



GENERAL SPECIFICATION

This document serves as a comprehensive guide to the technical specifications for the residential villas within "The Kavalloi" project. It provides a detailed account of the general design concepts and implementation principles that will govern the construction and development of the villas. Furthermore, this document outlines the systems and materials that have been selected for use throughout the project.

The technical specification includes detailed descriptions of all architectural materials depicted in the project visuals. This encompasses, but is not limited to, items such as sanitary ware, carpentry, doors, and various other materials integral to the construction and final aesthetic of the villas.

It is important to note that while specific brands, designs, colors, and models are referenced in this document, they do not constitute the core or binding requirements of the construction to be conducted. These details are provided for illustrative purposes and may be subject to change.

Habur Investment, the entity overseeing this project, reserves the right to make alterations to the technical specifications as deemed necessary. Such changes may arise due to technical or administrative needs, and they will be implemented to ensure that the project meets the highest standards of quality and efficiency.

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1- Building Overview

"The Kavalloi" villa project is situated in the Iskele/Bahceler region, a location selected for its serene environment and accessibility. This development encompasses a total of fifteen residential units, comprising fourteen semi-detached villas and one detached villa. The project has been meticulously planned to ensure a cohesive architectural design, with all villas sharing identical floor plans, apart from the detached villa, which benefits from a slightly larger floor area.

Each of the semi-detached villas boasts a spacious interior, encompassing 233 square meters. In comparison, the detached villa offers an enhanced living area, totaling 241 square meters. Furthermore, all villas are designed to include an expansive roof terrace of sixty-eight square meters, which is equipped with a kitchen setup, providing an ideal space for outdoor dining and entertainment.

In adherence to the highest standards of construction and material quality, all products and materials employed in the development of "The Kavalloi" villas will comply with TSE (Turkish Standards Institution) and/or European Union (EU) quality standards. The interior walls of each villa will be constructed using insulated brick to ensure optimal thermal efficiency. Additionally, extra measures will be implemented to enhance sound insulation, thereby providing a more comfortable and private living environment.

Each villa will feature its own private amenities, including a swimming pool measuring six meters by three meters, and a garden, the size of which is detailed in the accompanying price list. These outdoor spaces are designed to offer residents a private retreat, blending luxury with the tranquility of the surrounding natural landscape.

This overview encapsulates the commitment to quality, comfort, and exclusivity that defines "The Kavalloi" project, ensuring it stands as a distinguished development within the Iskele/Bahceler region.

2- Load-Bearing System

"The Kavalloi" villa project will incorporate a load-bearing system designed with reinforced concrete columns, beams, and foundations to ensure both stability and longevity. This structural framework is crafted to meet the requirements of the "Regulation on Buildings to be Built in the KKTC Earthquake Zones, 2015".

These regulations mandate that all buildings in designated earthquake zones must adhere to specific construction standards aimed at minimizing risks during seismic events. The guidelines include strict criteria for material selection, structural design, and construction techniques to ensure that the buildings can withstand the stresses caused by potential earthquakes.

The project will use C25 grade concrete to construct the villas. By following these stringent earthquake zone regulations, "The Kavalloi" villas will be built to provide a high level of safety and resilience, ensuring the security of the residents in the event of an earthquake.

3- Facade

The external facade of the buildings in "The Kavalloi" villa project will be finished with high-quality paint from reputable brands such as Weber, Jotun, or an equivalent of similar standard. These brands have been chosen for their proven durability, weather resistance, and ability to maintain aesthetic appeal over time, ensuring that the villas not only look visually appealing but also withstand the elements effectively.

In addition to the painted surfaces, select areas of the facade will feature Gonyeli stone, a locally sourced material known for its natural beauty and robust characteristics. The application of Gonyeli stone will add texture and a distinctive architectural element to the villas, enhancing the overall design by blending modern finishes with traditional materials. This combination of premium paint and natural stone will create a facade that is both elegant and enduring, contributing to the unique identity and lasting quality of "The Kavalloi" villas.

4- Thermal, Water and Sound Insulation

The "Kavalloi" villa project will incorporate comprehensive thermal, water, and sound insulation measures to ensure the comfort, durability, and longevity of the buildings.

For water insulation, meticulous attention will be given to critical areas such as the building foundations, roof terrace floors, and balconies. Insulation will be conducted in strict accordance with the project specifications, using high-quality materials such as those from the Weber brand or an equivalent of comparable quality. Additionally, all wet areas within the villas, including bathrooms and kitchens, will be thoroughly insulated to prevent water infiltration, thereby protecting the structure and interior spaces from potential moisture damage.

In terms of thermal insulation, the exterior walls of all villas will be insulated to enhance energy efficiency and maintain a comfortable indoor environment. This will be achieved by using either EPS (Expanded Polystyrene) or rockwool boards, both of which are known for their superior thermal insulating properties. The roof terrace floors will be thermally insulated using high-density XPS (Extruded Polystyrene) boards, ensuring effective insulation in areas most exposed to external temperature variations.

Sound insulation will also be a priority in the construction of the villas, particularly in the walls separating the semi-detached units. These walls will be insulated using rockwool or an equivalent material, chosen for its excellent acoustic properties. This will significantly reduce noise transmission between the adjoining villas, ensuring privacy and a tranquil living environment for all residents.

By incorporating these advanced water, thermal, and sound insulation techniques, "The Kavalloi" project is committed to delivering villas that not only meet but exceed modern standards of comfort and quality.

5- Plumbing

The plumbing infrastructure for the "Kavalloi" villa project will be designed to ensure efficient and reliable water supply and waste management. Water for the villas will be sourced from the city's main distribution network, guaranteeing a consistent and safe supply of clean water.

To support this, each villa will be equipped with a storage tank and a hydrosphere system. The storage tank will serve as a reservoir, providing a reserve of water to meet the villa's needs, while the hydrosphere system will ensure consistent water pressure and smooth operation of the water supply throughout the property.

In addition, each villa will have its own septic pit, designed to store wastewater effectively. This system will manage the villa's sewage and wastewater, ensuring proper sanitation and environmental protection.

These plumbing provisions are implemented to ensure that each villa operates with the highest standards of efficiency and reliability, providing residents with both convenience and peace of mind.

6- Electrical Installation

The electrical installation for "The Kavalloi" villa project will be conducted with the highest standards of safety and quality in mind. All materials used in the electrical installation will comply with the standards set by the Turkish Standards Institution (TSE) and the European Union (EU), ensuring both safety and reliability. Each villa will be equipped with an adequate power supply, tailored to meet the needs of modern living and capable of supporting all electrical appliances and systems within the home.

To further enhance the reliability of the power supply, a generator system will be installed for the project. This system will also adhere to TSE and EU standards, ensuring consistent and uninterrupted power even in the event of a power outage. Grounding installations will be conducted using high-quality copper rods, providing essential protection against electrical faults. Additionally, leakage current protection relays will be installed as a critical safety measure to prevent electrical shocks and potential fire hazards. The electrical system in each villa will be designed to operate independently, ensuring that any issues in one villa do not affect the others. Additionally, all villas will be pre-equipped for the installation of solar panels, with the aim of enhancing the electrical system and supporting sustainable energy solutions.

Telephone/TV/Internet Installation

Each villa will be equipped with a comprehensive internet infrastructure, installed in accordance with the relevant specifications and project guidelines. This infrastructure will support high-speed internet connectivity, ensuring that residents have access to reliable and fast internet services. In addition, the necessary provisions for telephone and television installations will be made, enabling seamless communication and entertainment options for the villa occupants.

Security

Security is a priority in "The Kavalloi" project, and each villa will be equipped with a security system. Camera systems will be strategically installed at key points around the property to ensure comprehensive surveillance coverage. A complete CCTV (Closed-Circuit Television) system will be provided, offering real-time monitoring, and recording capabilities for enhanced security.

Furthermore, each villa will feature doorbells equipped with cameras, allowing residents to see and communicate with visitors before granting access. This added layer of security will provide peace of mind to residents, ensuring that their homes are protected.

These detailed installations reflect the commitment to quality, safety, and convenience that defines "The Kavalloi" project, ensuring that each villa meets the highest standards of modern living.

7- HVAC (Heating, Ventilation, and Air Conditioning)

"The Kavalloi" villa project will feature a central air conditioning system designed to ensure optimal comfort and climate control throughout each residence. The HVAC system will include two outdoor units, which will be utilized to power Variable Refrigerant Flow (VRF) systems installed in various locations within the villas.

The central air conditioning setup will provide efficient heating and cooling, enhancing the indoor environment across all seasons. The outdoor units will serve as key components, delivering energy-efficient temperature regulation. The VRF systems will distribute conditioned air evenly throughout the villa, offering precise temperature control and comfort.

Each villa will be delivered as a turnkey property, meaning that the HVAC system will be fully installed and operational by the time of handover. This comprehensive installation will include all necessary components and equipment related to the air conditioning system, ensuring that residents can enjoy immediate use of the climate control features upon moving in.

The outdoor units, VRF systems, and all associated equipment will be of the high quality, selected for their superior performance, durability, and reliability. Attention will be given to ensuring that these systems meet stringent standards of service reliability and availability. This focus on quality and service ensures that the HVAC systems will provide long-term efficiency and effectiveness, contributing to the overall satisfaction and comfort of the villa occupants.

8- Doors and Windows

All doors and windows used in "The Kavalloi" villa project will be selected and manufactured in accordance with high quality standards.

The exterior doors will be made of steel or aluminum, ensuring both durability and security. These doors will be equipped with high security locking systems, thereby maximizing the safety of the residents.

Interior doors will be carefully chosen to balance both aesthetics and functionality. They will be constructed from materials that enhance sound insulation, providing privacy between living spaces.

The windows will be made from aluminum frames, designed to maximize thermal insulation, and improve energy efficiency. All windows will feature double glazing, offering an effective solution for regulating indoor temperatures and achieving energy savings. The window profiles will align with the overall aesthetic of the villas and provide long-lasting protection against environmental factors.

These door and window solutions are designed to ensure the highest standards of security, energy efficiency, and aesthetics in "The Kavalloi" project.

9- Garden, Boundary Wall, and Parking

"The Kavalloi" villa project has been planned to ensure that each villa is not only aesthetically pleasing but also secure and functional. The perimeter of the site, as well as the dividing walls between individual villas, will be constructed using reinforced concrete, ensuring durability and strength. These walls will be further enhanced with metal railings, providing both security and a refined visual appeal. To improve safety and ambiance, integrated lighting will be installed along these walls, illuminating the surrounding areas during nighttime.

The outdoor spaces in "The Kavalloi" villa project are designed to enhance the quality of life and blend the natural beauty with the villas. The outdoor areas of the villas will be equipped with various amenities to support outdoor living. Private swimming pool, outdoor seating areas, barbecue area, and sun terraces are among the features that will enrich the outdoor spaces of these villas. The pools will be equipped with modern filtration systems and water circulation solutions, ensuring a clean and healthy swimming environment. Additionally, safe, and non-slip surfaces will be used around the pools, reflecting a design approach that prioritizes user safety. These landscaping and outdoor amenities are designed to provide residents of "The Kavalloi" with enjoyable outdoor living experiences.

This technical specification document emphasizes that the "The Kavalloi" villa project aims to offer a modern, secure, comfortable, and aesthetically pleasing living environment in every aspect. Throughout the project, the highest standards have been adhered to, considering construction, installation, energy efficiency, and aesthetic elements. As a result, "The Kavalloi" offers its residents both a high-quality lifestyle and a long-term investment opportunity.

Should a prospective buyer prefer to forgo the pool, and if this modification is in the early stage, the pool can be omitted from the villa's construction, and a corresponding discount will be applied to the villa's price. Additionally, the site will include a well-lit internal roadway, enhancing both safety and the overall aesthetic of the development during evening hours. Each villa will also be equipped with a dedicated parking lot, ensuring convenient and secure parking for residents.

10-Wall, Ground, and Ceiling Finishes

The interior walls of each villa will be expertly plaster-coated, creating a smooth and durable surface that will then be finished with water-based plastic paint. This type of paint is chosen for its environmentally friendly properties and ability to create a clean, fresh look. In wet areas such as bathrooms and kitchens, the walls will be finished with high-quality ceramic tiles, providing both functionality and ease of maintenance.

The floors throughout the villas will be covered with high-quality ceramic tiles, sourced from reputable brands such as Seranit, or an equivalent brand, ensuring both durability and aesthetic appeal. In certain areas, as specified in the project plans, the floors will be finished with wood parquet, adding warmth and elegance to the living spaces.

The ceilings within the villas will be designed to enhance the interior atmosphere, featuring suspended ceilings made from drywall. This approach not only allows for a sleek and modern finish but also provides the opportunity to incorporate recessed lighting and other design elements seamlessly. In accordance with the project specifications, some ceiling areas will be finished with water-based paint.

These carefully selected finishes and materials reflect the high standards of quality and design that define "The Kavalloi" project, ensuring that each villa offers a refined living environment that is both beautiful and functional.

11-Bathrooms

Each villa in "The Kavalloi" project is thoughtfully designed to provide the highest level of comfort and convenience, with a total of four well-appointed bathrooms. The ground floor features a common bathroom, easily accessible to guests and residents alike. On the first floor, each bedroom is equipped with its own private en-suite bathroom, ensuring privacy and comfort for all occupants.

The bathrooms will be fitted with top-tier sanitary products, all of which will be of first-class quality. Renowned brands such as Vitra, or an equivalent brand, will be used to ensure that the fixtures and fittings not only meet the highest standards of durability but also contribute to the overall elegance of the space. Lighting products installed in the bathrooms will be of the highest quality, selected to create a bright atmosphere while also providing long life with very low to no maintenance.

Faucets and taps will be sourced from the esteemed Grohe brand or an equivalent, known for their superior craftsmanship, innovative design, and long-lasting performance. These high-quality fixtures will ensure that every aspect of the bathroom is both functional and stylish.

The provision of hot water in the bathrooms will be managed through a central boiler, which will operate in hybrid mode with solar thermal panels. This energy-efficient approach ensures a reliable supply of hot water while also reducing the environmental impact. A significant feature of this system is the inclusion of a double hot water line throughout the project. This design ensures that residents have instant access to hot water, eliminating any wait time. This system, commonly used in hotel rooms, adds a level of luxury and convenience that distinguishes "The Kavalloi" villas.

Overall, the bathrooms in each villa will reflect a commitment to quality, comfort, and innovation, ensuring that residents enjoy a superior living experience.

12-Living Room and Kitchen

The design of the living room and kitchen in each villa of "The Kavalloi" project reflects a sophisticated blend of style, functionality, and luxury. The living room will feature a distinctive sunken design. This architectural choice not only creates a unique and visually appealing space but also enhances the room's sense of intimacy and comfort. Despite the sunken design, residents will have direct access to the garden from both the living room and the kitchen, without the need for stairs, allowing for a smooth transition between indoor and outdoor spaces.

The entire villa is designed with high ceilings, contributing to a sense of openness and grandeur. In the living room, the ceiling height is further elevated by an additional thirty centimeters, amplifying the feeling of luxury, and enhancing the room's airiness. This increased ceiling height, coupled with the sunken design, creates an elegant and spacious environment that is both relaxing and impressive.

In the kitchen, attention to detail and quality is paramount. Faucets, taps, and sinks will be sourced from the Grohe brand or an equivalent, ensuring that these essential fixtures meet the highest standards of design and durability. The kitchen will also be equipped with high-end appliances, including a kitchen hood, stove, and oven, all from Bosch or an equivalent brand. These appliances are chosen not only for their reliability and performance but also for their sleek, modern design, which complements the overall aesthetic of the villa.

A kitchen island will be a central feature in the kitchen, providing both a functional workspace and a social hub within the home. The island will enhance the kitchen's usability, offering additional counter space for food preparation and serving, as well as a gathering spot for family and friends.

Overall, the living room and kitchen in each "The Kavalloi" villa are designed to offer a luxurious and comfortable living experience, with high-quality materials and thoughtful architectural details that elevate the space and cater to the modern lifestyle.