

2010 expatriate property rentals survey

Name of city:

Your company details:

Company Name	<input type="text" value="Expat Service Anatolia, On Real Estate"/>
Address	<input type="text" value="Kizkulesi Sokak 15-1 Gaziosmanpasa-Ankara-Turkey"/>
E-mail Address	<input type="text" value="office@expatanatolia.com"/>
Website	<input type="text" value="www.expatanatolia.com"/>
Contact name	<input type="text" value="Mrs.Hülya Köksal"/>

Instructions: Please give details for each of the neighbourhoods specified on the following pages. If any of the districts you recommend are not already included in this questionnaire, please give details of them in the 'Other districts or suburbs' section. Similarly, if you feel that any of the districts we list here are not suitable areas for expatriates, please let us know, using the 'Additional information' section at end of the report.

Recommended expatriate areas

In the box below, please list five residential districts popular amongst expatriates, ranking them according to their relative expensiveness with 1) being most expensive, and 5) being least expensive.

1)	<input type="text" value="Gaziosmanpasa"/>
2)	<input type="text" value="Cankaya"/>
3)	<input type="text" value="Cayyolu-Umitkoy"/>
4)	<input type="text" value="Bilkent"/>
5)	<input type="text" value="Oran"/>

Background information

In which currency are prices in this survey quoted?

If the survey is not quoted in local currency, please explain why. (e.g. Expatriate homes are always advertised in USD but paid in local).

What level of furnished properties do the figures in this survey refer to?

Please select:

Are utilities included in the rental figures?

Please select:

Are service charges included in the rental figures?

Please select:

Security

Is the majority of expatriate housing in secure compounds that are separate from local housing?

Please select:

If not, is additional security required for expatriate housing in this location?

Please select:

Please specify what security measures are common in expatriate accommodation:

Property trends

Please indicate the direction of the rental market over the last 12 months (please select):

If prices changed:

What was the percentage change?

Please indicate market forces behind or reasons for any changes in rental prices:

CURRENT INFLATION RATE AND/OR EXCHANGE CURRENCY RATE

Please give details of anticipated property rental market trends over the **next 12 months** (please select):

If prices will change:

What will be the percentage change?

Are there any specific events which may affect this market next year (give details below)?

District 1

Name of district or suburb:

Cankaya

If you wish to group this area with another, correct the name, or suggest a different suburb as a more suitable alternative please do so here:

In the space below, please give a detailed description of this neighbourhood including details of:

Infrastructure, ease of travel to important areas, availability of parks/outdoor space

CANKAYA IS THE MOST POPULAR CENTRAL REGION OF ANKARA.ÇANKAYA IS AN OLDER, ESTABLISHED AREA OFFERRING COMFORTABLE APARTMENTS IN THE 'EMBASSY' AREA OF THE CITY.THERE IS A MIXTURE OF NEW PROPERTIES BUILT NEXT TO OLDER ONES, THE LATTER BEING LESS WELL KEPT AND PRESENTED. EXPATRIATES IN ANKARA MOSTLY PREFER CANKAYA

Amenities, ease of access to shops, sports facilities, restaurants and bars

CANKAYA IS REGARDED AS THE BEST AREA IN ANKARA FOR SHOPPING FACILITIES, PROXIMITY TO SCHOOLS AND BUSINESS FACILITIES. THERE IS A WIDE RANGE OF RESTAURANTS, BARS, CAFÈS. SPORTING FACILITIES ARE ALSO WIDELY SPREAD.

Are there any particular foreign nationalities that may reside here? (E.g. because of International schools or embassies)

Public transport

Are public transport services from this area used by expatriates? (please select)

Yes

Please indicate commuting times to the city centre from this area via the following forms of transport:

Train: minutes

Bus: minutes

Metro: minutes

Car: minutes

Tram: minutes

Other: minutes (Specify)

Housing types & rental costs

Please indicate the types of housing available to rent in this neighbourhood:

APARTMENTS

Please identify the current availability of rented accommodation in this neighbourhood:

limited choice

District 2

Name of district or suburb:

Gaziosmanpasa

If you wish to group this area with another, correct the name, or suggest a different suburb as a more suitable alternative please do so here:

In the space below, please give a detailed description of this neighbourhood including details of:

Infrastructure, ease of travel to important areas, availability of parks/outdoor space

GAZIOSMANPASA IS A NEWER AREA WHERE MANY NEW APARMENTS HAVE BEEN CONSTRUCTED IN RECENT YEARS.THERE IS A LARGE CONTIGENT OF EXPATRIATES IN THE AREA. MANY APARTMENT BLOCKS ARE BUILT ON A HILL OVERLOOKING THE CITY WHICH OFFERS STUNNING VIEWS. THE AREA IS WIDELY CHOSEN BY EXPATRIATES

Amenities, ease of access to shops, sports facilities, restaurants and bars

GAZIOSMANPASA IS ALSO WELL SERVED BY SHOPPING FACILITIES, SCHOOLS AND BUSINESS FACILITIES THERE IS A WIDE RANGE OF RESTAURANTS, BARS, CAFÈS. SPORTING FACILITIES ARE ALSO WIDELY SPREAD.

Are there any particular foreign nationalities that may reside here? (E.g. because of International schools or embassies)

Public transport

Are public transport services from this area used by expatriates? (please select)

Yes

Please indicate commuting times to the city centre from this area via the following forms of transport:

Train: minutes

Bus: minutes

Metro: minutes

Car: minutes

Tram: minutes

Other: minutes (Specify)

Housing types & rental costs

Please indicate the types of housing available to rent in this neighbourhood:

APARTMENTS

Please identify the current availability of rented accommodation in this neighbourhood:

limited choice

District 3

Name of district or suburb: Beysukent, Bilkent and Mesa Koru

If you wish to group this area with another, correct the name, or suggest a different suburb as a more suitable alternative please do so here:

In the space below, please give a detailed description of this neighbourhood including details of:

Infrastructure, ease of travel to important areas, availability of parks/outdoor space

BEYSUKENT IS ABOUT 14 KMS WEST OF THE CITY CENTRE, ON THE ESKISEHIR HIGHWAY, WHERE MAINLY HOUSES ARE AVAILABLE, MOST OF THEM ARE DETACHED AND SEMIDETACHED HOUSES WITH GARAGE AND GARDEN. IT IS A QUIET AREA SURROUNDED BY NATURE.

Amenities, ease of access to shops, sports facilities, restaurants and bars

IN BEYSUKENT LOCAL AMENITIES INCLUDE A GROCERY STORE AND A PHARMACY.
IN BILKENT LOCAL AMENITIES INCLUDE SHOPPING MALL, LARGE SUPERMARKET AND A CINEMA.

Are there any particular foreign nationalities that may reside here? (E.g. because of International schools or embassies)

Public transport

Are public transport services from this area used by expatriates? (please select)

Please indicate commuting times to the city centre from this area via the following forms of transport:

Train: minutes
Metro: minutes
Tram: minutes
Bus: 30 minutes
Car: 15 minutes
Other: minutes (Specify)

Housing types & rental costs

Please indicate the types of housing available to rent in this neighbourhood: APARTMENTS & VILLAS

Please identify the current availability of rented accommodation in this neighbourhood:

limited choice

District 4

Name of district or suburb: Kavaklidere

If you wish to group this area with another, correct the name, or suggest a different suburb as a more suitable alternative please do so here:

In the space below, please give a detailed description of this neighbourhood including details of:

Infrastructure, ease of travel to important areas, availability of parks/outdoor space

THERE ARE NOT MANY NEW AND LUXURIOUS APARTMENTS AVAILABLE FOR RENTAL. THE AREA IS CLOSE TO CANKAYA AND GAZIOSMANPASA, MANY EXPATS CHOOSE TO LIVE HERE DUE TO ITS PROXIMITY TO THE INTERNATIONAL SCHOOLS. THERE IS A PARK CALLED KUGULU IN THE AREA.

Amenities, ease of access to shops, sports facilities, restaurants and bars

A LARGE VARIETY OF AMENITIES ARE FOUND IN THIS AREAS.THERE IS ALSO A WIDE RANGE OF RESTAURANTS, BARS, CAFES IN THE AREA.

Are there any particular foreign nationalities that may reside here? (E.g. because of International schools or embassies)

Public transport

Are public transport services from this area used by expatriates? (please select)

Please indicate commuting times to the city centre from this area via the following forms of transport:

Train: minutes
Metro: minutes
Tram: minutes
Bus: 10 minutes
Car: 5 minutes
Other: minutes (Specify)

Housing types & rental costs

Please indicate the types of housing available to rent in this neighbourhood: APARTMENTS

Please identify the current availability of rented accommodation in this neighbourhood:

limited choice

District 5

Name of district or suburb: Oran

If you wish to group this area with another, correct the name, or suggest a different suburb as a more suitable alternative please do so here:

In the space below, please give a detailed description of this neighbourhood including details of:

Infrastructure, ease of travel to important areas, availability of parks/outdoor space

ORAN IS ABOUT 10 MIN AWAY FROM THE CITY. MAINLY APARTMENTS WITH PARKING SPACES OR GARAGES. MOST PROPERTIES ARE UNFURNISHED, BUT SOME FURNISHED APARTMENTS ARE AVAILABLE. THERE ARE ALSO SOME DETACHED HOUSES IN THE AREA.

Amenities, ease of access to shops, sports facilities, restaurants and bars

THERE IS A GOOD RANGE OF SHOPPING FACILITIES (EXCEPT CLOTHING) AND SOME RESTAURANTS

Are there any particular foreign nationalities that may reside here? (E.g. because of International schools or embassies)

Public transport

Are public transport services from this area used by expatriates? (please select)

Please indicate commuting times to the city centre from this area via the following forms of transport:

Train:	minutes	Bus:	20	minutes
Metro:	minutes	Car:	15	minutes
Tram:	minutes	Other:	minutes	(Specify)

Housing types & rental costs

Please indicate the types of housing available to rent in this neighbourhood: APARTMENTS & VILLAS

Please identify the current availability of rented accommodation in this neighbourhood:

limited choice

Rental prices

Please note that where we request a *range* of rental prices for each area, we would ask you to give figures which apply to the expatriate rental market generally in those areas, rather than the asking prices for specific, individual properties which may be available. It is important that the figures quoted are average for that price category. 'Low' means the low end of the expatriate market and **not** the low end of the general market.

City	District	Property type	Bedrooms	Price level	Currency	Rent	Total floor area	sq m or sq ft	Level of Furnishings
Ankara	Cankaya	Apartment	1	Low	USD	550	50-70	sqm	unfurnished
Ankara	Cankaya	Apartment	1	Medium	USD	660	50-70	sqm	unfurnished
Ankara	Cankaya	Apartment	1	High	USD	1100	50-70	sqm	unfurnished
Ankara	Cankaya	Apartment	2	Low	USD	660	70-100	sqm	unfurnished
Ankara	Cankaya	Apartment	2	Medium	USD	935	70-100	sqm	unfurnished
Ankara	Cankaya	Apartment	2	High	USD	1540	70-100	sqm	unfurnished
Ankara	Cankaya	Apartment	3	Low	USD	660	100-150	sqm	unfurnished
Ankara	Cankaya	Apartment	3	Medium	USD	1100	100-150	sqm	unfurnished
Ankara	Cankaya	Apartment	3	High	USD	1650	100-150	sqm	unfurnished
Ankara	Cankaya	Apartment	4	Low	USD	1100	150-200	sqm	unfurnished
Ankara	Cankaya	Apartment	4	Medium	USD	1925	150-200	sqm	unfurnished
Ankara	Cankaya	Apartment	4	High	USD	3025	150-200	sqm	unfurnished
Ankara	Cankaya	House	3	Low	USD				unfurnished
Ankara	Cankaya	House	3	Medium	USD				unfurnished
Ankara	Cankaya	House	3	High	USD				unfurnished
Ankara	Cankaya	House	4	Low	USD				unfurnished
Ankara	Cankaya	House	4	Medium	USD				unfurnished
Ankara	Cankaya	House	4	High	USD				unfurnished
Ankara	Cankaya	House	5	Low	USD				unfurnished
Ankara	Cankaya	House	5	Medium	USD				unfurnished
Ankara	Cankaya	House	5	High	USD				unfurnished

* Where possible, please state the approximate floor area of the accommodation in the space provided.

If prices for houses are given, please specify the more common style of family house in this suburb (e.g. detached house with gardens, cluster houses with communal gardens...etc)

City	District	Property type	Bedrooms	Price level	Currency	Rent	Total floor area	sq m or sq ft	Level of Furnishings
Ankara	Gaziosmanpasa	Apartment	1	Low	USD	550	50-70	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	1	Medium	USD	660	50-70	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	1	High	USD	1100	50-70	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	2	Low	USD	660	70-100	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	2	Medium	USD	935	70-100	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	2	High	USD	1540	70-100	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	3	Low	USD	660	100-150	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	3	Medium	USD	1100	100-150	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	3	High	USD	1650	100-150	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	4	Low	USD	1100	150-200	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	4	Medium	USD	1925	150-200	sqm	unfurnished
Ankara	Gaziosmanpasa	Apartment	4	High	USD	3025	150-200	sqm	unfurnished
Ankara	Gaziosmanpasa	House	3	Low	USD				unfurnished
Ankara	Gaziosmanpasa	House	3	Medium	USD				unfurnished
Ankara	Gaziosmanpasa	House	3	High	USD				unfurnished
Ankara	Gaziosmanpasa	House	4	Low	USD				unfurnished
Ankara	Gaziosmanpasa	House	4	Medium	USD				unfurnished
Ankara	Gaziosmanpasa	House	4	High	USD				unfurnished
Ankara	Gaziosmanpasa	House	5	Low	USD				unfurnished
Ankara	Gaziosmanpasa	House	5	Medium	USD				unfurnished
Ankara	Gaziosmanpasa	House	5	High	USD				unfurnished

* Where possible, please state the approximate floor area of the accommodation in the space provided.

If prices for houses are given, please specify what the more common style of family house is in this suburb (e.g. detached house with gardens, cluster houses with communal gardens...etc)

City	District	Property type	Bedrooms	Price level	Currency	Rent	Total floor area	sq m or sq ft	Level of Furnishings
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	1	Low	USD	400	50-70	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	1	Medium	USD	750	50-70	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	1	High	USD	1000	50-70	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	2	Low	USD	650	70-100	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	2	Medium	USD	1000	70-100	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	2	High	USD	1250	70-100	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	3	Low	USD	900	100-150	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	3	Medium	USD	1350	100-150	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	3	High	USD	1600	100-150	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	4	Low	USD	1000	150-200	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	4	Medium	USD	1800	150-200	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	Apartment	4	High	USD	2200	150-200	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	3	Low	USD	1100	150-200	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	3	Medium	USD	1600	150-200	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	3	High	USD	2300	150-200	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	4	Low	USD	1375	175-250	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	4	Medium	USD	2100	175-250	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	4	High	USD	2750	175-250	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	5	Low	USD	1600	200-300	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	5	Medium	USD	2750	200-300	sqm	unfurnished
Ankara	Beysukent, Bilkent and Mesa Koru	House	5	High	USD	3300	200-300	sqm	unfurnished

* Where possible, please state the approximate floor area of the accommodation in the space provided.

If prices for houses are given, please specify what the more common style of family house is in this suburb (e.g. detached house with gardens, cluster houses with communal gardens...etc)

City	District	Property type	Bedrooms	Price level	Currency	Rent	Total floor area	sq m or sq ft	Level of Furnishings
Ankara	Kavaklıdere	Apartment	1	Low	USD	550	50-70	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	1	Medium	USD	660	50-70	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	1	High	USD	1100	50-70	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	2	Low	USD	660	70-100	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	2	Medium	USD	935	70-100	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	2	High	USD	1540	70-100	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	3	Low	USD	660	100-150	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	3	Medium	USD	1100	100-150	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	3	High	USD	1650	100-150	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	4	Low	USD	1100	150-200	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	4	Medium	USD	1925	150-200	sqm	unfurnished
Ankara	Kavaklıdere	Apartment	4	High	USD	3025	150-200	sqm	unfurnished
Ankara	Kavaklıdere	House	3	Low	USD				unfurnished
Ankara	Kavaklıdere	House	3	Medium	USD				unfurnished
Ankara	Kavaklıdere	House	3	High	USD				unfurnished
Ankara	Kavaklıdere	House	4	Low	USD				unfurnished
Ankara	Kavaklıdere	House	4	Medium	USD				unfurnished
Ankara	Kavaklıdere	House	4	High	USD				unfurnished
Ankara	Kavaklıdere	House	5	Low	USD				unfurnished
Ankara	Kavaklıdere	House	5	Medium	USD				unfurnished
Ankara	Kavaklıdere	House	5	High	USD				unfurnished

* Where possible, please state the approximate floor area of the accommodation in the space provided.

If prices for houses are given, please specify what the more common style of family house is in this suburb (e.g. detached house with gardens, cluster houses with communal gardens...etc)

City	District	Property type	Bedrooms	Price level	Currency	Rent	Total floor area	sq m or sq ft	Level of Furnishings
Ankara	Oran	Apartment	1	Low	USD				unfurnished
Ankara	Oran	Apartment	1	Medium	USD	660	50-70	sqm	unfurnished
Ankara	Oran	Apartment	1	High	USD	1100	50-70	sqm	unfurnished
Ankara	Oran	Apartment	2	Low	USD	660	70-100	sqm	unfurnished
Ankara	Oran	Apartment	2	Medium	USD	935	70-100	sqm	unfurnished
Ankara	Oran	Apartment	2	High	USD	1540	70-100	sqm	unfurnished
Ankara	Oran	Apartment	3	Low	USD	660	100-150	sqm	unfurnished
Ankara	Oran	Apartment	3	Medium	USD	1100	100-150	sqm	unfurnished
Ankara	Oran	Apartment	3	High	USD	1650	100-150	sqm	unfurnished
Ankara	Oran	Apartment	4	Low	USD	1100	150-200	sqm	unfurnished
Ankara	Oran	Apartment	4	Medium	USD	1925	150-200	sqm	unfurnished
Ankara	Oran	Apartment	4	High	USD	3025	150-200	sqm	unfurnished
Ankara	Oran	House	3	Low	USD	1375	120-150	sqm	unfurnished
Ankara	Oran	House	3	Medium	USD	2200	120-150	sqm	unfurnished
Ankara	Oran	House	3	High	USD	2900	120-150	sqm	unfurnished
Ankara	Oran	House	4	Low	USD	2200	150-300	sqm	unfurnished
Ankara	Oran	House	4	Medium	USD	2900	150-300	sqm	unfurnished
Ankara	Oran	House	4	High	USD	3850	150-300	sqm	unfurnished
Ankara	Oran	House	5	Low	USD	2600	200-350	sqm	unfurnished
Ankara	Oran	House	5	Medium	USD	3600	200-350	sqm	unfurnished
Ankara	Oran	House	5	High	USD	4500	200-350	sqm	unfurnished

* Where possible, please state the approximate floor area of the accommodation in the space provided.

If prices for houses are given, please specify what the more common style of family house is in this suburb (e.g. detached house with gardens, cluster houses with communal gardens...etc)

Other districts or suburbs

Apart from the neighbourhoods already covered, are there any other areas in or around the city that are popular with expatriates? Please give details below:

City	District	Property type	Bedrooms	Price level	Currency	Rent	Total floor area *	sq m or sq ft	Level of Furnishings
Ankara		Apartment	1	Low	USD				unfurnished
Ankara		Apartment	1	Medium	USD				unfurnished
Ankara		Apartment	1	High	USD				unfurnished
Ankara		Apartment	2	Low	USD				unfurnished
Ankara		Apartment	2	Medium	USD				unfurnished
Ankara		Apartment	2	High	USD				unfurnished
Ankara		Apartment	3	Low	USD				unfurnished
Ankara		Apartment	3	Medium	USD				unfurnished
Ankara		Apartment	3	High	USD				unfurnished
Ankara		Apartment	4	Low	USD				unfurnished
Ankara		Apartment	4	Medium	USD				unfurnished
Ankara		Apartment	4	High	USD				unfurnished
Ankara		House	3	Low	USD				unfurnished
Ankara		House	3	Medium	USD				unfurnished
Ankara		House	3	High	USD				unfurnished
Ankara		House	4	Low	USD				unfurnished
Ankara		House	4	Medium	USD				unfurnished
Ankara		House	4	High	USD				unfurnished
Ankara		House	5	Low	USD				unfurnished
Ankara		House	5	Medium	USD				unfurnished
Ankara		House	5	High	USD				unfurnished

* Where possible, please state the approximate floor area of the accommodation in the space provided.

If prices for houses are given, please specify what the more common style of family house is in this suburb (e.g. detached house with gardens, cluster houses with communal gardens...etc)

Leases and brokers

1. How long is the typical lease length?

2. When is the rent typically reviewed?

3. Is there a lease registration or lease stamp duty that is payable by the tenant? If so, how much is it?

4. Do landlords prefer company lets? (give details below)

5. Is a break clause (or diplomat's clause) easy to negotiate into the lease agreement (i.e. a clause which releases the tenant from the lease agreement if the tenant is transferred for reasons of work to another location)?

If Yes, give details below including how many months penalty is likely to be paid:

6. Explain the typical brokerage fees associated with securing accommodation. Please also indicate whether the tenant or the landlord pays them:

7. Is there a legal maximum to the amount of this brokerage fee?
(give details below)

8. Are there any specific tenancy laws affecting expatriates?
(give details below)

9. What unusual market conditions specific to this city would you consider as being unfamiliar to the European/American expatriate and about which one ought to be aware? (e.g. money under the table transactions, exceptionally high deposits, competitive/secretive agents, document requirements etc):

10. What are the deposits typically required for renting a property?
In your answer please indicate if it is common for a higher deposit to be required for furnished properties.

Furnishings

1. In % terms, please give an indication (if applicable) of the price difference between unfurnished and furnished properties:

30%

2. Please estimate the ratio of furnished to unfurnished accommodation (e.g. Furnished 3 : Unfurnished 1, or 75% of properties are furnished)

90 % UNFURNISHED - 10 % FURNISHED

3. Approximately how much would it cost to rent a good standard package of 2 sofas and 2 armchairs, 1 table and 4 chairs, 1 double bed and 1 wardrobe?

USD 500

4. Approximately how much would it cost to purchase the package mentioned above?

USD 15000

5. Give details of any companies that rent out furniture:

EXPAT SERVICE ANATOLIA www.expatanatolia.com office@expatanatolia.com

6. Please recommend 2 or 3 stores that stock reasonable quality, western style furniture:

The site called SITELER, offers variety of furniture shops and small furniture factories where quality western style furniture can be obtained. There is also TEPEHOME in various districts,

7. What may one reasonably expect to find in an UNFURNISHED apartment or house?

8. What may one expect to find in a PARTIALLY FURNISHED property?

APPLIANCES

9. What may one expect to find in a FULLY FURNISHED property?

Living room, bedroom, TV, dining room, kitchen utensils, curtains, linens

Charges and Utilities

1. Which utility charges (if any) are normally included in the rental price for apartments?

If other please specify:

NONE

2. Which utility charges (if any) are normally included in the rental price for houses?

If other please specify:

NONE

3. If service charges are not included in the rental price, how much are they likely to be?
(E.g. they are approximately 5% of the monthly rent)

5 - 8 %

4. What will service charges cover (please select by marking with an 'X')?

communal lighting
communal cleaning
lifts/elevators

sewerage
heating
concierge

cold water
snow removal
gardening

hot water
refuse collection
pest control
other

If other, please specify:

5. Assuming availability, what must a tenant expect to pay in addition to the monthly rental for an extra garage space?

JSD 100

6. Is the tenant responsible for any property/housing taxes which are payable separate to the rent?

\$ 2.750 / YEAR

7. Are there any additional charges about which the expatriate should be aware?

8. Approximately how long does it take to get a telephone line connected? Is there a deposit payable for this?

1-2 DAYS / NO DEPOSIT

Short term accommodation

1. Are serviced apartments/apartment-hotels available? (please select)

Yes and they are suitable for business executives

If yes, please list 3 **serviced apartment** complexes in which an expatriate may stay when first arriving in the city (please include brief address and website):

1 Mega Residence / Kavaklidere / <http://www.megaresidence.com.tr>

2 Best Apart Hotel / Gaziosmanpasa / <http://www.besthotel.com.tr>

3 King Hotel Çankaya /Çankaya / <http://www.kinghotel.com.tr/>

2. Please give monthly rentals for serviced apartments with:

1 bedroom:	120
2 bedrooms:	180
3 bedrooms:	240

Additional information

If there is any additional relevant information that you feel would add to the content of this survey, please use the space below and **MANY THANKS** for taking the time to complete this survey!

PRICE INCLUDES 18 % V.A.T. AND BREAKFAST

Schools

Please list below the major international schools that are available in this city. If there are no international schools please provide information for suitable local schools used by expatriate children.		
Name of school	Address and Web site	Neighbourhood closest to
Bilkent International School	http://www.obi.bilkent.edu.tr/bookstatus.php	BILKENT
Oasis International Schools	http://www.oisankara.org/	BALGAT
George C. Marshall High School	http://www.anka-ehs.eu.dodea.edu/	BALGAT
Charles De Gaulle School	http://www.lcdgankara.org/	KAVAKLIDERE
Arabian School	Tel: 90 312 495 55 45	BIRLIK MAHALLESİ
German School	Tel: 90 312 426 63 82	KAVAKLIDERE
Russian School	Tel: 90 312 439 21 22	GAZIOSMANPASA