

# Abreast of Turkey

**LOWDOWN:** South-west Turkey. By **Cathy Hawker**

**T**URKEY lies in the eastern Mediterranean, linking Europe and Asia. It has 4,474 miles of coastline, on both the Mediterranean and Aegean seas. The country is a stable, democratic and secular democracy. Of the population, 99 per cent are Muslim. Turkey attracts about 20 million visitors a year, including 1.8 million Britons. There are an estimated 17,000 British property-owners in Turkey.



A stone house in Kalkan's old town

## Climate

The south-west has average daily temperatures of 30 degrees Celsius in summer and nine degrees Celsius in winter. July and August temperatures regularly reach 36 degrees. Rainfall is highest in December and January.

## Flights

Many owners choose to fly first to Istanbul on Turkish Airlines, BA or EasyJet, then to Bodrum and Dalaman on Turkish Airlines.

Seasonal chartered flights fly directly to Dalaman and Bodrum. Thompsonfly has flights to Bodrum next summer for £179.98 return. Contact Thomsonfly on 0870 190 0737, or visit [www.thomsonfly.com](http://www.thomsonfly.com). Aegean Flights has new direct flights from Gatwick to Bodrum from £54 one way ([www.aegeanflights.com](http://www.aegeanflights.com)).

British citizens must buy a 90-day tourist visa on arrival in Turkey. This costs £10 and can easily be renewed when re-entering the country.

## Buying in Turkey

Non-Turkish residents cannot own any more than six acres of land and must go through military checks to

ensure there are no restrictions on the land they are buying. "Many buyers are unaware that this is a check on the land where their property is and not a check on the buyer," says Nihat Çepnioglu of Property Republic. This military check is rarely a problem but it can take up to three months to obtain. Property bigger than 1,600sq ft incurs a luxury VAT tax (KDVT) of 18 per cent.

## Mortgages

The Turks introduced a new mortgage law this year aimed at encouraging inward investment.

However, interest rates remain high at seven per cent. Bridgehouse International, which is marketing the LaVanta development in Kalkan, can provide 70 per cent mortgages fixed at between 5.9 per cent and 6.5 per cent for up to 15 years.

## Turkey's problems

The Foreign Office warns potential visitors to Turkey to remain aware of the high threat of terrorism. Avian, or bird, flu, which has been blamed for a decline in visitor numbers to Turkey, has so far been contained in the east of the country.



Kalkan is a fishing village on the Lycian coast that is popular for its quieter charms

## Kalkan

If you are new to Kalkan, the fishing village is well positioned to explore the ancient Lycian coast. Don't miss the nine-mile sandy beach at Patara, a conservation area with large sand dunes and ancient ruins. It is a national park, a bird sanctuary and a famous breeding ground for the loggerhead turtle.

Kaputas beach, east of Kalkan, is

one of the most beautiful on this coast. It has fine white sand and is framed by sheer white cliffs at one end.

The Akdag mountains, 40 minutes from Kalkan and part of the Taurus mountains, have gorges, lakes and cedar forests. The Saklikent Gorge, or Hidden City, is Europe's second-largest gorge. Hardy walkers can tackle the 13-mile trek, which promises limestone cliffs, springs and icy cold water from the mountains.