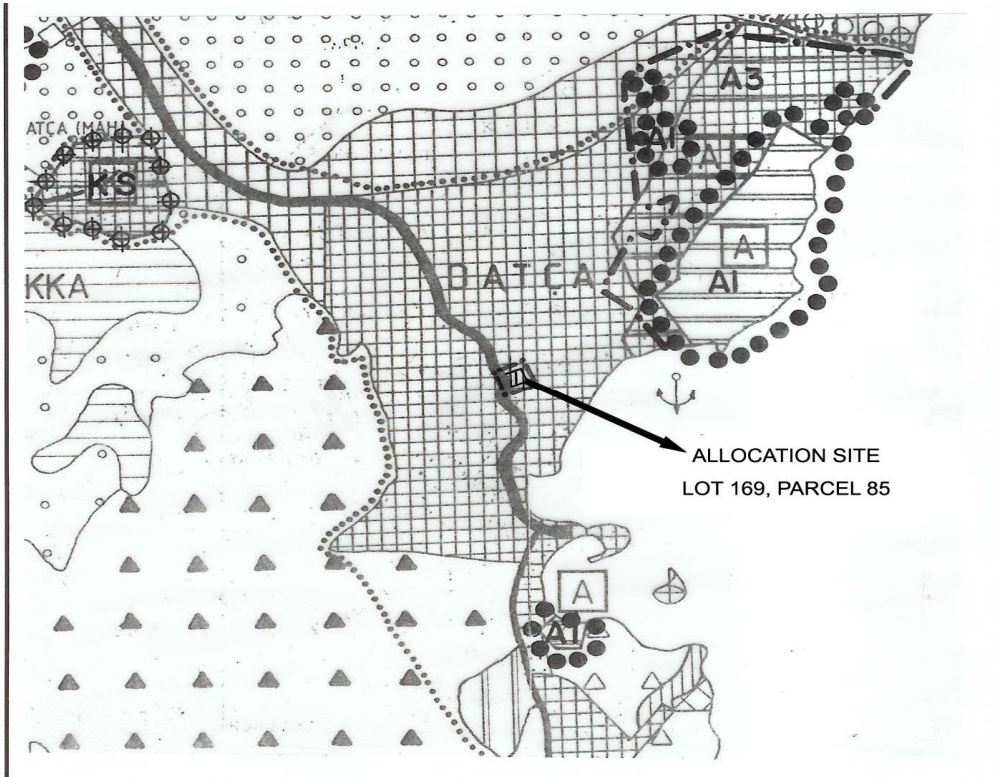
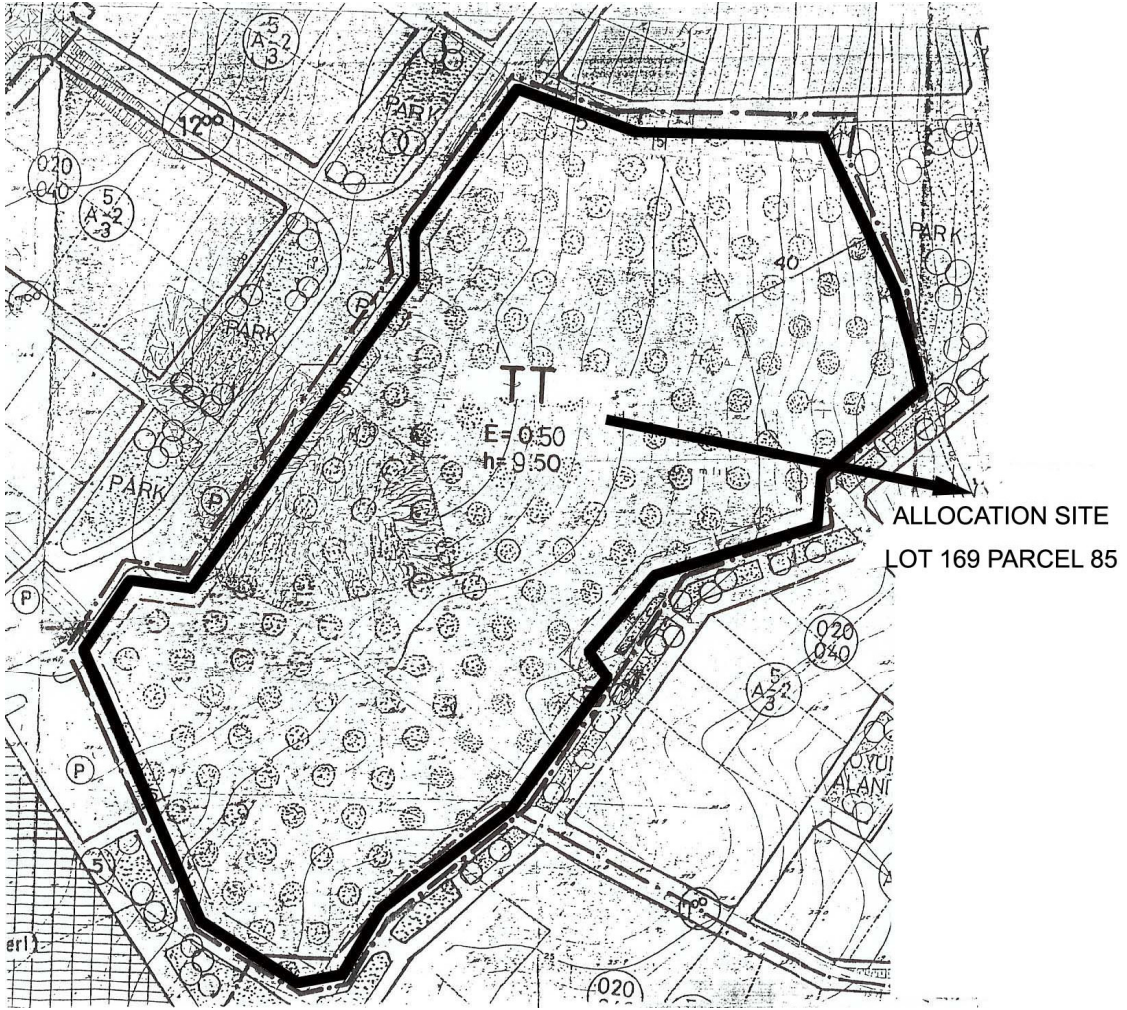


PROVINCE: Muğla SUB-PROVINCE: Datça VILLAGE/NEIGHBOURHOOD: İskele
LOCATION: Hisarmağara

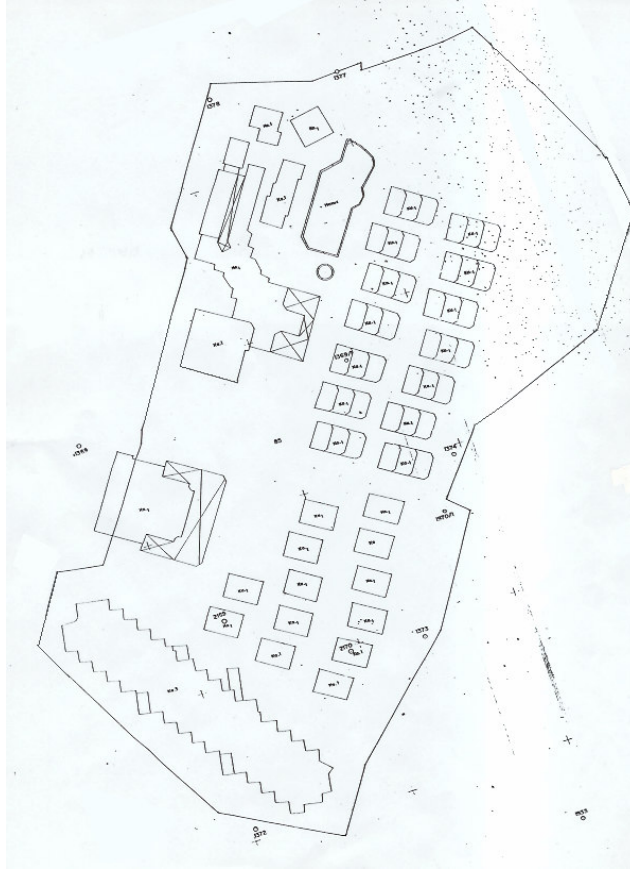


ALLOCATION SITE
LOT 169 PARCEL 85

PROVINCE: Muğla SUB-PROVINCE: Datça VILLAGE/NEIGHBOURHOOD: İskele
LOCATION: Hisarmağara



PROVINCE: Muğla **SUB-PROVINCE:** Datça **VILLAGE/NEIGHBOURHOOD:** İskele
LOCATION: Hisarmağara



INFORMATION SHEET

ALLOCATION SITE:

PROVINCE : Muğla
SUB-PROVINCE : Datça
VILLAGE/NEIGHBOURHOOD : İskele
LOCATION : Hisarmağara

OWNERSHIP STATUS : Treasury

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

The Ministry of Finance / 04.04.2003 - 10823

ALLOCATION PERIOD : 49 Years

ENDORSEMENT SHARE OF THE MINISTRY : Endorsement share is explained in the 2. and 4. article of the Explanations and General Conditions.

PLANNING STATUS

1/25.000 SCALE : Datça Bozburun Environmet Master Plan
(Approval Date: 31.12.1996)
1/5.000 SCALE : Datça İskele Neighbourhood Master Plan
(Approval Date: 16.01.2002)
1/1.000 SCALE : Datça İskele Neighbourhood Implementation Plan Revision
(Approval Date: 10.07.2002)

PLANNING DECISION : Touristic Facility Area

LOT	PARCEL	AREA (m ²)	LAND USE STATUS	CONST. RATIO	MAX. HEIGHT (m)	CAPACITY
169	85	26.038	Hotel or Holiday Village	0,50	9,50	458 Beds

INFRASTRUCTURE STATUS

The land subject to allocation is situated in the entrance of Muğla Province, Datça Sub-Province and it is 75 kilometres to Marmaris Sub-Province. The subject parcel has a distance of 900 kilometres to the sea and has the sea view. There are second housing areas in the surrounding of the parcel.

Electricity, serving water and telecommunication infrastructure exist in the parcel and there are pressure tank for water supply, wastewater treatment plant, hot water system and water well inside the facility in the parcel. 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 GENERAL CONDITIONS

1) The parcel area subject to allocation has been given approximately. Actual area size shall be determined after the parcellation following realization of the allocation, relinquishment etc.

processes by the investor as per the 1/1.000 scale Implementation Plan, and the definite allocation shall be realized thereafter.

2) There are Education and Recreation Facilities used by **The Ministry of Public Education** inside the area subject to allocation. These buildings have approximately 12.500m² construction area and include 3 storeys stonework hotel with 88 rooms and 264 beds capacity; 13 one storey reinforced concrete buildings with 4 rooms; 14 stone houses having independent 6 rooms for each one; 2 kitchens, 1 sauna, 1 turkish bath, tennis court, basketball and volleyball grounds, children's playground, a swimming pool (450 m²) and sunbathing terrace, restaurant, bar; 10 shops. The facility has 224 rooms and 458 beds capacity.

In the event that the buildings in the land are used as such in as per the article 20 of *The Regulations on Allocations of Public Immovable to the Tourism Investments*, worth of easement right (rent) in proportion as 5% of the total investment price, that is determined on the basis of the unit costs in the related year in respect of the date of definite allocation, shall be paid to the Ministry of Finance. However item (b) of the article 20 shall not be applied. After the facility begins to operate (granted a tourism operation certificate), 2% of the endorsement shall be paid.

3) Furnishing equipments in social facility shall be returned to the related institution.

4) If the immovable in the parcel are not requested to be used, hotel or holiday village might be constructed in the area subject to the allocation.

In the event that the buildings in the land are demolished as per the article 19 of *The Regulations on Allocations of Public Immovable to the Tourism Investments*, worth of easement right (rent) in proportion as 0,5% of the total investment price, that is determined on the basis of the unit costs in the related year in respect of the date of definite allocation, shall be paid to the Ministry of Finance. After the facility begins to operate (for which is granted a tourism operation certificate), 1% of the endorsement shall be paid. In addition, debris price of the buildings in the land shall be paid to the related institution.

5) 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)	IN CAFE OF USAGE EXISTING STRUCTURES		IN CASE OF CONSTRUCTING NEW STRUCTURES BY DEMOLISHING EXISTING STRUCTURES	
		TOTAL INVESTMENT COST (YTL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL)	TOTAL INVESTMENT COST (YTL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL)
5 Star Hotel	60.049,15			27.502.510,70	1.375.125,54
4 Star Hotel	41.410,83			18.966.160,14	948.308,01
3 Star Hotel	30.676,44	14.049.809,52	702.490,48	14.049.809,52	702.490,48
5 Star Holiday Village	34.417,74			15.763.324,92	788.166,25
4 Star Holiday Village	25.720,53			11.780.002,74	589.000,14

PROVINCE: Muğla **SUB-PROVINCE:** Datça **VILLAGE/NEIGHBOURHOOD:** İskele
LOCATION: Hisarmağara



MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS