

TORUNOĞLU

ICON

BAHÇECİK

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WE ALWAYS WANT TO BE ONE STEP AHEAD OF YOUR DREAMS...

With the trust we have built over the years with our customers, we produce high-quality residences with elevated living standards. Respecting the nature and environment we live in and working in harmony with our competent management systems are among the most important principles of our corporate company structure.

As Torunođlu A.Ş., the most significant common feature of the housing projects we produce is that they are meticulously designed; taking into consideration every detail of you and your family's living spaces and during the production phase they have the highest quality standards.

Having completed 20 years in the construction industry, especially in residential development, our company, Torunođlu A.Ş., has always made the feeling of trust we provide to our customers a guiding principle.

TORUNOĐLU A.Ş



ICON BAHÇECİK



PRIVATE

We present to you yet another project with its magnificent view overlooking the Izmit Gulf, in the most special area of Bahcecik Kılıcarslan that is suitable for development and investment. TORUNOGLU ICON BAHCECİK will be your new living space. There are total of 12 villas; 10 units of 4+1 villas and 2 units of 5+1 villas in our project. Also we reserved 75% of our project for green areas.

POOL



For all the details about our project, you can contact our sales team at 444 79 72 for more information.

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BREATHTAKING SEA VIEWS

TORUNOĞLU ICON is a villa project, designed meticulously with utmost care for you and your family's happiness.

You'll have a magnificent view of the gulf for admiring from your living room or your balcony. You can enjoy tea and coffee with your guests and neighbors on your garden terraces.

Ladies will prepare their delightful meals for you in the spacious and wide kitchens that are the most special living spaces.

You can enjoy the summer and sun in the private pools of each villa. There are rooms for children and teenagers to spend quality time with their friends or by themselves.

The site features a 24/7 Camera Security System and each villa has a designated private car park and special guest car parks for your visiting family and friends.

PRIVATE GARDEN

SABIHA GÖKÇEN
AIRPORT
45 MINUTES

Bahçecik
At Kılıçarslan Region





NATURE IS AT YOUR DOORSTEP

Our project TORUNOGLU ICON, is located in a region close to the intersection of the Northern Marmara Highway and TEM, making it easier for you to travel to developed cities like Istanbul and Ankara.

Additionally, with the Osmangazi Bridge and the surrounding highway connections, you can quickly access popular tourist destinations such as Izmir-Ceşme, Kuşadası, Antalya-Side, Kemer, Alanya, Muğla-Bodrum and Marmaris.

Moreover, it 's a 20 minute ride to the developed winter tourism area of Kartepe and only 40 minute ride to the popular summer tourism areas of Kefken and Kerpe.



**PRIVATE
CAR PARK**

Each villa has a designated car park and special guest car parks for your visiting family and friends.





A PEACEFUL AND HAPPY LIFE WITH YOUR FAMILY

During the summer months,
by the poolside you can enjoy the
warmth of the sun and coolness
of the pool at same time.

With your favorite book or magazine in
your hand and your favorite music
playing in your ears,
you can fully savor the joy of summer.



**This Is Your
New Life**

**Private
Personalized
Living Spaces**

**Every Detail Is
Eclusive To You**

TORUNOĞLU
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FLOOR PLANS

A,B TİPİ VILLAS

TOPLAM 12 VILLAS

A TYPE 4+1 VILLA 10 UNITS

B TYPE 5+1 VILLA 2 UNITS





TYPE A 4+1 VILLA GROUND FLOOR PLAN

| 4+1 VILLA | | | |
|--|---------------|-----|----------------------|
| A1-A2-A3-A4-A5 A6-A7-A8-A9-A10 VILLA NUMBERS | | | |
| 1 | Living Room | NFA | 39.00 m ² |
| 2 | Kitchen | NFA | 19.00 m ² |
| 3 | Bedroom | NFA | 13.86 m ² |
| 4 | Entrance | NFA | 15.48 m ² |
| 5 | Bathroom | NFA | 4.38 m ² |
| 6 | Porch | NFA | 20.00 m ² |
| 7 | Entry Terrace | NFA | 9.60 m ² |
| 8 | Storage | NFA | 3.25 m ² |
| VILLA GROSS AREA : 270.00 m² | | | |
| POOL AREA : 4.00 x 8.00 : 32.00 m² | | | |

TYPE A 4+1 VILLA FIRST FLOOR PLAN

| 4+1 VILLA | | | |
|--|------------------|-----|----------------------|
| A1-A2-A3-A4-A5 A6-A7-A8-A9-A10 VILLA NUMBERS | | | |
| 1 | Bedroom | NFA | 35.61 m ² |
| 2 | Bedroom | NFA | 15.87 m ² |
| 3 | Bedroom | NFA | 13.86 m ² |
| 4 | Entrance | NFA | 15.87 m ² |
| 5 | Bathroom | NFA | 8.00 m ² |
| 6 | Ensuite Bathroom | NFA | 4.32 m ² |
| 7 | Laundry Room | NFA | 4.20 m ² |
| 8 | Terrace | NFA | 19.49 m ² |
| VILLA GROSS AREA : 270.00 m² | | | |
| POOL AREA : 4.00 x 8.00 : 32.00 m² | | | |





TYPE B 5+1 VILLA GROUND FLOOR PLAN

| 5+1 VILLA | | | |
|---|------------------|-----|----------|
| B1-B2 VILLA NUMBERS | | | |
| 1 | Living Room | NFA | 39.00 m2 |
| 2 | Kitchen | NFA | 19.00 m2 |
| 3 | Bedroom | NFA | 19.17 m2 |
| 4 | Bedroom | NFA | 13.86 m2 |
| 5 | Bedroom | NFA | 12.06 m2 |
| 6 | Ensuite Bathroom | NFA | 3.68 m2 |
| 7 | Bathroom | NFA | 4.48 m2 |
| 8 | Entrance | NFA | 17.18 m2 |
| 9 | Laundry Room | NFA | 4.38 m2 |
| 10 | Porch | NFA | 20.00 m2 |
| 11 | Entry Terrace | NFA | 11.17 m2 |
| 12 | Storage | NFA | 3.25 m2 |
| VILLA GROSS AREA : 270.00 m2 | | | |
| POOL AREA : 4.00 x 8.00 : 32.00 m2 | | | |

TYPE B 5+1 VILLA FIRST FLOOR PLAN

| 5+1 VILLA | | | |
|---|------------------|-----|----------|
| B1-B2 VILLA NUMBERS | | | |
| 1 | Bedroom | NFA | 11.75 m2 |
| 2 | Bedroom | NFA | 33.27 m2 |
| 3 | Ensuite Bathroom | NFA | 4.01 m2 |
| 4 | Bathroom | NFA | 3.52 m2 |
| 5 | Entrance | NFA | 10.28 m2 |
| 6 | Terrace | NFA | 15.26 m2 |
| VILLA GROSS AREA : 270.00 m2 | | | |
| POOL AREA : 4.00 x 8.00 : 32.00 m2 | | | |



A- GENERAL CONSTRUCTION SPECIFICATIONS

CONSTRUCTION

Our project is prepared in compliance with the Turkish Standards Institution and earthquake regulations. In addition, a land survey will be conducted, and in case of an earthquake raft foundation system which is a safe building system will be constructed.

STRUCTURAL SYSTEM

Reinforced concrete will be used as the structural system. The quality of concrete will be above average standards, C25 or C30. Also, 1st-grade construction iron will be used. The production will routinely be inspected at the construction supervision laboratory.

THERMAL INSULATION

Thermal insulation will be applied in compliance with T.S.E. standards on building facades. Some sections will have GRC surface precast sills and cornices. Window frames and balcony door frames will be insulated and made of PVC. The glasses will be made of climate control comfort glass.

ELECTRICAL INSTALLATION

Installation of strong and weak current systems based on project specifications.

V Automats: Siemens, Legrand, or equivalent brands

Cables: TSE certified Siemens, Vatan, Öznur, Alcatel, etc.

Switches, Sockets: Legrand, Metesan, and Equivalent Bell System

TV INSTALLATION

Standard cable digital broadcasting in every room

Telephone Infrastructure: Minimum 2 external line sockets in all apartments

HEATING SYSTEM

Combi Boiler: Ferroli, Boch, ECA, Demirdöküm or equivalent

Underfloor heating system will be installed based on the project specifications.

PARKING

2 reserved parking spaces for each villa

WALLS

Brick – Pumice Stone block or equivalent

WASTE AND CLEAN WATER PLUMBING

PVC pipes will be used for waste water plumbing based on project specifications.

PPRC pipes and fittings will be used for clean water plumbing based on technical specifications of site infrastructure.

LANDSCAPING

Safe decorative wall within the site.

A landscape where you can see the green and other colors of nature while walking in the site or sitting on your balcony.

Decorative walking trails, gazebos and children's playgrounds.

B – INTERIOR FEATURES

DOORS

Apartment Doors; 1st-grade steel doors; Vario Door or Lake Door

ENTRANCE AND HALLS

Flooring; Vitra, Çanakkale Seramik, or Ege Seramik

Ceiling; Gypsum plaster + putty water-based paint + plasterboard and false ceiling

Skirting boards; Ceramic Skirting board

Wall; Brick + gypsum plaster + putty satin paint

LIVING ROOM AND BEDROOMS

Flooring; 1st-grade laminated parquet with joints

Ceiling; Putty water-based paint + plasterboard curtain band + satin false ceiling

Skirting boards; Wood Skirting board

Wall; Brick + gypsum plaster + putty satin paint

BATHROOM

Flooring; Vitra, Çanakkale Seramik, or Ege Seramik

Ceiling; Water-resistant plaster false ceiling + putty water-based paint

Wall; Vitra, Çanakkale Seramik, or Ege Seramik

Ventilation: Aluminum grille

Shower Cabin

Toilet; Vitra white toilet and reservoir

Sink; Vitra semi-pedestal sink

BATHROOM FAUCET

Shower; ARTEMA or E.C.A – PENTA

Bathroom Sink; Hilton sink

WC

Flooring; Vitra, Çanakkale Seramik, or Ege Seramik

Ceiling; Water-resistant plaster false ceiling + putty water-based pair

Wall; Vitra, Çanakkale Seramik, or Ege Seramik

Ventilation: Aluminum grille

Toilet; Vitra white or Serel toilet and reservoir

Sink; Vitra semi-pedestal sink

Sink Faucet; Artema or ECA

KITCHEN

Flooring; Vitra, Çanakkale Seramik, or Ege Seramik
Ceiling; Gypsum plaster, putty water-based paint, false ceiling

Skirting boards; Ceramic Skirting boards

Wall; Brick + gypsum plaster + putty satin paint

Kitchen cabinets will have PVC doors

Sink combination and kitchen countertop

BALCONIES

Flooring; Vitra, Çanakkale Seramik, or Ege Seramik

Ceiling; Cement-based plaster, acrylic paint

Skirting boards; Ceramic Skirting boards

Wall; Cement-based plaster, acrylic paint

ENTRANCE OF THE BUILDING

Travertine marble or beige marble

ROOF COATING

Waterproof concrete roof with thermal insulation, Shingle or tile roofing will be applied.

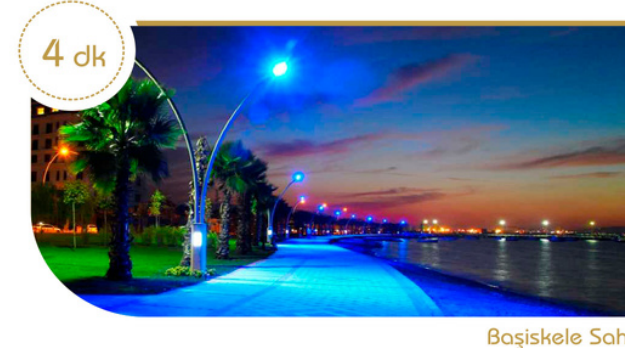
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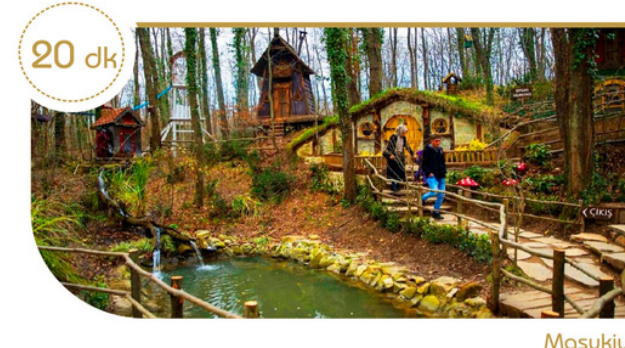
WHERE ARE WE?



Symbol AVM



Başiskele Sahili



Maşukiye

WE ARE VERY CLOSE

| | |
|-----------------------|------------|
| Başiskele Beach | 4 minutes |
| 41 Burda Mall | 7 minutes |
| İzmit Center | 10 minutes |
| Symbol Mall | 12 minutes |
| Kartepe Ski Center | 20 minutes |
| Maşukiye | 20 minutes |
| Osmangazi Bridge | 25 minutes |
| Sabiha Gökçen Airport | 45 minutes |

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Kartepe Kayak Merkezi



41 Burda AVM



Sabiha Gökçen Havaalanı



444 79 72

Satış Ofis
Fatih Mah. Cumhuriyet Cad. No:168
Başiskele / KOCAELİ

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