

/Logo/

Berke Construction

TECHNICAL SPECIFICATION

1. In the concrete carcass building that will be constructed concrete, class BS 25 will be used and the walls will be made of kral brick and pumice concrete that have TSE certificate. The thickness of thr walls will be showed in the project according to regulations of heat insulation. Dripstones and joint covers of the balconies will be made of concrete.
2. Floor coverings of the salon, rooms, entry and the kitchen will be made of first class laminated flooring; walls and ceilings will be painted with satin paint over satin plaster. The quality of the paint (dyo, Marshall, kalecolor or filli boya) and labour will be first class. Carton-pierre will be made in the rooms, light sink and carton-pierre will be made in the the salons and corridors
3. Wet floors (bathroom, wc, balcony) will be made of Toprak, Ege or Kütahya Seramik. Reservoirs of closets will be underneath glazed tile. The selection of the models and colours of the ceramics will be decided by the parties and the mentioned materials will be provided from one brand.
4. The walls of bathroom and wc will be made of first class ceramics (Toprak, Kütahya or Ege). The selection of the models and colours will be decided by the parties and the mentioned materials will be provided from one brand.
5. An acrylic bathtub or a shower tray and a bathroom cupboard with spot mirror will be installed into the bathrooms. And shower cabin will be made on bathtub or shower tray.
6. There will be put MDF kitchen cabinet has membrane openings both over and underneath trestle. Over the trestle granite will be used, the profiles will be made of good labour and properly installed. Also, chromium fume hood will be installed into the cabinets. Surface ceramics of the kitchen will be on size of five to five.
7. The construction will be performed according to the regulations of zoning and heat insulation that was determined by the housing department of the municipality. Last flor and roof floor will be insulated in a best way against cold and heat. (OP400 slated membrane over OP 300 membrane that has polyester felt and bitumen.)
8. The doors will be made of first class ageing painted american panels, the windows will be Egepen-Pakpen-Pimapen or foreign PVC, and the glasses will be thermopane. Handles of the doors will be satin type. The sills will be one piece of traventine or beige marble. Also there will be one openable wing in each room. For the woodwors that are bigger than 2.5 m2 (two and half square meters) authomatic roller shutter will be made.
9. The plan and Project of the construction will be performed after it is liked and accepted by the owners. (Project will be approved by signing the original document.)
10. The exterior will be silicone and texured paints; the quality of the painting will be (Dyo, Marshall, Filli boya or Kale.) The three dimentional drawings of the exterior and the garden will be projected before the licence Project.

11. Installment arrangement will be made for washing machine and dishwasher. The bathtub faucet will be Artema or E.C.A.
12. In the electricity wiring TSE certified materials will be used (pireli or Hes kablo), at least 4 plugs will be installed in the kitchens. Tv antenna plug will be installed in kitchen, room, salon and balcony and will be installed in the central system. There will be sinks in the balconies. Also 2 telephone Networks will be installed in each flat. Armatures will be Legrand, Viko or Molvena. Electrometers will be smartmeter. A satellite system with two satellite dishes with TV network will be installed in a suitable place of the site.
13. The stairs will be made of beige marble or traventine. In the edges of the stairs, kerb will be made and well-matched with the baseboard.
14. There will be quality differences between the flats. Mono block jalousie will be made in each Windows of the flats.
15. The owner can change the materials that he/she does not want to use in their inner works by giving the difference payment according to daily market value. The prices of the materials on the date of use will be valid.
16. There will be air conditioner installments in each rooms and the air conditioners will be working on the delivery and thermosiphon or electrical water heater will be installed in the bathrooms.
17. The entry doors will be Tepe Safe double lock steel door, back of the door frame will be filled with concrete. A Baymak hidrophore will be installed in the building.
18. The banisters in the stairs and in the balcony will be suitable with the general architecture. Each flat will be same with other flats. The automatic gadgets of the stairs will be with photocell. A generator with enough power to lighten the stairs and the garden will be installed in for the lighting of the site.
19. The arrangement of the environment and the garden will be made suitably with the site and forestrated. (there will be hidden watering and sounding system, a submerged pump of 2.5 hp will be installed.)
20. The surrounding wall will be made in a suitable way with the site and will be lightened enough. Also a camera and alarm system will be installed in the site and will be connected to security booth. The entry of the car park will be remote controlled.
21. A prefabricated security booth will be installed in the entry of the site. The swimming pool of the site will be constructed seperately for the adults (at least 140m²) and for the children (at least 15 m²). A tennis court will be constructed in the site but will not on the standard size.