



## CONTENTS

INTRODUCTION .....	9
METHODOLOGY OF THE STUDY .....	11
EXECUTIVE SUMMARY .....	13

### CHAPTER I.

#### AYDIN REAL ESTATE SECTOR AND PROGNOSES 32

I.1 HOUSING SECTOR AND MARKETS .....	32
I.1.1 Demography and Population Forecast .....	32
I.1.2 Housing Stock in Aydın .....	37
I.1.3 Housing Need in Aydın .....	40
I.1.4 Factors that influence the Housing Demand in Aydın .....	40
I.1.5 Projections for the Housing Sector and Markets in Aydın .....	42
I.2 RETAIL MARKET AND SHOPPING CENTERS .....	43
I.3 TOURISM AND ACCOMODATION ESTABLISHMENTS .....	47
I.4 INDUSTRIAL AND LOGISTICS AREAS .....	49

### CHAPTER II.

#### BALIKESİR REAL ESTATE SECTOR AND PROGNOSES 50

II.1 HOUSING SECTOR AND MARKETS .....	50
II.1.1 Demography and Population Forecast .....	50
II.1.2 Housing Stock in Balikesir .....	54
II.1.3 Housing Need in Balikesir .....	57
II.1.4 Factors that influence the Housing Demand in Balikesir .....	58
II.1.5 Projections for the Housing Sector and Markets in Balikesir .....	60
II.2 RETAIL MARKET AND SHOPPING CENTERS .....	61
II.3 TOURISM AND ACCOMODATION ESTABLISHMENTS .....	64
II.4 INDUSTRIAL AND LOGISTICS AREAS .....	65

### CHAPTER III.

#### **DENİZLİ REAL ESTATE SECTOR AND PROGNOSES 67**

III.1 HOUSING SECTOR AND MARKETS.....	67
III.1.1 Demography and Population Forecast.....	67
III.1.2 Housing Stock in Denizli.....	71
III.1.3 Housing Need in Denizli.....	74
III.1.4 Factors that influence the Housing Demand in Denizli.....	74
III.1.5 Projections for the Housing Sector and Markets in Denizli .....	76
III.2 RETAIL MARKET AND SHOPPING CENTERS.....	77
III.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....	80
III.4 INDUSTRIAL AND LOGISTICS AREAS.....	82

### CHAPTER IV.

#### **HATAY REAL ESTATE SECTOR AND PROGNOSES 84**

IV.1 HOUSING SECTOR AND MARKETS.....	84
IV.1.1 Demography and Population Forecast.....	84
IV.1.2 Housing Stock in Hatay .....	88
IV.1.3 Housing Need in Hatay.....	91
IV.1.4 Factors that influence the Housing Demand in Hatay.....	92
IV.1.5 Projections for the Housing Sector and Markets in Hatay .....	93
IV.2 RETAIL MARKET AND SHOPPING CENTERS.....	94
IV.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....	97
IV.4 INDUSTRIAL AND LOGISTICS AREAS.....	98

### CHAPTER V.

#### **K.MARAŞ REAL ESTATE SECTOR AND PROGNOSES 100**

V.1 HOUSING SECTOR AND MARKETS.....	100
V.1.1 Demography and Population Forecast.....	100
V.1.2 Housing Stock in Kahramanmaraş.....	104



V.1.3 Housing Need in Kahramanmaraş.....	107
V.1.4 Factors that influence the Housing Demand in Kahramanmaraş.....	108
V.1.5 Projections for the Housing Sector and Markets in Kahramanmaraş .....	109
<b>V.2 RETAIL MARKET AND SHOPPING CENTERS.....</b>	<b>110</b>
<b>V.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....</b>	<b>113</b>
<b>V.4 INDUSTRIAL AND LOGISTICS AREAS.....</b>	<b>114</b>

## **CHAPTER VI.**

### **MALATYA REAL ESTATE SECTOR AND PROGNOSES 116**

<b>VI.1 HOUSING SECTOR AND MARKETS.....</b>	<b>116</b>
VI.1.1 Demography and Population Forecast.....	116
VI.1.2 Housing Stock in Malatya.....	120
VI.1.3 Housing Need in Malatya.....	123
VI.1.4 Factors that influence the Housing Demand in Malatya.....	124
VI.1.5 Projections for the Housing Sector and Markets in Malatya .....	125
<b>VI.2 RETAIL MARKET AND SHOPPING CENTERS.....</b>	<b>126</b>
<b>VI.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....</b>	<b>129</b>
<b>VI.4 INDUSTRIAL AND LOGISTICS AREAS.....</b>	<b>130</b>

## **CHAPTER VII.**

### **MANİSA REAL ESTATE SECTOR AND PROGNOSES 132**

<b>VII.1 HOUSING SECTOR AND MARKETS.....</b>	<b>132</b>
VII.1.1 Demography and Population Forecast.....	132
VII.1.2 Housing Stock in Manisa.....	136
VII.1.3 Housing Need in Manisa.....	139
VII.1.4 Factors that influence the Housing Demand in Manisa.....	140
VII.1.5 Projections for the Housing Sector and Markets in Manisa.....	141
<b>VII.2 RETAIL MARKET AND SHOPPING CENTERS.....</b>	<b>142</b>
<b>VII.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....</b>	<b>145</b>
<b>VII.4 INDUSTRIAL AND LOGISTICS AREAS.....</b>	<b>146</b>

## CHAPTER VIII.

### MUĞLA REAL ESTATE SECTOR AND PROGNOSES 148

VIII.1 HOUSING SECTOR AND MARKETS.....	148
VIII.1.1 Demography and Population Forecast .....	148
VIII.1.2 Housing Stock in Muğla .....	152
VIII.1.3 Housing Need in Muğla.....	155
VIII.1.4 Factors that influence the Housing Demand in Muğla.....	156
VIII.1.5 Projections for the Housing Sector and Markets in Muğla .....	158
VIII.2 RETAIL MARKET AND SHOPPING CENTERS.....	159
VIII.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....	162
VIII.4 INDUSTRIAL AND LOGISTICS AREAS.....	164

## CHAPTER XI.

### TEKİRDAĞ REAL ESTATE SECTOR AND PROGNOSES 165

IX.1 HOUSING SECTOR AND MARKETS.....	165
IX.1.1 Demography and Population Forecast.....	165
IX.1.2 Housing Stock in Tekirdağ.....	169
IX.1.3 Housing Need in Tekirdağ.....	172
IX.1.4 Factors that influence the Housing Demand in Tekirdağ.....	173
IX.1.5 Projections for the Housing Sector and Markets in Tekirdağ .....	175
IX.2 RETAIL MARKET AND SHOPPING CENTERS.....	177
IX.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....	179
IX.4 INDUSTRIAL AND LOGISTICS AREAS.....	181



## **CHAPTER X.**

### **TRABZON REAL ESTATE SECTOR AND PROGNOSSES 183**

<b>X.1 HOUSING SECTOR AND MARKETS.....</b>	<b>183</b>
X.1.1 Demography and Population Forecast.....	183
X.1.2 Housing Stock in Trabzon.....	187
X.1.3 Housing Need in Trabzon.....	190
X.1.4 Factors that influence the Housing Demand in Trabzon.....	191
X.1.5 Projections for the Housing Sector and Markets in Trabzon.....	192
<b>X.2 RETAIL MARKET AND SHOPPING CENTERS.....</b>	<b>193</b>
<b>X.3 TOURISM AND ACCOMODATION ESTABLISHMENTS.....</b>	<b>196</b>
<b>X.4 INDUSTRIAL AND LOGISTICS AREAS.....</b>	<b>198</b>
<b>RESOURCES.....</b>	<b>200</b>