



<p><i>Location Description and Important Places in the Region</i></p>	<p><i>Based on walking distance, it is 10 minutes away from the sea, 10 minutes from the ring road, 5 minutes from the nearest market, and the nearest school is 5 minutes away.</i></p> <p><i>It is 20 minutes from the airport, 30 minutes from the city center, and 15 minutes from the closest hospital.</i></p>
<p><i>Square meter of plot</i></p>	<p>6500 m²</p>
<p><i>Number of Blocks</i></p>	<p>3</p>
<p><i>Floor numbers on blocks</i></p>	<p>5</p>
<p><i>Total Number of Apartments</i></p>	<p>66</p>
<p><i>Total Number of Commercial Units (if any)</i></p>	<p>-</p>
<p><i>Types of Apartments (1+1, 2+1, 3+1 vb.)</i></p>	<p>1+1 2+1</p> <p>2+1 Garden Duplex 2+1, Roof Duplex</p> <p>3+1</p> <p>3+1 Garden Duplex, 3+1 Roof Duplex</p> <p>4+1 Garden Duplex, 4+1 Roof Duplex</p>
<p><i>General m² Ranges According to Apartment Types (Whole Project):</i></p>	<p>1+1: 61 and 63</p> <p>2+1: 110 m² and 142 m²</p> <p>2+1 Roof Duplex 128 m² and 140 m²</p> <p>2+1 Roof Duplex 128 m² and 130 m²</p> <p>3+1 142 m²</p> <p>3+1 Garden Duplex 152 m² and 222.5 m²</p> <p>3+1 Roof Duplex 214 m² and 260 m²</p> <p>4+1 Garden Duplex 320 m²</p> <p>4+1 Roof Duplex 300 m²</p> <p><i>The gardens of the garden duplexes vary between 100 m² and 350 m².</i></p>

<i>M² Ranges of Apartments for Sale According to Apartment Types:</i>	<i>All types of apartments are available.</i>
<i>Delivery Date (For projects with stage, stage by stage must be specified)</i>	<i>01.10.2022</i>
<i>Social Activities (Outdoor and Indoor)</i>	<i>Indoor social areas: Indoor pool, massage rooms, sauna, steam room, Turkish bath, fitness center, restaurant, music room, cinema, indoor playground, meeting room.</i> <i>Outdoor social areas: 250 m² pool, football field, tennis court, outdoor playground, outdoor sports area.</i>
<i>Construction Completion / Living in the Complex Starts at</i>	<i>01.10.2022</i>
<i>Standard Materials Provided Inside the Flats (For example; coat hanger - built-in appliances and brands - air conditioner / air conditioner infrastructure etc.)</i>	<i>All white goods Beko A + products</i> <i>Coat stand, built-in appliances set in all apartments.</i> <i>All duplex apartments will have water system underfloor heating (heat pump is not included in the price).</i> <i>Air conditioning is included in the price for all apartments.</i>

- 1. With the solar energy system, most of the electricity consumption of the common areas will be provided free of charge. (The management fee will be between 40 and 70 €)*
- 2. Cost-free hot water with solar energy in residences and social areas.*
- 3. Use of nature-friendly Class A products in building materials and electrical products.*
- 4. Gardens designed with a rich landscape and many kinds of plants and flowers.*
- 5. Closed system (pressurized) solar heaters with resistive enamel tank will be placed.*
- 6. 24 Hour camera security. 24/7-night vision camera system will be made in a form and quantity that will not leave blind spots throughout the site. The recorder with sufficient capacity will be placed in the security post and will record all cameras.*
- 7. Hybrid grass will be used for turfing (zoysia japonica).*
- 8. Faucets and electrical outlets will be placed on large balconies (except French balconies and small bedroom balconies).*
- 9. A generator with a capacity to meet at least half of the apartments and common area energy capacity will be installed. The generator will be a TSE certified known brand such as Aksa, Genpower, etc. Will be new and with guarantee.*
- 10. The external walls and walls between flats (Independent units separator walls) will be as in the project with 19 cm pumice concrete (cwbims) and the interior walls will be 10 cm or 13.5*

cm bricks, plastered and painted. Interiors will be painted with Filli Boya (brand) semi-gloss plastic paint.

11. All ceilings except for balcony ceilings (indoor social area, apartment interior, floor corridors) will be drywall and suspended ceiling with spotlights or light band will be applied according to the architectural design in the hall, hall and all rooms.
12. Bathrooms will have a plasterboard ceiling, wash basin and the Shower Cabin will be Huppe brand, 6 mm tempered glass. A Bathroom cabinet will be installed. The sanitary ware will be Vitra or Grohe. The armatures to be used will be Artema, Vitra, and Grohe brands. Vitra, Grohe brand built-in reservoir will be used in bathrooms and WCs.
13. The water tank, which is large enough to meet the needs of the buildings for 1 week, will be made of reinforced concrete next to the pool engine rooms, hygienic water insulation will be made, ceramic will be covered and a booster will be placed. TSE guaranteed products will be used.
14. Exterior joinery will Kleidco brand, aluminum heat insulated system joinery. Accessories of the joinery will be Roto brand. The glasses will be double glazed Isicam Comfort brand. Balcony exits of the living room and other rooms will be sliding system joinery. Hebe Schiebe system joinery will be used in the large halls of duplex flats of more than 4 meters in length (22 pieces in total in A, B, C block).
15. On the ground floors of Garden Duplexes, automatic blinds with sheet metal box in the color of joinery will be placed from the outside.
16. Attic walls, which will be used as duplex apartments by connecting to the apartments on the upper floor, will be made of black rough plaster from the inside. Roof cladding will be in sheet metal clamp system, under eaves and sides will be covered with sheet metal clamp or Boardex with a droplet with proper detail and workmanship.
17. Each apartment will also have air conditioning.
18. The parking lot floor plan under the A and B blocks will be applied as in the project.
19. Each flat will have a 3 m² storage area.
20. Exterior steel doors will be a 1st class Kale, Sur or Bordo brand. Interior doors and furniture will be acrylic lacquer painted, engraved with by cnc.
21. The bodies of the kitchen cupboard and cloakroom will be made of MDF, and the covers will be painted with acrylic lacquer on MDF.
22. Elevator will be 10-person capacity, C.E. certified elevator.
23. In indoor and outdoor social areas, all functions (fitness room, indoor pool, sauna, steam room, Turkish bath, massage room, chilling zone, cinema hall, music room, meeting room, cafe-bar-restaurant, children's game room, PlayStation game, table tennis, table football, air hockey) fixed and movable furniture will be placed completely.
24. A central satellite and internet system will be built. Dish antennas will be installed. TV internet phone line will be installed in each room.
25. Color video intercom system and screens will be installed. There will be encrypted access from the parking lots. Communication with the apartments will be possible from the watch box and the concierge flat.
26. A central water treatment system will be built on the site.
27. In duplex flats, the place of the heat pump where the complete floor heating system will be made will be arranged, but not installed.
28. In the bathrooms and toilets of all apartments, Devi brand electric floor heating will be installed to work efficiently.
29. Arrangements will be made in the building and garden for the Physically Handicapped.