

HABITAT 39

PRIVATE RESIDENCES

SPECIFICATIONS

Habitat 39 is being built with attention to detail. As with every **Mecitoğlu home**, our properties are very high-spec and come with a peace of mind, backed by a **5-Year New Home Warranty**.

The advanced features utilised by our stringent quality control procedures highlight our commitment to providing you with a distinguished, comfortable and quality home.

General specification

- Passenger lift for the upper floors
- Hot water from solar panels from **Solimpeks** with 2 Kw backup electric heater
- AC units (A++ Inverter) in the living room and in all bedrooms except one bedroom from **Beko**
- Central heating pipes ready for panel radiator installation
- Electric switches and sockets from **Classia** by **Bticino**
- Lacquered white internal doors with minimalist black handles
- Suspended ceiling throughout the apartments
- Smooth plaster finishing and plastic paint on interior walls and ceilings from **Jotun**
- Decorative special lime paint from **Jotun Lady Minerals**
- Built-in cloakroom in lacquered white with louvered design doors
- Anthracite grey wooden front doors
- Natural wood hand rails and laminated glass combination for the balcony railings
- Handmade brick slips on some exterior walls
- Natural wood cladding for the balcony ceilings
- Communal satellite for TV
- Water taps in the master balcony
- Touch screen Video intercom between apartments and main garden gates from **Netelsan**

Windows, patio doors and shutters

- White UPVC Windows, Euro 70 Design **Rehau**
- White UPVC sliding Patio doors, Synego 80 from **Rehau**
- Window and patio door accessories from **Roto**
- Remote control **window shutters** with simultaneous operation capability

Floors and staircases

- Superior quality laminate parquet **Peli Floor** or **Verox Floor**
- High quality porcelain floor tiles from **Vitra** for the balconies, terraces and bathrooms
- Lacquered white skirting boards

Lighting

- LED down lighters and surface mounted spotlights throughout the blocks
- Decorative light fittings in the balconies, building facades and in the gardens
- Custom design LED lighting poles in communal areas

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Kitchen & appliances

- Kitchen doors in matt lacquered white finish and/or natural wood veneer
- High-end kitchen appliances from **Beko**
Built-in oven, ceramic hob, island hood and double door fridge-freezer
- Top quality quartz worktops in white marble look from **Qoante**
- **Franke Kubus 2** Fraganite undermount sink
- Pull-out kitchen taps from **Artema**
- Soft closing mechanisms for doors and drawers from **Blum** or **Samet**, lift up systems from **Blum Aventos** or **Samet Multi-Mech**
- LED strip light (concealed) under the upper cabinet

Bedrooms

- Acoustic soundproof windows for the master bedrooms
- Built-in wardrobe with louvered doors in the master bedroom
- Light switch control by the bed side wall
- TV, satellite connection in the master bedroom

Bathrooms

- Wall hung; natural wood veneer vanity units furnished with designer bowl sink from **Vitra**
- Built-in rain shower in the en-suite bathroom from **Artema**
- Thermostatic shower pipe with rain shower head from **Artema**
- Designer bathroom mirrors with LED lights
- Wall hung toilet WC and water saving dual flush plate in chrome from **Vitra**
- High gloss, aluminium shower cabins with tempered glass from **Hüppe**
- Chrome bathroom accessories and mixer taps from **Artema**
- Silent extractor fans from **Soler Palau**
- Soundproofed drainage pipes

Communal areas and gardens

- Serenity garden with pergolas and a yoga centre
- Children's garden with a playground and a kid's swimming pool 0.4 meters depth
- Swimming pool; 25 by 9.5 meters 1.4 meters depth
- Luxurious private cabanas around the swimming pool area
- Relaxing lounge areas shaded with Mediterranean pergolas and plants in the communal gardens
- Tree-shaded car parks for around 46 cars
- Wiring ready for EV charging in parking lots
- Bicycle parking spaces
- Power generator for entire complex
- Password controlled gate for pedestrians
- Security cameras in communal areas and around the complex
- Water tank & pump (for optimum water pressure)

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The structure of the buildings

- Reinforced concrete has been used for the foundation and structure, in accordance with the approved structural earthquake regulations.
- Strip and/or raft foundation
- Reinforced concrete floor slabs
- Separation walls and exterior walls made of light pumice bricks.

The gardens

The beautifully tended garden area is designed with Mediterranean plants, Ficus Australis and olive trees. Beautifully-lit walkways accentuate the contemporary and natural design.

Garden walls will be covered by Monterey Cypress trees and Bougainvillea plants.

A very pleasant living environment is granted by the very low building density, which leaves quite a large area for professionally landscaped and carefully manicured gardens.

INSULATION DETAILS

HEAT & SOUND PROOFING

- Acoustic soundproof windows for the master bedrooms
- Low-e glass with solar control coating + Argon Gas (W/m.K 1.10) for windows and patio doors
- 5 cm thick carbon reinforced EPS board jacketing detail provide superb heat and sound proofing
- Lightweight pumice brick exterior walls with improved heat & sound proofing capability
- Infrared heat reflective exterior paint Jotun Jotashield extreme paint
- Heat proofing of roof terraces via 5 cm thick carbon reinforced EPS boards
- Cavity wall incorporating a mineral wool barrier between apartments (5 cm thick and 50kg/m³)
- Shutters provide additional heat & sound proofing for the patio doors and windows.
- Soundproof waste water system

WATER PROOFING

- Water proofing of balconies and wet rooms from **Köster**
- Water proofing for the roof terrace 2 layers of 3 mm bituminous membrane
- Water proofing coating for the foundations Sika, Köster
- Exterior walls painted with long-life texture coating. Premium Swedish brand Jotun

The building of each unit is in accordance with the specifications in the Planning Permission and corresponding current building regulations.

Please note: all specification details are subject to the formal contract that may be entered into between Mecitoglu Homes and the purchaser.

These specifications are indicative and can be modified by technical necessities of the construction and for the existing regulations. In any case, we guarantee the maintenance of the general level of quality in the apartments and in all the urbanizations.