

TORUS SILENCE PROJECT INVESTMENT PLAN 2024

5 HAZİRAN

TORUS CONSTRUCTION
Okan HACIEYVAZOĞLU



**TORUS SILENCE**
KARGICAK

About Torus SILENCE

The project, which will be built on a 15,000 m² plot of land, has an approximate construction area of 10,000 m². This project, where you can feel comfort and convenience in every square meter, and find peace in nature and silence, consists of 39 duplex apartments and 15 villas.



This project, where you can feel comfort and relaxation in every square meter and find peace in nature and silence, consists of 39 duplex apartments and 15 villas ranging from 83 m² to 203 m² and 235 m² to 341 m² of usable area, respectively.

In addition, the apartments and villas come equipped with a smart home system, while various social amenities such as a basketball court, tennis court, outdoor pool, indoor pool, fitness center, Turkish bath, sauna, playground, and open and closed parking areas are available. Each villa has its own pool and a closed parking area that can accommodate two vehicles.

Exterior Technical Information

The roof system will be an insulated metal standing seam roof system. It will include a moisture barrier, vapor barrier, and internal insulation with knauf brand mineral wool, as well as external insulation with high-density mineral wool. Balcony railings will be made of aluminum with tempered laminated glass. External walls will have 25 cm SW bims (lightweight concrete) for thermal insulation, and between the walls separating the apartments, knauf mineralplus will be used for sound insulation. Floors will be covered with granite ceramic tiles. Stone cladding and wood-look claddings will be applied on the exterior facade. (as seen in the catalog).



ABOUT KARGICAK AND LOCATION

General Information About Kargıcak

Kargıcak is a neighborhood in the Alanya district of Antalya province, located in the Mediterranean region of Turkey. It is situated on the eastern side of Alanya and has a coastline along the Mediterranean Sea.

Geographic Location

- **Location:** Approximately 16 km east of Alanya center.
- **Nature:** It has typical Mediterranean climate and vegetation. It is famous for its beaches stretching along the coast and its lush forests.

History and Culture

Kargıcak has hosted various civilizations throughout history. The ancient ruins and historical artifacts found in the area reflect the rich historical background of Kargıcak.

Economy and Life

- **Tourism:** Tourism is one of the main economic drivers of Kargıcak. The region is a popular destination for both domestic and international tourists during the summer months. There are many hotels, resorts, and tourist facilities.
- **Agriculture:** Another important economic activity in the region is agriculture. Especially tropical fruits such as bananas and avocados are grown.

Education and Health

- **Education:** There are various primary and secondary schools in Kargıcak. Additionally, its proximity to the center of Alanya provides easy access to broader educational opportunities.
- **Health:** There is a health clinic providing basic health services in the neighborhood. For more comprehensive healthcare services, one can access hospitals in Alanya.

Transportation

Transportation to Kargıcak is quite easy. Due to its proximity to Alanya center, it can be easily reached by public transport. Additionally, it is approximately 140 km from Antalya Airport, 24 km from Gazipaşa Airport making air travel convenient.

Tourist Attractions and Activities

- **Beaches:** Kargıcak is renowned for its long and clean beaches, making it ideal for swimming, sunbathing, and water sports.
- **Nature Walks:** There are many trails in the area suitable for nature walks and trekking.
- **Historical Sites:** There are many historical sites and ancient city ruins near Kargıcak, offering attractive points for history enthusiasts.

Lifestyle

Kargıcak is known for its peaceful and tranquil lifestyle. Its natural beauty, clean air, and proximity to the sea enhance the quality of life. It is an ideal place, especially for retirees and those seeking a serene living environment.

Kargıcak, often referred to as the gem of Alanya, offers a range of amenities for both tourism and residential purposes, making it a standout location in the region.



Advantages and disadvantages of investing in residential property in the Kargıcak area of Alanya:

Advantages

- 1. Natural Beauty and Scenery:** Kargıcak is known for its sea views, clean beaches, and lush greenery. These features make the area attractive to both local and foreign tourists.
- 2. Tourism Potential:** Given that Alanya is a popular tourist destination, Kargıcak benefits from this popularity. Rental yields can be high during peak tourist seasons.
- 3. Investment Return:** Property prices in the area have been on the rise, making it attractive for investors. You can expect both long-term capital appreciation and short-term rental income.
- 4. New Projects and Infrastructure:** Kargıcak has seen the development of new residential projects and infrastructure improvements, which can enhance the area's value. Modern housing projects and luxury residences can attract investors.
- 5. Peaceful and Quiet Area:** Compared to the busier central areas of Alanya, Kargıcak offers a more tranquil and peaceful environment, which can be ideal for retirement or long-term living.

Disadvantages

1. **Seasonal Fluctuations:** The area can be quite busy during the tourist season but may become quieter off-season. This can result in variable rental income, especially for short-term rentals.
2. **Investment Risk:** As with any real estate investment, there are risks related to market fluctuations and economic conditions. The completion and quality of projects in the area can also pose risks.

Conclusion

Kargıcak, with its natural beauty and tourism potential, is an attractive area for property investment.

Real Estate Price Trends in Antalya Alanya and Kargıcak (Last 5 Years)

Alanya

Alanya, being a highly popular tourist destination, has seen significant growth in property prices. Here's a summary of the average price per square meter increase over the last five years in Euro:

1. **2019:** Approximately €1,050 per square meter.
2. **2020:** Increased to around €1,140 per square meter.
3. **2021:** Further growth to about €1,270 per square meter.
4. **2022:** Prices reached approximately €1,380 per square meter.
5. **2023:** Averaged around €1,500 per square meter.

This trend shows a consistent increase in property values in Alanya, driven by high demand from both domestic and international buyers, improved infrastructure, and ongoing development projects.

Kargıcak

Kargıcak, a serene suburb of Alanya, has also experienced notable growth in property prices. Here's a summary of the average price per square meter increase over the last five years in Euro:

1. **2019:** Approximately €875 per square meter.
2. **2020:** Increased to around €960 per square meter.
3. **2021:** Further growth to about €1,090 per square meter.
4. **2022:** Prices reached approximately €1,220 per square meter.
5. **2023:** Averaged around €1,350 per square meter.

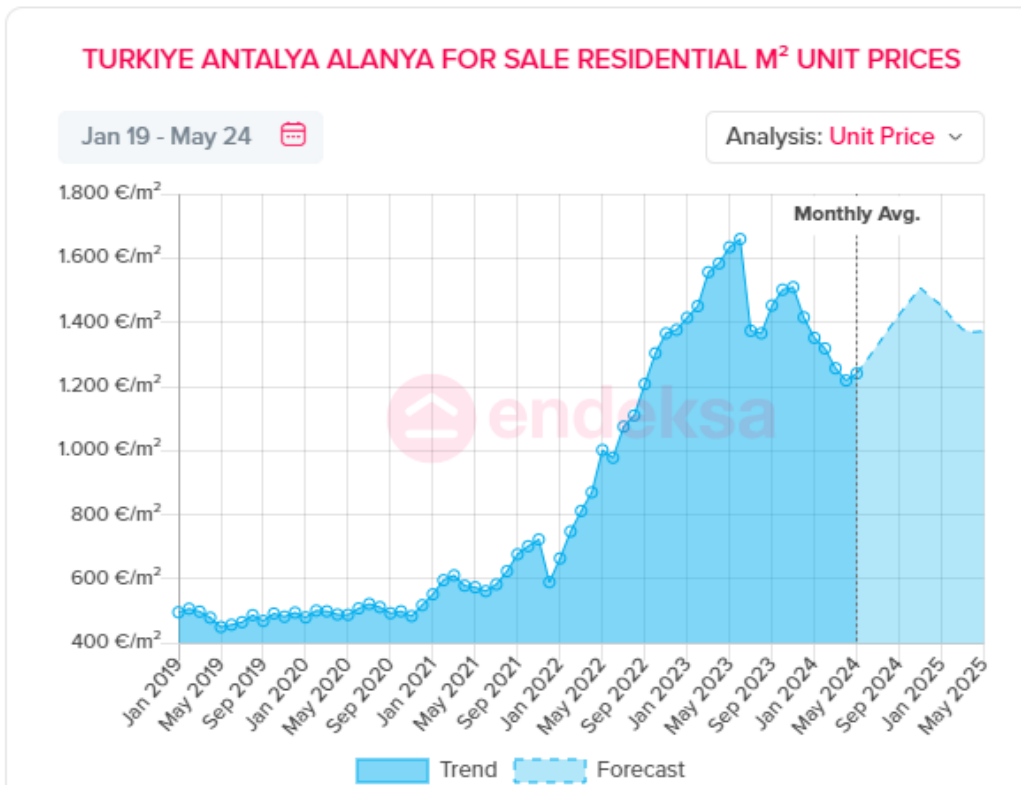
Kargıcak's growth, while slightly slower compared to central Alanya, reflects its increasing popularity as a quieter, more scenic alternative with strong investment potential.

Year	Alanya Price (Euro/m ²)	Kargıcak Price (Euro/m ²)
2019	€1,050	€875
2020	€1,140	€960
2021	€1,270	€1,090
2022	€1,380	€1,220
2023	€1,500	€1,350

Conclusion

Investing in real estate in Alanya and Kargıcak has proven to be lucrative over the past five years, with steady increases in property prices. Potential investors should consider the ongoing development projects, infrastructure improvements, and tourism trends that contribute to these price increases. Given the consistent growth, both areas present strong investment opportunities with potential for further appreciation.

ALANYA



KARGICAK



When we compare the two graphs, we can observe that the Kargıcak region was less affected by price decreases compared to Alanya, and the price increase spike was higher in Kargıcak than in Alanya. This indicates that the **Kargıcak** region is a more investable area."

This statement highlights the differences between the two regions in terms of price trends and suggests that **Kargıcak** may present better investment opportunities based on the observed data.

Why Invest in the Torus Silence Project?

Investing in the Torus Silence Project presents several compelling reasons:

1. **Innovative Technology:** The Torus Silence Project offers a groundbreaking solution in the field of silence technology. Its innovative approach to sound insulation and acoustic solutions sets it apart from traditional methods.
2. **Growing Market Demand:** There is a growing demand for noise reduction solutions in various sectors such as residential, commercial, healthcare, and educational institutions. The Torus Silence Project addresses this market need effectively.

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3. **Sustainability Focus:** The project prioritizes sustainability by developing eco-friendly materials and processes. This aligns with the increasing global emphasis on environmentally friendly solutions.
 4. **Competitive Advantage:** With its unique technology and patent-pending designs, the Torus Silence Project has a competitive edge in the market. Its intellectual property rights provide protection against competitors.
 5. **Potential for High Returns:** The projected financial performance of the Torus Silence Project indicates strong potential for high returns on investment. As the demand for sound insulation solutions continues to rise, the project is poised for significant growth.
 6. **Experienced Team:** The project is led by a team of experienced professionals with expertise in engineering, product development, marketing, and sales. Their combined knowledge and skills ensure effective project execution and management.
 7. **Positive Impact:** Investing in the Torus Silence Project not only offers financial returns but also contributes to creating quieter and more comfortable environments. This positive impact on society enhances the project's value proposition.

In summary, the Torus Silence Project presents a compelling investment opportunity due to its innovative technology, growing market demand, sustainability focus, competitive advantage, potential for high returns, experienced team, and positive societal impact.

In addition to these factors, other aspects that make the investment attractive include being:

A-Being adjacent to a potential future golf center.

B- Having ready title deeds.

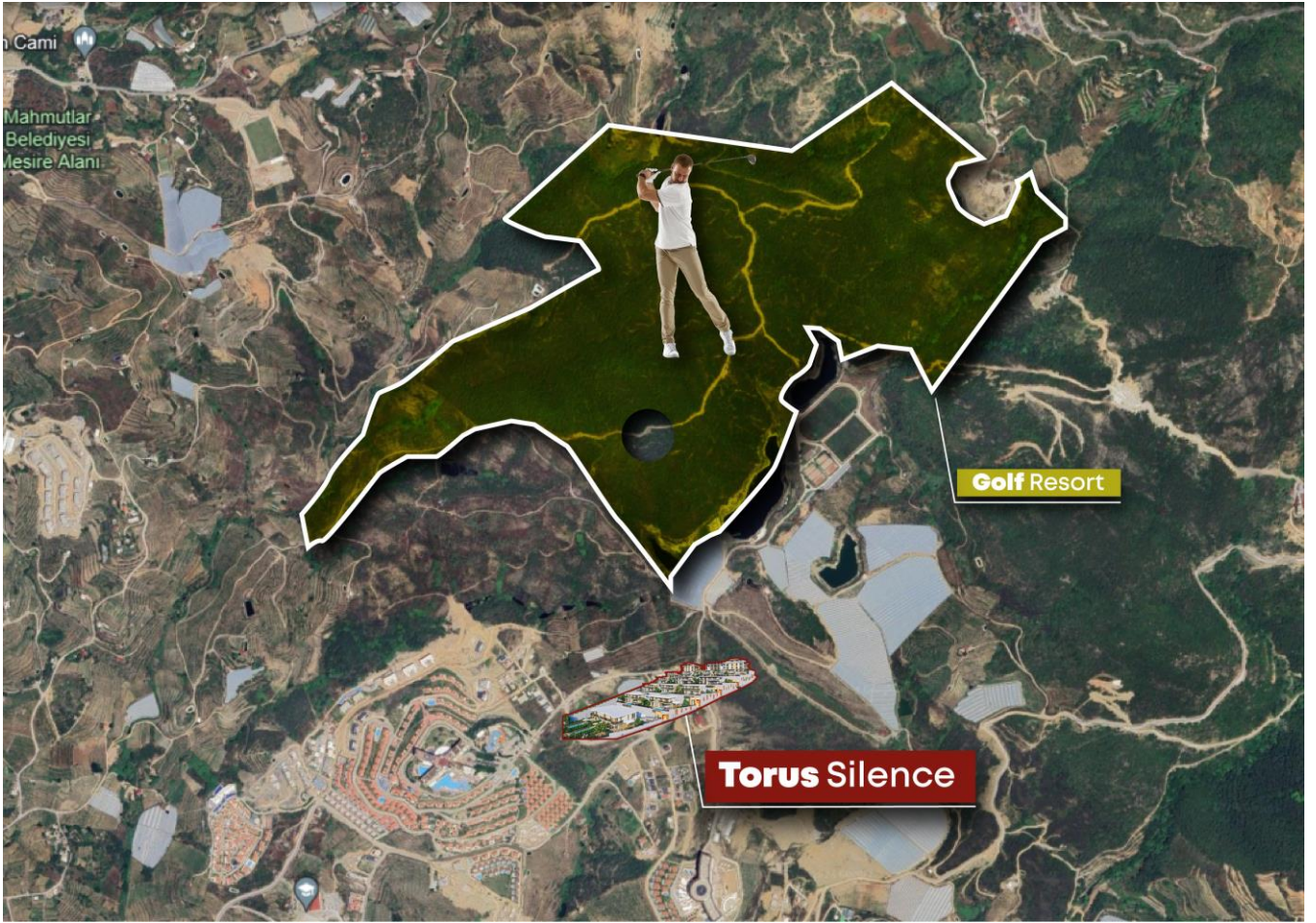
C- Featuring projects eligible for Turkish citizenship.

D -Smart home systems and high-quality materials.

E- Being rentable according to the new law.

F- Offering spacious apartment sizes.

H- Even at its current launch price, our project still contains an investment potential ranging from 20% to 40%.





Example Floor Plan

Terrace Floor Duplex 2+1

Apartment No	: A11
Entree	: 4.50 m ²
Wc	: 3.50 m ²
Living Room+ Kitchen	: 37.50 m ²
Stairs	: 12.50 m ²
Terrace 1	: 6.00 m ²
Terrace 2	: 6.00 m ²
Bedroom 1	: 15.00 m ²
Bathroom 1	: 4.50 m ²
Bedroom 2	: 19.00 m ²
Bathroom 2	: 5.00 m ²
Entree	: 3.50 m ²
Terrace	: 10.00 m ²
Net	: 126.5 m ²
Gross	: 141 m ²







TORUS SILENCE
KARGICAK

TORUS SILENCE (100% PAYMENT) SAMPLE PAYMENT AND INVESTMENT PLAN

APARTMENT TYPE	STARTING PRICE	%100 Down Payment DISCOUNT 10%	LAST STAGE PRICE	PROFITABILITY RATIO
1+1	€ 220.000	€ 198.000	€ 260.000	31,31%
2+1	€ 290.000	€ 261.000	€ 350.000	34,10%
3+1	€ 410.000	€ 369.000	€ 490.000	32,79%
4+1	€ 480.000	€ 432.000	€ 570.000	31,94%
4+1 Villa	€ 750.000	€ 675.000	€ 950.000	40,74%
8+1 Villa	€ 1.200.000	€ 1.080.000	€ 1.400.000	29,63%

TORUS SILENCE (40% DOWN PAYMENT) SAMPLE PAYMENT AND INVESTMENT PLAN

APARTMENT TYPE	STARTING PRICE	%40 Down Payment DISCOUNT 5%	%40 Down Payment	(18 M)Monthly Payment	LAST STAGE PRICE	PROFITABILITY RATIO
1+1	€ 220.000	€ 209.000	€ 83.600	€ 6.967	€ 260.000	24,40%
2+1	€ 290.000	€ 275.500	€ 110.200	€ 9.183	€ 350.000	27,04%
3+1	€ 410.000	€ 389.500	€ 155.800	€ 12.983	€ 490.000	25,80%
4+1	€ 480.000	€ 456.000	€ 182.400	€ 15.200	€ 570.000	25,00%
4+1 Villa	€ 750.000	€ 712.500	€ 285.000	€ 23.750	€ 950.000	33,33%
8+1 Villa	€ 1.200.000	€ 1.140.000	€ 456.000	€ 38.000	€ 1.400.000	22,81%

TORUS SILENCE (30% DOWN PAYMENT) SAMPLE PAYMENT AND INVESTMENT PLAN

APARTMENT TYPE	STARTING PRICE	%30 Down Payment DISCOUNT 3%	%30 Down Payment	(18 M)Monthly Payment	LAST STAGE PRICE	PROFITABILITY RATIO
1+1	€ 220.000	€ 213.400	€ 64.020	€ 8.299	€ 260.000	21,84%
2+1	€ 290.000	€ 281.300	€ 84.390	€ 10.939	€ 350.000	24,42%
3+1	€ 410.000	€ 397.700	€ 119.310	€ 15.466	€ 490.000	23,21%
4+1	€ 480.000	€ 465.600	€ 139.680	€ 18.107	€ 570.000	22,42%
4+1 Villa	€ 750.000	€ 727.500	€ 218.250	€ 28.292	€ 950.000	30,58%
8+1 Villa	€ 1.200.000	€ 1.164.000	€ 349.200	€ 45.267	€ 1.400.000	20,27%

NOTE: IT HAS BEEN REGULATED ACCORDING TO CURRENT MARKET CONDITIONS. IT MAY VARY DEPENDING ON MARKET CONDITIONS.

Note: The information provided here has been prepared considering current conditions. It may vary according to market conditions.

You can use the links below to get detailed information about our project and take a virtual tour of our apartments:

Virtual Tour : <https://app.torusyapi.com/tours/QQtODdwHS1ov>

Drive Link : <https://drive.google.com/drive/folders/1HrmDDHQd5agr2A-sz1wsxB7kCAYSER2I>

Youtube: <https://www.youtube.com/@torusyapi5285>

Instagram : <https://www.instagram.com/torusyapi/>

Website : <https://torussilence.com/>

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