

TECHNICAL SPECIFICATIONS AND SITE LIST

GENERAL :

- Grade C35 high strength concrete and Grade ST III structural steel shall be used in buildings to be constructed of reinforced concrete with a conventional formwork system.
- All buildings shall be built on a reinforced concrete raft foundation system.
- The buildings have a carrier system backbone, in which reinforced concrete core shear walls and frames with high energy absorption capacity are used together.
- The building foundations were placed on the natural soil system, analyzes were made considering the structure-foundation-soil interaction in the design of the structures and the "Continuous Raft Foundation with Variable Thickness" system was chosen, which best complements the behavior of the carrier system and where all neighboring structures are placed on an integrated system.
- A drainage system shall be made for the foundation, the surrounding of the building and the site rain water.

WATERPROOFING, SOUND INSULATION AND THERMAL INSULATION:

- External waterproofing shall be done on the outer shear walls of the basement floor.
- Necessary measures shall be taken for sound insulation of the walls between the independent flats.
- Thermal insulation shall be made on the entire exterior in a way that will not create an uninterrupted thermal bridge.

ROOF:

- Roofs with thermal insulation and waterproofing in accordance with its technique shall be built.

EXTERIOR:

- Sheathing or decorative materials in accordance with the architectural concept shall be used on the entire exterior.

BALCONIES AND TERRACES :

- Wrought iron or tempered laminated glass balustrade shall be used on the balconies in accordance with the architectural concept.

- Floor covering : 1st class Ceramic
- Wall covering : Acrylic-based decorative exterior paint or ceramic coating

BLOCK ENTRANCE :

- There will be a mailbox and a notice board in the lobby area separately for each independent section.

- Intercom panels with speech and/or video modules shall be installed at the block entrances.

- At the entrances of the Blocks of Flats;

- - Floor covering : 1st class ceramic with natural stone or natural stone look
- - Wall covering : Gypsum plaster and float + acrylic based paint
- - Ceiling covering: Gypsum plaster and float + acrylic based paint

- General Stairs:

- - Steps
- - Balustrade and Handrail aluminum railing.
- - Skirtings
- Marble.
- Wooden, metal or same as staircase steps according to the project

JOINERY:

- Climate controlled double glazing and thermal insulated 1st class PVC joinery with TSE certificate shall be used.

CABINETS :

- High-gloss, membrane coating, acrylic coating, wood coated and/or lacquered cloakroom cabinet shall be created in the places shown in the project.

DOORS:

- Apartment entrance doors: The steel door shall be compatible with the architectural concept and shall be fire resistant.

- Interior doors: Doors shall be wood covered and/or lacquered furniture.
- /Block of Flats' Doors: Electrostatic painted in accordance with the architectural concept aluminum wrought iron door or equivalent shall be used.

ELEVATOR:

- There shall be an Otis, Mitsubishi, Schindler, Thyssen, GTS, Kone or equivalent elevator with large volume, high speed, earthquake sensor and a ventilation system in the place shown in the project, accessing the car park serving between floors. When the power is cut, the elevator shall have the ability to go to the nearest floor and open the doors.

KITCHENS:

- Domestic production (Vanucci, Ahsapsan, Lineadecor, Domsan or equivalent) kitchen cabinets that are specially designed according to the project and countertops that are natural stone and/or acrylic shall be made.
- Arçelik, Siemens, Franke or equivalent built-in appliances (stove, oven, hood or aspirator, dishwasher) shall be installed in the kitchens.
 - Sink : 1,5 compartment, with drainboard
 - Electric stoves shall be placed in the kitchens.

CEILING:

- In the apartments, gypsum panel suspended ceilings or water-based satin/plastic paint on gypsum plaster shall be applied in accordance with the architectural concept.

WALLS:

- Brick, pumice or aerated concrete wall blocks that have specifications and dimensions in accordance with the fire regulations shall be used and external heat insulation shall be made with the sheathing system. Sound insulation shall be applied on the adjacent wall. Water-based satin paint shall be applied on gypsum plaster on interior walls.

WET AREAS :

- In all wet areas, 1st class domestic (Kütahya, Kale, Çanakkale, Vitra or equivalent) or imported ceramics, sanitary ware (Duravit, Vitra, Kale or equivalent) and fixtures (Vitra, ECA, Grohe, Kale or equivalent) shall be used.

- In the bathrooms a bathtub, a flat shower tray or a level shower system suitable for the architectural concept shall be used according to the apartment types, and a shower cabin shall be installed. There shall be a bathtub faucet with a hand shower.
- A vanity washbasin with six cabinets or a washbasin with shelf shall be used according to the project.
- Wall covering : Ceramic, paint or wallpaper shall be made in accordance with the architectural concept.
- Ceiling covering: Plasterboard, metal suspended ceiling or paint in accordance with the architectural concept shall be used
- A wall-hung WC pan + concealed cistern or a WC with its own cistern shall be used.
- A lavatory combination faucet in accordance with the architectural concept shall be used.

HALL AND ROOM FLOORS :

- Domestic or imported laminate flooring shall be applied on the screed in the halls.
- Domestic or imported laminate flooring in accordance with the architectural concept shall be applied on the screed in the rooms .
- Skirting that is compatible with the material or parquet used in the interior doors shall be made.

ENTRANCE, CORRIDOR, KITCHEN and WET AREA FLOORS:

- Ceramic application in accordance with the architectural concept shall be made on the entrance, corridor and kitchen floors of the apartments.

MECHANICAL INSTALLATION :

- Central system heating and hot water installation that can operate with natural gas shall be built and

share meters shall be placed in the common areas in accordance with the Energy Performance Regulation and individual usage opportunities shall be provided.

- In the living room of the apartments, split airconditioner infrastructure shall be ready.

- A water tank and distribution system shall be used against water cut offs and pressure lows.
- Silent pipes shall be used for sewage and rain water downspouts.

FIRE PRECAUTIONS:

- Flat and Building common areas shall be designed in accordance with the Turkish Fire Protection Regulation.

TV SYSTEM:

- TV broadcasting shall be provided to each apartment from a central satellite antenna or cable TV system. There shall be a suitable number of TV sockets in the living room and kitchen.

TELEPHONE SYSTEM and DATA INFRASTRUCTURE:

- There shall be a suitable number of telephone sockets. Telephone and DATA infrastructure shall be created so that an external line can be connected.

ELECTRICITY:

- Decorative switches and sockets in accordance with the architectural concept shall be used, and wiring and lighting infrastructure shall be installed in accordance with the project.

Flush mounted lighting fixtures *shall be used* in the entrance, hall, kitchen and bathrooms.

- The sockets to be used in the residences shall be grounded and the suitable ones shall be child-proof type.

Anti-leakage current relay shall be used in the entire indoor installation.

- Satellite and National Broadcasting Private Satellite Systems infrastructure shall be installed in the building TV installations. If a decoder - receiver is procured and subscribed by the user, Satellite and National Broadcasting Private Satellite Systems broadcasts can be watched.

- Grounding and lightning protection installations shall be installed in accordance with the provisions of IEEC (International Electrical-Electronics Standards).

- The cables and pipes to be used shall comply with the Fire Regulation.

STANDBY POWER SYSTEM :

- In case of a power cut in the city, a generator system that can be activated automatically shall be installed to provide service. Generator System usage principles shall be as determined in the Management principles.

CENTRAL HEATING INSTALLATION

- Distribution of heating pipes shall be made under-screed by means of sheathed pipes.

LANDSCAPING

- Hard surface applications and vegetative landscaping, water beds, pedestrian and vehicle roads shall be made in accordance with the architectural concept .
- The Contractor and/or the Management has the right to place the infrastructure and landscaping installations and facilities (lightning rod, fire hydrants, garbage cans, electrical panels, direction boards, etc.) in the places determined in accordance with the technical requirements, for the benefit of the building site.

The appearance and information of the apartment in any document used in the promotion of the apartment is for promotional purposes only, and the material and technical information in this site list annexed to the contract is essential.

The company reserves the right to make any changes on this technical specification and site list.