

Technical Specifications

This technical specification describes general design and application principles of residential units and communal spaces of Project Serenity Heights.

Structural Technical Features

- Reinforced concrete (RC) structural frame designed in accordance with the latest statical and dynamic (earthquake) technical design specifications of Turkish Standards Institute.
- Use of C30 quality concrete and and STIIIa class construction steel for load bearing structural members - foundations, slabs, beams and columns.
- Installation of peripheral drainage network and application of water insulation system for the at foundation level.
- Installation of moisture and heat insulation system on the complete exterior surface of structures.
- Installation of moisture and heat insulation system at slab-on-grade level and ground floor reinforced concrete shear walls.
- Sound insulation between independent residential units on the common walls.
- Use of brick roof tiles made of natural materials.
- Installation of moisture and heat insulation system at roof floors of penthouses.

General Features of Residential Complex

- Total complex area of 4794m2 enclosed by a peripheral wall.
- A total of 40 apartment residential units in blocks A, B, C and D, each having panaromic sea and nature view.
- On-site complex management services.
- Communal swimming pool for children, and a 200m2 swimming pool with sun terrace and jacuzzi.
- Pool bar, cafeteria, fitness room and sauna.
- In-site and peripheral lighting.
- Airport transfer, car rental and excursion booking services.
- Cleaning and laundry services.
- Central satellite TV infrastructure for each residential block.
- 24hr reception and security.
- On-site clean-water reservoir.
- On-site domestic waste water purification plant.
- Communal green spaces with landscaping.
- In-site parking facility.

Serenity Heights Residential Unit Features

Entrance Halls and Corridors

- Exterior door : Steel door.
- Flooring and baseboarding : Canakkale/Vitra class extra quality granite ceramic.
- Wall : water-based satin paint on layered gypsum plaster and satin gypsum plaster applied surface.
- Ceiling : water-based paint on layered gypsum plaster and satin gypsum plaster applied surface.

Living Room

- Flooring and baseboarding : Canakkale/Vitra class extra quality granite ceramic.
- Wall : water-based satin paint on layered gypsum plaster and satin gypsum plaster applied surface.
- Ceiling : water-based paint on layered gypsum plaster and satin gypsum plaster applied surface.
- Window/Door joinery : extra quality, environmentally friendly, folding/sliding type black aluminium joinery.
- Window/Door glass : double-glazing glasses with thermal insulation feature.
- One installed split-type air-condition unit.

Kitchen

- Bright looking PVC membrane coated base and wall cupboard units.
- Granite work surface.
- Integrated hob and cooker fitted to granite work surface.
- Brushed steel effect extractor unit installed in kitchen.
- Integrated wine rack.
- Water heater unit installed in cupboard.

Bathrooms

- Flooring : Vitra class extra quality ceramic.
- Wall : Vitra class extra quality ceramic with special decoration tiles.
- Ceiling : water-based paint on layered gypsum plaster and satin gypsum plaster applied surface.
- Ceiling lighting units and accessories.
- Mirror with light over.
- Vitra class washbasin placed on under cupboard.
- PVC membrane coated wall-hung under cupboard unit.
- Vitra class wall-hung toilet seat and built-in reservoir.
- Vitra class monoblock sunken shower tray.
- Glass shower cabinet.
- Vitra Artema class washbasin and bathtub faucet, and handshower.
- Towel rail, toilet roll holder and accessories.

Bedrooms

Flooring and baseboarding : Canakkale/Vitra class extra quality granite ceramic.

Wall : water-based satin paint on layered gypsum plaster and satin gypsum plaster applied surface.

Ceiling : water-based paint on layered gypsum plaster and satin gypsum plaster applied surface.

Window/Door joinery : extra quality, environmentally friendly, folding/sliding type black aluminium joinery.

Window/Door glass : double-glazing glasses with thermal insulation feature.

One installed air-condition infrastructure.

Terraces

- Flooring : Canakkale/Vitra class extra quality anti-slip granite ceramic.
- Wall : Exterior paint above thermal insulation coating resistant to water and environmental effects.
- Ceiling : Exterior paint resistant to water and environmental effects.
- Aluminum balustrade with impact resistant coloured glass partitions.

Stairs

- Hardwood step boards over metal bearing skeleton. Wooden/aluminum balustrades and hand-rails.

Electrical and Mechanical Infrastructure

- Motion sensitive lighting at exterior halls.
- Private electricmeter and watermeter for each residential unit.
- Satellite TV connection at living room and bedrooms.
- Telephone line connection at living room.
- Earthed and protected plug sockets at living room, kitchen, bedrooms and bathrooms.
- Contactors at stairs and master bedrooms.
- Fuse panel at entrance hall for all residential units.
- Residual-current device and switch.
- Lightning conductor for site.
- Earthing system for all blocks.
- Smoke detector in kitchens.
- Wastewater discharge system with PVC conduits.
- Hot/Cold domestic water system with PPRC conduits.