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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 Torunoğlu 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, Torunoğlu A.Ş., has always made the feeling of trust we provide to our customers a guiding principle.

TORUNOĞLU A.Ş

Do You Want To Claim Your Place at LOCA



We present to you yet another project with its magnificent view overlooking the Izmit Gulf, in the most special area of Tinaztepe Yuvacik that is suitable for development and investment.

Our new residential project, LOCA TORUNOGLU offers a total of 56 units of apartment flats. In addition we reserved 70% of our project for green areas.

We have considered each and every comfort and convenience for you. From the swimming pool to the fitness room, from the restaurant where you can enjoy delightful meals accompanied by pleasant conversations with your family and friends, and various activity areas where your children can play and have fun with their friends safely; we have thought of everything for you. For all the details about our project you can visit our website www.torunogluas.com or you can contact our sales team at 444 79 72 for more information.

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LOCA TORUNOĞLU is completely a family complex, 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.

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 building has wide and spacious elevators up to 10 people. Each apartment has a designated indoor car park and special guest car parks for your visiting family and friends.

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Our project LOCA TORUNOĞLU, 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-Cesme, Kusadası, Antalya-Side, Kemer, Alanya, Mugla-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.

25 MINUTE RIDE to OSMANGAZİ BRIDGE

LOCA
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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.

The restaurant right below your home is just what you need and only one of the exclusive privileges that you have.

Our restaurant will be one of your favorite spots where you can enjoy coffee and conversations with your neighbors and enhance your sense of community.



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45 MINUTE RIDE TO SABIHA GOKCEN AIRPORT

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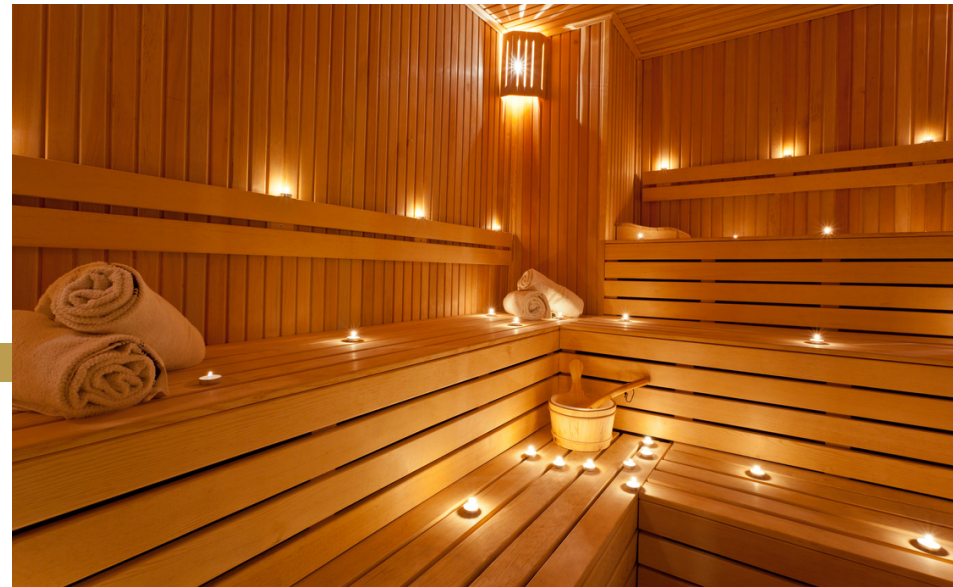




At LOCA TORUNOĞLU, you can catch the rhythm of life with our Fitness Center and sauna right at your fingertips.

You will stay in shape and embrace a healthy lifestyle any time of the day at our Fitness Center and sauna, which have become an essential part of everyone's life.

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BUILDINGS A, B, C, D 4 BLOCK
TOTAL OF 56 FLATS

A BLOCK 1 PIECE

4+1 GARDEN DUPLEX APARTMENT 6 FLATS
4+1 STANDARD APARTMENT 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 2 FLATS

B BLOCK 1 PIECE

4+1 GARDEN DUPLEX APARTMENT 6 FLATS
4+1 STANDARD APARTMENT 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 2 FLATS

C BLOCK 1 PIECE

4+1 GARDEN DUPLEX APARTMENT 6 FLATS
4+1 STANDARD APARTMENT 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 2 FLATS

TOTAL OF 48 FLATS

D BLOCK 1 PIECE

3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 4 FLATS
TOTAL OF 8 FLATS



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For Information : 444 79 72

torunođlu a.ř.

Sales Office
Fatih Mah. Tınaztepe Cad. No:62
Bařiskele / KOCAELİ





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FLOOR PLANS

A,B,C,D 4 BLOCK

TOTAL OF 56 FLATS

4+1 GARDEN DUPLEX APARTMENT 18 FLATS 3+1 GARDEN DUPLEX APARTMENT 4 FLATS

4+1 STANDARD APARTMENT 12 FLATS 3+1 ROOF DUPLEX APARTMENT 12 FLATS

3+1 STANDARD APARTMENT 10 FLATS

A BLOCK 1 PIECE

4+1 STANDARD APARTMENT 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 2 FLATS

B BLOCK 1 PIECE

4+1 GARDEN DUPLEX APARTMENT 6 FLATS
4+1 STANDARD APARTMENTVVVV 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 2 FLATS

C BLOCK 1 PIECE

4+1 GARDEN DUPLEX APARTMENT 6 FLATS
4+1 STANDARD APARTMENT 4 FLATS
3+1 ROOF DUPLEX APARTMENT 4 FLATS
3+1 STANDARD APARTMENT 2 FLATS

TOTAL OF 48 FLATS



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GROUND
FLOOR PLAN

4+1 GARDEN DUPLEX FLATS			
A1-1 / B1-1 / C1-1 A2-3 / B2-3 / C2-3 Flats Number			
1	Living Room	NFA	36.50 m ²
2	Kitchen	NFA	13.50 m ²
3	Bedroom	NFA	12.50 m ²
4	Entrance	NFA	14.00 m ²
5	Shower-WC	NFA	3.50 m ²
6	Terrace	NFA	14.00 m ²
7	Bedroom	NFA	31.00 m ²
8	Ensuite Bathroom	NFA	5.00 m ²
9	Bedroom	NFA	16.00 m ²
10	Bedroom	NFA	13.00 m ²
11	Bathroom	NFA	7.00 m ²
12	Hall	NFA	8.00 m ²
13	Terrace	NFA	14.00 m ²
FLAT GROSS AREA : 220.00 m²			



TOP FLOOR PLAN

4+1 GARDEN DUPLEX FLATS

A1-1 / A2-3
B1-1 / B2-3
C1-1 / C2-3
Flats Number

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GROUND FLOOR PLAN



TOP FLOOR PLAN

4+1 GARDEN DUPLEX FLATS			
A1-2 / B1-2 / C1-2 A2-2 / B2-2 / C2-2 Flats Number			
1	Living Room	NFA	31.00 m2
2	Kitchen	NFA	15.00 m2
3	Bedroom	NFA	10.00 m2
4	Entrance	NFA	13.50 m2
5	Shoer-WC	NFA	4.00 m2
6	Terrace	NFA	10.00 m2
7	Terrace	NFA	4.00 m2
8	Bedroom	NFA	21.00 m2
9	Ensuite Bathroom	NFA	3.50 m2
10	Bedroom	NFA	11.50 m2
11	Bedroom	NFA	12.50 m2
12	Bathroom	NFA	5.50 m2
13	Hall	NFA	12.00 m2
14	Terrace	NFA	10.00 m2
15	Terrace	NFA	4.00 m2
FLAT GROSS AREA : 210.00 m2			

4+1 GARDEN FLATS

A1-2 / A2-2
B1-2 / B2-2
C1-2 / C2-2
Flats Number





GROUND FLOOR PLAN



TOP FLOOR PLAN

4+1 GARDEN DUPLEKS FLATS			
A1-3 / B1-3 / C1-3 A2-1 / B2-1 / C2-1 Flats Number			
1	Living Room	NFA	38.00 m2
2	Kitchen	NFA	13.50 m2
3	Bedroom	NFA	15.00 m2
4	Bathroom	NFA	3.50 m2
5	Entrance	NFA	15.00 m2
6	Terrace	NFA	12.00 m2
7	Terrace	NFA	4.00 m2
8	Bedroom	NFA	25.00 m2
9	Ensuite Bathroom	NFA	3.00 m2
10	Bedroom	NFA	17.50 m2
11	Bedroom	NFA	15.00 m2
12	Bathroom	NFA	5.50 m2
13	Laundry Room	NFA	4.00 m2
14	Hall	NFA	11.50 m2
15	Terrace	NFA	12.00 m2
16	Terrace	NFA	4.00 m2
FLAT GROSS AREA : 230.00 m2			

4+1 GARDEN DUPLEX FLATS

A1-3 / A2-1
B1-3 / B2-1
C1-3 / C2-1
Flats Number

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FLOOR PLAN

4+1 STANDART FLATS

A1-4 / A1-6 / A2-5 / A2-7
 B1-4 / B1-6 / B2-5 / B2-7
 C1-4 / C1-6 / C2-5 / C2-7 Flats Number

1	Living Room	NFA	37.00 m2
2	Kitchen	NFA	13.50 m2
3	Bedroom	NFA	23.50 m2
4	Ensuite Bathroom	NFA	3.50 m2
5	Bedroom	NFA	13.50 m2
6	Bedroom	NFA	12.00 m2
7	Bedroom	NFA	10.00 m2
8	Bathroom	NFA	4.50 m2
9	Entrance	NFA	14.00 m2
10	Shower- WC	NFA	3.00 m2
11	Terrace	NFA	13.50 m2
12	Terrace	NFA	10.00 m2
13	Terrace	NFA	6.50 m2

FLAT GROSS AREA : 197.00 m2

4+1 STANDART FLATS

A1-4 / A2-5
 A1-6 / A2-7
 B1-4 / B2-5
 B1-6 / B2-7
 C1-4 / C2-5
 C1-6 / C2-7
 Flats Number

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FLOOR PLAN



3+1 STANDART FLATS			
A1-5 / B1-5 / C1-5 A2-4 / B2-4 / C2-4 Flats Number			
1	Living Room	NFA	31.00 m2
2	Kitchen	NFA	13.50 m2
3	Bedroom	NFA	18.50 m2
4	Esuite Bathroom	NFA	3.00 m2
5	Bedroom	NFA	12.00 m2
6	Bedroom	NFA	10.00 m2
7	Bathroom	NFA	5.50 m2
8	Entrance	NFA	12.00 m2
9	Shower- WC	NFA	3.00 m2
10	Terrace	NFA	12.00 m2
11	Terrace	NFA	8.50 m2
FLAT GROSS AREA : 165.00 m2			

3+1 STANDART FLATS

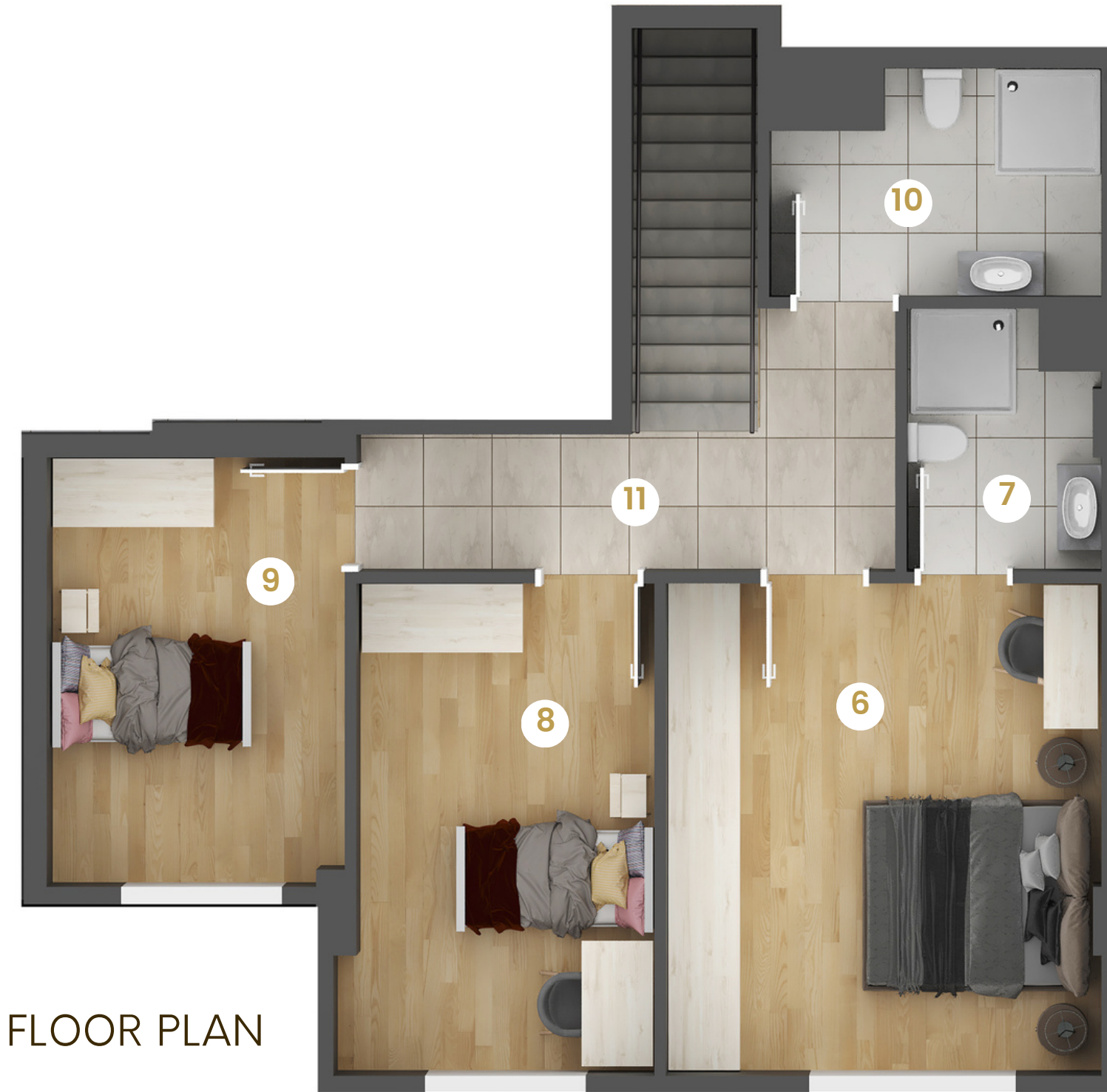
A1-5 / A2-4
B1-5 / B2-4
C1-5 / C2-4
Flats Number

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3+1 ROOF DUPLEKS FLATS			
A1-7 / B1-7 / C1-7 A2-6 / B2-6 / C2-6 Flats Number			
1	Living Room	NFA	30.00 m ²
2	Kitchen	NFA	13.50 m ²
3	Entrance	NFA	11.00 m ²
4	WC	NFA	3.00 m ²
5	Terrace	NFA	12.00 m ²
6	Bedroom	NFA	16.00 m ²
7	Ensuite Bathroom	NFA	3.00 m ²
8	Bedroom	NFA	12.00 m ²
9	Bedroom	NFA	12.00 m ²
10	Bathroom	NFA	5.00 m ²
11	Hall	NFA	10.00 m ²
12	Terrace	NFA	13.00 m ²
FLAT GROSS AREA : 165.00 m²			

TOP FLOOR PLAN

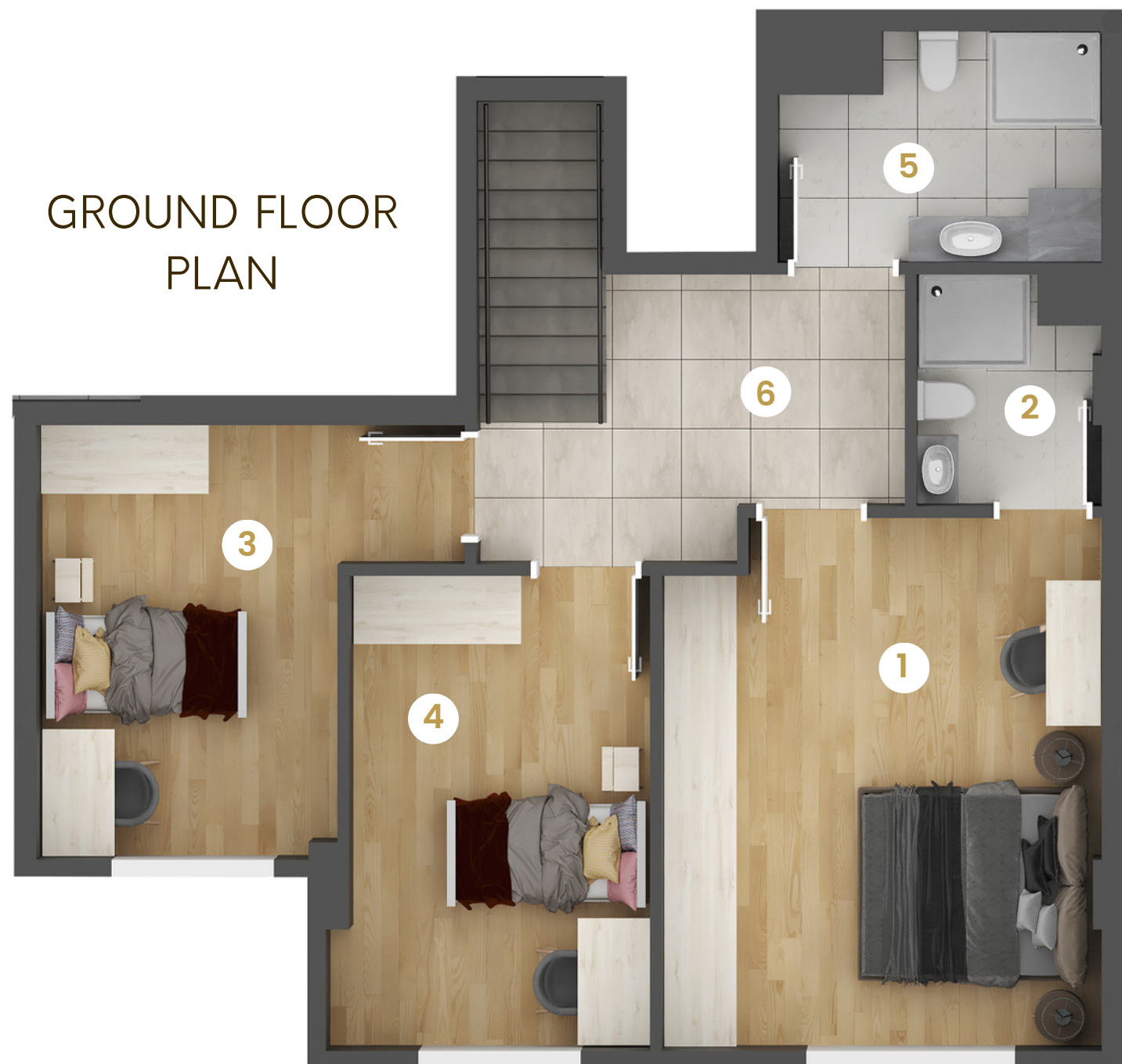


3+1 ROOF DUPLEX FLATS

A1-7 / A2-6
B1-7 / B2-6
C1-7 / C2-6
Flats Number

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GROUND FLOOR PLAN



3+1 ROOF DUPLEKS FLATS

A1-8 / B1-8 / C1-8
A2-8 / B2-8 / C2-8 Flats Number

1	Bedroom	NFA	19.00 m ²
2	Ensuite Bathroom	NFA	3.67 m ²
3	Bedroom	NFA	13.00 m ²
4	Bedroom	NFA	12.10 m ²
5	Banyo	NFA	6.50 m ²
6	Hall	NFA	12.07 m ²
7	Living Room	NFA	32.23 m ²
8	Kitchen	NFA	15.45 m ²
9	Entrance	NFA	9.87 m ²
10	WC	NFA	3.71 m ²
11	Terrace	NFA	11.66 m ²

FLAT GROSS AREA : 170.00 m²



TOP FLOOR PLAN

3+1 ROOF DUPLEKS FLATS

A1-8 / A2-8
B1-8 / B2-8
C1-8 / C2-8
Flats Number

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D BLOCK 1 ADET
3+1 ROOF DUPLEX APARTMENT 4 FLATS

3+1 STANDARD APARTMENT 4 FLATS

TOTAL OF 8 FLATS

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GROUND FLOOR PLAN

3+1 GARDEN DUPEKS FLATS			
D1-1 / D1-2 Flats Number			
1	Living Room	NFA	32.00 m2
2	Kitchen	NFA	14.00 m2
3	Entrance	NFA	10.00 m2
4	Shower - WC	NFA	2.50 m2
5	Balcony	NFA	13.00 m2
6	Bedroom	NFA	22.00 m2
7	Ensuite Bathroom	NFA	3.00 m2
8	Bedroom	NFA	12.50 m2
9	Bedroom	NFA	11.00 m2
10	Bathroom	NFA	6.00 m2
11	Entrance	NFA	9.00 m2
12	Balcony	NFA	7.00 m2
FLAT GROSS AREA : 170.00 m2			

TOP FLOOR PLAN



3+1 GARDEN DUPEKS FLATS

D1-1 / D1-2
Flats Number

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GROUND FLOOR PLAN



3+1 GARDEN DUPLEX FLATS

D1-3 / D1-4 Flats Number

1	Living Room	NFA	19.00 m2
2	Ensuite Bathroom	NFA	2.73 m2
3	Bedroom	NFA	13.00 m2
4	Bedroom	NFA	11.00 m2
5	Bathroom	NFA	5.80 m2
6	Entrance	NFA	8.56 m2
7	Balcony	NFA	6.78 m2
8	Living Room	NFA	34.61 m2
9	Kitchen	NFA	14.00 m2
10	Entrance	NFA	10.94 m2
11	WC	NFA	2.17 m2
12	Balcony	NFA	9.46 m2

FLAT GROSS AREA : 170.00 m2



TOP FLOOR PLAN

3+1 GARDEN DUPEKS FLATS

D1-3 / D1-4
Flats Number

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FIRST FLOOR PLAN



3+1 STANDART FLATS			
D1-5 / D1-6 Flats Number			
1	Living Room	NFA	35.00 m2
2	Kitchen	NFA	14.00 m2
3	Bedroom	NFA	22.00 m2
4	Ensuite Bathroom	NFA	3.00 m2
5	Bedroom	NFA	16.00 m2
6	Bedroom	NFA	11.00 m2
7	Bathroom	NFA	5.50 m2
8	Entrance	NFA	15.50 m2
9	Shower- WC	NFA	3.00 m2
10	Balcony	NFA	9.50 m2
11	Balcony	NFA	7.00 m2
FLAT GROSS AREA : 170.00 m2			



3+1 STANDART FLATS			
D1-7 / D1-8 Flats Number			
1	Living Room	NFA	35.00 m2
2	Kitchen	NFA	14.00 m2
3	Bedroom	NFA	22.00 m2
4	Ensuite Bathroom	NFA	3.00 m2
5	Bedroom	NFA	16.00 m2
6	Bedroom	NFA	11.00 m2
7	Bathroom	NFA	5.50 m2
8	Entrance	NFA	15.50 m2
9	Shower- WC	NFA	3.00 m2
10	Balcony	NFA	9.50 m2
11	Balcony	NFA	7.00 m2
FLAT GROSS AREA : 170.00 m2			

SECOND FLOOR PLAN

3+1 STANDART FLATS

D1-5 / D1-6
D1-7 / D1-8
Flats Number



TECHNICAL AND SITE LIST



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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 Systems: Diaphone at the entrance of the building

TV Installation; Standard cable digital broadcasting in every room

Telephone Infrastructure: Minimum 2 external line sockets in all apartments

HEATING SYSTEM

Panel radiators or radiators made of covered pipes will be installed based on the project specifications.

WALLS

Pumice Stone block or Ytong

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.

ELEVATORS

4 People Elevators

PARKING

Outdoor parking spaces reserved for each apartment

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.

INTERIOR FEATURES**DOORS**

Apartment Doors; 1st-grade steel doors;
Interior 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; Izobims + 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; Izobims + 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
Bathtub; Vitra Shower Tub
Toilet; Vitra white toilet and reservoir
Sink; Vitra semi-pedestal sink

BATHROOM BATTERY

Shower; Artema or ECA
Bathroom Faucet; Hilton sink

WC

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
Toilet; Vitra white or Serel toilet and reservoir
Sink; Vitra semi-pedestal sink
Sink Faucet; Artema or ECA

MUTFAK**KITCHEN**

Flooring; Vitra, Çanakkale Seramik, or Ege Seramik
Ceiling; Gypsum plaster, putty water-based paint, false ceiling
Skirting boards; Ceramic Skirting boards
Wall; Izobims + gypsum plaster + putty satin paint
Kitchen cabinets will have PVC doors, sink combination

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.

All images in the catalog are for informational purposes only and do not constitute a commitment. Torunoğlu A.Ş. reserves the right to make changes during the application.



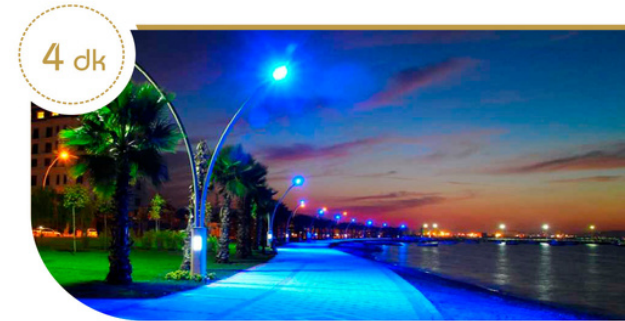
WHERE ARE WE?



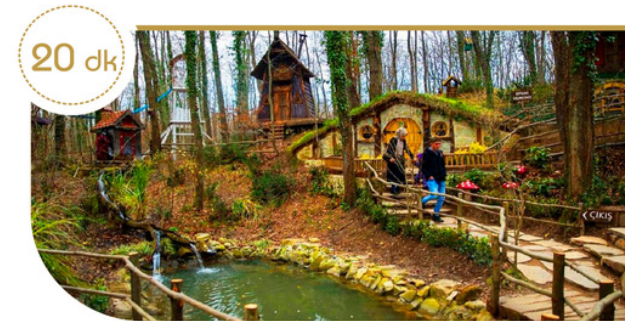
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Symbol AVM



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

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