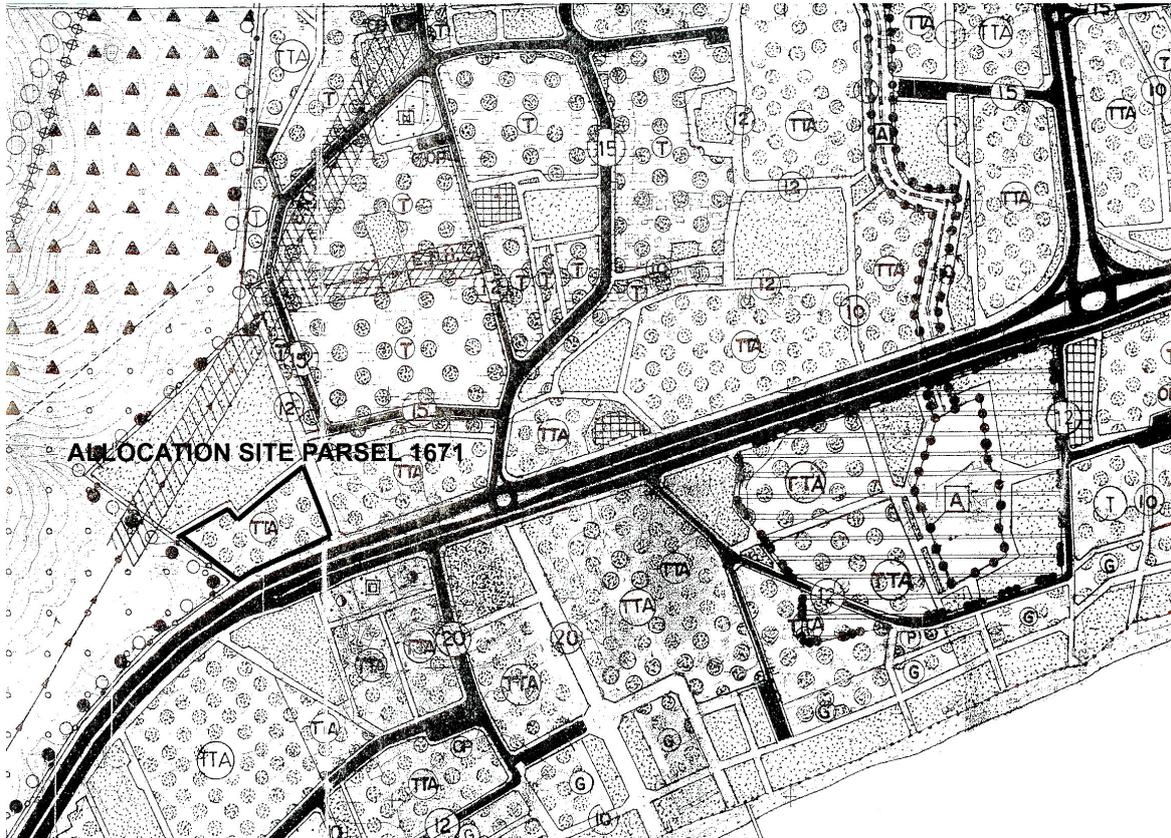
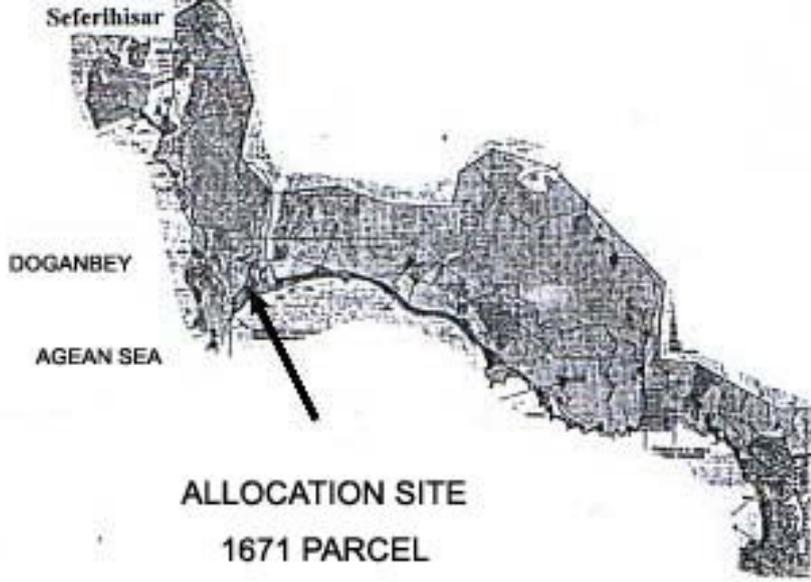


# İZMİR SEFERİHİSAR DOĞANBEY THERMAL TOURISM CENTER

PROVINCE: İzmir SUB-PROVINCE: Seferihisar VILLAGE/NEIGHBOURHOOD: Doğanbey

N



## INFORMATION SHEET:

### ALLOCATION SITE

#### İZMİR SEFERİHİSAR DOĞANBEY THERMAL TOURISM CENTER

PROVINCE : İzmir  
SUB-PROVINCE : Seferihisar  
VILLAGE/NEIGHBOURHOOD : Doğanbey

OWNERSHIP STATUS : Treasury

### ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 11.03.1999 - 7207

ALLOCATION PERIOD : 49 Years

ENDORSEMENT SHARE OF THE MINISTRY : 0,5 %

### PLANNING STATUS

**1/25.000 SCALE** : İzmir Seferihisar Thermal Tourism Center Environment  
Master Plan Rev. (Approval Date: 18.02.2005)  
**1/5.000 SCALE** : İzmir Seferihisar Doğanbey Additional Thermal Tourism Center and  
Revision Master Plan. (Approval Date: 18.02.2005)  
**1/1.000 SCALE** : İzmir Seferihisar Doğanbey Thermal Tourism Center Additional  
Implementation Plan Revision (Approval Date: 15.03.2006)

PLAN DECISION : Touristic Facility Area

PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	NO. OF STOREYS	CAPACITY
1671	13.618	Hotel	0,45	5	160 Beds

### INFRASTRUCTURE STATUS

The existing infrastructure services in the settlement area such as drinking and serving water, sewage system, electrification, telecommunication etc. might be utilized. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

### EXPLANATIONS AND GENEREL CONDITIONS

1)The complete area of parcel no. 1671 is 27.580 m<sup>2</sup> and the allocation of an approximate area of 13,618 m<sup>2</sup>, which has been determined as Touristic Facility Area by 1/1.000 scale Implementation Plan, shall be realized. Actual areas shall be determined upon the formation of the parcellation following the allotment, relinquishment etc. processes by the investor as per 1/1.000 scale Implementation Plan and the definite allocation shall be made thereafter.

2) Subject parcels of allocation are located within the borderline of Doğanbey Municipality.

3) In the event of construction of a cure center in addition to the primary accommodation facilities in the Touristic Facility Area:

a) The "Thermal Cure Facility Certificate" stipulated in the "Regulations of Certification and Qualifications of Tourism Facilities" shall be obtained.

b) The possibility of the thermal water allocation shall be evaluated in the definite allocation phase as per *The Regulation for Utilization Rights and Operation Conditions and Rules for Thermal Waters Within the Tourism Areas and Centers* published in the Official Gazette dated 31.12.1993 and No. 21805.

c) All the necessary processes shall be realized and the required facility and operation permits shall be obtained according to the "Regulation of Thermal Springs" published in Official Gazette no: 24472 of 24.07.2001, enforced by The Ministry of Health.

4) Applications shall be made by defining the sort and class of the facility determined within the scope of *the Regulations on Certification and Qualifications of Tourism Facilities*.

Total Investment Cost and Definite Letter of Guarantee Unlimited in Time have been calculated according to sort of facility by using the method indicated at the table below :

**Total Investment Cost = Bed Capacity X Unit Cost According To Type of the Facility**  
**Definite Letter of Guarantee Unlimited in Time = Total Investment Cost X 5 %**

<b>SORT OF FACILITY</b>	<b>UNIT COST (YTL/Bed)</b>	<b>CAPACITY (Bed)</b>	<b>TOTAL INVESTMENT COST (YTL)</b>	<b>DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL)</b>
5 Star Hotel	60.049,15	160	9.607.864	480.393,20
4 Star Hotel	41.410,83		6.625.733	331.286,64
3 Star Hotel	30.676,44		4.908.230	245.411,52
2 Star Hotel	12.814,95		2.050.392	102.519,60
2 Star Hotel + Restaurant	18.485,20		2.957.632	147.881,60