

## INFORMATION SHEET:

**TOURISM AREA AND CENTER:** Izmir Selçuk Pamucak Tourism Center

### **ALLOCATION SITE**

PROVINCE : Izmir  
SUB-PROVINCE : Selçuk  
VILLAGE : Selçuk  
LOCATION : Pamucak

### **OWNERSHIP STATUS**

OWNERSHIP : Treasury

### **PLANNING STATUS**

1/25.000 SCALE : Seferihisar-Dilek Peninsula – Costal Section (Selçuk Pamucak Section)  
Environmental Planning (Approval Date: 14.6.2002)  
1/2.000 SCALE : Izmir Selçuk Pamucak Protection oriented Master Plan Revision  
(Approval Date: 14.6.2002)

MAP SECTION	PLOT	LAND USE STATUS	CONST. RATIO
3104	1	Practice Hotel (Personnel training facility)	0.45 (3 Storeys)
3106	1	Practice Hotel (Personnel training facility)	0.45 (3 Storeys)
3107	2	Hotel + Holiday Village	0.25 (2 Storeys)
3107	4	Hotel + Holiday Village	0.25 (2 Storeys)
3102	2	Camping	0.05 (1 Storeys)
3103	3	Hotel+ Holiday Village	0.25 (2 Storeys)

MAP SECTION	PLOT	AREA (m <sup>2</sup> )	CAPACITY
3104	1	55.193 m <sup>2</sup>	Practice Hotel: 300 Beds + training facility: 120 trainees
3106	1	49.872 m <sup>2</sup>	Practice Hotel: 300 Beds + training facility: 120 trainees
3107	2	161.233 m <sup>2</sup>	600 Beds
3107	4	87.000 m <sup>2</sup>	550 Beds
3102	2	65.834 m <sup>2</sup>	165 Beds
3103	3	115.000 m <sup>2</sup>	650 Beds

### **INFRASTRUCTURE STATUS**

The water requirements of the whole project site have been calculated and the drinking water depot supply line and the plot connections have been made accordingly. Pamucak Yatırımcıları İnş. Tur. Ortak Girişim Tic. ve San. A.Ş. (PATUYAB) Company has been incorporated by the companies acquiring a preliminary permit from our Ministry at the tourism center, especially for construction of the infrastructure. In the event of failure in becoming a shareholder of said company during the preliminary permit period, the final allocation process shall not be realized. The final allocation shall be cancelled for those failing to fulfill the shareholder's liabilities in the final allocation period.

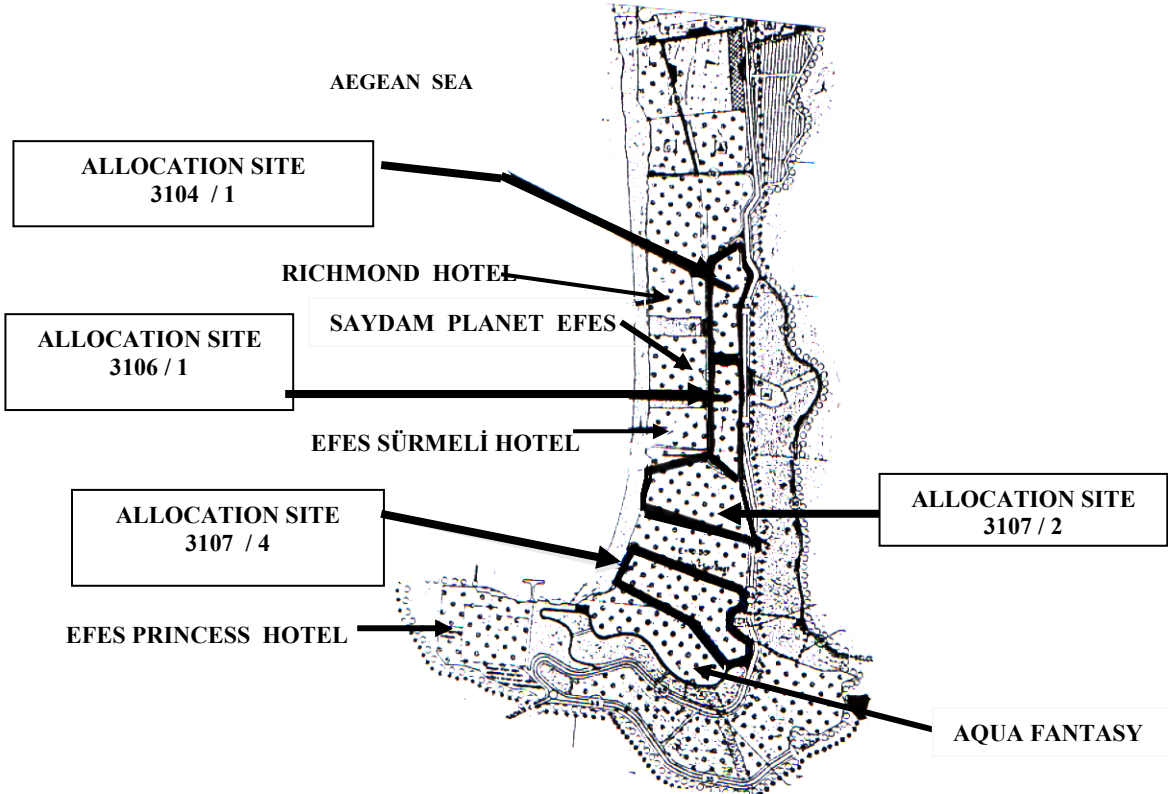
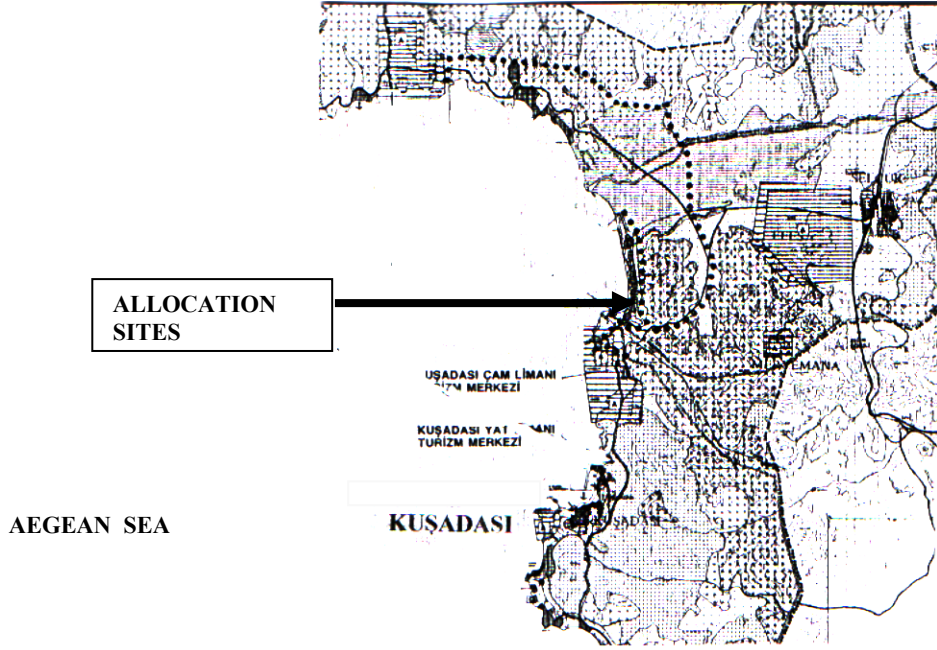
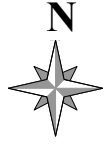
The investors shall contribute to 1/3 of the total investment cost of the infrastructure in the construction and operation period as per the projects to be approved by the Ministry for inefficient infrastructure facilities (internal roads, sewage network, treatment, electrification, telecommunication). Otherwise, final allocation shall not be made by the Ministry to the favor of the investors. In this case, the Ministry shall not have any other liabilities than returning of the bond. The investor cannot be entitled to any rights in this case.

## **OTHER INFORMATION**

- 1) Regarding block 3104, plot 1 and block 3106, block 1;
  - a- The practice hotel to be located within the Personnel Training Facility shall be of minimum 3 star hotel quality. Moreover, a training facility with minimum 120 students shall be constructed including classrooms of efficient size and quantity for the theoretical training, practice areas like kitchen, dining hall, bedrooms and other required locations. The training and practice hotels shall be in separate buildings.
  - b- The investor shall enclose a detailed report on the number of students to be trained, training period, training program, instructor staff and qualifications, training tools and devices into the application file.
  - c- The training programs to be realized within the body of the Personnel Training Facility shall be arranged pursuant to the related articles of the Tourism Facilities Regulations and the guidelines stipulated in the Private Education Institutions Law No. 625 and Private Education Institutes Regulations of the Ministry of National Education.
  - d- Personnel Training Facility shall be issued an operation license once the “institution opening” and the “commencement of training” permits are obtained from the Ministry of National Education. The training activities shall commence as of the date of issuance of the operation certificate. The Personnel Training Facility shall start serving simultaneously. The investor shall give a course report to the General Directorate of Research and Studies of Ministry of Culture and Tourism at the beginning and end of each education term (education period, number of trainees, branches, training program content etc.).
  - f- The facility consisting of the Practice Hotel and the Training Facilities shall be considered as whole and in the event of determination that the training activities are ceased, the tourism license of the facility shall be cancelled.
  - g- The letter of guarantee for the practice hotel shall be calculated on the basis of cost per bed for minimum 3 star hotel. The rental fee shall be determined as per the project of the investor to be approved by the Ministry at the final allocation phase.
- 2) Approximately 5,000 m<sup>2</sup> of block 3107, plot 4 facing the traffic road is included in an Archeological Site and this area shall not be subjected to allocation and the allotment shall be made upon coming into force of the 1/1,000 scale Land Use Plan which is currently in approval phase by the Ministry.
- 3) Construction of tented caravans, mocamps, outdoor cafés, buffets, indoor dining spaces, shower, wc, laundry and etc. structures shall be permitted at the “Camping” area, included into block 3102, Plot 2. Bungalow type camper units shall be included into the construction ratio. The structures shall be one storey Hmax: 4.50 (Hmax: 5.50 meters in the event of entresol construction).

# İzmir Selçuk Pamucak Tourism Center

Province:İzmir Sub-Province:Selçuk Village: Selçuk Location:Pamucak



MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS