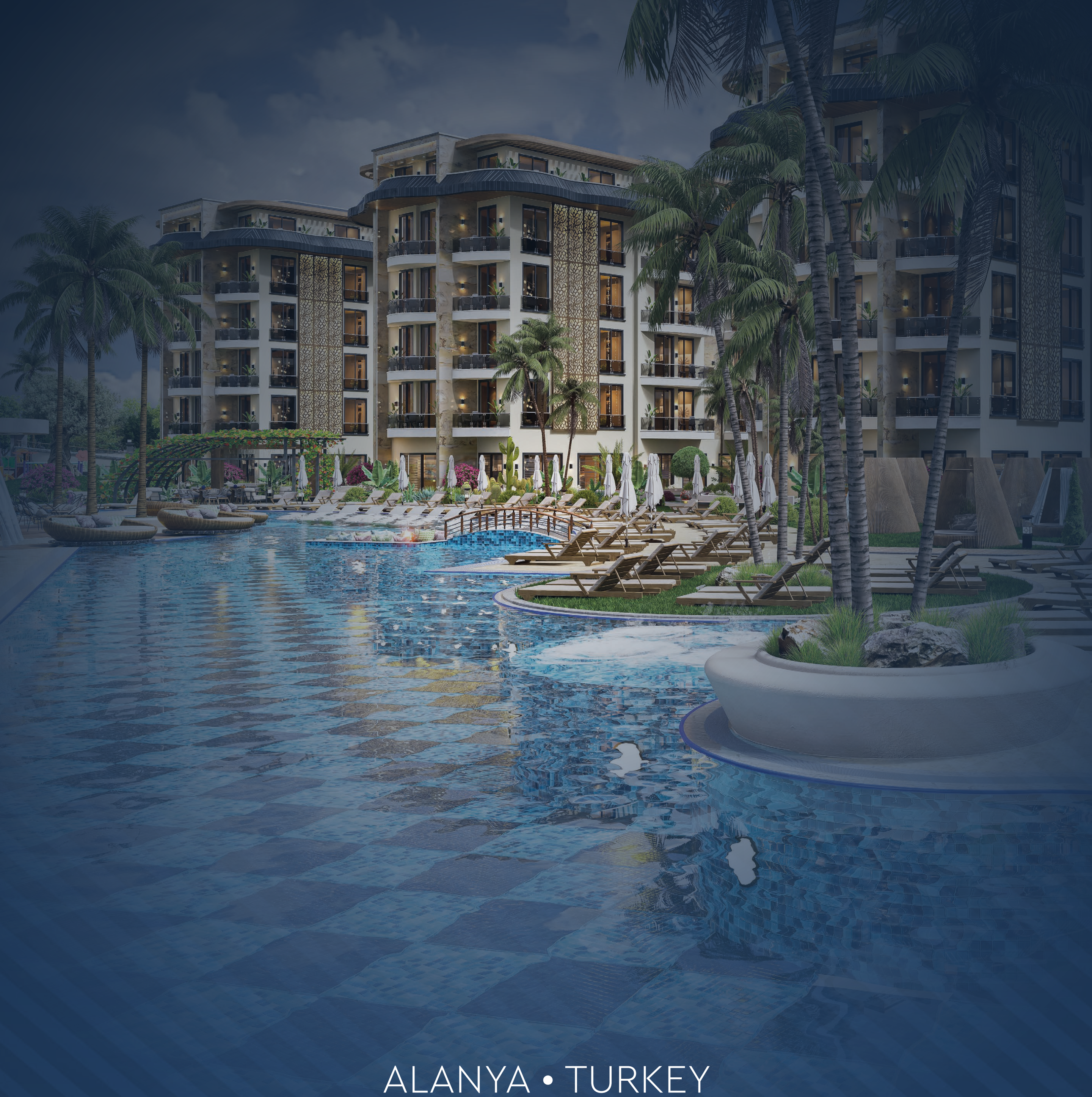


Luxurious residential complex in Oba/Alanya



ALANYA • TURKEY

Luxurious residential complex with spacious garden and wide range of on site facilities located in central district of Alanya - Oba.



This residence is perfect both for exclusive living and profitable investments.
At the same time unique location assures capital appreciation.

- ◆ Commencement of construction: March 2023
- ◆ Delivery date: May 2025

Oba offers

- Possibility to obtain a residence permit
- Close proximity to the center of Alanya
- Developed infrastructure
- Convenient transportation
- High demand for real estate
- Stable growth of real estate prices
- Most famous private schools and kindergartens in Alanya
- Large European diaspora
- Natural and tranquil environment

Infrastructure of Oba

- Large number of restaurants and cafes
- Grocery stores
- Metro and Kochtas shopping centers
- Private schools, kindergartens
- State hospital
- Large number of pharmacies
- Mountain river with park area and restaurant
- Children's playgrounds and parks
- Sports center, football stadium

Shuttle bus service to the beach and center of Alanya



↘ Distance to the beach: 2.800 m

Size of the garden-
10.000 m²



↘ Size of the land: 13.000 m²

7 Blocks

252 Apartments



➤ 252 underground car park spaces included in the price

Types of the apartments



- 1 bedroom apartments (51 m²)
- 2 bedroom apartments (65 m²)
- 2 bedroom penthouses (99/101/107 m²)
- 3 bedroom garden duplexes (104 m² + 30 m² garden)
- 4 bedroom garden duplexes (120 m² + 50 m² garden)
- 4 bedroom penthouses (134 m²)

650 m² resort style outdoor swimming pool

















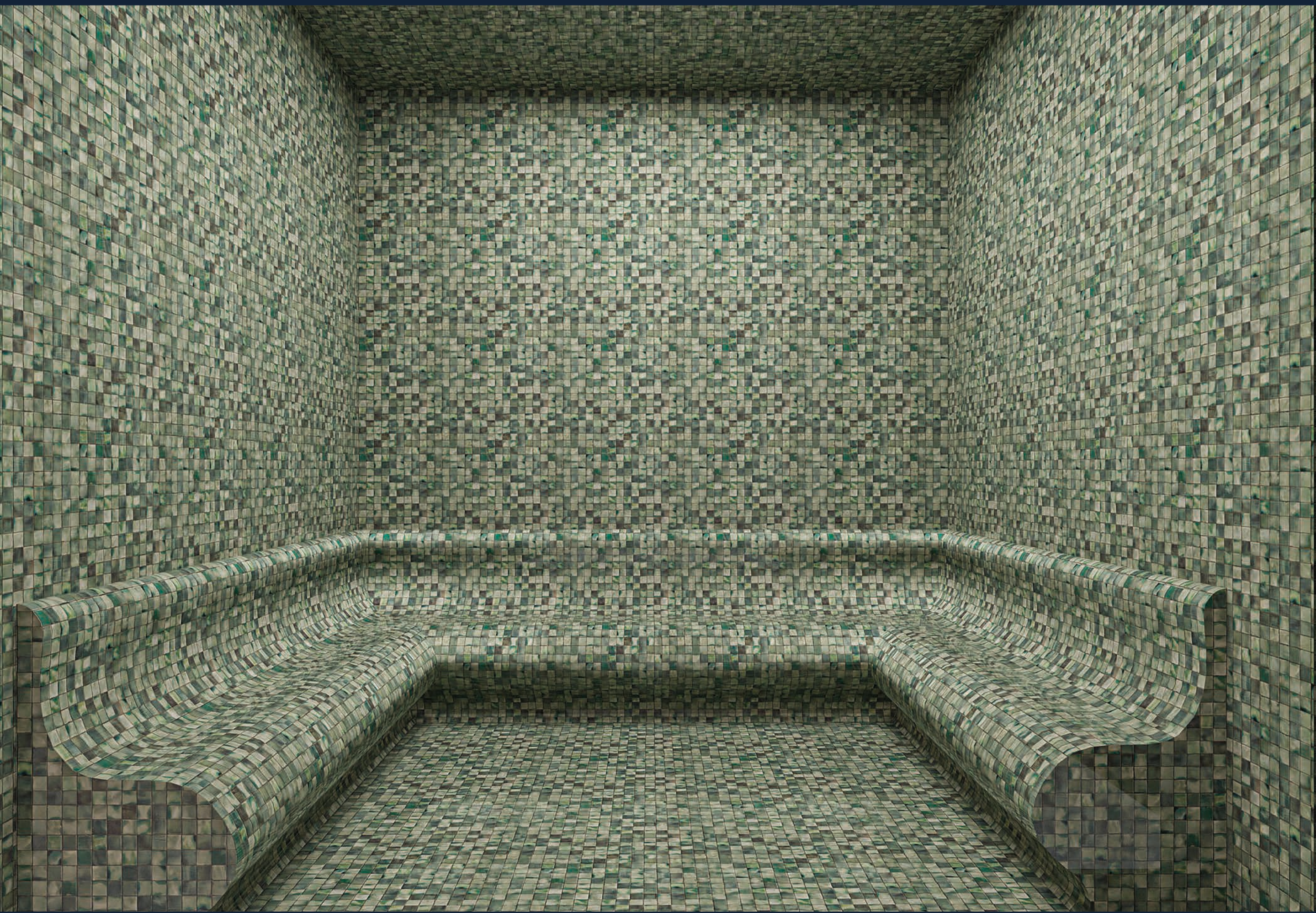


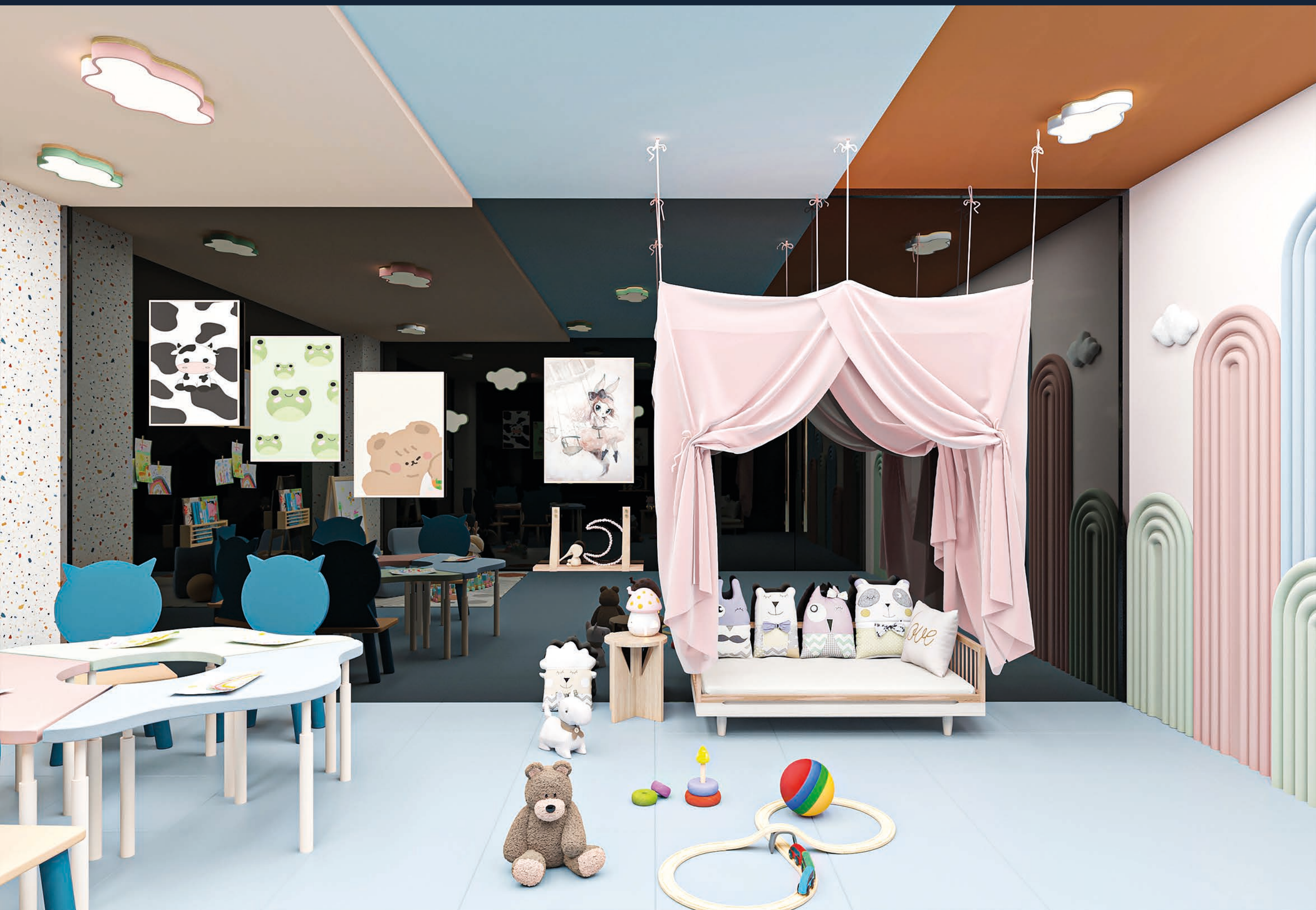
Facilities of the project

- outdoor swimming pool (650 m²)
- Jacuzzi
- children's pool
- children's playground
- yoga area
- open air cinema
- indoor swimming pool
- Turkish bath, steam room, sauna, heated jacuzzi, relaxation zone
- fitness suite
- children's playroom
- billiards
- table tennis
- library
- co-working space
- cafeteria















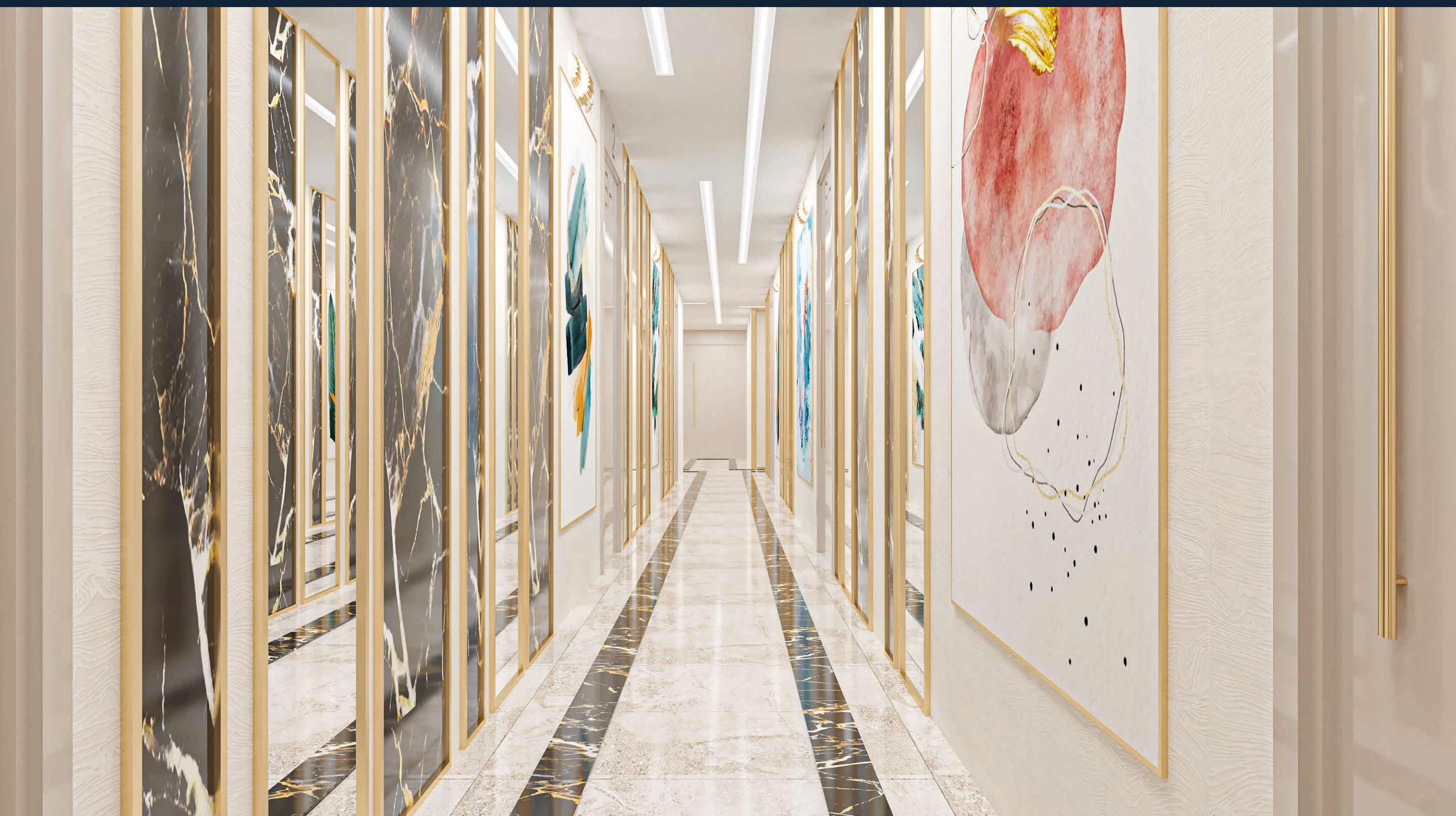
Features of the units

- steel entrance door
- intercom
- kitchen and bathroom cupboards
- white goods (refrigerator, dishwasher, built-in glass ceramic cooktop, oven, extractor hood, washing machine)
- air conditioning units in each room
- floor heating in bathrooms
- Grohe plumbing
- glass showers cabins
- electrical water heater





Halls



Exclusive garden duplexes





**LEADING
CONSTRUCTION**
COMPANY OF ALANYA

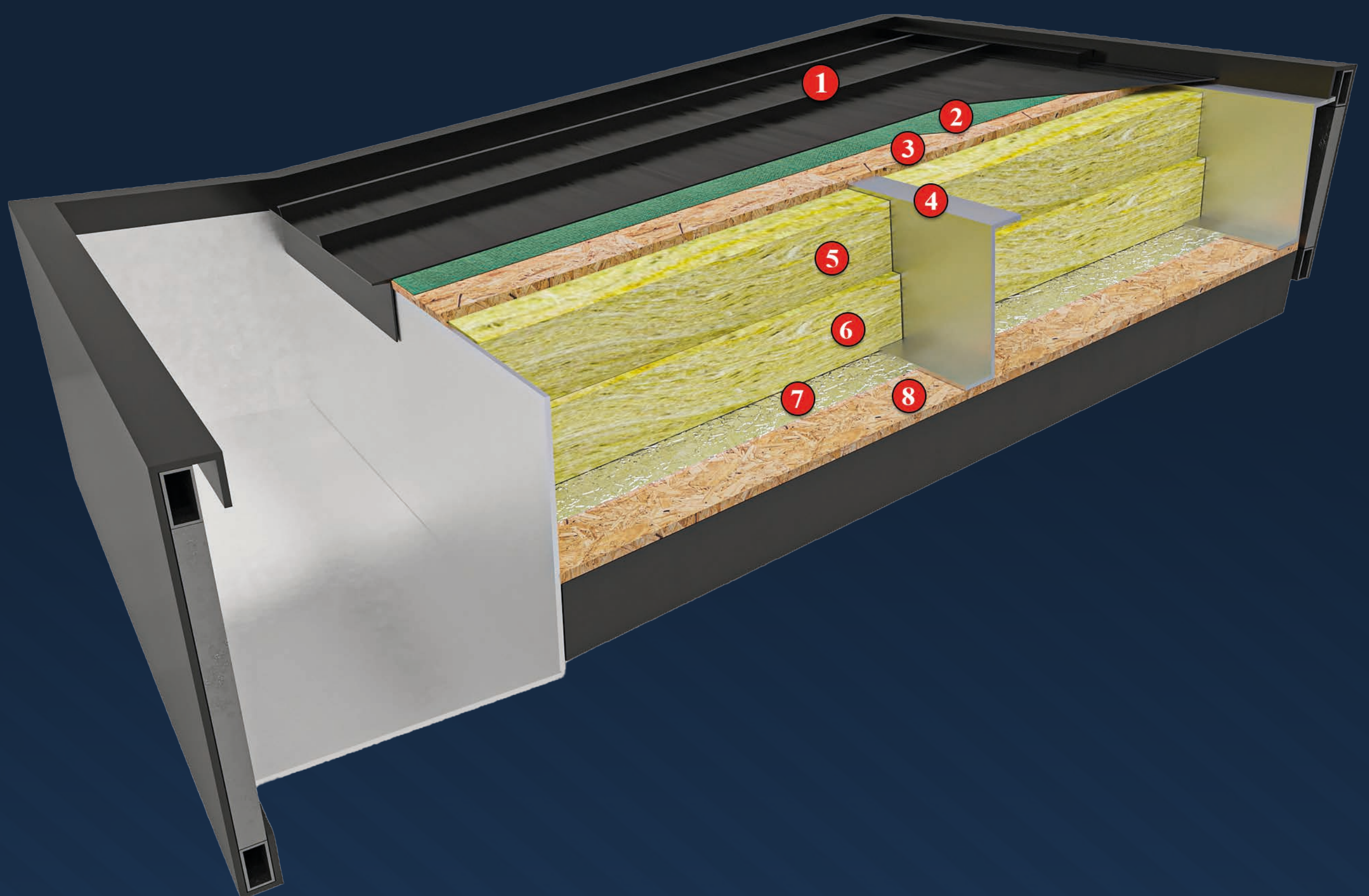
20 YEARS
OF EXPERIENCE

46
PROJECTS

QUALITY

CONSTRUCTION COMPANY PRIDES ITSELF WITH HAVING A STRONG DEDICATION TO THE PRINCIPLE THAT A QUALITY PRODUCTS ARE THEIR OWN BEST FORM OF ADVERTISING.

ROOF SECTION



1 GALVANIZED SHEET 0,6MM

2 MOISTURE BARRIER

3 OSB 11MM

4 Z-PROFILE 1,5MM

5 STONEWOOL (10CM THICKNESS, DENSITY 150)

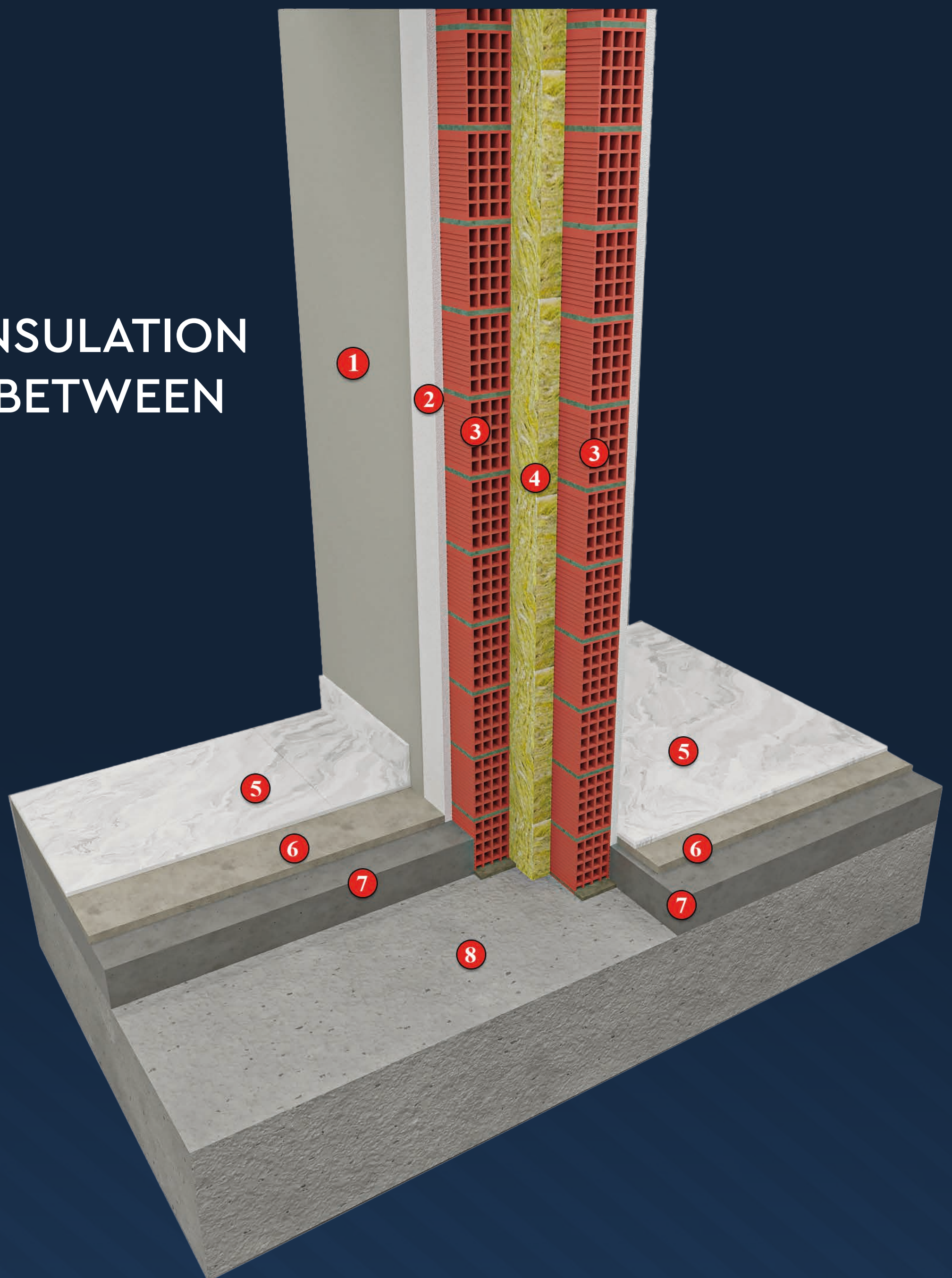
6 STONEWOOL (10CM THICKNESS, DENSITY 150)

7 STEAM EQUALISER 170GR

8 OSB 11MM

QUALITY

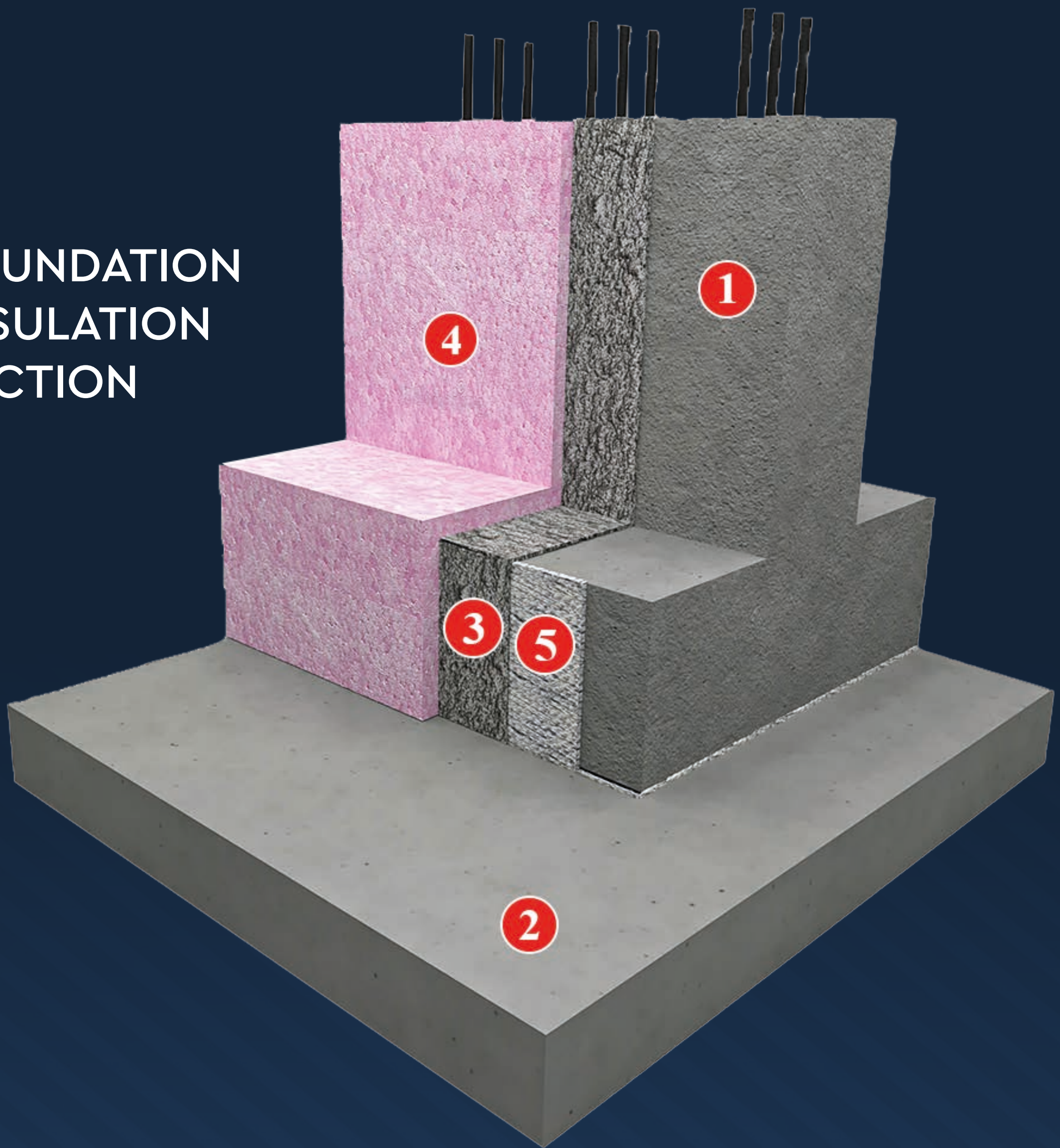
WALL INSULATION DETAIL BETWEEN FLATS



- | | |
|---|---|
| 1 | WATER BASED PLASTIC PAINT |
| 2 | GYPSUM PLASTER |
| 3 | BLOCK BRICK 10CM |
| 4 | STONEWOOL 3CM 50KG/M3 (HEAT CONDUCTION RESISTANCE 0,85 M ² .K/W) |
| 5 | CERAMIC |
| 6 | CERAMIC ADHESIVE |
| 7 | CEMENT FINISH |
| 8 | REINFORCED CONCRETE FLOOR |

QUALITY

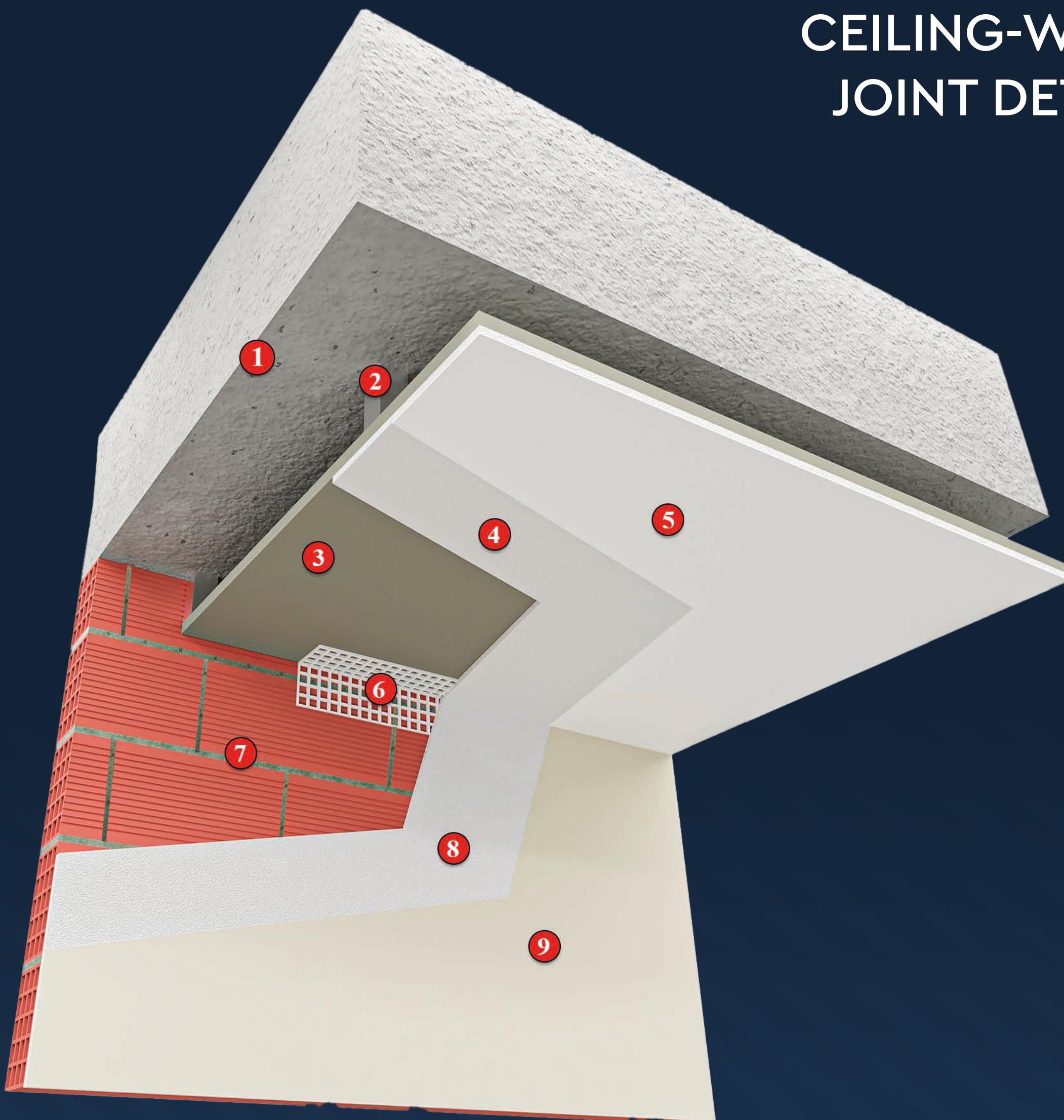
FOUNDATION INSULATION SECTION



- 1 CONCRETE
- 2 LEAN CONCRETE
- 3 FULL FLEXIBLE SLIDING INSULATION
- 4 XPS
- 5 CLAY BASED WATER PROOFING BENTONITE

QUALITY

CEILING-WALL JOINT DETAIL



1 REINFORCED CONCRETE FLOORS

2 U-C PROFILE

3 PLASTER 12,5MM

4 CEILING GYPSUM PLASTER

5 WATER BASED PLASTIC PAINT (CEILING)

6 JOINT TAPE

7 WALL (BLOCK BRICK)

8 WALL GYPSUM PLASTER

9 WATER BASED PLASTIC PAINT (WALL)

NOTE: JOINT TAPE IS APPLIED TO THE
CEILING AND WALL JOINTS

INVESTMENTS

- ↘ COMPANY'S BRAND ENSURES THAT INVESTORS WILL RESELL AND RENT OUT THEIR APARTMENTS IN SHORT TIME
- ↘ THE ONLY CONSTRUCTION COMPANY THAT HAS BUILT 46 PROJECTS IN CENTER OF ALANYA
- ↘ 90% OF THE APARTMENTS BUILT ARE SOLD OUT BEFORE CONSTRUCTION BEGINS
- ↘ 20%-30% OF CAPITAL APPRECIATION DURING CONSTRUCTION
- ↘ RENTING OUT: 80% OCCUPANCY PER YEAR, 8% INCOME PER YEAR