

Sturgen Properties are poised to develop in the fast growing Turkish Market

Building on Turkish success Sturgen launches its latest project ...



Banbridge brothers Sean and Martin O'Hare have made the successful transition from operating one of Northern Ireland leading Fashion stores to property developers. The completion of their villa complex in Turkey is an endorsement in itself.

Sturgen Properties is a Northern Ireland based property development company, which the brothers run along side their sister Caroline. Established in 1995 the company has grown from a small property portfolio company to the development company it is today.

The overseas property section of the company is run from their dedicated facility within the landmark building, Sturgen Buildings. Situated on the penthouse level, the office is comfortable and relaxing. It provides a unique environment though which the customer can gain a more complete understanding of the area, the developments and what Sturgen can offer as a company.

Sean O'Hare said that the theory behind this office is to make any purchaser feel confident and secure when they are considering purchasing abroad. The main difficulty with a foreign purchase is the mystery behind that purchase, such as local laws, procedures and culture. Simple tasks such as obtaining Tax numbers, bank accounts, Government clearance, Deed transfers etc are all taken care of by our company. In addition foreign purchases have the further difficulty of the language barrier, Spain, Portugal, Bulgaria, Turkey, everywhere language can be problem. Sturgen have managed through the professional team both here and in Turkey to remove all these obstacles.

The environment here in the Belfast office is comfortable and more importantly casual. Martin O'Hare explained that the old 'time-share' pressure sales of yesterday have no pace in the sophisticated property investment world of today. Today's investors are shrewd and well informed. Therefore, the sales experience is more akin to any business venture and moving quickly away from the cheap hotel foyer sales technique used by other companies. Sturgen have invested greatly in this presentation to promote their schemes abroad, in an attempt to alleviate any purchaser fears surrounding their investment. Sturgen Properties has a very transparent line of responsibility to any prospective investor. The Northern Ireland based company owns the development land, employs both the contractor and sub contractors, markets and sells its owns properties from its base in Queen Street, Belfast. In short you



Newly completed Dilek Thermal Resort, Kusadasi, TURKEY

will ONLY deal with one company from introduction to the purchase to the completed handover of your Title deed, completing transparent line of responsibility. This provides a unique investment opportunity and added security in your money in the foreign investment arena.



Dilek Thermal Resort concept arose almost two years ago while Sean O'Hare was on Holiday in Turkey. The area near the national park was a familiar location and always had a huge potential due to its proximity to shops and beaches. One unique feature of this scheme is it Thermal Spring and 'Hot Rock Pools'. Dilek Thermal Resort is one of Turkey's first private housing schemes to incorporate a hot thermal water spa. Mr. O'Hare explained that getting into the foreign property market would require us to offer a development which was unique and special. This would be proving to be Sturgen's first development off shore, and a logical next step for the company. Already Martin was pointing out that their next scheme in Turkey which would comprise of 28 villas was to be released by September of this year. Sturgen acquired the land for Dilek Thermal Resort September 2005. Within months the land was being leveled and prepared for the forthcoming development of 47 villas. Kusadasi's leading construction company 'Altuntas Insaat Ltd', which has been operated for over 25 years by local builder Ahmet

Altuntas was employed to carry out all the construction. Work started on site in February 2006 and was completed in April this year. All the work to date has been overseen by Sturgen properties which have a long pedigree in local commercial development. The attention to detail and control over the contractor and lengths they will go to satisfy their customers are unrivalled. The final construction has been a landmark in quality and finish for the Turkish market. The houses in Dilek Thermal resort are four bedroom, semi-detached villas priced from €150,000. The design cues taken from Ottoman features, such as the window design, corncing, front door and feature pillars add to the quality feel of the entire resort. The marble flooring on the open plan ground floor area extend to the staircase and the upper floors, leading up to an impressive gallery.

All four bedrooms have access to a balcony and the master bedroom has the advantage of an en-suite. The unique design feature of this villa is the placement of the roof terrace, which has views of the magnificent 'Samson' mountain range of the National park. This view is complemented by the glisten of the sun reflecting from Aegean Sea. Warm balmy evenings really emphasize the importance of the roof terrace, as you sip locally produced wine and gaze at the stary eastern sky or Arabian nights; this is where Turkey will capture your heart! Davutlar village is on the resorts door step, with its Bread shops, butchers, banks, local cafes and restaurants. The local population is warm and receptive to any visitor, a characteristic of the Turkish people. Any visitor will experience an everlasting supply of tea offered to every casual passer by from the local shop keepers.

Sean O'Hare who fully overseen the previous scheme in Turkey is confident that the quality and design, which has been delivered, will be replicated in this latest project.

The scheme comprises of 28 villas, which will be finished in the highest standard. Using high quality German Kitchens, Modernist bathrooms, marble and solid wood flooring and key note features including corncing and external.

Villas Priced at €190,000
The development will incorporate two swimming pools and a feature outdoor Thermal Spa. Nestled at the feet of the 'Millipark' National Park, Dilek Springs setting is simply breathe taking. An area famed for having the 3rd highest Oxygen content in the world, Davutlar will impress and delight any visitor.



Dilek Springs Villas, Kusadasi



Leading on from the outstanding success of their first development, Sturgen is about to launch its latest scheme again in Davutlar, Kusadasi. Work will start in September 2007 and should complete by December 2008.

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