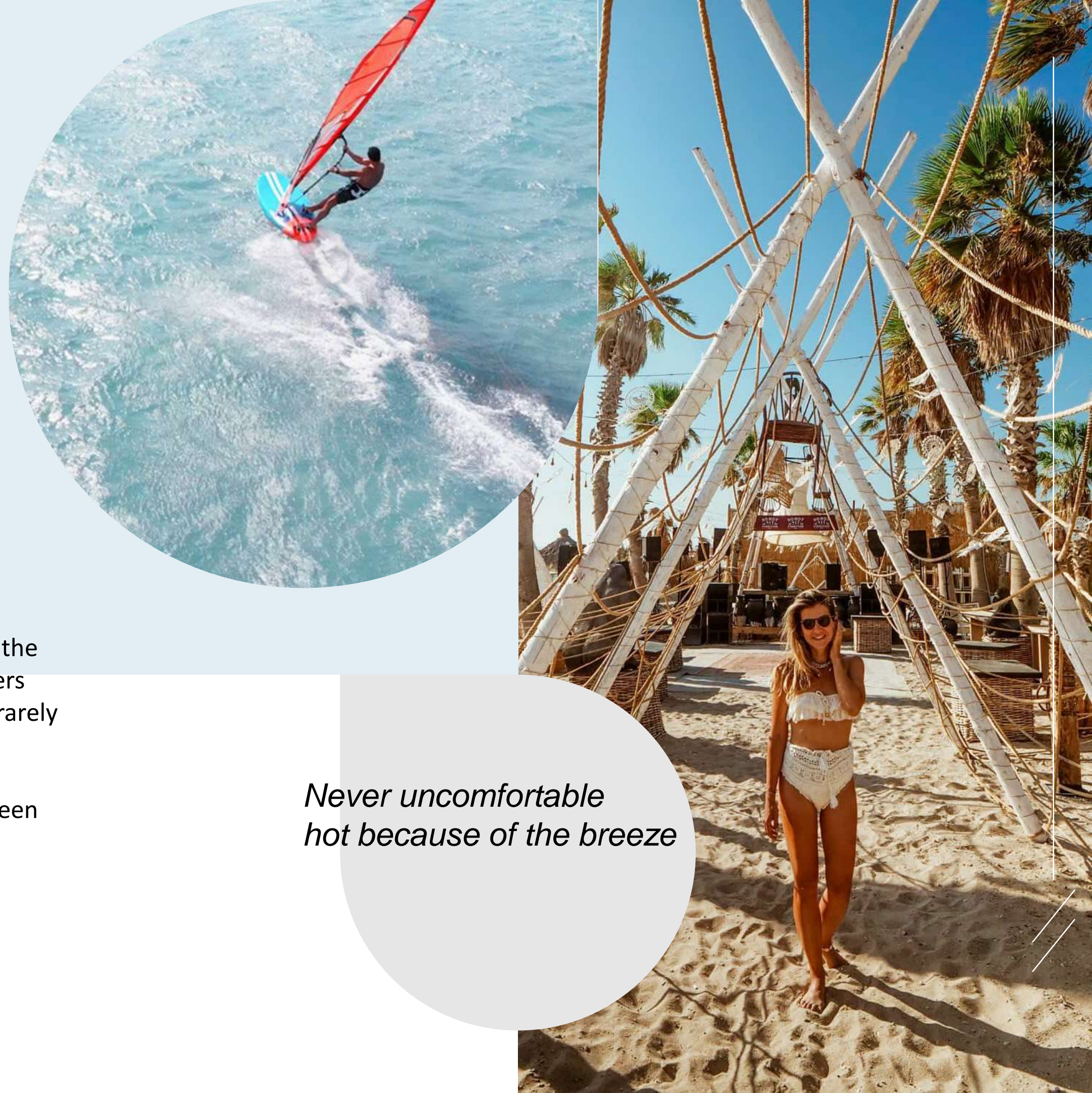
## The Climate

### SEASONS IN IZMIR & ÇEŞME

Izmir is in the Mediterranean climate zone. Izmir has a perfect weather and the cooling sea breeze in the summer takes away the burning heat of the sun. The weather is generally good, summers are hot and dry, winters are warm and rainy. The temperature rarely drops below zero in the winter months.

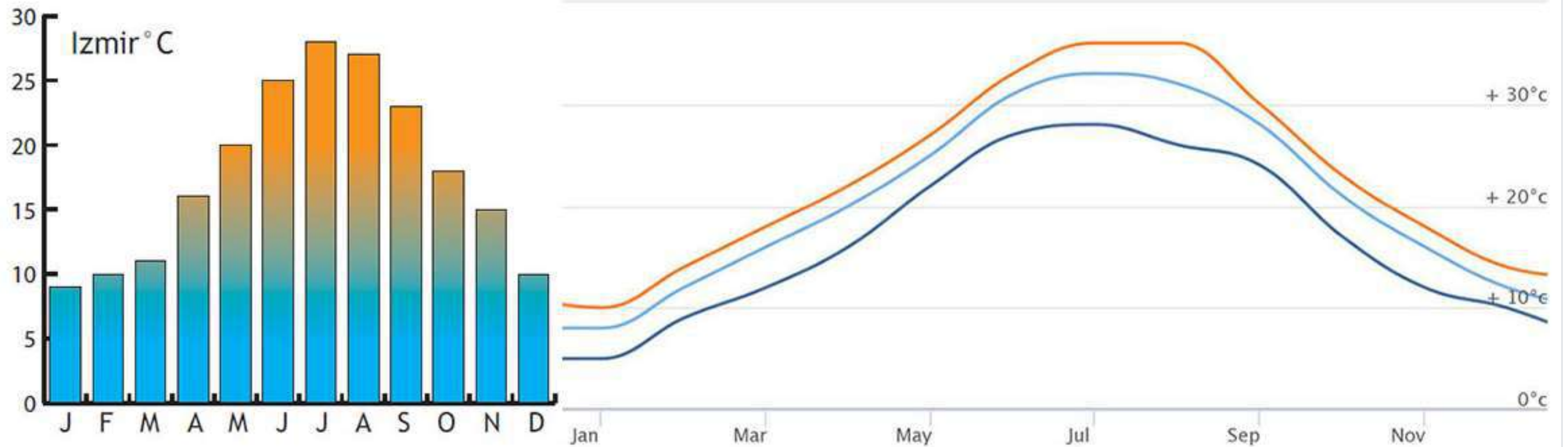
In coastal areas of the city, the average temperatures are between 14-18 degrees. Annual average sea water temperature is 18.5 degrees.

*Never uncomfortable  
hot because of the breeze*





# Temperatures



## Average Temperatures:

Its warm and exceptional climate makes Izmir a wonderful destination. Having the world's best climate and most beautiful sky according to historian Heredotus, Izmir has 300 days of sunshine in a year.

## Min/Max Temperatures:

January and February 4-13 °C

March and April 6-17 °C

May and June 16-28 °C

July and August 20-33 °C

September and October 15-25 °C

November and December 6-15 °C

*Chios Greek Island  
45 Minutes by Ferry from Çeşme*

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*Because of the diverse area we decided to purchase a property in Çeşme.  
Sometimes we take the ferry boat to the Greek Island Chios and in 45 minutes we  
are in a totally different environment.*

# ALAÇATI

## A Fairy Tale like Village



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# Alaçatı

## *Colourful Village*

Alaçatı is one of the most traditional towns in Turkey with stone houses, narrow streets, boutique hotels and restaurants with tables on the streets.

The area is also home to the Alaçatı yacht marina and the famous Port Alaçatı development, created by the French architect Francois Spoerry and his son, Yves Spoerry.

## ***Property SnapShots***

Aegean Locations only offers quality real-estate directly from the most highly respected builders. All the properties we offer are inspected for proper concrete and durable materials. Unfortunately there are plenty of builders who chose to work with cheap materials in order to create a lower cost price. All properties at Aegean Locations are selected for their high quality.



**Starting From  
\$ 228.500**



**Starting From  
\$ 209.400**



**\$ 575.600**

## *Property SnapShots*

Aegean Locations has an up to date selection of high quality properties from the most reliable developers and private sellers. All properties offered by Aegean Locations are earthquake resistant.



**Starting From  
\$ 99.100**



**Starting From  
\$ 256.700**



**\$ 856.500**



# What they say About Us

## Juliana Altun

*“Aegean Locations helped us with opening our Turkish bank account, property tours and selecting the right property. After we found our dream home Aegean Locations negotiated the right price on our behalf and organized all contracts. The assistance with bank transfers, title deeds and other procedures like utility contracts made it very comfortable for us. All details were taken care of”.*



# Property Purchase Procedures



*“It is such a comfort  
to know that all details  
are taken care of”*

## STEP 1

### Introduction call

One of our dedicated country managers will contact you and inform you about all procedures and available properties

## STEP 2

### Property selection & Visit Dates

Your account manager will provide you all property details and inform you regarding property event dates in Turkey

## STEP 3

### Property tours

Clients are invited to our head office in Izmir followed by property tours. If the client made a selection the sales contracts will be organized.

## STEP 4

### Tax number-Bank account

Aegean Locations will assist the client with the appliance for a tax number and a turkish bank account on their own name.

## STEP 5

### Expert -“Tapu” procedure

An expert will determine the value and technical aspects of the property and we will start all necessary local government procedures.

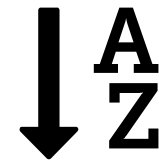
## STEP 6

### Transfer-Title Deed and Citizenship

We will assist the client with the transfer of funds . On the date of exchange the transfer is made and the title deed will be provided. Our legal experts will help you with all residency or citizenship procedures as well.

# WHY WORK WITH US?

Unfortunately there are a lot of non-reliable developers and real estate brokers in Turkey. Our experience inspired us to help foreigners purchase their new home with optimal transparency and integrity. For your peace of mind we are member of the “National Association of Realtors” and considered the most professional agency in this region.



## Full service consultancy

Buying a property works different in each country. Aegean Locations assists clients from the start till the end of their journey and help them with all aspects of the property purchase and more.



## Local Procedures

All local procedures like: opening bank accounts, tax numbers, expert valuation, title deed procedures, fund transfers and residency plus citizenship are taken care of.



## Investment Assistance

Our financial advisors can assist you with the selection of investment properties. A prognosis of income producing assets will be made by our specialists.



## Personal Account Manager

Each client has their own personal account manager who will assist you 24/7 in your own language. Before your visit to Turkey a meeting can be scheduled with your personal advisor in your home country.

## Izmir & Çeşme For Investment



### Yearly Property Value Increase

Since the demand of properties Izmir and Çeşme is higher ranked among domestic property buyers the return on investment rates are higher in comparison with Istanbul. Yearly thousands of people make the move to this more comfortable area. In general we see an increase in value of around 5% in dollars on a yearly basis.

### Rental Investments

We guide investors with the selection of rental assets as well. Depending on the budget of each investor we select a certain portfolio of rent-out properties in Izmir or Çeşme. Our financial advisors will assist clients with the return on investment prognosis and in general we can say a return of %7 annually is common.

### Boutique Hotel Investments

Aegean Locations has a limited exclusive portfolio of Boutique Hotel investments in Çeşme. After we analyze the needs of the investor we make a selection of potential investments. A non-disclosure agreement is set-up and we will inform all details and yearly income expectations.





## Our Team

Aegean Locations is growing rapidly and personal guidance is one of our main targets. The comfort of being informed regarding all property matters in your own language is very important for our clients. In the near future our goal is to expand our professional team even more in order to provide the best service for every nationality.

## A Word from the CEO



After being active in finance in Istanbul for 2 years I decided to move to a more comfortable place to live. Izmir-Çeşme was immediately spot number 1 to reside. As a native Dutch Citizen I gathered a lot of experience in the Real-Estate sector in the Netherlands. The lack of transparency and professionalism is unfortunately quite common in Turkey. My past experience with some real-estate purchases in Izmir inspired me to start Aegean Locations. Now we are already 3 years assisting foreign property buyers from our 2 offices and a growing team of international agents. We see that more property buyers and investors are discovering this amazing area and all advantages it is bringing.

## Become A Referral Partner

### Earn Commissions with various marketing plans

Aegean Locations offers interesting referral programs for sub-partners. Companies like: banks, luxury goods or other real-estate brokers are able to gather potential property buyers from their area. We provide agreements and marketing tools for each partner. The country manager will organize all customer assistance and a sub partner's only effort is to provide contact details from potential property buyers.

*Connect your network  
with us, and earn commissions  
withouth any efforts.*



## Contact the Head Office Izmir

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# Find us Online



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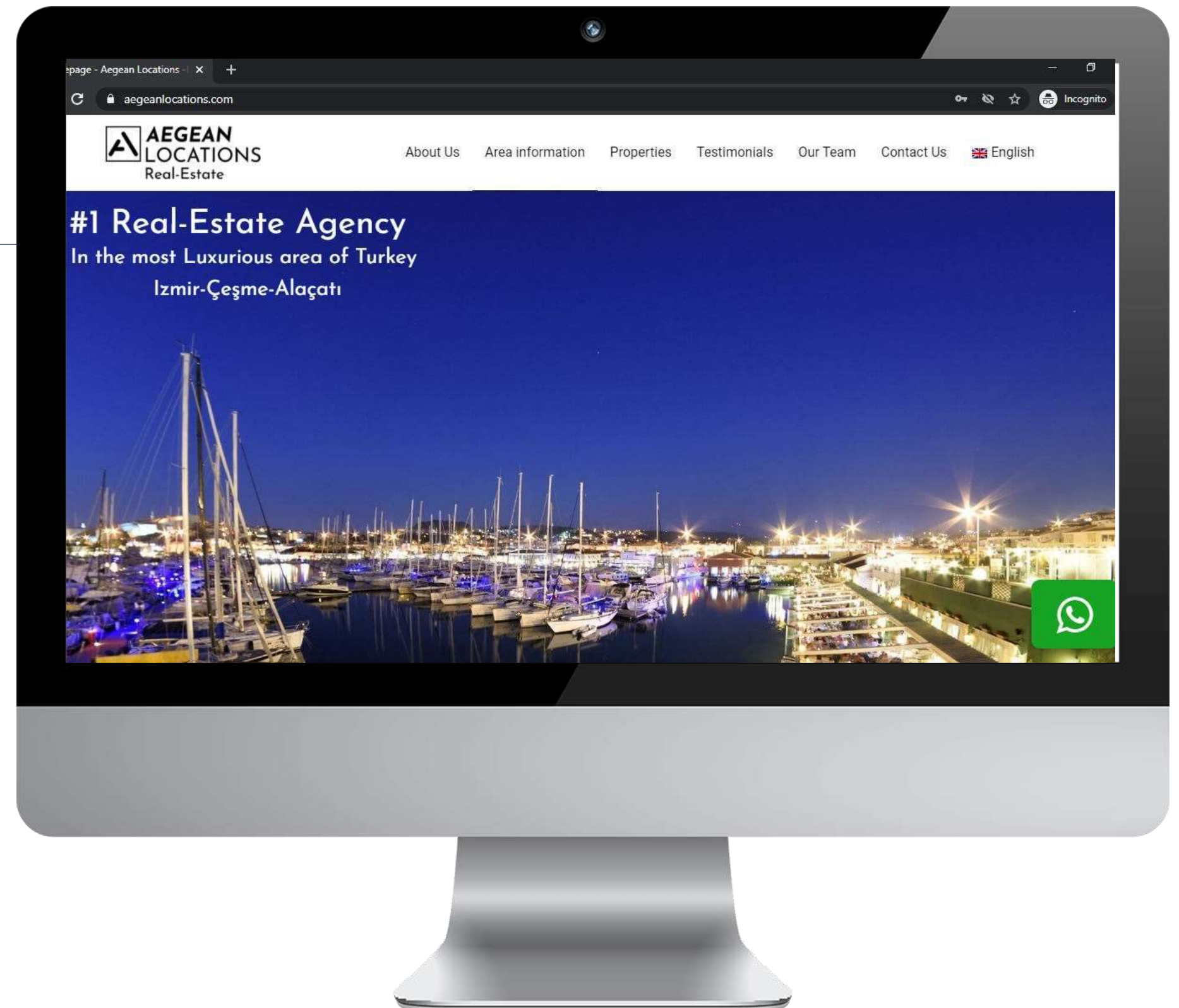
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# Thank You