



Luxurious Homes With Stunning Coastal Views



ENVIRONMENT

Situated on a hillside location and enjoying panoramic views of the surrounding rural landscape of rolling mountains, fruit orchards and pine forests as well as the Aegean Coastline and the Greek Island of Samos, Walnut Grove offers the perfect environment for those looking for a high standard of accommodation in an exclusive development.

The location of Walnut Grove offers a calm and peaceful atmosphere, ideal for enjoying relaxing days under the Aegean sun, yet is within comfortable distance from the vibrant centre of Kusadasi Town for those in search of a more hectic social scene.

The local village of Sogucak is on your doorstep and offers a range of amenities including: mini markets, butchers, restaurants, hairdressers, barbers and has a weekly village market famous for its fresh produce and organically grown fruit and vegetables.

Ephesus Golf Resort, currently under construction and due for completion in 2009, is only 4kms from Walnut Grove offering a comfortable travelling distance for golfing enthusiasts.

LOCATION

Walnut Grove is situated in the heart of Sogucak Village approximately 10 kms from Kusadasi town centre, 2 kms from Long Beach, a 27km stretch of beaches and coastline. The local bus service (dolmus) stops just outside the entrance to Walnut Grove and services Kusadasi centre and the Long Beach area. Izmir Airport is approx 100kms (1.2hrs) and Bodrum Airport is approx 125kms (1.5hrs).

DESIGN

The site consists of 51 villas and has been designed to maximise views with most properties enjoying sea views. The site has been landscaped to a very high standard and is maintained under the management contract. The site offers excellent facilities including:

- Two large outdoor pools with large terraced areas fully supplied with sunbeds and parasols
- Two childrens pools one by each of the larger pools
- Childrens play ground area
- Tennis Court
- 24 hr on site caretaking services (including keyholding services)

In addition, Capital can provide you with a range of Arrivals Services including: Airport Transfers, Car Hire, Shopping Arrival Packs, Cot and Highchair Hire and Cleaning Services ensuring your holidays, and those of your family, friends and guests are hassle free.



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MANAGEMENT

The complex is managed on a community basis with Capital Management liaising with the residents committee to manage all aspects of the site. The Complex Fees include:

- Onsite 24 hour caretaker and security
- Swimming Pool maintenance and daily cleaning and treatments (May to Mid October)
- Communal landscaped gardens and ongoing maintenance and grass cutting
- Public lighting
- Refuse collection and removal
- Weekly inspection of villas when not occupied
- Key holding services

VILLAS

These beautifully designed villas are semi-detached and laid out over 2 floors. The ground floor is split level with the spacious hallway, bathroom and annexed kitchen on the upper level. The kitchen is fully fitted and has sliding door access to a side balcony. Marble steps lead down to the open plan living and dining area. There is large ground floor balcony terrace with wooden pergola and fully fitted BBQ. Beneath the staircase a storage and utility cupboard provides plumbing for a washing machine and plenty of storage space.

A wide marble stairwell with wrought iron bannister leads to the 1st floor accommodation consisting of a gallery landing, 3 double bedrooms, the master bedroom has a private balcony and an ensuite fully fitted with shower, whb and wc. The 2nd and 3rd bedrooms are both double/twin size. The main bathroom features a Hilton Style built in sink unit, corner bath and wc.

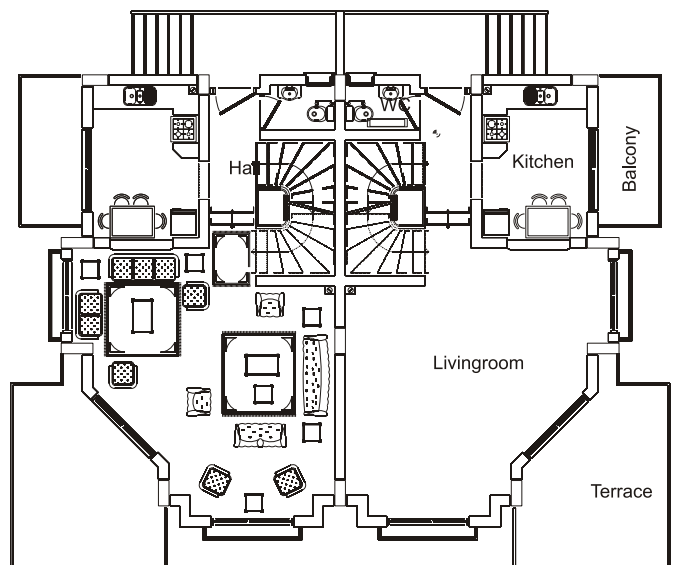
The properties have been completed to the highest of standards and internal finishings include:

Top quality ceramic flooring throughout, Marble staircases with decorative wrought iron bannister, Moulded panel internal doors, Coving in all main rooms and hallways, Decoration in neutral colours, Made to measure built in fully fitted kitchens, Granite worktops with stainless steel sink and mixer tap, Provision of plumbing and wiring for all white goods.

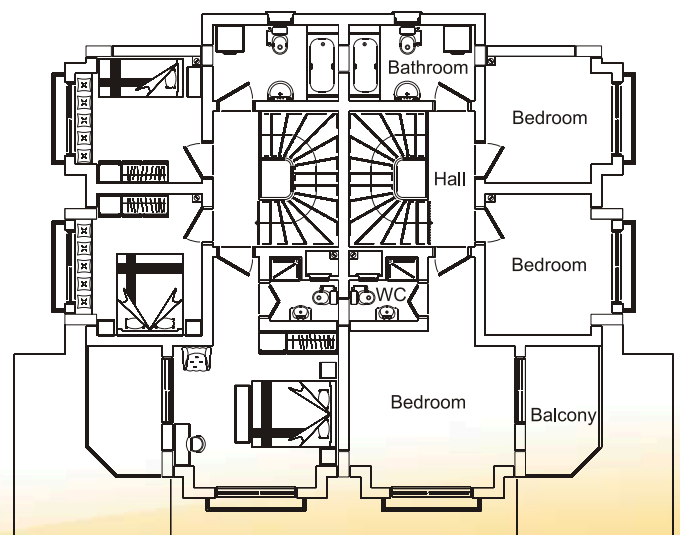
Build features of the property also include:

Double glazed PVC windows and terrace/balcony doors throughout, Solid Metal Front Door with wood effect finish, Decorative plasterwork and brickwork external finishes, Wrought iron railings on all terraces and balconies, External lighting on all balconies and terraces, Ample electric sockets in all rooms, TV connections and phone points in living room and master bedroom, Electric water heating system and air conditioning fitted to all bedrooms and living area.

Ground Floor



First Floor



Artists impressions and floor plans are for illustration only.