

Technical Description

In this document, the technical description of the Piyalepaşa Istanbul Premium Project is defined.

The technical description describes the general design and application principles, the general outlines of the systems and materials to be used. All kinds of architectural materials used in the images, kitchen and bathroom cabinets, joinery and doors and all other materials do not constitute a basis for the productions on the basis of brand, design, color and model. Piyalepaşa Gayrimenkul Geliştirme Yatırım ve Ticaret Inc. has the right to make any changes in the technical description in case of technical and administrative requirements.

1. CONSTRUCTION

Load-Bearing Structure:

- The structural load-bearing system shall be a conventional reinforced concrete wall and column system in accordance with the latest "Earthquake Regulations", and the foundation shall be a raft foundation system. Ready-mixed concrete and ribbed reinforced concrete steel in accordance with TSE shall be used in reinforced concrete productions.
- Soil studies based on drilling have been made.
- Under the building foundations, if the soil consultant deems it necessary, soil improvement methods shall be applied in accordance with the project and specifications (jet - grout / bored pile system, etc.).

Exterior:

- Sheathing system providing thermal insulation on the exterior and/or coating material shall be applied in accordance with the project.

Interior Walls:

- Interior walls shall be made of perforated brick, gypsum plaster on gas concrete or gypsum board etc. to be determined according to the architectural project.

Roof:

- A terrace roof system shall be built on the roofs of all blocks in accordance with the project and specifications. Heat and water insulation shall be applied on terrace roofs in accordance with the project and specifications.

Joinery:

- The joinery shall be made of TSE certified PVC profiles. While designing, it shall be aimed to make maximum use of daylight. “Isicam” or equivalent brand “climate controlled” glass shall be used in the joinery glasses.

Heat, water and sound insulation:

- Building foundations and basement floors shall be waterproofed in accordance with their projects.
- According to the heat losses and gains in the calculations and reports, thermal insulation shall be made in the required thickness and where necessary in the floor and wall productions.
- On the roofs of all blocks, heat and water insulation shall be applied in accordance with their projects.
- All wet areas shall be waterproofed.
- In places where there are water boosters and water tanks, sound insulation shall be applied when necessary, depending on the regulations.
- For impact sound insulation, fiber reinforced sound insulation mattress shall be used on floors in flats, except for wet areas.
- Sheathing system providing thermal insulation on the exterior and/or coating material shall be applied in accordance with the project.
- Measures shall be taken in accordance with the regulations and specifications, where needed, according to the heat losses and gains included in the calculations and reports between the two independent sections and each floor in the blocks.
- Sound insulation shall be applied between the two independent sections in accordance with the project and specifications within the framework of the noise measurements included in the calculations and reports.

2. FLAT INTERIORS

Doors:

- Flat entrance door: Steel door in accordance with the project and design.
- Interior doors: Wooden framed and silled, veneered door in accordance with its design. Coating type shall be determined within the framework of architectural design principles.

Entree and Hallway:

- Floor covering: Laminate / laminated parquet or ceramic in 1+1 flats, 1st class ceramic in other flat types.
- Wall covering: Water based paint over gypsum plaster.
- Ceiling coating: Water-based ceiling paint shall be applied on gypsum plaster.

- Wardrobes: Cloakroom-coat hanger cabinet in the entrance of all flats.

Living Room:

- Floor covering : 1st class laminate or laminated parquet.
- Wall covering : Water-based paint shall be applied on gypsum plaster.
- Ceiling coating: Water-based ceiling paint shall be applied on gypsum plaster.

Bedrooms:

- Floor covering : 1st class laminate or laminated parquet.
- Wall covering : Water-based paint shall be applied on gypsum plaster.
- Ceiling coating: Water-based ceiling paint shall be applied on gypsum plaster.

Kitchen:

- Floor covering: In apartments with open kitchens, the kitchen floor covering shall be laminate or laminated parquet, and and 1st class domestic ceramics in other apartment types.
- Wall covering: Water-based paint shall be applied on gypsum plaster, and the countertop shall be covered with ceramic.
- Ceiling coating: Water-based ceiling paint shall be applied on gypsum plaster. Drywall suspended ceilings shall be built wherever necessary.
- Wardrobes: In accordance with the project, the body shall be made of melamine-coated particle board. Full covers shall be covered with PVC membrane laminate on MDF. Glass covers shall be manufactured with aluminum frames. The bench shall be laminated.
- Fixtures: They shall be 1st class domestic fixtures.
- Sink: Stainless steel 1 or 1.5 bowl sink with drain shall be used.
- White goods: All flats shall be delivered with an energy-saving built-in dishwasher, electric built-in cooker, built-in oven, and hood installed in the kitchen.

Bathroom:

- Floor covering: 1st class domestic ceramic.
- Wall covering: 1st class domestic tiles.
- Ceiling coating: Water-based paint on the plaster.
- Bathroom cabinet: Bathroom cabinet with a PVC membrane or laminate on MDF, illuminated mirror.
- Fixtures: 1st class fixtures.
- Sanitary ware: 1st class sanitary war.
- Bathtub-Shower trays: 1st class bathtub and/or shower tray. Shower cabin shall be made of tempered glass.

Balconies:

- Floor covering: 1st class ceramic.
- Wall covering: Silicone, etc. based exterior paint shall be applied.
- Ceiling coating: Silicone, etc. based exterior paint shall be applied.
- Railing: Aluminum or iron coated railing with tempered laminated glass shall be installed.

3. ELECTRICAL INSTALLATION

Strong Current Installation:

- Earthing shall be installed in all buildings.
- A lightning protection system shall be built for residential blocks in accordance with the project.
- There shall be a residual current protection relay in the panels to protect human life.
- A substation shall be built in order to meet the energy needs of the residential blocks.
- All electrical sockets in the flat shall be of the “childproof” type.
- Telephone and TV sockets shall be placed in the living room and all bedrooms in the flat.
- There shall be enough electrical outlets in kitchens, bathrooms and en-suite bathrooms.
- First class domestic lighting fixtures shall be placed in the entrance, hall, kitchen, bathroom and balconies.
- There shall be charged “Emergency Lighting” (at least one) depending on the need in the floor halls, stairs and stair (fire) halls within the block.
- Energy-saving luminaires shall be used in environmental lighting.

TV System:

- A central “Headent” system shall be established for satellite TV broadcasts. 40 channels of analogue broadcast + Digiturk + D Smart + 20 package digital broadcast shall be given to each flat. By subscribing to Digiturk or D Smart, the flat owner shall be able to watch analogue and digital broadcasts directly over the decoder (you can connect a decoder to every TV socket). The number of digital channels may vary depending on the packages selected. The system shall be suitable for growth by receiving new packages from new channels and encrypted channels.

Telephone and Internet System:

- Telephone and internet access sockets shall be placed in each room so that telephone and internet access may be provided from the same socket.

Backup Energy System:

- Generators to meet the energy needs of all residences, road environment lighting, block entrances, building water and fire tank boosters, elevators, intercoms, all kinds of fire alarm systems and switchboards, stair and floor halls, central heating, hot water system and indoor parking lots in case of power cuts shall be established.

Intercom System:

- A color video digital intercom system shall be installed in the flats, which can be used to talk to the block entrance door and command the door automatic.
- Security shall be able to be called from all flats and the elevator, and security shall also be able to call the flats when necessary.
- A digital bell panel shall be used at the block entrance doors in the system. Thanks to this panel, it shall be possible to call the flats from the block entrances. In addition, it shall be possible to open the block entrance door without using a key with a password that the flat owners can use.

Elevators:

- In accordance with the project, the elevator shall be supplied and installed in accordance with the TSE and CE standards, in the required quantity, in accordance with the specification, with which one can call the security room from the cabin in case of emergency, which is ventilated, with a security alarm.

4. PLUMBING

Clean Water Installation:

- Potable water shall be supplied from the city main distribution network. It shall be delivered to the flats by being pressurized with hydrophores from the tanks and passed through the cold water meters placed at the entrances of the flats. Cold water consumption shall be measured separately for each independent section and billed monthly.
- Galvanized pipes shall be used in the main shafts for the utility water cold water transmission lines, and PPRC Type 3 pipes shall be used inside the flats.

Waste Water Installation:

- In the shaft and in the basement floor collections; TSE certified PVC based pipes and fittings shall be used and connected to the main sewerage network.

Hot Water Installation:

- Domestic hot water shall be provided 24 hours a day with central boilers.
- The domestic hot water consumption of each independent section shall be measured separately and invoiced monthly by means of hot water meters with “ M-Bus” operating interface, which will be placed on the installation shafts created for each independent section.

Domestic water storage:

- A water tank shall be built as a reserve on the site.

5. HEATING INSTALLATION

- Heating of each flat shall be provided from the central system with natural gas-fired hot water boilers. With the help of electromechanical or ultrasonic heat meters (calorimeters) with "M-Bus" operating interface, which will be placed on the installation shafts created for each independent section, the amount of energy consumed by the relevant independent section and the amount of its share from the common areas shall be measured and invoiced.
- The heating system in the flats shall be provided with underfloor heating.

6. AIR CONDITIONING INSTALLATION

- “A” class energy-saving split air conditioners shall be installed in all apartments in the form of 1 outdoor unit and 2 indoor units.

7. FIRE INSTALLATION

- In accordance with the Turkish Fire Protection Regulation, a fire alarm and extinguishing system shall be installed in all common areas.
- Fire extinguisher cabinets, fire alarm button and fire alarm detector shall be placed in the floor halls.
- The natural gas installation in the block entrances, in-site social facilities and central heating areas shall be installed with solenoid valves to automatically cut off the gas in case of earthquake and leakage gas detection.
- Optical smoke detectors shall be installed in the flats as shown in the project and heat increase detectors in the kitchens.
- Carbon monoxide (CO) detectors and fire alarm buttons, fire cabinets and fire extinguishing system (sprinklers) shall be installed in the parking lots in the places shown in the fire alarm system project.

- "Exit" luminaires shall be installed at all fire escape exit doors, elevator halls, common areas and general volumes, indicating the escape directions.
- "Emergency Lighting" luminaires shall be designed to light up without any control in case of power cut.
- Centrally, every staircase and fire elevator shall be pressurized, and smoke shall be evacuated from each floor corridor.

8. PARKING LOT

- Indoor parking areas shall be allocated to the flats for each independent section in the number stipulated within the framework of the Management Plan.
- Pedestrian and disabled access shall be provided by elevator and/or stairs directly to all flats without going above ground from the parking lots.
- There shall be mechanical exhaust ventilation and smoke evacuation system in the closed parking lot. Gas detection (carbon monoxide) and warning system shall be placed in certain areas in the indoor parking lot.

9. STORAGES ALLOCATED TO INDEPENDENT DEPARTMENTS

- Each flat shall be allocated a storage area in the basement in accordance with the architectural project.

10. LANDSCAPING

- The area outside the building settlement shall be planned as recreation, green-hard landscaping and social equipment areas.
- General vegetative landscaping shall be made with automatic and drip irrigation system in accordance with the architectural concept.
- The lighting and landscaping of the green areas and pedestrian paths within the site, the design of the common gardens shall be made in accordance with the project and the Management Plan.
- Infrastructures of vehicle and pedestrian roads, sewerage, water and drainage systems shall be established.

11. BUILDING COMMON AREAS

- Stairs, main entrance and exterior stairs shall be of marble, artificial marble and/or granite.
- Locked personal mailboxes shall be placed for all apartments in the block entrance halls.