

Kusadasi Senior Living Project

Kusadasi is a district of Aydın province which is in Aegean region of Turkey. The project aims to develop a geriatric care center with residences in which senior persons may sustain healthy and natural life full of luxury under the control of specialist, doctors and nurses for 24 hours. There will be visitor housing areas, sport centers, art galleries, private organic gardens, access to forestry area for daily trekkings, thermal pools, public centers with market, restaurant, cafe, hairdresser, post office, bank, dry cleaning and etc.

Kusadasi is one of the most suitable regions in Turkey for such a project. The suitability of the climate for elder persons, having natural thermal resources, potential of living in an organic life and having several hospitals in the region are some of the advantages. With 30 km of coastal line and beaches, Kusadasi is also a leading tourism destination where the second largest cruise port in Turkey is located and marinas are available for all size of yachts. Town is close to historical places such as Virgin Mary's House, Ephesus Antique City, St Jean's Church, The Temple of Artemis, The Cave of Seven Sleepers, İsa Bey Mosque, old Greek Village called Şirince, the National Park and The Cave of Zeus.

Currently there is a remarkable foreigner community who own properties and are living in Kusadasi. It is connected to large cities like Aydın and İzmir with well developed roads and only 80 km away from international airport of İzmir.

Project owner is Arslan Investment Co. and acquired 2 plots of lands from the State for a while ago. One of the lands is 493.162 m² and the other is 344.068 m², thus total size is 837.230 m² and 7 km away from Kusadasi. Topographic structure of the lands enable sea, nature and mountain view together. Both of the plots are surrounded by extensive forests and isolated from city noise, pollution and dense housing which creates a natural life environment. There is available thermal water resources in one of the plots. A master plan was developed and according to it, zoning plan is also approved.

The project will be developed in phases and for the final status total capacity will be **2500 beds**. Total cost of the investment is projected to be **65 million Euro**, land cost is excluded. Project owner is looking for investors to realise the project.

KUŞADASI LIFE CENTER



Kusadasi: situated on the west coast of turkey next to the mediterranean sea



two sites, located in the uncultivated interior, total size 850.000m2



site one
340.000m2



site two
510.000m2

Building/Zone	Unit capacity	Total		Units		Building
		Area (m2)	Volume (m3)	Units	Volume (m3)	
SITE 1						
Residence	4 bed rooms	104	104	104	104	4%
Surface 537,284 m2						
Commercial Office	1000 sqm	1000	1000	1000	1000	Building
Max. Built Permitted 6%						
PL 237 m2						
Residence	2 bed rooms	300	300	300	300	Residential
Residence	3 bed rooms	300	300	300	300	Residential
Public Services	100 apartments	100	100	100	100	100%
Residential	100 apartments	100	100	100	100	100%
House of worship						
SITE 2						
Residence	4 bed rooms	104	104	104	104	4%
Surface 514,207 m2						
Commercial Office	1000 sqm	1000	1000	1000	1000	Building
Max. Built Permitted 6%						
PL 237 m2						
Residence	2 bed rooms	300	300	300	300	Residential
Residence	3 bed rooms	300	300	300	300	Residential
Public Services	100 apartments	100	100	100	100	100%
Residential	100 apartments	100	100	100	100	100%
House of worship						
SITE 1 & 2						
Surface 1051,491 m2						
Max. Built Permitted 6%						
PL 237 m2						
Residence	1000 sqm	1000	1000	1000	1000	4%
Commercial Office	1000 sqm	1000	1000	1000	1000	4%
Residence	2 bed rooms	300	300	300	300	4%
Residence	3 bed rooms	300	300	300	300	4%
Public Services	100 apartments	100	100	100	100	100%
Residential	100 apartments	100	100	100	100	100%
House of worship						
Total						
Surface	1051,491 m2					
Max. Built Permitted 6%						
PL 237 m2						
Residence	1000 sqm	1000	1000	1000	1000	4%
Commercial Office	1000 sqm	1000	1000	1000	1000	4%
Residence	2 bed rooms	300	300	300	300	4%
Residence	3 bed rooms	300	300	300	300	4%
Public Services	100 apartments	100	100	100	100	100%
Residential	100 apartments	100	100	100	100	100%
House of worship						

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■ general layout

10 50 100 200 m
0 1 2 3 4 5 6 7 8 9 10