



GENERAL DETAILS AND CONSTRUCTION METHOD OF SAPANCA / KIRKPINAR KIYICI MANSIONS

1. **KIRKPINAR KIYICI MANSIONS** project is located in the DISTRICT of **SAPANCA**, PROVINCE of **SAKARYA** in the Marmara Region of Turkey.
2. It is situated approximately 120 km from **ISTANBUL**, 160 km from **BURSA**, 90 km from **YALOVA**, 150 km from **ATATURK AIRPORT** and 98 km from **SABIHA GOKCEN AIRPORT**.
3. It is about 20 minutes on foot and 5 minutes by car to Lake Sapanca; 30 by car minutes to Kartepe Ski Center and 15 minutes to Masukiye.
4. 5 villas, each with a surface area of 948.26 m², are located on a land of 4.741,30 m² in total.
5. Each villa has a basement of 194.45 m², a ground floor of 201.00 m² as well as a first floor of 176.00 m², and covers a total indoor area of 571.45 m².
6. Each villa has its own swimming pool.
7. Each villa has a garden of 700 m² excluding the gateway and building area.
8. Villas have mountain and forest views.
9. Each villa has 7 bedrooms with dedicated bathrooms, 2 living rooms as well as a kitchen, dining room, cinema room, sports room, technical room and veranda.
10. Villas are equipped with smart home system and central sweeping system.
11. A fireplace (of Poland origin) is installed in the living room of each villa.
12. Villas are made of reinforced concrete carcass (C30 concrete, S430 3A steel), and floors are of filler-joist type.



13. Each room in the basement has areaways, providing light and air to these rooms.
14. Heat isolation and waterproofing processes were performed at at the building foundation and basement curtains.
15. The roofs have a wooden base framework which is waterproofed and tiled. The roofs are equipped with 10 cm-thick stone wall for thermal insulation.
16. Walls are made from gas concrete, and insulated against heat loss with 5 cm mineral wool boards (50 kg/m³).
17. Windows were of (German) Rehau Euro design 86 mm type.
18. (Antique-looking) Imitation and gilded ornaments were applied on drywalls.
19. VRF system of Arçelik brand was employed for heating/cooling purposes in all villas.
20. Imported ceramic (of Spanish origin) was used at wet areas.
21. All interior walls and facades are painted with Jotun paints.
22. Entrances and surroundings of the complex as well as entrances of the villas are monitored by 24-hour camera surveillance system.
23. Located in close vicinity to the highway, villas are within walking distance of the shopping center, hospital, transportation means and social facilities.
24. Villa owners are free to increase the height of garden walls as they like.