

INFORMATION SHEET:

TOURISM AREA AND CENTER: Izmir Seferihisar Doğanbey Thermal Tourism Center

ALLOCATION SITE

PROVINCE : Izmir
SUB-PROVINCE : Seferihisar
VILLAGE : Doğanbey

OWNERSHIP STATUS

OWNERSHIP : Treasury

PLANNING STATUS

1/25.000 SCALE : Seferihisar Gümüldür Kesre Costal section Environmental Plan Rev.
1/5.000 SCALE : Seferihisar Doğanbey Spa Tourism Center Master Plan.
1/1.000 SCALE : Seferihisar Doğanbey Spa Tourism Center Land Use Plan (Approval date: 20.4.1990)

LAND USE STATUS

LAND USAGE : Touristic Facility Area
CONSTR. RATIO : E:0.45 (Hotel)
No. OF STOREYS : 5 STOREY

PLOT	AREA (m ²)	CAPACITY
1671	13.860	160 Beds

INFRASTRUCTURE STATUS

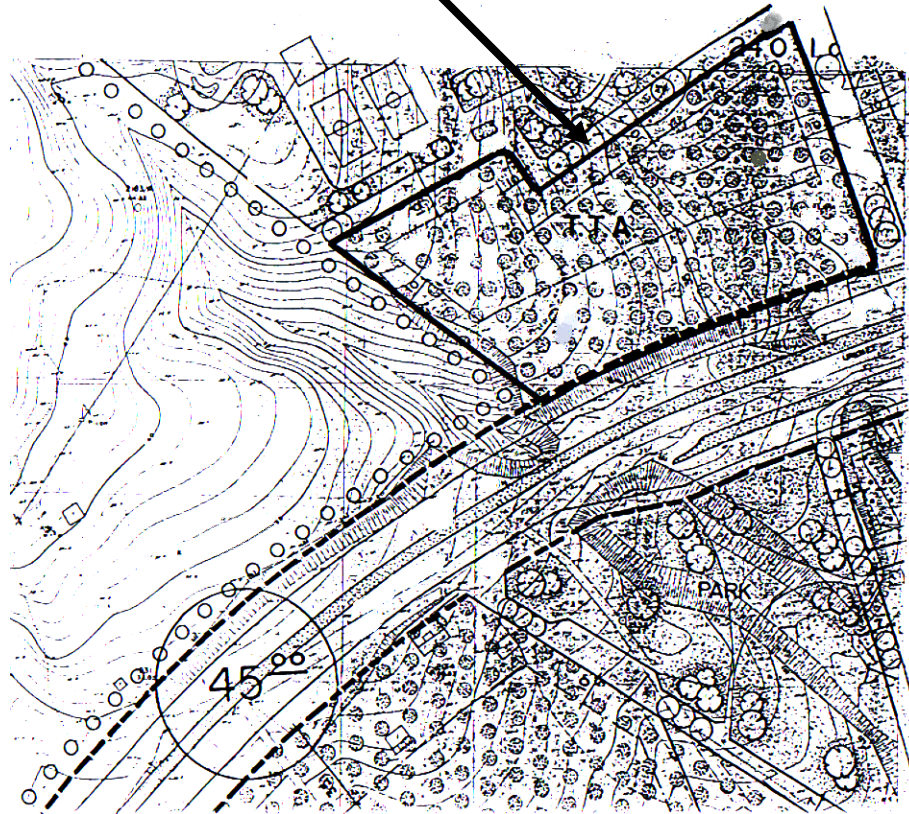
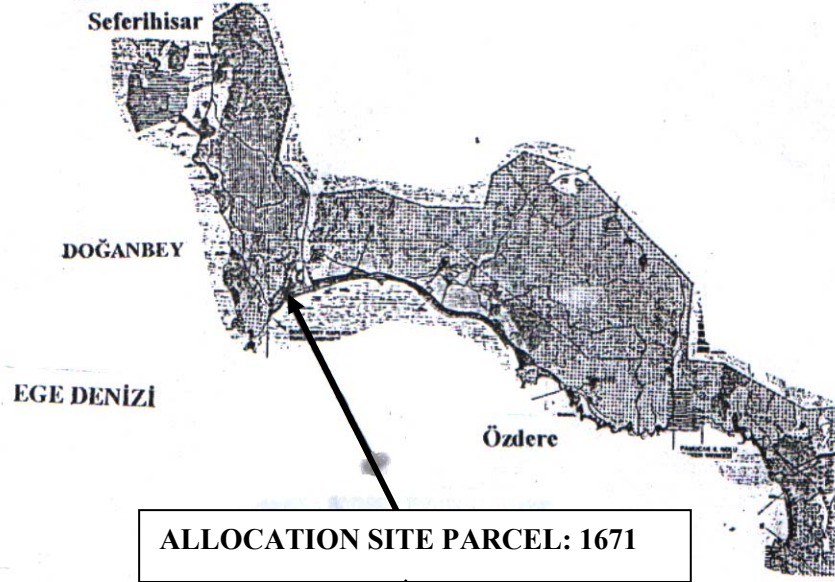
The existing infrastructure in the settlement area such as drinking and serving water and, sewer system, waste treatment, telecommunication, electrification etc. may be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the related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

OTHER INFORMATION

- 1) The complete area of plot 1671 is 27.580 m² and allocation of an approximate area of 13,680 m² shall be realized. The definite surface areas shall be determined upon the formation of the parcellation following the allotment, integration, relinquishment etc. processes by the investor as per the 1/1000 scale Land Use Plans, and the final allocation shall be made thereafter.
- 2) E:0.030 (2 storey) shall be applied in the event of construction of a holiday village at the tourism facility areas. In this case, 2/3 of the bed capacity determined for hotels shall be taken into consideration.
- 3) Subject plots of allocation are located within the municipal borders of Doğanbey – Payamlı municipality.
- 4) In the event of construction of a cure center in addition to the primary accommodation facilities in the Tourism Facility Area:
 - a) The “Thermal Tourism Facility” certificate stipulated in the Tourism Facilities Regulations shall be obtained.
 - b) Thermal water allocation possibility is subject to the “Regulation for Usage Rights and Operation Conditions and Rules for Thermal waters within Tourism Areas and Centers” published in the official Gazette dated 31.12.1993 No:21805 at the final allocation phase.
 - c) All the necessary processes shall be realized and the required facility and operation permits shall be obtained according to the “ Regulation of Thermal Springs ” published in Official Gazette No: 24472 of 24.07.2001, enforced by the Ministry of Health.

İzmir Seferihisar Doğanbey Thermal Tourism Center

Province: İzmir Sub-Province: Seferihisar Village: Doğanbey



MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS