

LAND DECISION FILE

SALE VALUE + BUNGALOW SCENARIO

A redacted sample case for approximately 2,700-2,900 m² of sloping rural land in Kocaeli

EXECUTIVE DECISION

Do not assign a sale or development premium before the evidence file is complete. The most rational preliminary scenario is one quality rural dwelling, subject to written confirmation; a multi-unit bungalow operation is reconsidered only after planning, building, operating and infrastructure gates are closed.

100-125

CURRENT SALE INDEX

134

INITIAL ASK INDEX

111-122

TARGET CLOSE

0

PRE-PERMIT PREMIUM

ROLE	DECISION
BUYER	Proceed only with a strong discount and positive evidence on legal access, written development rights, utilities and topography.
SELLER	Defend a higher price with planning confirmation, boundary/access evidence, utility responses and a site file - not with claims.
INVESTOR	No near-term planning uplift is evidenced. Value creation depends on closing evidence gaps and selecting the right product.

This public edition removes the exact location, block/parcel identifiers, coordinates, direct parcel links, comparable identities and actual prices.

BÖLÜM 01

Property identity and official planning result

Verification layers are retained; re-identifying details are removed.

LAYER	VERIFIED DATA	DECISION EFFECT
Title/cadastre	Kocaeli • approximately 2,700-2,900 m² • agricultural land	Identity verified in the private file
Upper-scale plan	Agricultural designation; small woodland-layer signal	No automatic residential/tourism right
Detailed plan	No 1:1,000 implementation plan identified	Written municipal response required
Encumbrances	Not included in the public sample	Current official evidence is a closing condition

PLANNING CONCLUSION

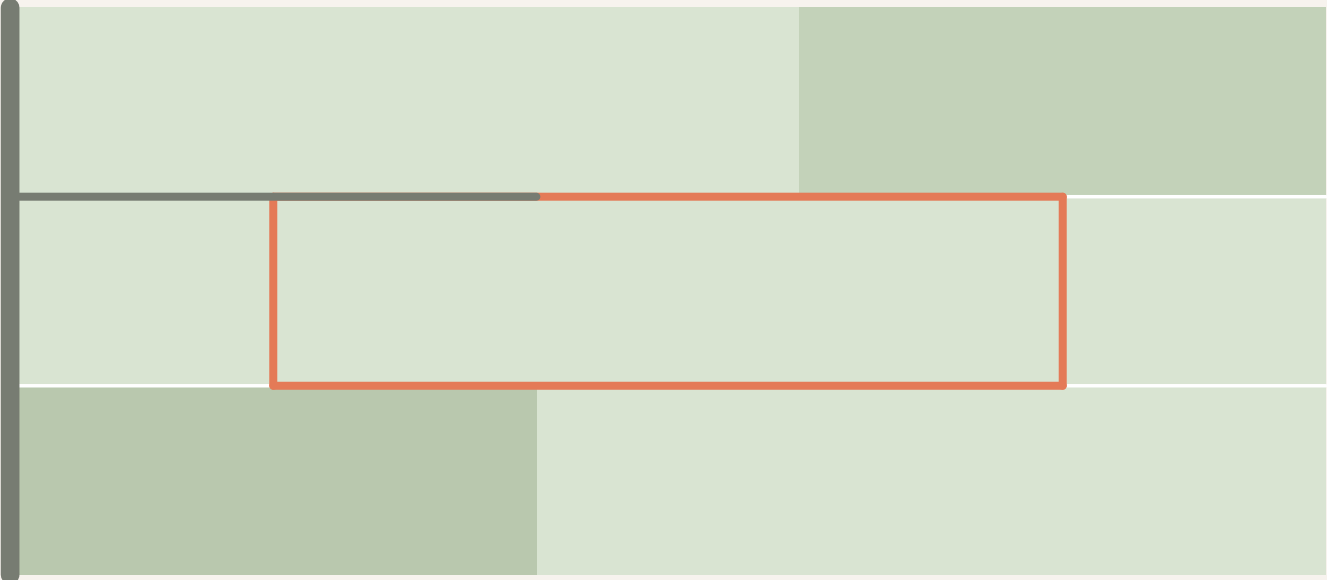
A rural dwelling and a commercial accommodation facility do not follow the same approval path. Multi-unit short-stay or tourism use requires planning, building approval, operating/tourism compliance and infrastructure suitability to be resolved together.

Written question: What planning status, building count, floor area, storey and setback rules apply? Which authority opinions are required for multi-unit accommodation, a pool, wastewater, parking and internal roads?

BÖLÜM 02

Aerial context, parcel form and physical access

The public version does not disclose parcel boundaries, coordinates or exact-location imagery.



TOPIC	FINDING
PHYSICAL ROAD	Open-map data shows a road geometry near the boundary. This is a positive preliminary signal, not proof of cadastral or planning access.
PARCEL FORM	A terraced platform strategy may be possible along the slope. Usable level area requires a 1:500 survey and concept layout.
PUBLIC DISCLOSURE	Aerial imagery and parcel boundaries are withheld; the diagram explains only the decision method.

BÖLÜM 03

Slope, elevation and build economics

A desktop terrain indicator, not a topographic survey or ground investigation.

%15-20

INDICATIVE SLOPE

~80-90 m

ELEVATION RANGE

North-west

DOWNSLOPE

High

SITE-COST EFFECT

COST LAYER	DECISION
Retaining and drainage	A sloping site can invalidate standard catalogue-cost assumptions.
Cut and fill	Explore light, stepped solutions parallel to the slope rather than one large platform.
Internal road and parking	Resolve turning geometry, road level and two-car access together.
Wastewater	Price sewer/septic solutions together with slope and ground conditions.

Before acquisition or design: review a 1:500 topographic survey, geological/geotechnical study, road level and preliminary site layout together.

BÖLÜM 04

Roads, motorway, public transport and access

Decision-relevant access ranges replace exact-location data.

TARGET	ACCESS RANGE	COMMENT
Regional public transport	2-3 km / a few minutes	Not a stop at the property entrance
Nearby rural centre	1-2 km / a few minutes	Daily-needs context
Motorway connection	10-15 km / around 15 min	Motorway proximity is not junction distance
Kocaeli city centre	20-25 km / around 25 min	Primary service and employment centre
Nature-tourism destination	15-30 km / 20-35 min	Destination pricing is not directly transferable
Istanbul Asian side	Around a 90-minute band	Potential weekend demand pool

Method note: vehicle distance and time are modelled from an open road network at a point in time; they do not include traffic, seasonal closures or proof of legal access.

BÖLÜM 05

Growth direction and demand test

A regional signal is not a substitute for official evidence tied to the subject property.

LAYER	RESULT
Built-up edge	Multi-year land-cover comparison does not confirm a near-term approach of the built-up edge.
Local population	Below 500 at neighbourhood scale; approximately 5,000-6,000 people within 5 km.
Primary buyer pool	External demand seeking nature-led living along the Kocaeli-Istanbul axis, rather than the immediate village market.
Catalyst	Without an official planning/infrastructure decision, value creation must come from evidence and product quality.

Early warning: the combination of an official project, approaching development and rising demand is not evidenced today. Motorway access and a rural-lifestyle narrative do not by themselves create a planning premium.

Source classes: annual land cover, satellite imagery, official population series and open population grids. Exact coordinates and target-property imagery are withheld from the public edition.

BÖLÜM 06

Market comparables and land value

Comparable identities and prices are indexed; published figures are not offers.

COMPARABLE	SIZE BAND	UNIT INDEX	DIFFERENCE
Comparable A	3.500-4.000 m ²	42	Weak road access
Comparable B	9.500-10.000 m ²	86	Different size and rights profile
Comparable C	2.000-2.500 m ²	115	Paved access and utilities advantage
Comparable D	3.000-3.500 m ²	156	Existing site improvements
Comparable E	3.000-3.500 m ²	322	Improved property; excluded from core set

VALUATION CONCLUSION

Active listings are not completed transactions. After adjusting for rights, access, utilities, slope, size and improvements, the subject supports a 100-125 sale index, a 134 initial asking index and a 111-122 target-closing index. The index base equals the lower value band in the private report.

Indices in this public report are not offers, appraisal values or current market prices; they demonstrate the method.

BÖLÜM 07

Bungalow-style development scenarios

A single rural dwelling and a multi-unit tourism business follow different approval regimes.

SCENARIO	LEGAL GATE	DECISION
A • One quality rural dwelling	Municipal confirmation + permit + occupancy	Most realistic preliminary product
B • 3-4 unit operation	Permitted use + building approval + operating/tourism compliance	Do not proceed without approval and income evidence

PREFERRED PRODUCT	WHY NOT A MULTI-UNIT OPERATION?
Approximately 140-160 m ² with a single-storey or terraced rural-house language, generous veranda, view deck, two-car access, strong landscape and stepped siting parallel to the slope. The final brief follows authority and site studies.	Multi-unit accommodation follows a different planning and operating regime. Where detailed planning and tourism rights are unconfirmed, slope, shared access and wastewater also increase capital and operating risk.

Budget approach: model construction, design/approvals, retaining/drainage, utilities, landscape, equipment and contingency together, excluding land. Actual project budgets are indexed in the public edition.

BÖLÜM 08

Income test for a multi-unit bungalow operation

No development premium is assigned before written use rights are confirmed.

ASSUMPTION	CAUTIOUS	BASE	STRONG	LIMIT
Units	3	4	4	Concept, not approved capacity
Nightly-rate index	87	100	113	Location discount to nearby destination
Annual occupancy	%30	%36	%42	No operating history
NOI margin	%48	%52	%55	Before tax and financing
Income-value index	54	100	140	12-13% capitalisation test

FEASIBILITY CONCLUSION

In the base case, income value approaches total investment including land, leaving a weak margin of safety. Reconsider only after written use rights, a more efficient site solution and operator-validated rate/occupancy evidence are available.

87-113

NIGHTLY-RATE INDEX

%30-42

OCCUPANCY TEST

%48-55

NOI MARGIN

0

PRE-PERMIT PREMIUM

BÖLÜM 09

Target market and a credible sales story

Lead with verifiable facts; avoid planning or return promises.

TARGET MARKET	NEED	EVIDENCE
Upper-middle income family in Kocaeli/Istanbul	Nature access and weekend use	Access ranges, road video and utility file
Rural-home / hobby-garden buyer	Independent title, production and privacy	Title, soil/tree inventory and connection letters
Small tourism operator	Permitted capacity and income	Use confirmation, concept, costs and seasonal evidence
Long-term land investor	Discounted entry, catalyst and liquidity	Planning monitoring and official-project evidence

USE	DO NOT USE
Rural living, preliminary physical-road signal, regional access, nature and privacy; potential for one quality rural dwelling if documented.	Unverified claims such as definitely zoned, ready for a resort, direct motorway proximity, the city is coming, rapid appreciation or no environmental constraint.

BÖLÜM 10

Pre-sale or pre-investment closing checklist

Documents and professional checks that can change the decision.

#	DOCUMENT / ACTION	SOURCE	DECISION EFFECT
1	Current title and encumbrance evidence	Land Registry	Closes lien, mortgage, annotation and share risks
2	Written planning status and notes	Municipality	Confirms use, area, storeys, setbacks and building count
3	Tourism / short-stay opinion	Municipality + tourism authority	Opens or closes the multi-unit scenario
4	Road boundary and easement status	Cadastre + municipality	Confirms legal access
5	Boundary survey	Licensed surveyor	Clarifies boundary and environmental-layer signals
6	1:500 topographic survey	Survey engineer	Defines actual slope, platforms and retaining budget
7	Geological/geotechnical study	Authorised engineering firm	Confirms foundation, slope and drainage solution
8	Power, water and wastewater responses	Utility authorities	Closes major site-cost uncertainties
9	Architectural pre-feasibility + estimate	Architect + civil engineer	Separates single-home and multi-unit costs
10	Completed-sale interviews	At least 3 local agents	Tests closing prices and time-to-sale, not listings

Margin of safety: before construction, stop and refresh assumptions if the completed-product value does not provide an adequate development margin.

BÖLÜM 11

Sources, method and confidence level

Limits of an open-source desktop review and the public-disclosure policy.

CLASS	SOURCE	USE
A • Official	Land Registry parcel-query services	Identity, area, class and geometry - target link removed from public edition
A • Official	Kocaeli metropolitan GIS	Upper-scale planning and environmental layers
A • Official	Relevant municipal planning portal	Detailed planning and settlement-area check
A • Official	Highways and local transport authorities	Motorway junction, route and stop context
A • Official	Official Gazette and tourism rules	Construction-cost class and facility regime
B • Open GIS	Copernicus DEM, Sentinel-2, LULC, WorldPop, OSM/OSRM	Slope, growth, population and access indicators
C • Market	Property portals and local interviews	Asking-price comparables; not completed transactions

Medium-low
OVERALL CONFIDENCE

A
IDENTITY / PLAN

C
MARKET EVIDENCE

0
RETURN GUARANTEE

REPORT LIMIT

This sample is not an SPK-licensed valuation, planning certificate, building permit, title/encumbrance report, ground investigation, legal opinion or investment guarantee. It shows decision ranges, approval gates and which evidence can change value.

Redaction policy: exact location, block/parcel identifiers, coordinates, direct parcel URLs, owner/title data, comparable identities and actual prices are not published. General authority homepages and method classes are retained.

Lizaz Invest & Build • Kartepe, Kocaeli • info@lizazgroup.com • +90 532 569 39 41 • lizazgroup.com