

## A Buyer's Tale

### Kuşadası Bargain

Sam and Denise Sameer were looking to buy an affordable villa in the sun. Even though the couple from Manchester spent £20,000 more than their budget, they believe they have got a bargain. The semi-detached villa on the Olive Grove development in Kuşadası is now worth twice the £45,000 they paid for it in 2005.

The villa has three bedrooms and four bathrooms - with each of the bedrooms having its own en suite with shower and toilet. There is a shared swimming pool which rarely gets crowded. Maintenance charges are £200-£300 a year.

"The property was significantly cheaper than anywhere else," says Sam. "We'd been to Portugal and the U.S., but Turkey was more within our budget. Although the villa has doubled in value, we didn't go into it as an investment, we wanted somewhere to relax in the sunshine."

The couple started their search whilst on holiday. Although most of the resale properties they visited were cheap, they needed a considerable amount of money spending on them to bring them up to a decent standard, explains Sam. Whilst walking along the sea front one day, they popped into a local developer's office. "They took us around lots of property but didn't push their own development because it



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was £20,000 more than we wanted to spend. When we asked about it, they showed us where it was going to be built," says Sam.

The couple were so impressed with the development that they went away to think about it. "We decided to spend the extra money because the properties we had seen needed to have that much spent on them anyway," explains Sam.

They paid a deposit and the majority of the balance shortly afterwards. The developers took care of the legal process and all the paperwork including translations of the contract.

"It was such an easy process because everyone could

explain everything to us in English," says Sam, an auditor. "All we had to do was sign the papers."

The couple could see how building work was progressing on the estate agency's web site. They even chose the furniture for the apartment on the web, so that it was fully installed when they arrived. Sam and Denise visit six times a year and have no plans to rent out the villa. "It is brilliant. The food is fantastic, everything is really cheap and the people look after you when you are here. We love the lifestyle."

Sam and Denise bought from Capital Developments, [www.capitaldevelopments.net](http://www.capitaldevelopments.net)