

INFORMATION SHEET:

TOURISM AREA AND CENTER: Aydın Kuşadası Yacht Marine Tourism Center

ALLOCATION SITE

PROVINCE : Aydın
SUB-PROVINCE : Kuşadası
VILLAGE : Türkmen
LOCATION : Tabakhaneler

OWNERSHIP STATUS

OWNERSHIP : Treasury

PLANNING STATUS

1/25.000 SCALE : Aydın Kuşadası Environment Plan (Approval Date: 6.3.1990)
1/ 5.000 SCALE : Aydın Kuşadası Master Plan (Approval Date: 7.6.1991)
1/1.000 SCALE : Aydın Kuşadası Land Use Plan (Approval Date: 16.12.1993)

LAND USE STATUS

Accommodation and Trade Units Special Planning Area
Indoor construction area: 2368 m²

SPECIFIC PLOT	AREA (m ²)	LAND USE STATUS	FSR/FAR	MAX. HEIGHT	CAPACITY
1	6.465	Accommodation and Trade	0.50 / 1.00	6.50	100 beds

INFRASTRUCTURE STATUS

The existing infrastructure in the settlement area such as drinking and serving water and, sewer system, waste treatment, telecommunication, electrification etc. may be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the related public institutions and/or the investors or the required financial contribution shall be made.

OTHER INFORMATION

- 1) Plot No. 1 covers the cadastral plots No. 14-15-16-17-18-19-20-21-22-23-24-25 and 26 of block 134 on which the "Tannery" structures are registered as cultural assets with the decision No. 2425 of 31.07.1986 by the Higher Board of Protection of Cultural and Natural Assets, and the plot No. 12 of Plot No. 134. Restoration and functionality of said registered structures are planned and application cannot be commenced without the functionality decision by the Related Protection Board and approval of the survey, restoration designs.
- 2) The area does not include the road of approximately 346 m² in area determined with the 1/1000 scale Land Use Plan in the subject area of allocation, and the relinquishment for the road and other zoning applications shall be realized by the investor as per the plan. The remaining capacity after deduction of the capacity determined with the designs to be approved by the related Protection Board, shall be used within Plot 12, Block 134.
- 3) The investor shall calculate the Total Investment Cost on the basis of the related unit m² prices regarding the outdoor and indoor arrangements defined under the "Restoration" section of the table in Annex 1 of the Specifications and a bid bond shall be submitted at application on the basis of the total price. Prior to the final allocation to the investor who has been granted a preliminary permit, the calculations shall be made for the new total investment cost, final bid value and the annual lease fee on the basis of the indoor construction area and outdoor arrangements determined as per the Survey, Restitution and Restoration projects. Subsequent to submission of a notarized statement to evidence that the performance bond to be calculated on said price shall

be submitted and the annual lease shall be paid by the investor, the final allocation process shall be concluded by the Ministry and easement shall be imposed by the Ministry of Finance.

SPECIAL CONDITIONS FOR THE PRESERVATION, RESTORATION, RECOMMISSIONING AND ENVIRONMENTAL ARRANGEMENTS FOR AYDIN KUŞADASI MARINA TOURISM CENTRE TANNERIES DISTRICT ACCOMMODATION AND TRADE UNITS SPECIAL PROJECT AREA

Investors intending to apply for the properties to be allocated at the Tanneries District of Kuşadası Sub-province in Aydın Province will also comply with the following *ad hoc* terms and conditions in addition to those enumerated in the General Guidelines for the Allocation of Public Property.

The buildings of civilian architecture works constructed on the Treasury-owned property within the Tanneries District of Kuşadası Sub-province in the Aydın Province and figuring in the register of antiquities will be allocated for restoration and use as accommodation facilities and trade outlets in conformance with their original plans and the relevant Preservation Council resolutions.

AD HOC CONDITIONS:

1. The immovable properties of which the plot numbers and surface areas are indicated in Article 9 hereof and located within the Tanneries District of Kuşadası Sub-prefecture in Aydın Province will be restored in conformance with their original plans and the relevant resolutions of the Supreme Council for the Preservation of Cultural and Natural Assets.
2. The investor will recommission and restore in conformance with the decision of the competent Preservation Council the registered buildings existing within the lots #14 bis 26 of the islet 134 within the special plot allocated and carry out the landscaping arrangements.
3. The investor to which the allocation is made as a result of the inquiries made on the applicants will execute during the preliminary license period will prepare the topogramme project and report, the restitution and restoration projects, the static strength reports (civil engineering), material decomposition report (building chemistry), electrical installations and facilities report (electrical and plumbing engineering), the reports awaiting the decisions of principle on the preservation and repair and the final program on the architectural use and environmental arrangements regarding the recommissioning of the subject buildings. The implementation will start upon approval by the Council together with the eventual amendments based on the additional documents, data and information that may be requested by the latter.
4. The investor will, during the project design and construction stage, obtain a tourism investment and operation certificate from the Ministry pursuant to the provisions of the Law #2634 on the Promotion of Tourism.
5. Prior to the work of topogrammetry, restoration and restitution of the intact buildings, the investors that may have received preliminary licenses will obtain digital photos in adequate numbers, make video recording on their current status, facades and inner spaces together with appropriate details and delivered to the Ministry in triplicate copies converted into CD environment and an album and the video cassettes in the enclosures of a statement to be executed together with the representatives of Aydın Provincial Tourism Directorate. This procedure will be repeated upon completion of the restoration work.
6. During and subsequent to the preliminary implementation stages of the restoration work on the buildings, the investor will proceed with the examination of all structures in general and all components in particular, execute the sampling, measuring tests and analyses *in situ* and at the laboratories with a view to determine the eventual materials decompositions and static strength problems and protect in scaffolding their parts that have the risk of caving in, ensure proper ventilation and cladding and protection against fire hazards and security.

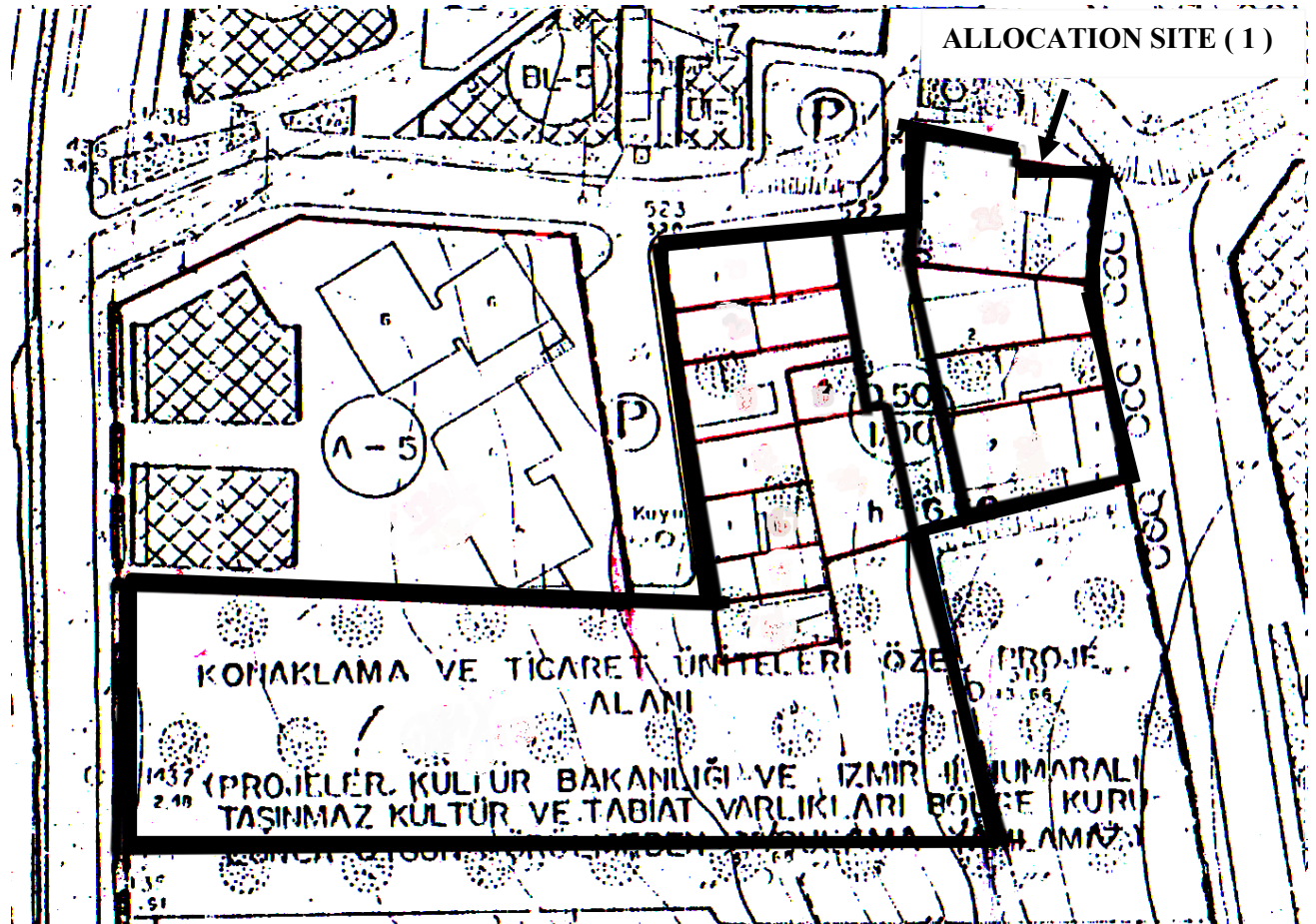
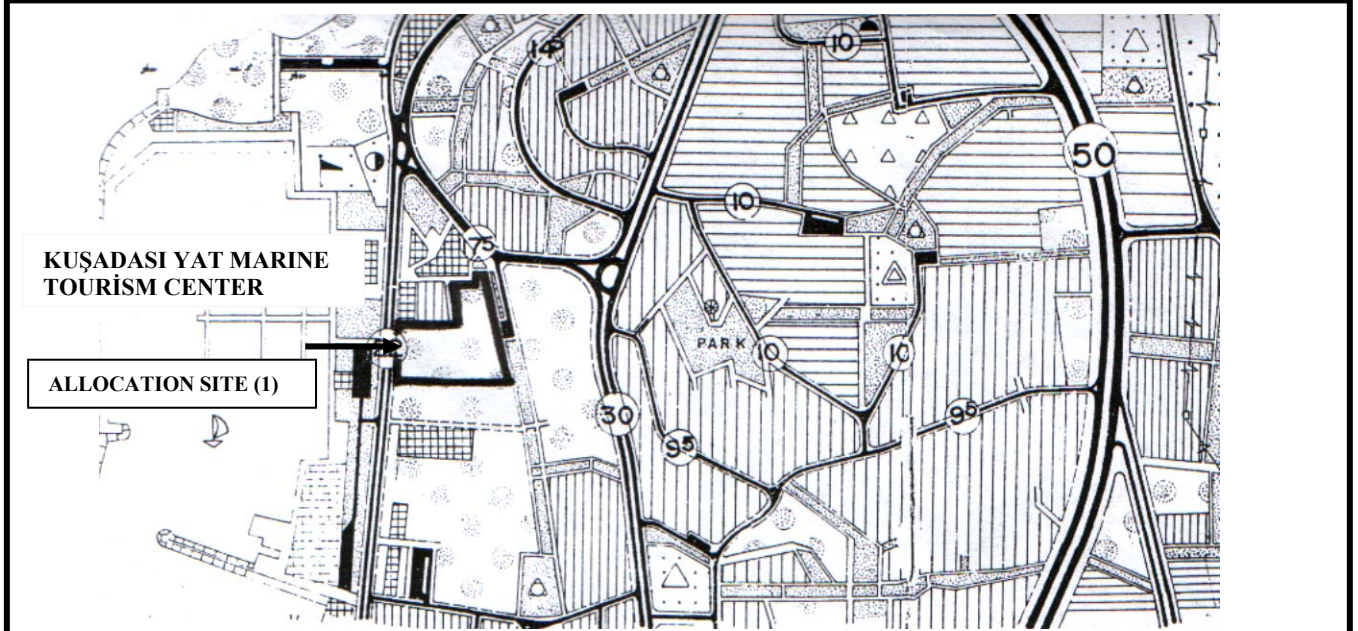
7. The buildings will be restored in conformance with their original architectural characteristics and historical environment. The original architecture will be preserved as much as practicable in the light of the recommissioning while the facades will be restored in strict accordance with the originals. Action will be initiated in accordance with the resolutions to be adopted by the Preservation Council.
8. List of immovable cultural assets to be protected

ASSET TYPE	ADDRESS	MAP SECTION	PLOT	AREA (m ²)
Tannery	Sanayi Sk.1 Çıkamaz No: 1	134	14	107.62
Tannery	Sanayi Sk.1 Çıkamaz No:2	134	15	111.22
Tannery	Sanayi Sk.1 Çıkamaz No:3	134	16	117.14
Tannery	Sanayi Sk.1 Çıkamaz No:4	134	17	113.85
Tannery	Sanayi Sk.1 Çıkamaz No:8	134	18	147.09
Tannery	Sanayi Sk.1 Çıkamaz No:5	134	19	99.21
Tannery	Sanayi Sk.1 Çıkamaz No:6	134	20	165.69
Tannery	Sanayi Sk. No:7	134	21	185.61
Tannery	Sanayi Sk.2. Çıkamazı	134	22	213.53
Tannery	Sanayi Sk.2. Çıkamazı No:9	134	23	311.00
Tannery	Sanayi Sk.2. Çıkamazı No: 10	134	24	172.35
Tannery	Sanayi Sk.2. Çıkamazı No: 11	134	25	198.41
Tannery	Sanayi Sk.2. Çıkamazı No: 12	134	26	425.84

Aydın Kuşadası Yacht Marine Tourism Center



Province: Aydın Sub-Province: Kuşadası Village: Türkmen Location: Akyar (Tabakhaneler)



MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND FACILITIES