





••• Solarkent 2 •••

Turkey

Turkey is a rapidly developing country with an average 6.6% GDP growth over the last 5 years. With a growing population and the fact that the country is attracting over 25 million tourists per annum, these are indicators of the great market potential for international investors.

Istanbul

Istanbul is the largest city in Turkey and the only city in the world which straddles two continents, Europe and Asia. Today, Istanbul is a huge metropolis that blends the features of a commercial centre, cultural authenticity and a magnificent panorama. It is the 2nd best investment city in Europe according to the PwC 2008 report on Investment Funds in Turkey. The fact that land prices in Istanbul doubled over the past 2 years supports PwC's argument. And they continue to rise steadily by 25-40% per annum depending on location.

Esenyurt

Esenyurt is a rapidly expanding business and residential district of Istanbul. It's also a well established family-oriented district with excellent public transport links, also attracting many young professionals. There are 4 well-known universities within easy reach of the project.

Within Esenyurt municipal borders, there are 2 general hospitals, 4 universities, a rehabilitation centre for handicapped people, a maternity welfare centre and schools with a combined total of 985 classrooms. Esenyurt Municipality is also giving great importance to green areas and Solarkent is surrounded by 3 parks covering an area of thousands of square metres. Also within easy reach are Esenyurt Stadium (with a crowd capacity of 5000), gymnasiums, playgrounds and fitness facilities within the parks.

Solarkent

Solarkent is a brand new development from a leading property developer being launched in Esenyurt, Istanbul. It has the potential of achieving outstanding capital growth and rental yields at affordable prices.

Located close to the city centre and major transport links the development features a wide choice of apartments, all of which will be finished to the highest standards.

••• Solarkent 1 •••



Location of Solarkent

Solarkent will be located within close proximity of Istanbul's city centre and major transportation links. E5 and TEM, the primary links to the city centre and Europe, are respectively 1 km and 4 km away from the development, while Turkey's largest international airport (Ataturk) is 17 km away. The western end of the metrobus line (the new Istanbul-wide transport system covering Asian and European sides) and Ambarli Seabus Quay are also nearby.

Solarkent will be built over an area of 28,000 sqm next to Astrum Towers in Esenyurt, Istanbul. The development will consist of 866 units in 4 x 31 storey towers offering 10 different choices of apartment types.



Specifications and Facilities

Solarkent will have solar panels at the top of each tower and around its outdoor car parking facilities. Using Solar panels is a great way to generate clean and renewable electricity and reduce energy bills.

A 24 hour security service with CCTV cameras, electronic-key access for residents, a video intercom system included in the communal areas, a system that recognises residents' car license numbers and early warning systems for emergencies which will enhance your quality of life.

First class work and high quality material in the construction help to create safe living spaces.



One bedroom – Type A



Two bedroom – Type A

All apartments will have:

- Laminate parquet flooring
- High quality ceramics
- Gypsum plaster paint
- Cabinets with laminated worktops
- Individual combi boiler
- Built-in hobs and cooker with hood
- Steel exterior door
- PVC Double glazed windows
- All units have balconies with glass-panel doors

Facilities

Solarkent facilities include:

- Shopping Centre
- Outdoor and indoor car parking with a combined total of 1125 spaces
- 11,500 m² of green area
- One indoor and two outdoor swimming pools
- Children's swimming pool
- Refreshment areas
- Children Playgrounds
- Basketball and volleyball grounds
- A synthetic football pitch
- Tennis courts
- A fitness centre and sauna

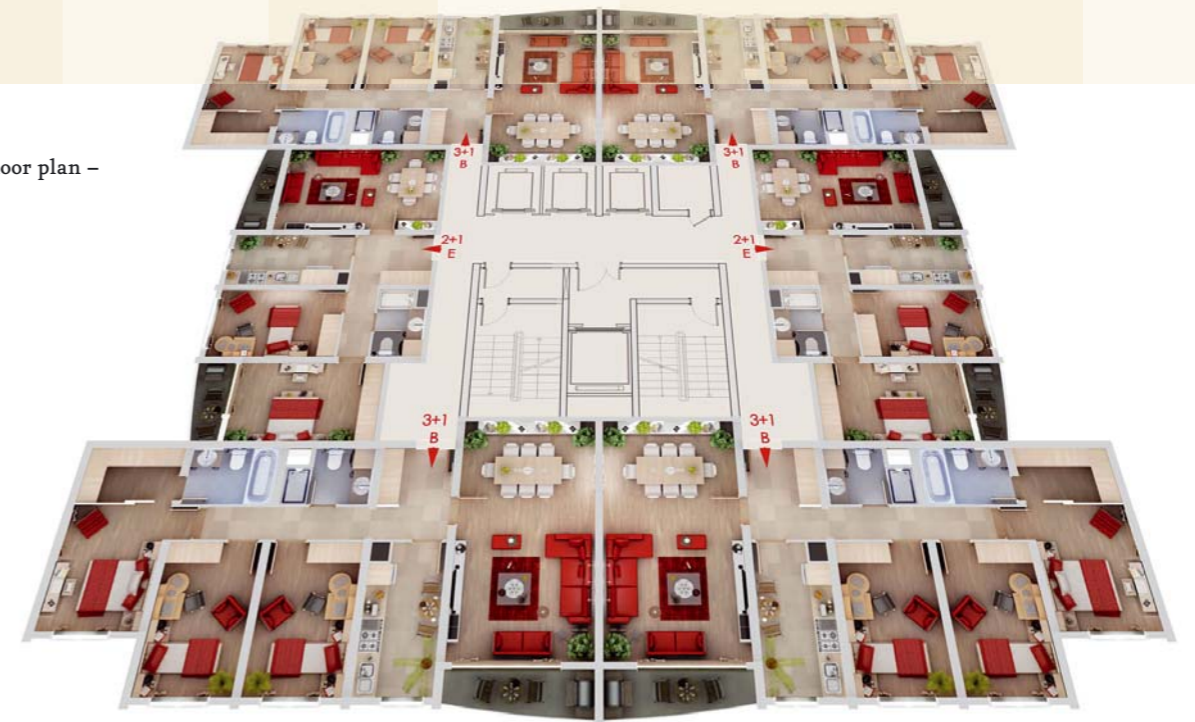


Three bedroom – Type A

Entire floor plan – Block A



Entire floor plan – Block B



Rental Figures in Esenyurt during 2008/2009

- 1 Bedroom apartments from €350 PM
- 2 Bedroom apartment from €500 PM
- 3 Bedroom apartments from €600 PM

Payment Terms

- €1500 Reservation deposit
- 30% within 28 days
- 70% 30th May 2011

Finance Available

- Euro / Sterling / US Dollars / Turkish Lira lending
- Available to the citizens of all countries with a reciprocity agreement with Turkey
- 50-75% LTV on expert valuation
- Interest rates on all products range between 6.6% – 9.2%, depending on the lender

