

Greenvest

KUŞADASI

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Townhouses

Townhouses are becoming more popular among young people who want to live in cities with more job and population opportunities. Many developers are considering subdividing property and developing townhouses to increase land value.

What is a Town House

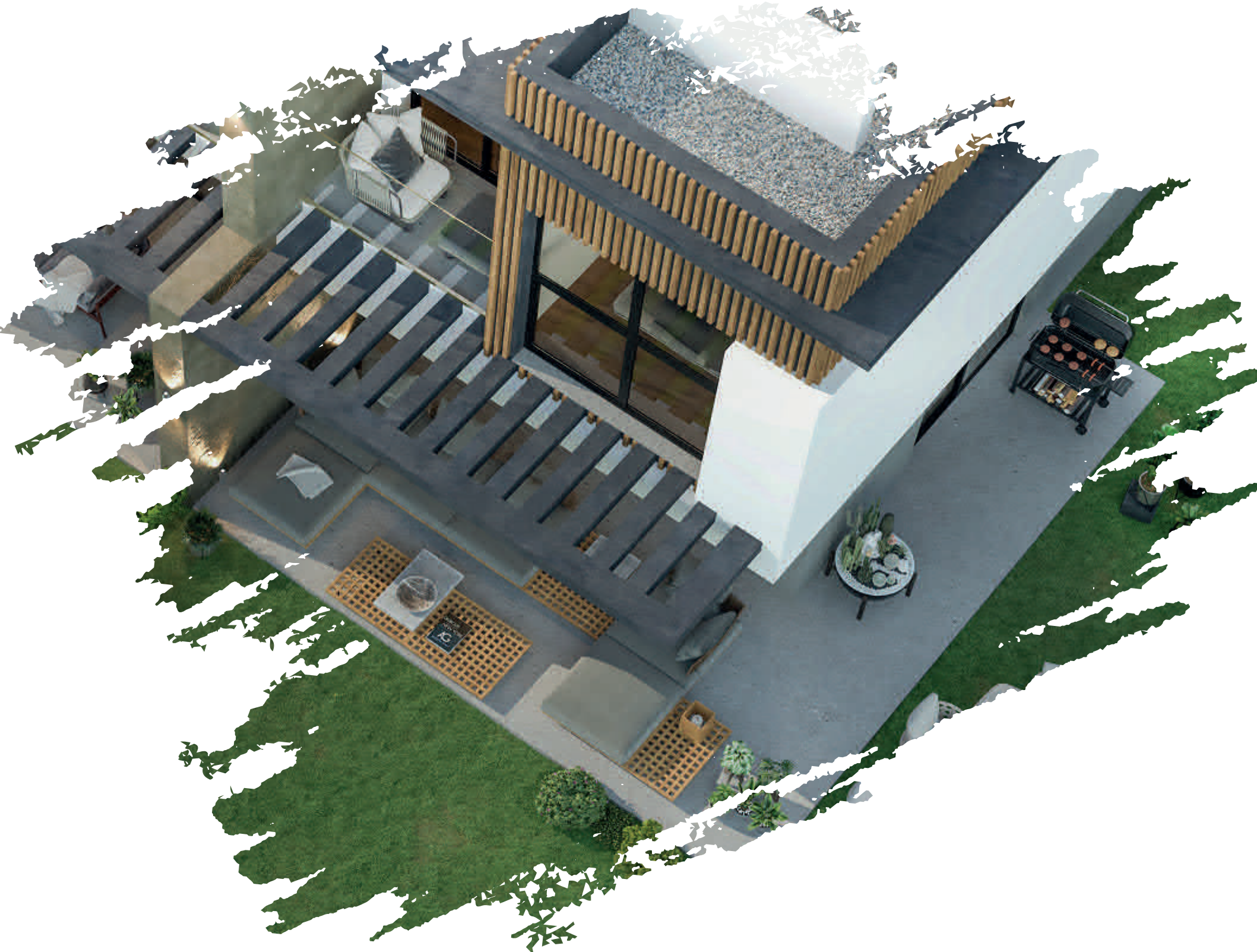
A townhouse is a dwelling that usually shares a wall with adjacent townhouses, with common land between the dwellings. These houses are typically 2 to 3 storeys in more modern designs.

Townhouses are an affordable solution to the desire for more floor space in high-density locations such as Kusadasi. This trend is a direct response to today's demographic looking for rental opportunities.

Younger generations are looking for homes that have the advantages of both a suburban lifestyle and an inner-city lifestyle. The townhouse brings with it the advantage of owning the land on which it sits, exterior and garden features. You will share common areas and maintenance decisions with the local homeowners association. Homeowners Associations typically charge a monthly fee for community maintenance; they also ensure that property value is maintained by enforcing general aesthetic property standards.

These associations can be very beneficial for first homeowners as they can help reduce financial risk and overall liability. Townhouses are also an attractive investment for banks due to the lower financial risk of building a new townhouse. This is because building a new townhouse is less expensive compared to previously built detached homes.

In general, townhouses are affordable, high-value properties that offer easy-to-maintain housing solutions in high-density areas. Other residential villas or houses are usually more expensive because they are built on larger plots of land in competitive markets.



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Are Townhouses a Good Investment?

The townhouse is a great investment vehicle as it is in high demand among two major buying demographics, young families and retirees. Due to the increasing demand and prices of real estate in Kusadasi, entry into the real estate market can be challenging for young families.

Young families are often looking for 2 to 3 bedroom homes in safe, well-known communities. It is much easier and more affordable to achieve this goal when buying a townhouse. Townhouses check all the boxes by providing affordable, good-sized housing for young families.

Retirees often want a smaller, easy-to-maintain home after their children grow up and move out. Townhouses with enough room for a guest room, office and master bedroom are perfect for this demographic. They are also small enough to be comfortably maintained in later years of life.

Two-Story Townhouse to Maximize Floor Space

Townhouses are becoming increasingly popular due to the trend for two-storey development, which maximizes property value and utility. The increase in living space provides significant value for potential tenants. It also increases street appeal by showcasing the architecture of the property within the neighborhood.

Two-story properties are also a good choice in cityscapes as they provide access to better views and more privacy. Designing a two-storey townhouse also allows for potential garden or lawn options to maximize land area. This is a great option for tenants who want a home closer to the traditional white picket fence.

Finally, two-story townhouses are a great opportunity when considering land development through subdivision. This is because they offer additional value to the land and more floor space to prospective tenants.

Building Townhouses for Rent

According to market insights, the average rental prices of units in Kusadasi in the last quarter (summer months) averaged 350 € per week with prices ranging from 550 € per week for a one bedroom apartment to 1600 € per week for a two bedroom apartment.

This suggests that investing in newer rental properties can be much more lucrative. This data suggests a better return on investment for townhouses compared to apartments, taking into account the estimated owner-company fees.

Townhouse Resale Value

Townhouses are valued for both resale and rental capacity, with current estimates suggesting a resale value of 450,000 €. Given Kusadasi's current real estate market projections, these estimates bode well for the acquisition and development of townhouses in the Turkish market.

The Turkish real estate market remains a reliable investment with a 10-year average annual price increase of 40% for houses/apartments.

Townhouses are a modern and affordable way to meet housing demand in high-density real estate markets. Townhouses offer a higher quality of life than apartments, with more space and access to amenities. Townhouses are smaller and more livable than traditional homes, making them a good solution for young families and retirees. They often have private outdoor spaces, making them even more attractive.

Townhouses offer lucrative investment opportunities for those looking to subdivide and maximize land productivity. They provide a stable rental market and minimal risk with the inclusion of corporate associations. The legal entity also provides peace of mind that your asset is protected and maintained for a fair fee. All in all, townhouses are a great solution for both investment and rental opportunities.

Our team at GREENVEST is proud to offer quality townhouse projects and luxury townhouse solutions as a custom home builder. If you are currently looking for a townhouse builder, please contact us today. To help you get to know us better, here are some frequently asked questions and answers.



What will our construction timeline look like?

We provide each client with a personalized timeline and budget plan, ensuring comprehensive communication along the way. This timeline may vary from project to project but will be determined during planning.

Sustainable Homes

Sustainable housing development is among the many improvements and investments you can make for a more livable and valuable property.

With younger generations entering the housing market and a more environmentally conscious Turkish social climate, buyers are starting to demand more sustainable housing. This is something to consider when building a new home.

is an important piece of information to have.

We discuss the many approaches Greenvest can take in collaboration with you to design your dream home sustainably.

From material assessments to smart appliance selection, our team can help you build a more sustainable future.

Modern Design Houses

Modern home designs are very popular among homeowners, first home buyers and investors. This is because their designs are very simple and practical, making them perfect for people who want

an effortless lifestyle.

However, to achieve the effectiveness of a modern home design can be difficult. This is due to many factors such as architecture, color, functionality, sustainability and lighting. These are just a few of the components of a good modern home design.

If you want to build a modern home, it is crucial to understand modern design and the elements that make it successful.

Greenvest is committed to providing you with all the information you need to know during your private home consultation. will be able to discuss everything.





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Mid-Century Modern

Mid-century modern houses are easily recognizable thanks to their natural tones, large windows and simple exteriors.

These homes became popular during the 20th century modern movement. Mid-century modern is a perfect example of indoor-outdoor design, combining open spaces with family rooms.

This combination creates cozy outdoor living spaces with durable furniture and outdoor amenities.

Minimalist

These homes feature monochromatic color schemes and minimal decoration that push the mid-century modern aesthetic to its absolute limits.

Where decoration is necessary, minimalist homes gravitate towards features that create minimal texture, such as large rectangular cladding.

Minimalist design is often blended with mid-century modern because of their similar simplicity.





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Mixed Material

Compared to other styles, mixed-material homes are a bit more self-explanatory. These homes use a variety of colors and textures to emphasize the use of natural materials. This style of home can be beautiful, but it requires attention to detail to avoid looking cluttered or unplanned.

Collect a few pictures or designs that interest you and think critically about what you like. Custom home designs allow you to mix and match different styles to create a space that is completely unique to you.

Smart home technology

One of the first things that comes to mind when we think of modern is the high-tech smart home. Smart home technology includes smart lighting, assistant interfaces, appliances, security, smart speakers and more. Smart technology provides home automation and can help reduce visual clutter by camouflaging bulky appliances and electrical outlets.

Smart home technology is also an outstanding opportunity for extra accessibility for people with disabilities. Many smart systems offer voice command control over numerous home elements such as entertainment, lighting and even your front door.





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Lighting

Smart lights allow you to quickly achieve ambient lighting throughout your home using customizable options to adjust color and brightness. These lights are typically high-efficiency LEDs and can last up to 25 times longer than traditional bulbs.

Home security

Smart cameras, best known for the Ring device, allow you to monitor your home 24/7. These devices usually include customizable notification systems that will notify you of any movement on your phone.

Smart security systems also include video doorbells and smart locks. Video doorbells work in a similar way to smart cameras, allowing you to greet visitors and receive deliveries. Smart doorbells allow you to accept from your phone. Finally, smart locks allow you to unlock your door using a phone app.

Lighting design

Finally, we have lighting design. Lighting design can affect how your entire home looks and encompasses both artificial and natural lighting.





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Artificial lighting

Lighting installations such as pendant lighting, strip lights or recessed lights are all included in artificial lights. Well-planned artificial lighting is essential for the kitchen, as this space needs high visibility for hygiene and functionality. In your kitchen, you can use minimalist LED strip lighting under kitchen cabinets to make food preparation and cooking easier.

The bathroom is another important area where you can benefit from more ambient artificial lighting. This can include subtle motion lighting for nighttime trips to the bathroom.

Try placing lamps in strategic places around the room to brighten your home and create an inviting atmosphere.

This helps to reduce dark corners and create a lighter feel. It will help. Also, instead of harsh overhead lighting, use pendant or It is better to use a softer lighting than globe fixtures.

Natural lighting

Natural light is essential for modern styles. Designers can use natural light to improve the mood, energy efficiency and visibility of your home. This can be done by using optimal orientation placement and large floor-to-ceiling windows.

Well-planned natural light can reduce the need for artificial lighting and even heating and cooling. Plus, gorgeous window features like carefully placed skylights can bring more sunlight and style to your home design.





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Energy-efficient windows

An often overlooked part of our homes is the windows; poor window glazing contributes to up to 40% heat loss and up to 87% heat gain. Many factors can contribute to the efficiency of your windows, such as glazing, sealing and glass type. Low-emissivity glass, also known as low-E, can reduce heat gain and loss through a thin metal layer. You could also consider installing double-glazed windows or IGUs (insulated glass units), which use spaced glass panes to create thermal insulation. Finally, suitable frame materials such as uPVC, which have low thermal transmittance and weather resistance, can complement your energy-efficient window installation.

However, it's not just the materials that can affect your window efficiency, it's also the fitting; poor sealing methods can lead to gaps that allow air to enter and exit. eliminates the positive effects of your windows. These design principles can also be applied to doors.





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Property value

Once everything is built, installed and cleaned, it's time to enjoy your home and reap the benefits of greater energy efficiency. While lower energy bills are reward enough, sustainable properties have also shown evidence of higher property valuations.

This increase in demand in the housing market has led to an increase in value, with sustainable homes having an average sale price 15% higher than more traditional options.





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Building systems

All materials and systems to be used shall comply with the relevant Turkish standards and specifications or international norms such as CE etc. depending on the subject.

Building statics

The curtain, slab, column beam irons of the formwork shall be prepared in accordance with the project.

Heating

All blocks will use underfloor heating system.

Cooling

All apartment units will have air conditioning system infrastructure.

Electricity

All electrical infrastructure will be in accordance with the approved project.

Security

24-hour security booths will be built at the entrance gates to the project complex, (to be built after approval from the municipality).

Exterior facade

It will be covered with wood-looking coatings, decorative plaster and special exterior paints in accordance with the project.

Windows and joinery

First class PVC joinery and insulating glass will be used in all blocks.

Roofs

The roofs of all blocks will be water and heat insulated terrace roofs and will use cinder or slag-like material.





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Landscaping and common areas

The project complex will include walking paths, an outdoor pool and sunbathing areas. Workplaces will not benefit from the common social facilities and pool.





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Floor coverings

Living rooms in apartment units and other rooms will be covered with ceramic (wood veneered, lacquered or aluminum skirting), kitchen and wet floors (bathroom, wc) will be covered with ceramic.

All balconies and decorative terraces will be covered with ceramic.



Ceilings

All ceilings will be painted with plastic paint over the pool plasterboard suspended ceiling.



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Interior walls

Interior walls will be made of brick, aerated concrete and/or plasterboard etc. and painted.

In wet areas such as bathrooms and toilets, ceramic, natural stone, wall paper or paint will be applied.



Doors

Apartment unit entrance doors will be steel doors. Interior doors will be wood veneer or lacquered.



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Kitchens

Cabinets with wood veneer or lacquered doors, wood or acrylic or stone countertops, ceramic coating between the countertops, stainless steel sink, stainless steel hood will be used.



Bathrooms

1st class sanitary ware, under sink cabinets with wood veneer or lacquered doors and mirrors will be used.







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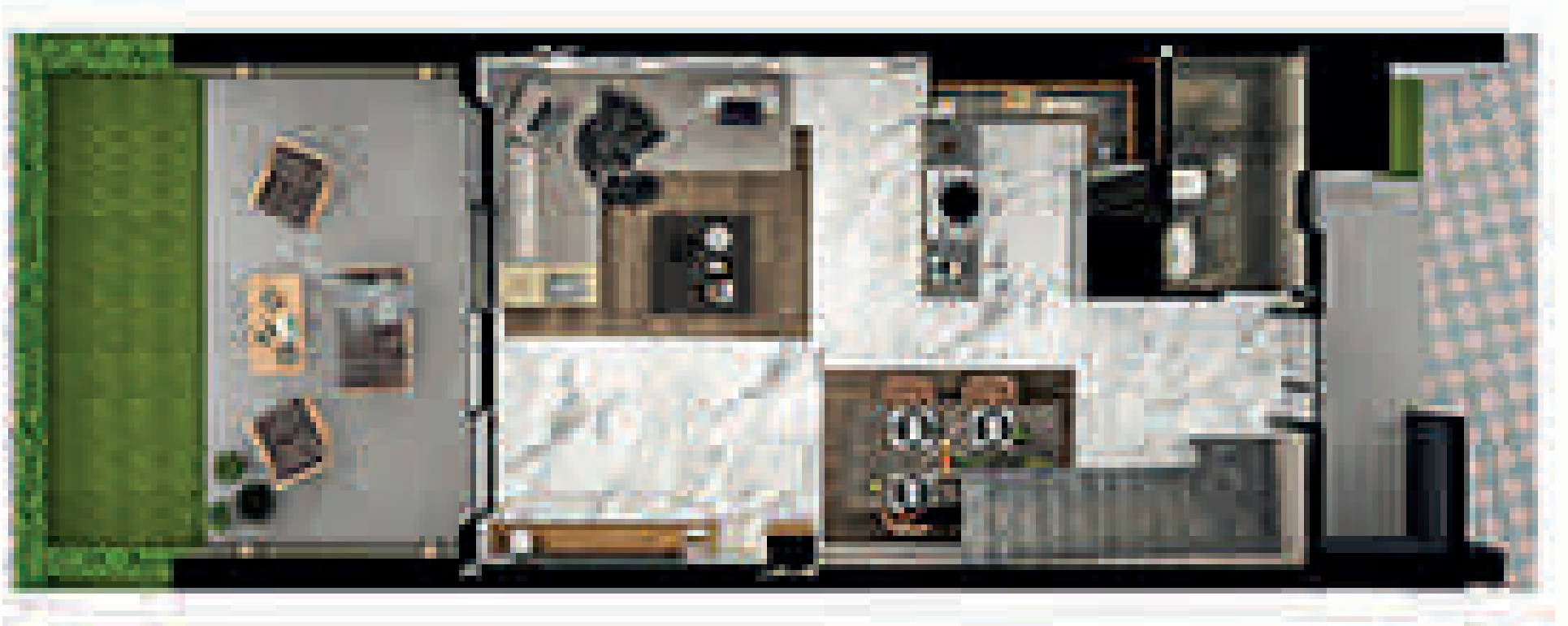




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Floor Plans



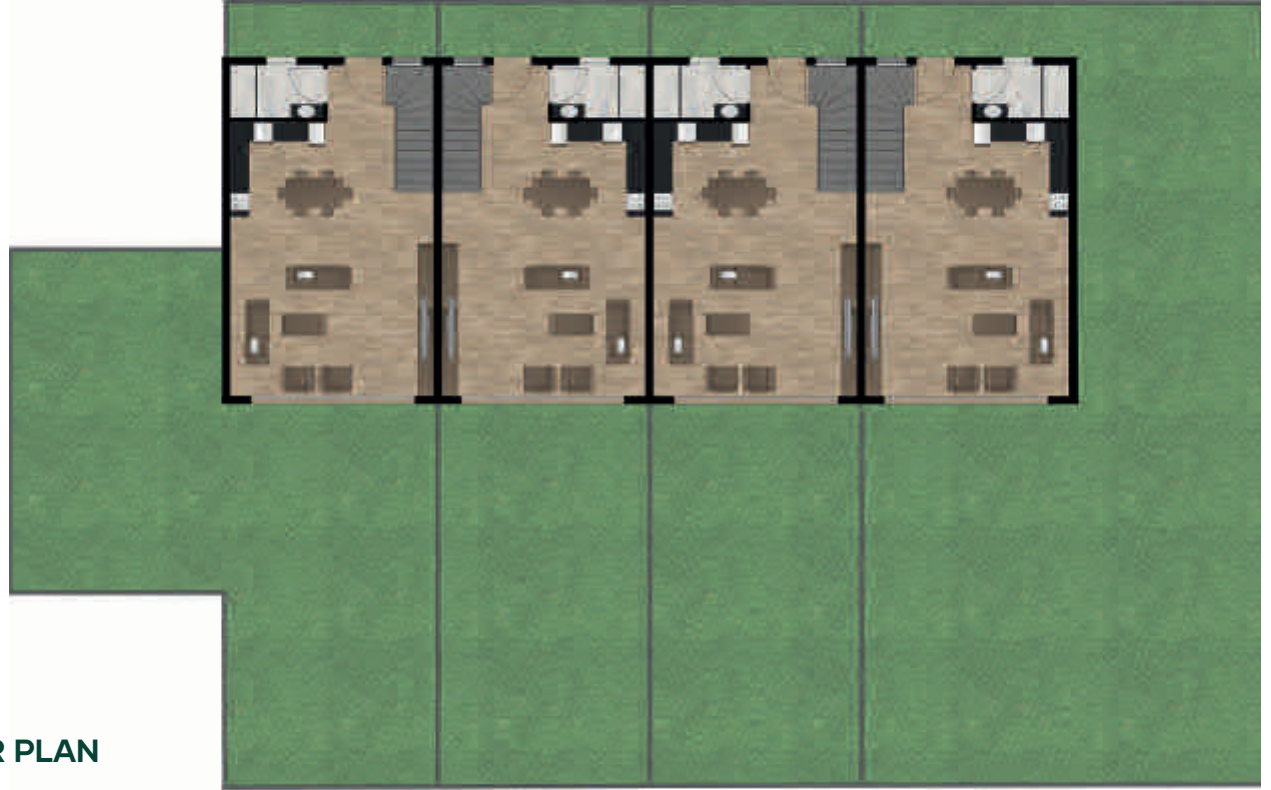


GROUND FLOOR



NORMAL FLOOR

BLOCK 461 BLOCK 20 PARCEL B



GROUND FLOOR PLAN



1ST FLOOR PLAN

461 BLOCK 20 PARCEL C BLOCK

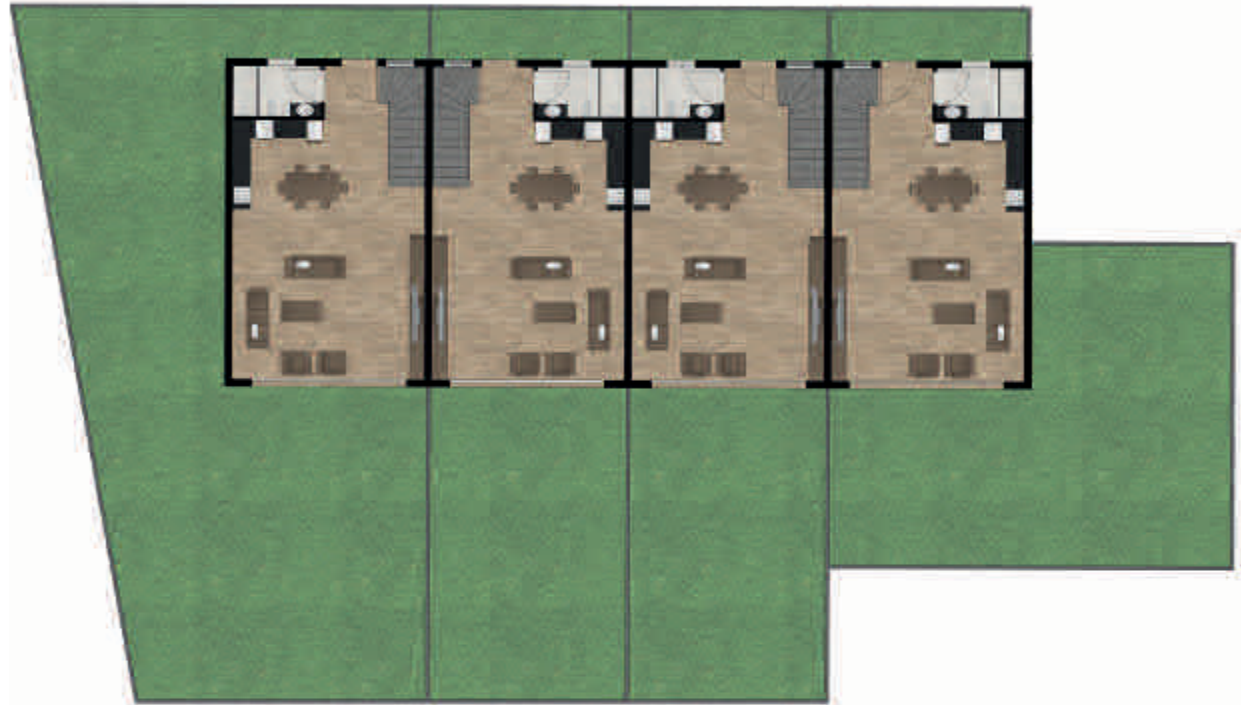


GROUND FLOOR PLAN



1ST FLOOR PLAN

461 BLOCK 20 PARCEL D BLOCK



GROUND FLOOR PLAN



1ST FLOOR PLAN

461 BLOCK 22 PARCEL A BLOCK



GROUND FLOOR PLAN



1ST FLOOR PLAN

461 ADA 22 PARSEL E BLOCK



GROUND FLOOR PLAN



1ST FLOOR PLAN

461 ADA 22 PARSEL BLOCK F



GROUND FLOOR PLAN



1ST FLOOR PLAN

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