

Technical Specification of Heaven's Hill Village

Heaven's Hill Apartments

Structure:

All of the building structures will be of Seismic Reinforced Concrete as stated in the project plans and drawings.

Walls:

Perforated clay building bricks will be used for all external walls of the buildings as stated in the project plans and drawings. Brick sizes will be 25cm×10cm×30cm.

Wall Finishings:

External Walls: 3 layers of cement based plaster will appropriately be applied. Special care will be taken to obtain smooth finishing, proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of 100% acrylic based paint (resistant to salt and sun corrosion) will be applied for finishing. There will be no visible brush or roller marks once the painting finishes. Facades partially will be covered with natural stone. The contractor is going to choose the material.

Internal Walls: 3 layers of cement based plaster will appropriately be applied and rubbed down to obtain a smooth surface. Special care will be taken to get proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting finishes.

Ceilings: Since plywood forming will be used for the structure of the ceilings, there will be some roughness or blemishes at the joints of the plywoods and the corners only. These will be rubbed down in order to have completely smooth surfaces. Cement based ready made paste will be applied (Sivateks, Bimteks, Weber or equivalent) and surfaces will be rubbed down and cleaned to have them ready for painting. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting finishes. (For painting Marshall, Dyo or equivalent quality paints will be used). Suspended ceiling will be fitted in living room and all bathrooms.

Wet Surfaces:

The bathroom and WC will have non-slip ceramic tiles on top of two layers of cement-based plaster and 3 layer cement-based isolation (BSF or Weber equivalent) . The ceramic wall tiles will be laid up to the suspended ceiling of the room. Ground ceramic will be non-slip type, 60x60 cm. The ceramic tiles will be left in the water for at least 24 hours before use and then will be fixed with 3-millimetre space between them.

Floor Coverings:

All internal floor coverings will be on top of 10-12 cm concrete levelling. Internal floor coverings will be of 60×120cm high quality light beige colour ceramic tiles. There will be 7cm high skirting boards fixed where necessary from the same material.

Outdoor terraces and balconies will have 2 coats of cement-based waterproof isolation. These areas will be light beige non-slip marble with 7cm high skirting boards. All roof terraces will be cover non-slip standart ceramic tiles.

All standards to be determined by vendor.

Windowsills will be granite.

Doors and Windows:

The entrance door will be manufactured from plywood covered with pvc and MDF material and will be painted natural wood colour. Handles of the doors, stoppers, locks and the hinges will be of high quality materials.

All bedroom doors will be American pressed type. Internal doors' handles, stoppers, locks and the hinges will be of high quality materials. Bathroom doors will be frosted glass with White aluminium frame.

All the external doors and windows (except the entrance door) will be double glazed isolated Aluminium system, complete with all fixtures and fittings. The colour of the aluminium windows and doors will be wood colour. (Linnea Rossa or equivalent.)

Bedroom wardrobes:

Bedroom wardrobes will sliding doors type made from laminated material. Their height will be 2.26m and at least one door will have a mirror fixed on. There will be adequate number of shelves, drawers and hangers. The colour of the wardrobes must be approved by the purchaser.

Kitchen:

For kitchen cupboards, the frame will be of MDF and doors will be of laminated material as stated in the original plans and drawings. There will be adequate number of shelves, drawers, dust bin and plate shelves. Granite worktop is going to be included and standart worktop will be choosen by the contractor. The kitchen sinks will be stainless steel with 1 ½ bowls (Franke or equivalent). Colours of the cupboards and drawers' handles will be chosen by the management. All white goods are optional.

Sanitary Ware:

The sink basin (Duravit, Vitra or equivalent) and lavatory will be fixed appropriately according to the project plans and drawings. They will all be complete and in good working order. All the lavatories will be a wall hanging type with an integrated reservoir. All showers will be a walk-in type with a glass separation door, water mixer and showerhead etc. There will be sink basins and a mirror will be fitted to the wall above. All armatures will be of first class chrome plated type (Hans Grohe or equivalent) and have one mixer tap for shower, bathroom sink and kitchen will be used. Each bathroom and WC will have a toilet paper holder and towel hangings.

Mechanical Works :

Each apartment with the exception of WCs and bathrooms will have Split Unit A/C cooling and heating system installed that will reach each room in the property, including bathrooms. The system will be chosen by the Contractor. Each unit will have a boiler and water heating unit which will be placed inside apartment. All internal hot and cold water piping will be plastic and external piping will be galvanized iron. All the waste water pipings will be plastic as stated in the project plans and drawings. Rain water drainage piping will also be plastic and will be fixed outside the buildings. For the roof terrace waterproofing isolation material will be used. All the buildings' waste waters will be connected to waste water treatment plant.

Electrical Works :

All the electrical works will be done according to the British Standards and as stated in the electrical project. All the materials used will be EMO (Chamber of Electrical Engineers) approved. In addition it will be connected to a communal stand by generator for the emergency power requirements of the whole site (both villas and apartments). It will always be ready to provide emergency power supply automatically with a change over mechanism whenever there is a power cut.

The infrastructure of the main electricity supply to the site and the transmission unit (both villas and apartments) will be provided by the contractor. There will be spotlight infrastructure inside the suspended ceilings for future use.

Communal Swimming Pool:

There will be one communal swimming pool with a pool bar according to the mechanical and architectural plans.

Ground Arrangements :

The road front part of the project area will have Local Authority approved pavements. There will be car parks as stated in the project. There will be appropriate wire and/or iron fencing surrounding the plot area with the exception of road front.

The materials which needs to be approved by the management will have to be decided upon within a week following the provision of the samples by the contractor. The contractor will not be responsible for any delays caused by late approvals.

Common areas will be secured by CCTV cameras for 24h.

Vendor and Contractor:

Baştaşlar İnşaat Şti.Ltd.