

## FRANK CROWLEY - AZURE OVERSEAS - 5 TURKISH PROPERTY HOTSPOTS 2011-12

Turkey is one of the fastest growing property markets in the world right now. Frank Crowley, of Azure Overseas has been selling property in Turkey for almost 5 years. Here are some of his predictions for what will be the hotspots in the Turkish market in 2011 and 2012.

### 1: Istanbul

Istanbul has one of the fastest growing populations in the world, and not only in number, but in affluence as well. Demand for quality properties to rent more so than buy is growing far quicker than developers can build. On top of that the mortgage market is growing in Turkey, at around 20-25% per year, which gives Istanbul property a solid exit strategy. There is also a strong tourism contingent, giving the option of short or long term rentals.

Frank Crowley says: "Given the strengths of Istanbul property the prices you can buy at are just incredible. We currently have some excellent developments in the city, browse the website to find out more."

### 2: Antalya

Antalya is the third largest city in Turkey, so you would think it would attract the same furore for its residential rental market as big-brother Istanbul does. But, despite its population growing very rapidly in numbers and affluence, this is not Antalya's main strength. Antalya is much better known for its great beaches and resort-town attributes, as one of the fastest growing and best tourism destinations in Turkey, benefiting from a well served international airport. Antalya offers the best of both worlds.

Frank Crowley says: "Antalya has always been known as a resort town, it is only recently that its population growth and growing affluence give it huge potential for residential rentals as well. Antalya property is available at very low prices."

### 3: Izmir

Izmir is the second biggest city in Turkey, and its population is growing almost as fast as that of Istanbul, in both affluence and numbers. Izmir is an undiscovered giant, prices are low and there is incredible potential to earn really great yields on residential lettings. Tourism isn't growing as quickly as Antalya but it is certainly picking up as well.

Frank Crowley says: "You don't hear a lot about Izmir, but if you are looking for a residential investment opportunity in Turkey then it could well be the place for you."

### 4: Alanya

Alanya has long been one of Turkey's top tourism destinations with millions of people from around the world visiting each year. It is also home to Turkey's largest population of British expats, and all this with the nearest airport 90 minutes away in Antalya. This year, TAV airport operator welcomed the first international flight into the Gazipasa airport just outside Alanya. This new airport has the potential to bring about a boom in Alanya tourism and property investment.

Frank Crowley says: "Alanya is a hugely popular location, and now with its own international airport, which will hopefully bring flights from more destinations in the coming months, the only way is up."

#### 5: Altinkum

You really can't have one of these lists without including Altinkum. Property in Altinkum is among the cheapest in Turkey, but is also mainly of excellent quality giving massive value for money. The new multi-million pound Marina build in 2009 really put the town on the map, and brought new affluence and economic growth potential. As a holiday home investment destination Altinkum is one of the best.

Frank Crowley says: "The Apollon Holiday Village in Altinkum really sums up what is on offer here. This is a world class development built by British builders, yet you can buy 2 bedroom apartments for about £30k."



Azure Overseas

[info@azureoverseas.com](mailto:info@azureoverseas.com)

08450 522 145