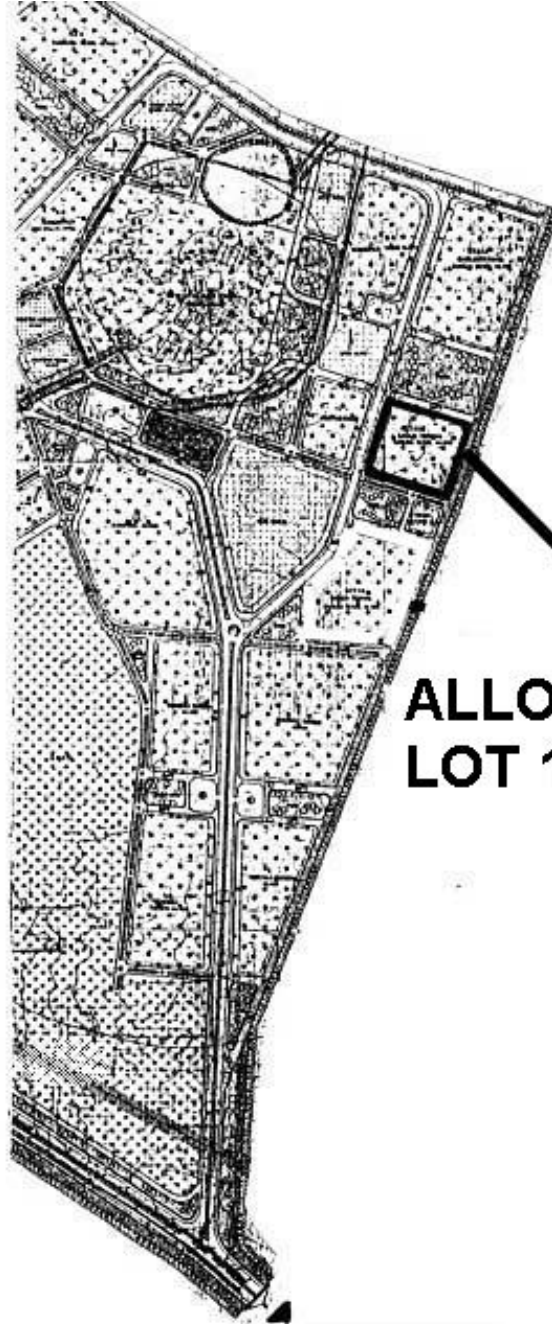


# AFYONKARAHİSAR HEYBELİ THERMAL TOURISM CENTER

PROVINCE: Afyonkarahisar SUB-PROVINCE: Bolvadin VILLAGE/NEIGHBOURHOOD: Gözsüzlü



**ALLOCATION SITE  
LOT 103 PARCEL 1**

AFYON

KONYA

## INFORMATION SHEET:

### ALLOCATION SITE

#### AFYONKARAHISAR HEYBELİ THERMAL TOURISM CENTER

**PROVINCE** : Afyonkarahisar  
**SUB-PROVINCE** : Bolvadin  
**VILLAGE/NEIGHBOURHOOD** : Gözsüzlü

**OWNERSHIP STATUS** : Treasury

### THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 09.07.1999 - 022112

**ALLOCATION PERIOD** : 49 Years

**ENDORSEMENT SHARE OF THE MINISTRY** : 2,5% (This share was determined due to the 2<sup>nd</sup> Clause of the 21<sup>st</sup> Article of the Regulation Within the 2<sup>nd</sup> Article of the Law About Some Laws of Incentive of the Investments and Employment and Relating to the Being Made Amendment No. 5084)

### PLANNING STATUS

**1/ 5.000 SCALE** : Afyonkarahisar Heybeli Thermal Tourism Center Master Plan  
(Approval Date: 01.10.1996)

**1/ 1.000 SCALE** : Afyonkarahisar Heybeli Thermal Tourism Center Implementation Plan  
(Approval Date: 02.02.2001)

**PLAN DECISION** : Health Thermal Touristic Facility

LOT	PARCEL	AREA (m <sup>2</sup> )	LAND USE STATUS	CONST. RATIO	MAX. HEIGHT	NO. OF STOREYS	CAPACITY
103	1	15.483,19	Thermal Accommodation Facility	0,90	15,50	5	250 Beds

### INFRASTRUCTURE STATUS

Subject areas of allocation are located in the boundaries of the contiguous areas of Afyonkarahisar - Bolvadin Municipality. Urban infrastructure such as drinking and serving water, sewage system, telecommunication, electricity etc. does not exist in the plot. 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) An additional 2 meters may be applied to the maximum structure height in the event of the construction of mechanical or mezzanine floor.

2) Thermal water allocation possibility within *The Regulation for Usage Rights and Operation Conditions and Rules for Thermal Waters Within Tourism Areas and Centers* published in the Official Gazette dated 31.12.1993 no. 21805 shall be evaluated at the definite allocation phase.

Appropriation required for additional thermal water drilling at said Tourism Center has been transferred to Afyonkarahisar Governorship by the Ministry of Culture and Tourism.

3) All the necessary permits shall be obtained according to the procedures anticipated in *The Regulation of Thermal Springs* published in Official Gazette no: 24472 of 24.07.2001, enforced by the Ministry of Health.

4) The matters determined in *the Regulations of Controlling Water Pollution* published in the Official Gazette dated 07.01.1991 and No. 20748 shall be complied with.

5) Tourism center is located at The Second Degree Natural Site, thus in all planning-designing processes it shall be compulsory to take the consent of the related Regional Conservation Council of Cultural and Natural Properties.

6) According to the plan decisions; a cure center, approved by The Ministry of Health in terms of projects for treatment units where one or more applications aiming at health protection and treatment by means of methods, such as mineralized thermal waters, potable water, mud and similar substances or via respiratory means or with massages made by mechanical and electrical devices are realized under the supervision of a physician, shall be constructed with a primary accommodation facility (hotel) in compliance with the regulations on tourism facilities.

7) Site plan approved by the Municipality shall be submitted with the documents requested in preliminary permit.

8) 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 %**

SORT OF FACILITY	UNIT COST (YTL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (YTL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL)
5 Star Hotel	60.049,15	250	15.012.288	750.614
4 Star Hotel	41.410,83		10.352.708	517.635,38
3 Star Hotel	30.676,44		7.669.110	383.455,50
2 Star Hotel	12.814,95		3.203.738	160.187
2 star Hotel + Restaurant	18.485,20		4.621.300	231.065
5 Star Holiday Village	34.417,74		8.604.435	430.221,75
4 Star Holiday Village	25.720,53		6.430.133	321.506,63