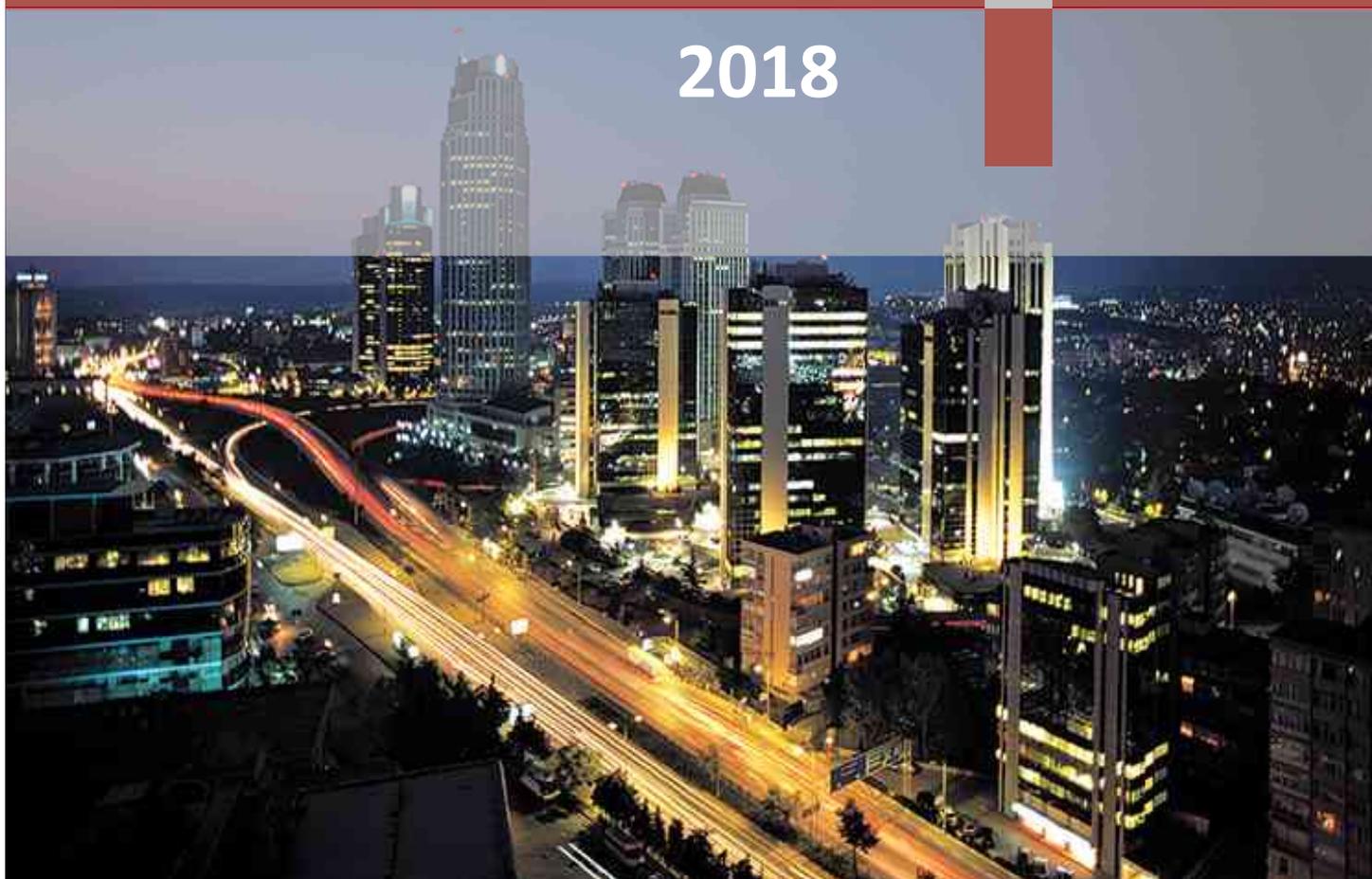


THE BUYING PROCEDURE

2018



ISTANBUL RESIDENCE

Our properties are designed for perfect living!



www.universal21.co.uk
www.myuniversal21.com



Universal21 Ltd

Our Company Introduction Letter

Universal21 Ltd



Dear Mr / Mrs.....,

RE: Purchase of (Full details of property)

We wish to confirm the reservation of property described above with a fee of £
..... your UK agents have passed to us your details so that we can help assist in completing the purchase with you. The lawyer we would suggest to represent you is he/she is a fully experienced and independent lawyer, speaks and writes excellent English and has no connections to the developer. Should you wish you may appoint your own lawyer.

Our goal is to ensure that the process of purchasing a property in Istanbul is as simple as possible and with the minimum of inconvenience. The system may be very different to the one you have experienced previously elsewhere and we would like to assist you through the process together with your lawyer.

The sale is made up of a number of key attributes:

The Property Buying Procedure

The Lawyer. The various Stages

Universal 21's Role as partners of your agent

Details of the Property

In the attached documents we have endeavoured to explain to you the procedure and we have enclosed a Buyer's Guide for your perusal.

We have a vested interest in ensuring that everything is dealt with correctly as we will be responsible for the rental management of your property after the sale is completed. We have excellent experience of rental management in Istanbul with our team based locally and more than 350 properties we are responsible for.

We believe that your purchase will prove to be an excellent investment for you. Turkey unlike the rest of Europe is experiencing a property boom and many professional organisations like Deutsche Bank, the Financial Times and PricewaterhouseCoopers are recommending investment in Istanbul.

If after reading the enclosed documents you have any questions or during the process need any assistance, help or guidance then we would be more than happy to hear from you by e-mail which we will respond to within 48 hours. Our help desk fully staffed and can be contacted during working hours (GMT+2) on 0044 203 287 8700 or by e-mail: info@universal21.co.uk

Yours sincerely,

Philip Headley
DIRECTOR

SECTIONS

THE PROPERTY BUYING PROCEDURE

- *Prior to completion*
- *Completion*
- *Post completion*

THE LAWYER. THE VARIOUS STAGES

- *About the lawyer*
- *The Legal Procedure*
- *Schedule of Payments*

UNIVERSAL21Ltd

- *About Us*
- *About Universal 21*
- *Universal 21 Furniture*
- *Schedule of Payments*

DETAILS OF THE PROPERTY PURCHASE

- *Site Plan*
- *Floor Plans*
- *Apartment & Block Specification*
- *Common Facilities*
- *Taxes*
- *Developer's Site Management*

THE PROPERTY

THE BUYING PROCESS



Prior to completion

Completion

Post completion





THE BUYING PROCESS

Property Buyer's Guide

THE PROPERTY BUYING PROCESS

Prior to Completion

- Identify the Property you wish to purchase and put it on hold via your agent.
- Reserve the property with a Reservation fee and complete the Reservation form.
- To conform with the Anti-Money Laundry Act, Universal21 requires: proof of your current address and a copy of each applicants passport .
- The Lawyer will send to the Client a contract pack together with an "Introduction letter" and a "Service agreement" for the lawyer and the Client.
- In the contract pack will also be included the following:
 - ✓ A Promise to Sell Contract (the sales agreement)
 - ✓ A power of attorney for the lawyer to act on behalf of the Client. This must be notarise and apostilled or certified by the Turkish Embassy.
 - ✓ The lawyer will also require copies of each applicant's passport certified by notary public or by the Turkish Embassy.
 - ✓ A power of attorney for Universal21 for furnishing and managing the property This must be notarise and apostilled or certified by the Turkish Embassy.
 - ✓ A rental management agreement and rental guarantee agreement
- The Client must send the first payment within 14 days of signing the reservation form.
- It is necessary for each Client to register for Tax in Turkey, before the purchase can commence. This is usually done by the lawyer.



THE BUYING PROCESS

Property Buyer's Guide

Completion

When the lawyer is in receipt of the first payment and has received the contract pack completed and authorised by the client, including the Power of Attorney notarised and apostilised, the lawyer arranges for the signing of the contract (exchange of contracts) with the developer/seller. The funds are paid to the developer/seller for the first payment and until the title deeds are ready to be transferred into the clients' name the lawyer will ensure the funds are protected either by a senet (a promissory note) or by a bank cheque or by a bank escrow fund.

- The lawyer will then be required to obtain military clearance which is required for all foreign buyers.
- The lawyer will open bank accounts in TL and USD, GBP or EURO for the client.
- The lawyer will request the second payment when he is in a position to complete the sale and transfer the title deeds known in Turkey as the Tapu, the client will send the funds to the lawyer.
- The client should purchase suitable insurance: DASK insurance is an obligatory earthquake insurance policy to complete the title deed transfer and building and contents insurance is necessary to protect your investment.
- Universal21 will conduct a snagging report for the property owner and the appointed lawyer will be required to ensure that the list of works are carried out before completion. Universal21 will also arrange for full industrial cleaning of the property. These costs are chargeable as per the current standard charges from Universal21.
- Usually within 90 days the developer will obtain the "iskan" (habitation license, also known as the easement title).



THE BUYING PROCESS

Property Buyer's Guide

Completion

- When the property is ready for delivery the lawyer will inform Universal21 to furnish the property. Universal21 will furnish the property, prepare it for rentals, sign off a completion document, make final photos and send an album of photos to the owner.
- Universal21 or the lawyer will set up the utilities and transfer them into client's name upon payment by the client of the installation charges.
- The lawyer will send the client the title deed (tapu).

Post completion

- Property is advertised, prospective tenants are vetted and tenancy agreements are made. Where necessary Universal21 will demand a guarantee to be made by the tenant. We take a senet (promissory note) for the apartment's contents of 15000 tl as security plus two months rent as a deposit.
- Monthly, in arrears, the Rents are paid into the clients' local Turkish Lira bank account.
- When the tenant leaves, a check out procedure is performed including an inventory of all furniture and a verification that all utilities have been paid including the communal management charges, before the deposit is refunded to the tenant.
- Annually Universal21 arranges on behalf of property owners for the local taxes to be paid via a suitable accountant for a nominal charge.

THE LAWYER

THE VARIOUS STAGES



About the lawyer

The Legal Procedure

Schedule of Payments

Disclaimer:

The information in this chapter is not intended to be legal advice. It is general information. You should not rely on this information to make a serious decision. We recommend that you should always obtain independent legal and accountancy advice.



THE LAWYER. THE STAGES

Property Buyer's Guide

THE LAWYER

The Lawyer can be contacted by e-mail or telephone. The lawyer is a fully qualified Turkish lawyer and registered with the Istanbul Bar Council and speaks and writes English.

The lawyer will be send you a letter of engagement, (a client care agreement) which will require your authorisation for the lawyer to represent you. You are of course at liberty to engage any qualified lawyer of your own choice in Turkey, however your costs will probably increase substantially. Also, the Contract between the seller and the client has been agreed and it is doubtful that the developer/seller will accept any other material changes.

The lawyer has a client bank account where all funds are held to the Clients order. Escrow accounts are not recognised in Turkey so this acts as a way of protecting our clients' money.

Further the lawyer will only act on client instructions and is unable to have access to your bank accounts or to be able to sell the property. The power of attorney precludes such acts.

THE LAWYER. THE STAGES

Property Buyer's Guide

THE LEGAL PROCEDURE

- The lawyer will send the Client(s) a covering letter explaining his/her role together with :

1. Power of Attorney
2. A Service Agreement (Client Care Agreement)
3. Purchase Agreement (Promise to Sell Contract)
4. Release of funds
5. Release of keys

- The Client(s) will need to sign the Power of Attorney in the presence of a recognised Notary Public and arrange for the Power of Attorney to be apostilled; or the documents can be legalised at the Turkish Embassy or Consulate.

The Client(s) will also need to obtain from the Notary Public or Turkish Embassy certified copies of their passports.

When these documents are completed the Clients will also need to sign the Service Agreement for the lawyer and return all the documents to our help desk.

We strongly suggest these are sent by courier.

The payment for the property will be required to be paid into the lawyer's client account.

- The developer/seller will countersign all the relevant documents :

- a. The Promise to Sell Contract
- b. Appendix 1. Site plan and communal facilities
- c. Appendix 2. Building and floor plans
- d. Appendix 3. Technical Specification
- e. Appendix 4. Title Deeds and Planning Permits of the property



THE LAWYER. THE STAGES

Property Buyer's Guide

- The lawyer will make an application for military verification for each client.**
- On completion, after all the documents are signed your lawyer will require from the Client the necessary insurance policies required.**
- The lawyer will open bank accounts for the Client.**
- The lawyer will ensure that any repairs are carried out and completed by the developer/seller.**
- After the military verification is approved the lawyer will make an application for the transfer of title deeds. When they are approved the lawyer will release the payments and transfer the title deeds into the client's name.**
- Universal21 will then arrange for the utility connections to be made and transferred into the Client's name.**
- Finally the lawyer will send the Client copies of the transfer documents including the title deed and a copy of the authorised promise to sell agreement by all parties.**



THE LAWYER. THE STAGES

Property Buyer's Guide

SCHEDULE OF PAYMENTS

1st Stage

Pay Universal21 or the appointed lawyer the reservation fee.

The reservation fee includes all the required payments for the legal works, such as lawyer fees, conveyancing costs, transfer tax, military verification and stamp duty.

It does not include costs or charges for bank mortgages, or for the developer in respect of payment plans. These charges will be charged additionally.

2nd Stage

Pay to your lawyer the first payment, usually 50% of sale price, and return the authorised document pack to the lawyer to allow the lawyer to exchange the contracts.

3rd Stage

Transfer to the Lawyer the final payment to complete the sale title deed transfer, after military verification has been approved.

Universal21 Ltd

Property Buyer's Guide



OUR COMPANY

Universal21 will hold two months rent as security deposit from the tenant and any required guarantees that have been made. We will also deal with any repairs or problems with the tenant on behalf of the owner. Six monthly we visit the property and conduct a property check. Should the tenants leave we also conduct a full inventory and upon the owner's request a 'freshening up' of the property before re-letting to a new tenant. As we provide a full turnkey property management service Universal21 is an ideal partner for any client looking to 'buy to let' as we take extremely good care of a client's investment. Should you be purchasing for your own use we are more than happy to provide those services you deem necessary for Universal21 to look after your new home.

It is imperative, in our opinion, to minimise potential risks, reduce exposure and at the same time maximise returns for our Clients. We believe that our honesty, experience and excellence of service will help establish us as a company which can be trusted by our clients.

The role of **Universal21** is to obtain exclusive developments from developers who require our services to sell their products. The development must have all the legally required papers planning permits construction certificates Kat irtifaki (separation of the Land Title Deed into separate selling units, to which a contract can be notarised against or a charge placed on it).

Our role then consists of the following duties:

- Sale of residence and commercial places
- Report of financial values
- Preparation of sales reports
- To measure marketing performances Daily, Weekly, Monthly and Annually
- To create a dynamic sales process by analysing sales results constantly
- Analyse and monitoring of customer satisfaction
- Operating customer follow-up system
- Organising advertisement and other marketing operations
- Media follow-up and archiving

To report sales operations

- By regularly analysing competitor projects
- To follow up real estate prices in the area
- To develop new sale and marketing methods
- Media monitoring

After sales service

- To organise delivery of units after completion
- To assist on choice of site management team
- To ensure that the deliver the deeds of commercial and residential real estate is completed in a timely manner
- To prepare and ensure the snagging is completed
- To assist on resale's for owners
- To find and vet tenants and collect rents
- To check out tenants who terminate their tenancy agreements.

Universal21 Ltd

Property Buyer's Guide



COMPANY VISION

To keep one step ahead of our competitors, in order to remain at the forefront of the property market.
To create exponential growth and to be the market leader.

MISSION STATEMENT

Universal21 is dedicated to exceeding our client's expectations and pre-empting their requirements. We are fresh and creative in our solutions which are designed to provide the most profitable outcome for our client's investments.

Universal21 is a sales and real estate management company that sells, acquires and manages. Our business is the selling of properties both locally and internationally. We place great importance on conducting and preparing thorough due diligence. The properties we specifically chose are those we believe, as an organisation, will profit our clients and where we are able to provide highly profitable rental management. We look for properties that fulfil and surpass market expectations, the properties we offer for sale are those that have good core values and offer our clients profitable exit strategies. The construction companies we work with must be able to satisfy the ever growing needs and changes demanded by our owners, tenants and residents and they have a remit to provide an environment that leads to total satisfaction of life style and gives our clients financial growth on their investment.

Our mission is to create partnerships and provide leadership that result in successful business ventures, thriving residential communities and enriching work environments. We strive to create long-term sustainable value for our investors through strategic asset growth, increased profitability and the capture of value added opportunities. Our stakeholders include our employees, owners, business partners, residents, vendors and suppliers, as well as, the property owners, government agencies, regulators, and lenders. Individually and collectively, the interests, goals, and objectives of all stakeholders are important to the success of our company.

OBJECTIVES

To know and exceed the expectations of our partners, clients and owners.
To constantly grow through creating resources and efficient solutions.
To maintain our entrepreneurial vision in the real estate marketplace.
To persistently strive for ever increasing excellence in our work.

OUR PHILOSOPHY

Our investor clients are our bosses. We are given this business opportunity because our Agents and their clients trust us with their investments.

On the other hand, our tenants are also our customers. Our customers pay our bills, provide our clients with coverage to their financial commitments and we do our very best to provide them with quality customer services. We are the middleman; our job is to smooth out the conflicting interests of a tenant and an investor, and to provide a conducive experience for both parties, by conducting our business professionally, ethically, flexibly and promptly.

Universal21 Ltd

Property Buyer's Guide



Company Vision

To keep one step ahead of our competitors, in order to remain at the forefront of the property rental market. To create exponential growth and to be the market leader.

Mission Statement

To be the partner of choice for Owners, Tenants, Developers and Agency networks, providing value-added resources to real estate solutions.

By continually listening and responding to our clients' needs we are able to surpass customer expectations.

Health, Safety and Environmental Policy Statement

"Universal21" believes it has made and will continue to make proper provision for the Health, Safety and Welfare of its employees at work and others who may be affected by its activities.

Investment Strategy

Universal21's investment strategy aims to deliver results which surpass the market average. Based on research, Universal21 has prepared a model portfolio which sets out guidelines for its investment policy.

Development Strategy

Universal21's development strategy aims to deliver a constant influx of high-quality properties from owners and developers and to upgrade them to Universal21 high standards by installing a Universal21 Deluxe Pack therefore achieving maximum rental incomes from excellent long term tenants. This is the key goal of Universal21.

Rentals Management Strategy

Universal21 uses the internet, its local agency networks and advertising as its primary communication channels for reaching potential tenants. Universal21 also will build its own network of offices in each prime location for rental activities.



Furniture Range

Contemporary Style

Internal FINISHES

The look of the bedrooms or living area will be completed with the high quality laminated parquet floor and the inner doors with wooden like finishes as provided by the developer.



DELUXE Furniture Pack

Included in the Price. This is a carefully selected furniture set, designed specifically for the comfort of client.



2018

TAX IN TURKEY



DETAILS OF THE PROPERTY PURCHASE - TAXES

Property Buyer's Guide

TAXES

This document should be used as a guide only. Please note that Tax legislation and administrative practices may change and this document is a summary of potential issues to consider.

INDIVIDUAL TAXATION

A. INCOME TAX

1. TAX RATES

In principle, individual income and gains are subject to income tax at progressive tax rates which vary between 15% and 35% and calculated on a cumulative basis. The brackets for the year 2018 and relevant income tax rates are provided below.

Tax year 1st January – 31st December

Tax return Due date – Tax returns must be filled between 1st March and 25th March

On the other hand, certain individual (both for resident and non-resident) income and gains are subject to withholding tax (WHT). WHT is withheld and filed by the local company which provides income to resident or non-resident individuals. In the presence of Double Tax Treaty (DTT) it might be possible to reduce the tax rates or omits the taxation in Turkey for the income and earnings derived by non-resident individuals. The new taxable income brackets and the tax rates to be applied in 2018 issued in Official Gazette duplicate number 30285, dated 29 December 2017 are shown below:

From (TL)	To (TL)	TAX AMOUNT ON LOWER (TL)	TAX RATE ON EXCESS
1-14,800	14,800		15%
14,801- 34,000	34,000	2,220	20%
34,001-120,000	120,000	6,060	27%
120,001+	and above	29,280	35%

2. WHO IS LIABLE

Individuals who are resident in Turkey are subject to tax on their worldwide income and they are regarded as full tax liable in Turkey. Non-residents are taxed only on earnings and revenues derived in Turkey and they are regarded as limited tax liable in Turkey.

Residents include individuals with legal permanent residence in Turkey and those who reside in Turkey for more than six months during one calendar year (Provisional absence shall not interrupt the continuity of residing in Turkey).

DETAILS OF THE PROPERTY PURCHASE - TAXES

Property Buyer's Guide

3. RESIDENCY

The civil law defines residency as an 'intention to settle down'. Although the law does not specify any objective criteria for the residency, the factors such as purchasing an apartment in Turkey and closing business operations abroad or having vital interests (social and economic) in Turkey may be considered in determination of Turkish residency status.

Overriding the six-month rule in item above has a special exception that applies to expatriates such as businessman, scientists, experts, employees of governments or journalists who come to Turkey to perform temporary and pre-defined work as well as those who have arrived for the purpose of education, medical treatment, rest and travel. Such persons will still be considered as non-resident even if they stay in Turkey longer than six months in a calendar year.

Generally, if an individual is a non-resident of Turkey under these rules, he will also be a non-resident for purposes of the application of Turkey's tax treaty network. This may affect the taxation of non-Turkish income in the source country.

4. INCOME SUBJECT TO TAX

Turkey has unitary tax system under which income derived from different sources is aggregated and tax due is computed on the total aggregate income. Under the unitary system, WHTs are considered advance payments of the tax and are credited against the tax due in the annual return. Tax is imposed on a calendar year basis in Turkey. Further, income derived in Turkey by residents and non-residents are categorized into seven types.

These seven categories are:

1. Commercial income
2. Agricultural income
3. Salary and Wage income (remuneration)
4. Self-employment earnings
5. Revenues from immovable properties (including royalties)
6. Income from Capital investments (i.e. interest and dividends)
7. Other earnings and gains (i.e. capital gains)

Just as significant as the type of income is where the income is generated i.e. inside or outside Turkey.

Foreigners who have full tax liability status in Turkey are taxed on their income derived both in Turkey and outside Turkey. The sources of income in Turkey for limited liable taxpayers (non-residents) are determined as follows:

DETAILS OF THE PROPERTY PURCHASE - TAXES

Property Buyer's Guide

COMMERCIAL INCOME

Income derived from every kind of commercial and industrial operation through a place of business in Turkey, or through a permanent representative in Turkey, is considered as income derived in Turkey.

AGRICULTURAL INCOME

Income arising from agricultural operations carried out in Turkey is considered as derived in Turkey.

SALARY AND WAGE INCOME

Salary and wages are defined as money and goods given as compensation to employees in association with a specific place of business as well as benefits that are provided to them and can be represented in terms of money.

There is no distinction between salary and wages in Turkey, so “wages” is used for both in the following. Whether wages are paid as cash, indemnity, allowances, overtime, advances, subscriptions, premiums, bonuses, expense accruals or as a percentage of profit which is not related to a partnership, the essence does not change.

Certain payments made by the employer on behalf of the employee, such as payment for rent and utilities are grossed up and taxed as salary and wage income.

Fulfillment of the following conditions indicates that the wage income is acquired in Turkey for individuals with limited liability:

- a. If the employment service is performed in Turkey or,
- b. If the services are “evaluated” in Turkey.

An employment service will be considered as having been evaluated in Turkey if the salary amount is booked as cost or expense by the Turkish entity. In determining taxable income, expenses allowable under the income tax law are deducted from gross revenue.

Individuals in Turkey who work for non-resident entities whose legal and business headquarters are not located in Turkey and who are paid in foreign currency are not taxed on their salaries if all of the following conditions are met (this exemption is usually applicable for liaison office employees):

- The non-resident entity pays the salaries out of earnings derived abroad;
- The salary payments are not charged as expenses against profits taxable in Turkey;
- The amount of compensation is brought into Turkey as foreign currency.

DETAILS OF THE PROPERTY PURCHASE - TAXES

Property Buyer's Guide

PROFESSIONAL (SELF-EMPLOYMENT) INCOME

Self-Employment earnings include services rendered by a person who works on behalf of himself in his name using his own professional knowledge without being dependent to an employer. If benefit is derived from self-employment activities performed in Turkey or the self-employment activities are evaluated in Turkey, this indicates that self-employment earnings are acquired in Turkey for individuals with limited liability.

Services which are rendered by resident and/or non-resident individuals are subject to withholding tax of 20% and the recipient of the services files a WHT return to the tax office on behalf of the professionals. If the service provider is non-resident, provisions of DTT's are taken into consideration. Provisions of DTTs might prevent taxation of such income in Turkey.

REVENUES FROM IMMOVABLE PROPERTIES

Revenues acquired from rental of immovable properties and rights by their owners, by their holders, by those holding easement and usufruct rights or by their tenants are taxable in Turkey (if the immovable property is located in Turkey or if such properties and rights are used or evaluated in Turkey).

Rental income derived by resident and non-resident individuals from immovable assets and royalties for patents and rights are subject to WHT at a rate of 20%. This WHT may be eliminated or reduced under applicable DTT's if the income is derived by non-resident individuals.

CAPITAL INVESTMENT INCOME

The following types of income are included in investment income.

- a. Dividends from all types of share certificates.
- b. Earnings arising from participation shares.
- c. Profits distributed to the chairman and members of the board of directors of companies.
- d. Interest income derived from public and private bonds and treasury bills.
- e. All interest income (Time deposits, Repo and others).

Dividends derived by resident and non-resident individuals are subject to 15 % withholding tax (WHT).

SOME OF CAPITAL GAINS AND OTHER EARNINGS ARE AS FOLLOWS

- Earnings arising from the sale of securities, rights, copyrights, patents.
- Earnings arising from the disposal of land, immovable, ships within the first five years of the acquisition.
- Earnings arising from the transfer of rights of partnership shares.
- Earnings arising from disposal as a whole or a part of an operation whose activities are halted.

DETAILS OF THE PROPERTY PURCHASE - TAXES

Property Buyer's Guide

B. REAL ESTATE TAX

The buildings and lands in Turkey are subject to real estate tax. The tax taxpayer is the owner of the building/land, the owner of any usufruct over the building/land, or if neither of these exist, any person that uses the building/land as its owner.

There is a partial exemption of 25% of the tax value of buildings or apartments used as residences. This partial exemption applies for five years from the year following the year when construction was completed.

The tax base for the building/land tax is the tax value of the building/land.

The tax value is the value recorded at the Land Registry. The rate of building tax is generally 0.2% although the rate falls to 0.1% for buildings used as residences. The rate of land tax is 0.1% and parcelled land tax is 0.3%. These rates are increased by 100 % within the frontiers of metropolitan municipality and contiguous regions as defined by law.

A declaration is submitted to the municipality where the building or land is located if there is a modification which might lead to a change in tax value.

Taxes are paid annually in two equal instalments, the first at any time during the period from March through May and the second in November.

DETAILS OF THE PROPERTY PURCHASE THE DEVELOPER'S SITE MANAGEMENT

Property Buyer's Guide

PROPERTY SITE MANAGEMENT

Universal21 Ltd has a reputation for integrity, excellence and innovation in management services. We provide quality, convenient and cost-effective services that focus on protecting the real property investments of our Owners. Our Goal is to be responsible for the rental management for our clients on development we are involved with. As an organisation Universal21 Ltd is fully committed in maximising the long term profitability of its client's investment. Developments that are well managed and maintained properly add considerable value to a client's property and increase its rental ability. We see ourselves working closely with the Owners and with the appointed Site management company forming the best management team to: - sustain growth, oversee all the works, plan future expenditure and improvements, employ the right staff and ensure each development looks as fresh as the first day it was delivered.

The purpose of the Site Management Company is to preserve property values while assuring a clean, safe, fun and eye-catching holiday environment. Owners are encouraged to maintain attractive properties that have a positive effect on the overall appearance of the development.

The Site Management Company is responsible for all the cleaning and maintenance of all the common areas and facilities such as fitness centre, swimming pool area etc. Usually the developer is responsible for the first 5 years or they will appoint their own site management company. Universal21 Ltd is not responsible for the site management company.

They will have on larger developments have a fully manned site office centrally located in the development. Working closely with the Site management company we will prepare your investment property both internally and externally to achieve the perfect property in perfect surrounds.

Estimated Site management fees - Aidat

PROPERTY TYPE	PRICE per month Turkish Lira	Converted approx. US Dollars	Converted approx. GBP Sterling
1 Bed	TL150 – 175 est.	\$47 est.	£33 est.
2 Bed	TL200 - 280 est.	\$74 est.	£53 est.



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