



LARASU, Mimarsinan – ISTANBUL

Larasu Istanbul is a superb 5 star off-plan development where 35% capital growth is guaranteed by the developer.

Mimarsinan is a desirable area along the Bosphorous which is an area of natural beauty. The new development of Larasu is situated on the coastline at Buyukcekmece Bay, just 25 minutes from Ataturk Airport and less than 40 minutes drive or 25 minutes by water taxi to the centre of Istanbul.

The coastline around Buyukcekmece Bay, which is known as one of the best in Istanbul for windsurfing, is still relatively undeveloped, but is becoming established as one of the new popular residential areas in the suburbs of Istanbul.

Mimarsinan in particular is one of the strongest growth areas in Istanbul due to its excellent transport links with the centre and has been highlighted as a key growth area by the Turkish government who view these satellite districts as being the future residential heartlands of Istanbul.

Facilities in the Mimarsinan area are excellent and include - 3 universities, 69 primary schools, 41 Nurseries, 27 high schools, state hospital, two private hospitals, one comprehensive medical centre as well as local doctors and private clinics.



Offering fantastic views over the Bosphorous, the 5 star Larasu development offers excellent investment opportunities, a guaranteed capital growth and a flexible payment plan. Larasu in Istanbul consists of 178 high quality 1, 2 and 3 bedroom apartments with the 2 and 3 bedroom properties overlooking both sides of the project including the swimming pool and with views of the surrounding countryside and sea.

All apartments at Larasu will have telephone lines with 4 sockets in the sitting room, kitchen, bedroom and hallway. The wiring for digital package broadcast and central satellite will be available in the sitting room, kitchen and bedrooms and there will also be TV sockets. A colour digital video and voice intercom system will be installed in all the apartments along with internet connection. There will be lifts in all the blocks and a central security system.

The kitchen is fully fitted but does not include white goods. The bathroom is fully fitted including a Jacuzzi and there is wiring for the air conditioning in all rooms, with one unit connected in the lounge and other rooms can be connected at an extra cost.

With no threat of earthquakes occurring in the area, it is a safe and strong architectural structure, designed by one of the most acclaimed architectural firms in Turkey and is now thought to be the most resilient building along the 200 km coastline. Soundproof bricks have been used to ensure privacy and sound insulation.

The Larasu development in Mimarşinan offers a range of luxury facilities to suit all ages, and requirements including:

Swimming pools, Children's pool, Fitness Centre, Nursery (Free), First aid room, Garage, 24 hour security, Sauna, Mini Club & Ball pool, Squash & Tennis court, Cinema, Fruit garden, Green areas, Cafe, shop & Restaurant.

At the heart of Larasu, there are palm trees, fruit trees, swimming pools, cafe, tennis court, fitness centre, men and women saunas, squash courts and a games hall, health cabin and children's room in which you can leave your children with a reliable minder.



It is also a walk away from some of the most beautiful beaches along the Turkish coastline, attracting more residents than tourists, meaning that it is never too overcrowded and its beauty is maintained throughout the holiday season.

Larasu offers excellent rental potential with income estimated at 1000 YTL / £460 per month for a 1 bedroom property. Obviously by completion in 2010 this figure will rise.

The Project has a bank guarantee of \$40 million from two major banks in Turkey and carries a 10 year building construction guarantee.

1 bed apartments.....68 m2 from £59,990
2 bed apartments.....128 m2 from £74,954
3 bed apartments.....170 m2 from £114,118

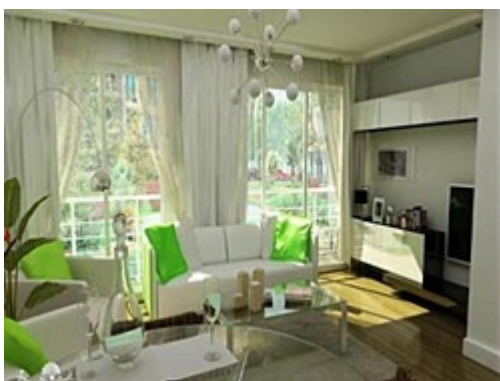
Note Prices are in YTL and Sterling conversion shown here may vary slightly. Larasu will consist of 5 phases, prices given are for the first phase. Subsequent phases are subject to price increases*.

On site management is available from the developer. Maintenance fees will be between £43-£65 per month depending on size of apartment .

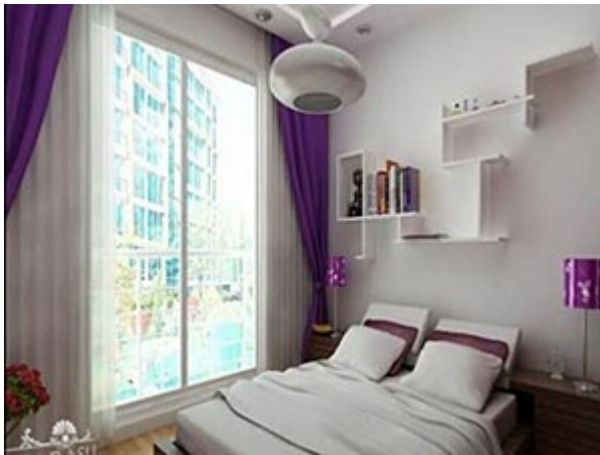
Istanbul has emerged as one of the world's richest cities and home to the fourth highest number of billionaires. The number of Turkish billionaires is a testament to a remarkable change only seven years after a currency meltdown left the country's economy teetering on the point of collapse. Istanbul is again enjoying the commercial importance that made it the centre of empires for centuries.

The capitalist boom in recent years has attracted a flood of foreign investment and Istanbul property prices have doubled, and in some areas tripled over the past five years.

With the booming market, there is huge demand from the middle class segment due to increasing local affluence and easier access to mortgage finance.



The developers of Larasu are so confident about the investment property market in Istanbul that they are prepared to offer a guaranteed value after completion with a unique buy-back offer, which on some apartments could be as much as 40% to 50% price increase.



1 + 1 Flat Plan
Type 1

- Saloon kitchen 30,50m²
- Bedroom 10,00m²
- Bathroom 3,00m²
- Corridor 2,00m²
- Net Living Space 45,00m²
- Gross Area 68,00m²

Type2

- Saloon kitchen 30,50m²
- Bedroom 14,85m²
- Entrance Corridor 5,50m²
- Wc 2,50m²
- Bathroom 4,00m²
- Net Living Space 57,35m²
- Gross Area 81,00m²



2+1 flat

2 + 1 Flat Plan

- Saloon 31,00m²
- Parents' Bedroom 17,50m²
- Kitchen 13,50m²
- Entrance Corridor 10,00m²
- Bedroom 13,50m²
- Bathroom 5,00m²
- Parents' Bathroom 4,00m²
- Net Living Space 94,50m²
- Gross Area 128,00m²



3+1 flat

3 + 1 Flat Plan

- Saloon 46,00m²
- Kitchen 14,50m²
- Entrance Corridor 14,00m²
- Parents' Bedroom 20,50m²
- Bedroom 1, 12,50m²
- Bedroom 2, 14,00m²

For further information on the Larasu development in Mimarsinan, Istanbul please contact enquiries@hotpropertyturkey.net.