



## SPECIFICATIONS

Living Side has been 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

- **Underfloor heating.** Pipes, fittings, manifolds and room thermostats from **Rehau**
- **Heat Pump** for underfloor heating and daily use hot water from **Gree**
- **A++** Inverter AC units with Wi-Fi in each room from **Beko**
- Electric switches and sockets from **Living Now** series of **Bticino**
- Lacquered white internal doors with minimalist black handles
- Suspended ceiling throughout the villas
- 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
- Solid chestnut wood front doors
- Natural wood and powder painted stainless steel balcony railings
- Natural stone cladding on exterior walls to complement the Mediterranean character
- Natural wood cladding for the roof soffit overhang
- Communal satellite for TV
- Water taps in the master balcony
- Wiring for security cameras within the villas and private gardens
- Wiring ready for EV charging in parking lots
- Floor and ceramic wall tiles from Vitra
- Touch screen Video intercom between villas and main garden gates from **Netelsan**

### Windows, patio doors and shutters

- Wood effect UPVC Windows, Euro 70 Design **Rehau**
- Wood effect UPVC Patio doors, Synego Panorama Design Hebeschiebe from **Rehau**
- Window and patio door accessories from **Roto**
- Remote control **window shutters** with simultaneous operation capability

### Floors and staircases

- Natural oak wood twin plank from **Flamingo Parquet** (18 cm) glued on the floor (villas 1, 4, 6)
- Superior quality **Verox Floor** laminate parquet glued on the floor (villas 2, 3, 5)
- Natural wood or laminate flooring stair steps depending on the flooring material
- Lacquered white balusters and natural wood handrails combine to create a classy staircase
- Lacquered white skirting boards

# *Living Side*

## **Kitchen & appliances**

- Kitchen doors in matt lacquered white finish and/or natural wood veneer
- **High-end kitchen appliances from Beko**  
Built-in oven, microwave, dish washer, 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**, lift up systems from **Blum Aventos**
- LED strip light (concealed) under the upper cabinet

## **Bedrooms**

- Acoustic soundproof glasses for all bedrooms
- Built-in wardrobes with louvered design doors in matt lacquered white
- Light switch control by the bed side wall
- TV, satellite connection in the master bedroom
- Remote controlled roof windows and blinds **from Velux** in all roof floor bedrooms

## **Bathrooms**

- Wall hung, natural wood veneer vanity units (protective white tempered glass on top) 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**
- Roof window in the roof floor bathroom from **Velux**
- Silent extractor fans from **Soler Palau**

## **Communal areas and in Private gardens**

- Two parking spaces for each villa
- Bicycle parking spaces
- **Power generator** for entire complex
- Remote controlled sliding gate for cars & password controlled gate for pedestrians
- Security cameras in communal areas and around the complex
- Water tank & pump (for optimum water pressure)
- Built-in **Outdoor Hot Tub Spa**. Solution partner **Astral** (villas 1,3,4,6)
- Wall-Mounted Hose Box Rollup for each garden from **Gardena**
- Outdoor storage spaces in private gardens
- Worden pergola in private gardens.

## **Lighting**

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



### 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 low building permission, which leaves quite a large area for professionally landscaped and carefully manicured gardens.

### INSULATION DETAILS

#### HEAT & SOUND PROOFING

- Acoustic soundproof glasses for all bedrooms
- Low-e glass with solar control coating + Argon Gas (W/m.K 1.10) for windows and patio doors
- Pumice brick exterior walls (25 cm) with improved heat & sound proofing capability
- Natural stone cladding (10 cm) provide added heat & sound proofing
- Infrared heat reflective exterior paint Jotun Jotashield extreme paint
- Roof heat & sound proofing via 5 cm thick, very dense (120kg/m<sup>3</sup>) stone wool plates
- Cavity wall incorporating a mineral wool barrier between villas (5 cm thick and 50kg/m<sup>3</sup>)
- Shutters provide additional heat & sound proofing for the patio doors and windows.
- Soundproof waste water system

#### WATER PROOFING

- Water proofing for terraces, wet rooms and built-in hot tubs from **Köster**
- Water proofing behind the stone claddings **Köster**
- Water proofing for the roof structure through 3 mm bituminous membrane
- Roof tiles and ventilation tiles from **Braas**
- 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 villas and in all the urbanizations.