





---

<b>FLOOR PLANS</b>	<b>3 - 5</b>
<b>FACADE</b>	<b>6 - 9</b>
<b>GARDEN</b>	<b>10 - 15</b>
<b>ENTRANCE</b>	<b>16 - 17</b>
<b>KITCHEN</b>	<b>18 - 21</b>
<b>LOUNGE</b>	<b>22 - 27</b>
<b>WINTER GARDEN</b>	<b>28 - 29</b>
<b>BATHROOM IN THE ENTRYWAY</b>	<b>30</b>
<b>EN-SUITE ROOM 1</b>	<b>31 - 32</b>
<b>EN-SUITE ROOM 2</b>	<b>33</b>
<b>BEDROOM 1</b>	<b>34 - 36</b>
<b>BEDROOM 2</b>	<b>37 - 39</b>
<b>GUEST ROOM</b>	<b>40 - 41</b>
<b>CORRIDORS</b>	<b>42 - 45</b>
<b>SPA FLOOR (-1)</b>	<b>46 - 54</b>
<b>INFRASTRUCTURE</b>	<b>55 - 57</b>

---

## Basement Plan



1- Stairs & Hallway	19.50 m <sup>2</sup>
2- Resting Area & Built-in Kitchen & Vault	40.00 m <sup>2</sup>
3- Livingroom	34.50 m <sup>2</sup>
4- Fitness Room	18.00 m <sup>2</sup>
5- Corridor	12.50 m <sup>2</sup>
6- Changing Room - Bathroom - WC	8.50 m <sup>2</sup>
7- Jacuzzi	9.00 m <sup>2</sup>
8- Sweat Room	8.50 m <sup>2</sup>
9- Turkish Bathroom	13.00 m <sup>2</sup>
10- Engine Room	5.50 m <sup>2</sup>
11- Cellar	5.50 m <sup>2</sup>
12- Laundry Room	10.00 m <sup>2</sup>
13- Lounge + Built-in Kitchen (For the Housemaid)	20.00 m <sup>2</sup>
14- Bedroom (For the Housemaid)	16.50 m <sup>2</sup>
15- Bathroom (For the Housemaid)	3.50 m <sup>2</sup>
16- Basement Terrace	38.00 m <sup>2</sup>
17- Stockroom	6.00 m <sup>2</sup>
Floor Net Area	268.50 m <sup>2</sup>
Floor Gross Area	315.00 m <sup>2</sup>

## Ground Floor Plan



1- Windbreak Area	5.50 m <sup>2</sup>
2- Entranceway	13.50 m <sup>2</sup>
3- Livingroom	61.50 m <sup>2</sup>
4- Fireplace & Lounge	13.50 m <sup>2</sup>
5- Kitchen	38.00 m <sup>2</sup>
6- Winter Garden	35.00 m <sup>2</sup>
7- Terrace	32.00 m <sup>2</sup>
8- Hallway	3.00 m <sup>2</sup>
9- WC	4.50 m <sup>2</sup>
10- Cloak Room	8.00 m <sup>2</sup>
11- Corridor	6.50 m <sup>2</sup>
12- Guest Bedroom	18.50 m <sup>2</sup>
13- Guest Bathroom	4.50 m <sup>2</sup>
14- Terrace	10.00 m <sup>2</sup>
15- Balcony	3.00 m <sup>2</sup>
16- Storage Area (Under the Balcony)	9.00 m <sup>2</sup>
Floor Net Area	266.00 m <sup>2</sup>
Floor Gross Area	300.00 m <sup>2</sup>



## 1st Floor Plan



1- Corridor	13.50 m <sup>2</sup>
2- En-Suite Room	26.50 m <sup>2</sup>
3- Dressing Room	11.00 m <sup>2</sup>
4- En-Suite Bathroom	6.00 m <sup>2</sup>
5- Bedroom 1	39.50 m <sup>2</sup>
6- Bathroom 1	5.00 m <sup>2</sup>
7- Bedroom 2	18.50 m <sup>2</sup>
8- Bathroom 2	5.50 m <sup>2</sup>
9- Bedroom 3	25.50 m <sup>2</sup>
10- Bathroom 3	4.50 m <sup>2</sup>
11- Balcony	10.00 m <sup>2</sup>
Floor Net Area	165.50 m <sup>2</sup>
Floor Gross Area	196.00 m <sup>2</sup>



**Facede**







---

## The Place That Your Dreams Come True

---

The villa is located;

**30** minutes away from Istanbul Airport,  
**5** minutes away from TEM Access Road,  
**7** minutes away from D-100 Access Road,  
**10** minutes away from North Marmara  
Motorway.





Natural stones were used on the facade and insulation was made with rock wool.







**Garden**







---

A Home Where  
**You Find Peace**

All the natural stones used on the garden walls are specially brought from Bodrum Area and were built with special workmanship. The entrance and parking gates are specially designed for these properties.

---



**Front-Garden** Parking Gate

**Front-Garden** Pedestrian  
Entrance Gate







There is 5000 sqm garden area.  
Remarkable lake view is available.  
In addition to the mini golf area, there is a large garden for vegetable and fruit cultivation.

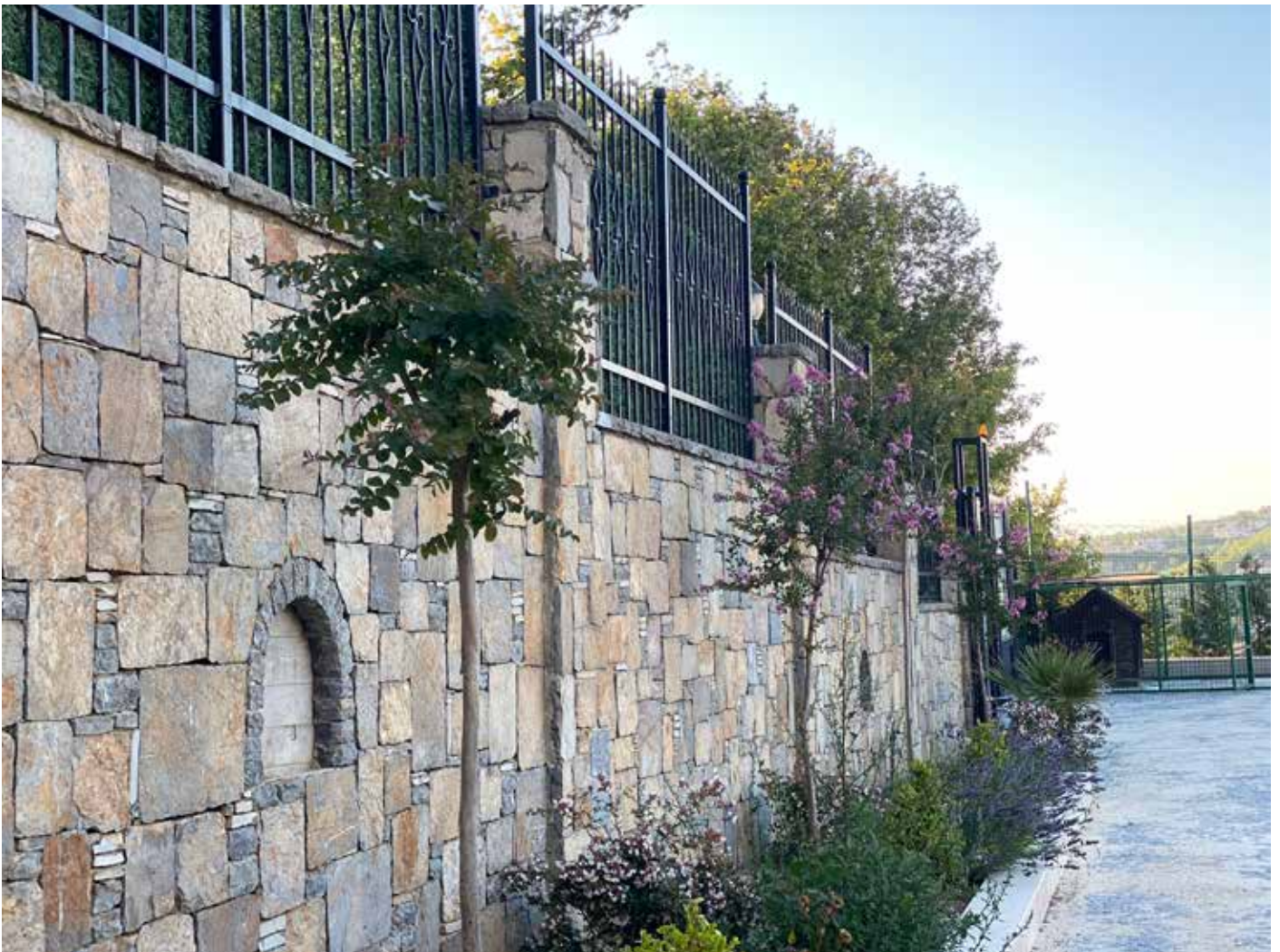


---

## Parking Areas

---

The Project has two entrance gates from different levels. The main parking areas capacity is 6 vehicles and there is another 2 parking slot on the pool side.



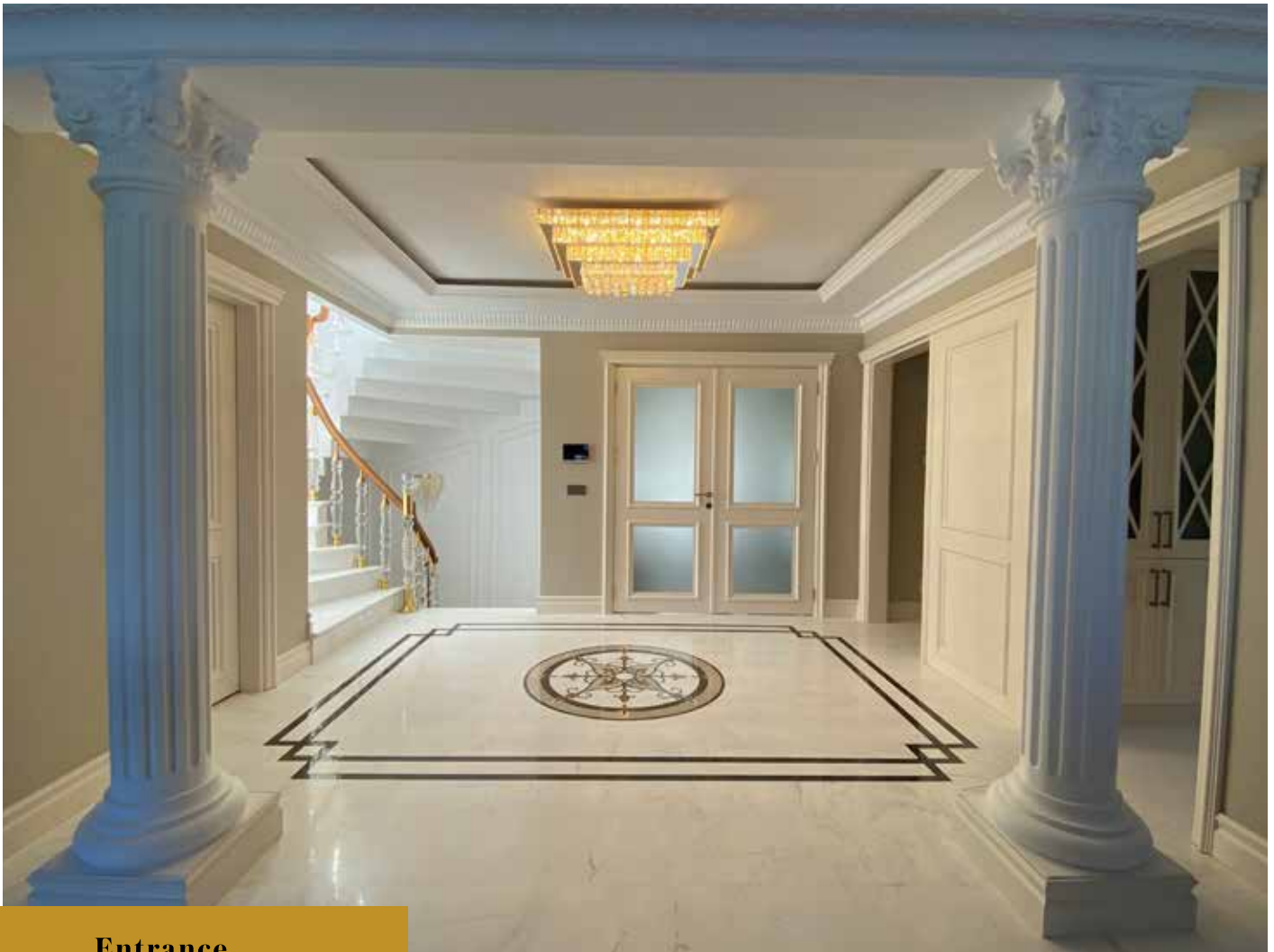




The special high stone exterior walls covered with grass and *it makes your home completely private for you.*

---





**Entrance**

## **Dazzling** Touches

There are two different types of main floor materials were used in the project.

The Volakas Marble which is one of the most famous natural stone from Greece is especially chosen for all the floor finishes because of its unique vein formation and white colour.







Since it has a more sensitive structure compared to other white stones with equivalent in the world, it has been worked with great care during and after the application. Areas where we used Volakas Marble in the project,

Turkish Bath,  
Bathroom Counters,  
Kitchen Counters,  
All of the stairs,  
All interior floor finishes except from parquet floor finishes.

---

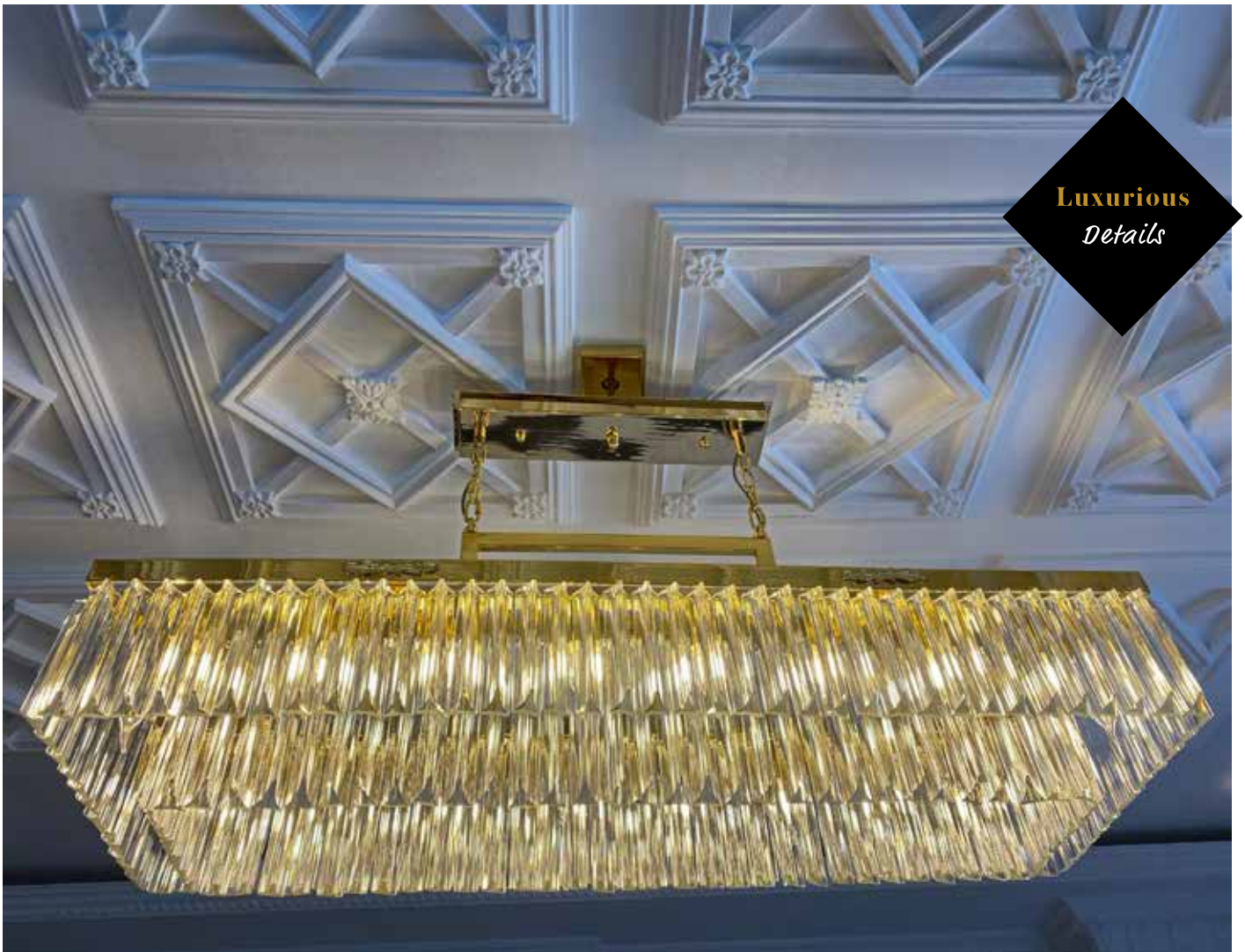
Cloak  
*Room*





**Kitchen**





**Luxurious  
Details**



---

**The Most Enjoyable  
Version of the Kitchen**

---

A very special kitchen designed entirely based on elegance and ease of usage. It is waiting for your best meals.

---

## Pleasant Moments in the Kitchen

Delicately thought out storage areas and built-in Smeg products, in short, everything you are looking for in a kitchen is here.

---









Lounge

Elegance &  
*Comfort*







---

## Timber Herringbone Floor Finishes

---

Another floor finishes material that we prefer to use in the project; is a solid timber parquet which is produced as a single piece from precious wood and it is the best quality of parquet. Solid wood parquet is a natural, healthy and very long-lasting version of parquet. Herringbone parquet detail has been applied for the timber floor finishes.





**Modern  
Fireplace  
as a Feature**



---

Dining  
*Room*

---











## Winter Garden

---

## Feel The Peace in Four Seasons

---

This special area, where the blue and green meet, is a candidate to be your favorite place with designed marble table, parquet ceiling detail, tile flooring and air conditioning that will make you forget the season.







Elegance of  
*the Marble*





*An eye-catching*  
Bathroom



**Bathroom in the Entryway**



Award-winning  
*Design*



---

## Everything You're Looking for in a Master Bedroom

It will meet all of your expectations with  
a resting area, specially designed dressing  
room and bathroom.

---





---

Dressing  
*Room*

---



---

Master  
*Bathroom*

---

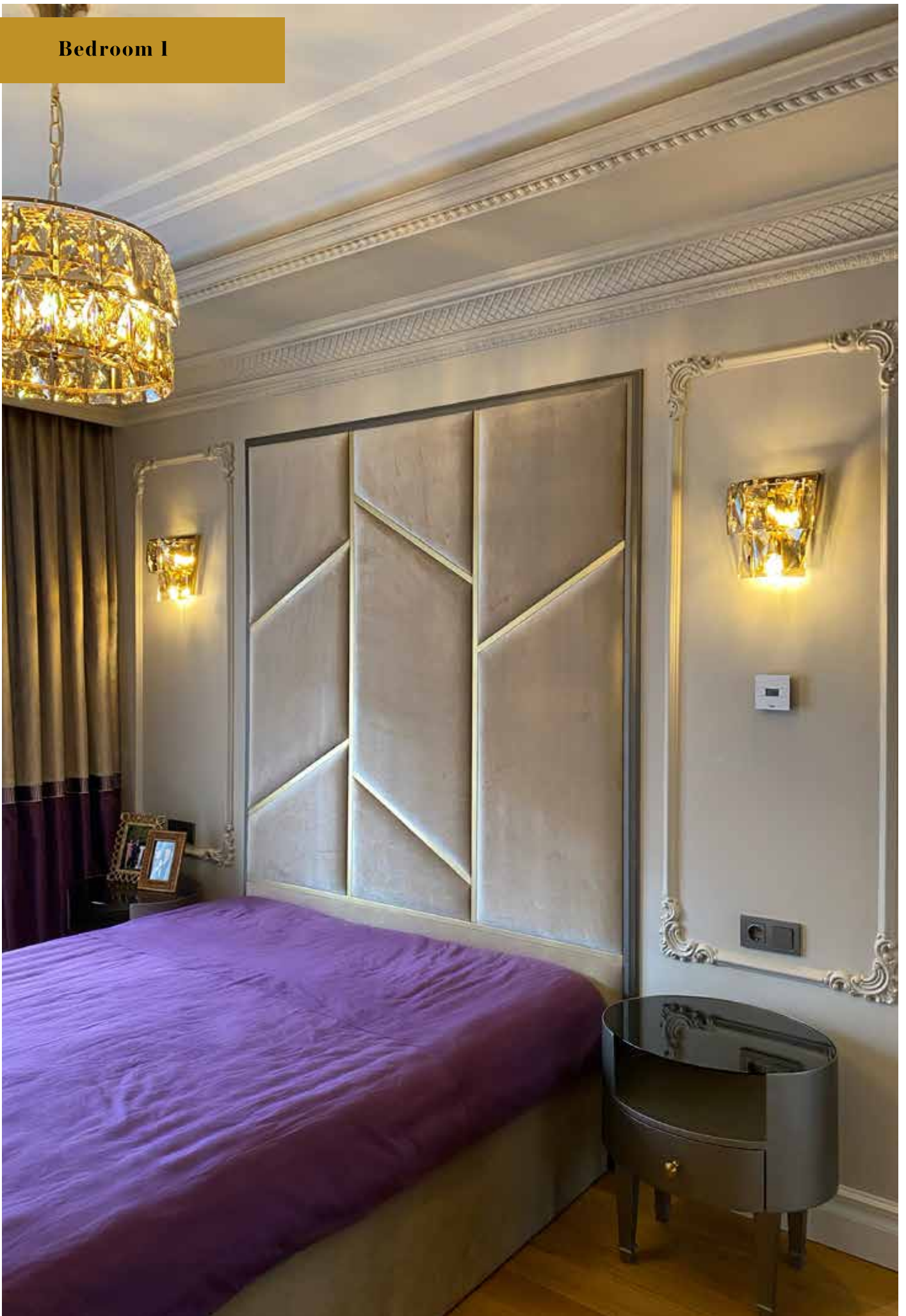




**Dressing  
Room**



**Bedroom 1**





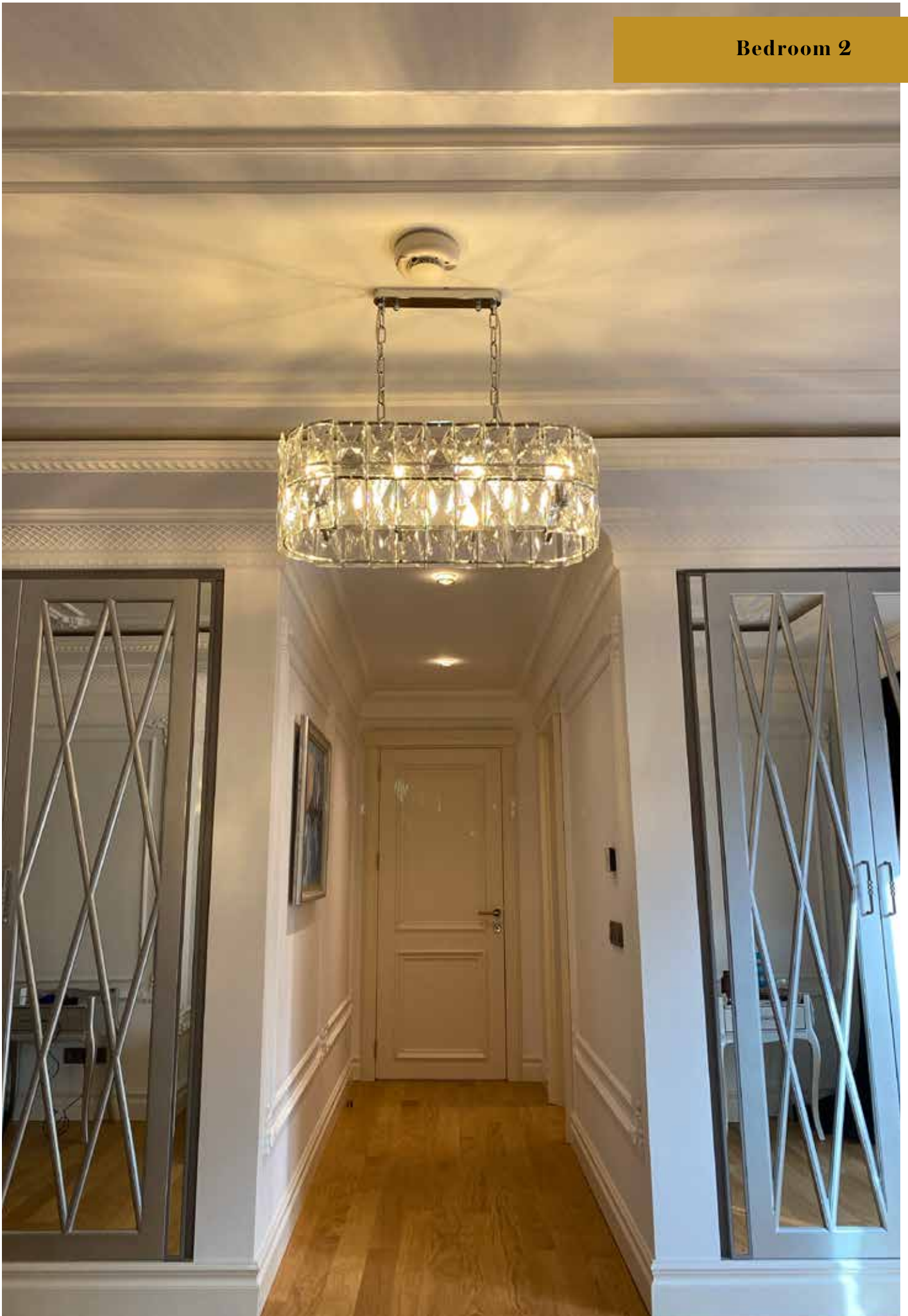


Bedroom I  
*Bathroom*





## Bedroom 2



Nobility of  
*Silver*







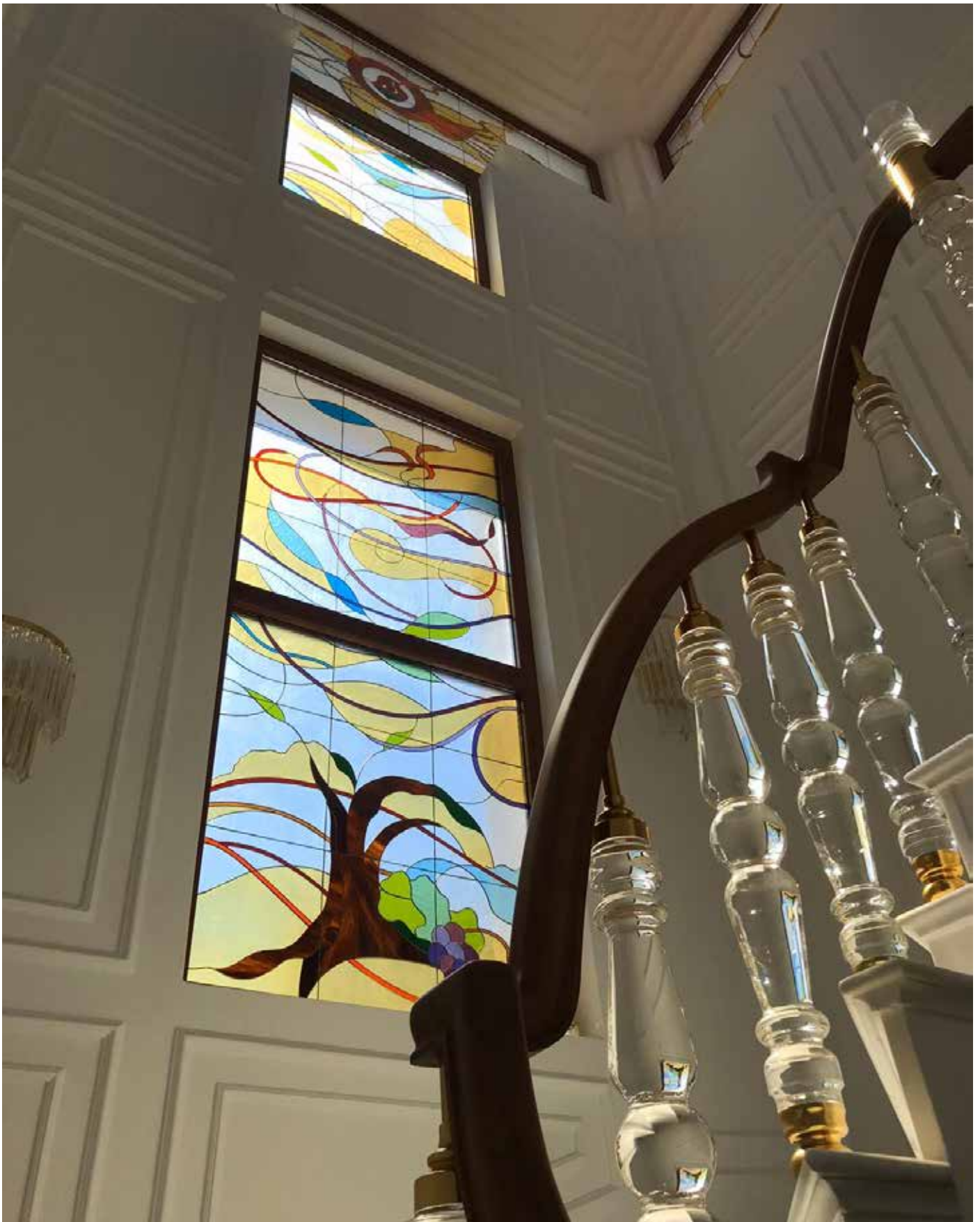




Specially Made Handles with  
*Diamond and Pearl Details*

---





---

## **Stained Glass** Details

In the gallery area, the artistic Stained Glass technique created by combining colored glass in a certain composition was used. A magnificent work has been created by using many techniques and various equipment thanks to the soft and workable feature of glass, its colors and its transparency.





---

## Staircase and Gallery Area

Volakas marble, one of the most famous stone group in Greece, was used on all stair floors. The handrails and balustrades of the stairs were designed by inspiring Çırağan Palace. The wooden part of the balustrade is specially hand-carved from oak wood by a master craftsman.



## Lighting

Lighting products used in the gallery area were specially designed for this space.

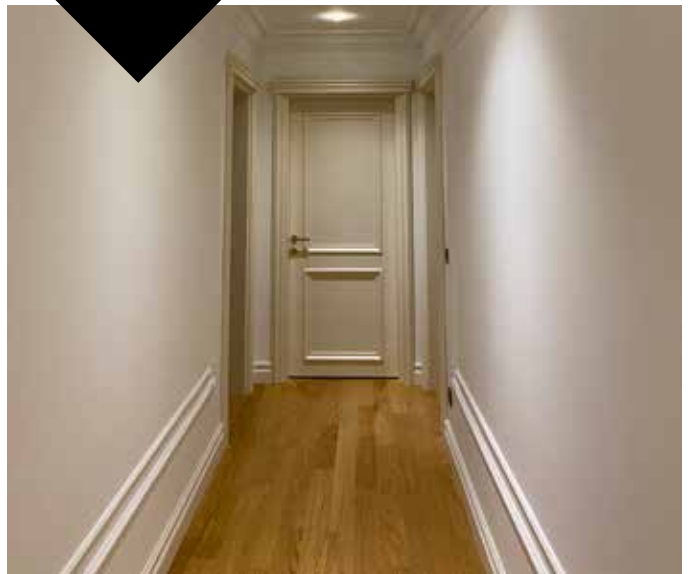


**Corridors**

**Spa Floor**

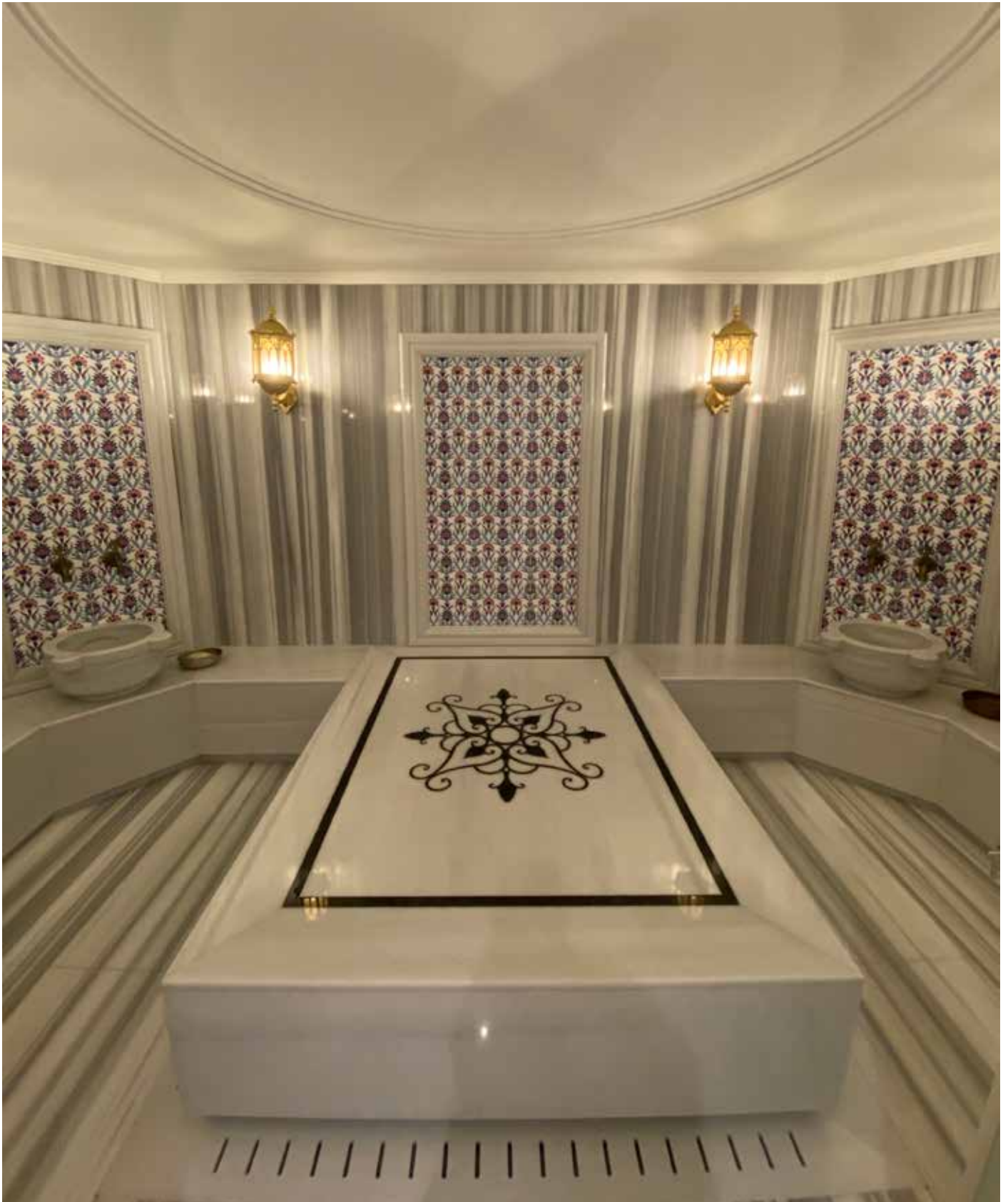


**1st Floor**



**Ground Floor**







---

A magnificent area is provided for you to experience the Turkish Bath culture in the comfort of your home. It has a 10-12 people capacity. Special detailed mosaics are used on all walls and floors along with marble material. All lighting fixtures used in the Turkish bath are made of special brass casting.

Separate Spa floor; Jacuzzi Area, Steam Room.

---



---

Spa Floor:  
*Changing Room and Bathroom*

---



---

Gym  
*Area*

---





---

Spa Floor:  
*Lounge*

---



---

Lounge:  
*Oriental Area*

---



Spa Floor:  
*Terrace*



Laundry





---

Bedroom & Bathroom  
*Housemaid Quarters*

---



---

Kitchen  
*Housemaid Quarters*

---





The two hydrophores in the building are Grundfos brands. They automatically adjust mains water and well water. There is a cast steel water tank in the technical room inside the building.





---

Electrical  
*Room*

---



---

There is a Rehau *Sweeping System* specially brought from Germany, which is connected to each room.

---



---

## Technical Details

There are two Viessmann air conditioners in the project. In addition, Pronet Security and Alarm Systems were used in the villa. These are heat detector, flood detector, natural gas detector, alarm and camera system.

---



With this panel in every room, desired temperature values of the rooms can be adjusted.



There are connectors for smart vacuum cleaners in every room and hallways.

---

## Other Technical *Details*

---

- Rehau underfloor heating system has been used throughout the building. 10 meters of underfloor heating pipes are used in each square meter.
- Hot water boiler is Viessman brand of German origin. Underfloor heating system, hot water system and Turkish bath are fed by automatic pumps.
- The electrical infrastructure is automation compatible and most of the materials are of German origin.
- The roof of the winter garden is specially insulated.
- Window system is German Rhau brand.
- Carton-pierre is made with special casting molds.
- There is a 290 meters deep sounding in the garden.



## Insulation & Drainage

Insulation and Drainage System of the Building: Building insulation is made with chemical materials of German origin. The drainage system surrounding the building was made in the form of a 3 meter high column from crushed stone. After double layer insulation; drainage plaque application, then drainage pipe and Crushed Stone Column application were made.

### Infrastructure





---

## Infrastructure & Manhole

---

In-store manholes are used for the waste water systems. The garden drainage system was made at frequent intervals and according to the technique. The waste water and drainage system has been built above the capacity, and the products of German origin are used.





---

## Pool & Treatment System

---

The special mosaic stones used in the pool, which are rarely found in the market, have the feature of reflecting the sun. For the environment of the pool, travertine was used from Denizli. Spanish Astral brand, double motors are used for the pool. Chlorine is not used in the pool. Cleaning system of the pool is a mycobacterial cleaning system. The electricity and cleaning system of the pool is automated.









