

## **SPECIFICATIONS**

Elysium is being constructed with considerable care and attention to detail. In keeping with every Mecitoglu home, these properties enjoy a high specification and the peace of mind that comes with a **5 Year New Home Warranty**.

### **Elysium Club (Designed for maximum rental return)**

Sauna  
Multi-purpose room (designed for Yoga, Pilates and Dancing class activities)  
Professionally designed and fully equipped fitness centre  
Laundry – Housekeeping on request  
Elysium Cafe/Bar  
An indoor heated pool of 15 meters in length (heat proofed)

### **General specifications**

Suspended ceilings throughout the apartments  
Smooth plaster finishing and plastic paint on interior walls and ceilings  
Hot water supply through energy-efficient electrical heating from "Siemens or AEG"  
Full length, tilt & slide patio doors and double glazed windows by "REHAU" with "ROTO" hardware  
Electric roller shutters (concealed) throughout the apartments "REHAU"  
Built-in cloakroom  
Energy saver system and a smoke detector  
Tempered glass and anodized aluminium balcony railings in a minimalistic design  
Deluxe beige marble windowsills and stairs  
High quality lacquered white internal doors with minimalistic handles in 304 grade stainless steel  
High quality steel entry doors coated in white matt membrane "SUR"  
45X45 cm quality porcelain tiles cover all the floors "Vitra"  
Private gardens for all ground floor apartments  
Partial decorative wooden claddings on the front facade to complement the Mediterranean design  
Aluminium shutters on the back facade to conceal the AC units  
Communal satellite for TV  
Water taps in the master balcony and in the roof terrace

### **Kitchen & appliances "Siemens / Franke"**

Contemporary design white cupboards with built-in handles  
Stainless steel built-in oven, extractor and gas hob (Franke/Siemens)  
Quality granite worktops and skirting  
Concealed LED strip light above the splashback  
Stainless steel under-mounted sink (Franke)  
Chrome mixer taps (Artema)  
Soft closing mechanisms for cabinet doors and drawers (Blum)

### **Bedrooms**

Large built-in wardrobes with mirror  
Light switch control by the bed side wall  
TV, satellite and telephone connection in the master bedroom

## **Bathrooms**

Wall hung luxurious vanity units (protective white tempered glass on top) with sleek, white, designer washbowl from "Vitra"

Built-in rain shower in the master bedroom

Wall hung toilet WC with stylish built-in water saving dual flush plate in chrome "Vitra"

High gloss aluminium polish shower cabins with tempered glass "Hüppe"

Chrome accessories and mixer taps from "Artema"

Floor and ceramic wall tiles from "Vitra"

Modern mosaic tiles cover the shower wall thoroughly

Luxury whirl tub in semi-detached villas

## **Lighting**

LED down lighters throughout the apartments

Concealed LED strip ceiling lights in the living room and the master bedroom

Concealed LED strip lights behind the bathroom mirrors

Decorative lighting features in the balconies and in the gardens

LED lighting details throughout the complex

## **Facilities in the complex**

Shaded carport for up to 24 cars

A 40 meter long outdoor swimming pool (320 m<sup>2</sup>)

An outdoor children's swimming pool of 24 m<sup>2</sup>

Tastefully designed pool terraces with composite decking shaded by Mediterranean trees

Communal Wi-Fi internet by the pool terrace

Water tank & pump (for optimum water pressure)

Power generator for communal areas and residences (limited)

Complex surrounded by a wall and entrance made possible through the secure gate.

Security cameras to enhance safety

## **The structure of the buildings**

Reinforced concrete has been used for the foundation and structure, in accordance with the approved statistical earthquake regulations.

Strip and/or raft foundation and concrete hollow brick flooring

Separation walls and exterior walls made of light pumice bricks.

## Details of insulation

TILT & SLIDE patio doors with hardware from "ROTO" provide a higher sound, heat and water proofing capability when compared with standard in-line sliding patio doors.

### HEAT PROOFING

Pumice brick walls (25 cm) with improved heat insulation  
Jacketing detail for exterior walls (4 cm of carbon reinforced EPS insulation plates)  
Infrared heat reflective exterior paint "Jotun Jotashield extreme" (providing up to 5°C less interior heat)  
Roof heat proofing via 5 cm thick, 70kg/m<sup>3</sup> stone wool plates  
Isicam Konfor® Insulating glass unit incorporating heat and solar control coating + Argon Gas (W/m.K 1.10) for windows and patio doors  
Rehau® shutters throughout the apartments

### WATER PROOFING

Water proofing for terraces, wet rooms, swimming pools and the roof "Köster or Vitrafix (Koramic)  
Water proofing for the roof structure through two layers of 3 mm bituminous membrane (one layer with mineral chip aggregate)  
Water proofing coating for the foundations "Sika, Köster"  
Exterior walls painted with long-life texture coating. Premium Swedish brand "Jotun"

### SOUND PROOFING

Sound proofing mat placed between floors for added sound proofing  
Sandwich wall between apartments, incorporating a 5 cm thick and 50kg/m<sup>3</sup> density mineral wool for maximum sound and heat proofing.  
Pumice brick walls (25 cm) with improved sound proofing capability  
Jacketing detail for exterior walls provide added sound proofing  
Special entrance doors provide added sound and heat proofing values.  
Soundproof waste water system.

## The gardens

The beautifully tended garden area is designed with Mediterranean plants, palm and olive trees and well-lit garden paths.

Pretty olive trees colour the pool areas. The meter high retaining walls will be covered by the charming Bougainvillea of purple and white.

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

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.