

URLA  
*elegance*  
I S K E L E

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*elegance*  
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# URLA

**The history of Urla, located in the center of the peninsula that bears its name, west of İzmir, dates back to ancient times. There are various rumors about how the district got its name.**

It is said to have been produced from the Latin and Greek word "Vurla", which means swampy reed in the colloquial language and İbrahim Bey, one of the commanders of the Ottoman Sultan Mehmet Çelebi, saying "Good luck" or "Good luck" to himself when he was going on a campaign. In addition, in Evliya Çelebi's Travel Book, it is written that the city was founded by "Ullice", the daughter of the King of Kidafe, and that the city was named "Urli", it was called "Urla" by colloquially changing it.

The District Center, which was established at the starting point of the Urla peninsula in the west of İzmir Province, is 38 km from İzmir. The dominant vegetation in the District, which is 65 meters above sea level; ryegrass, olive, mayflower, laurel, myrtle and maquis.

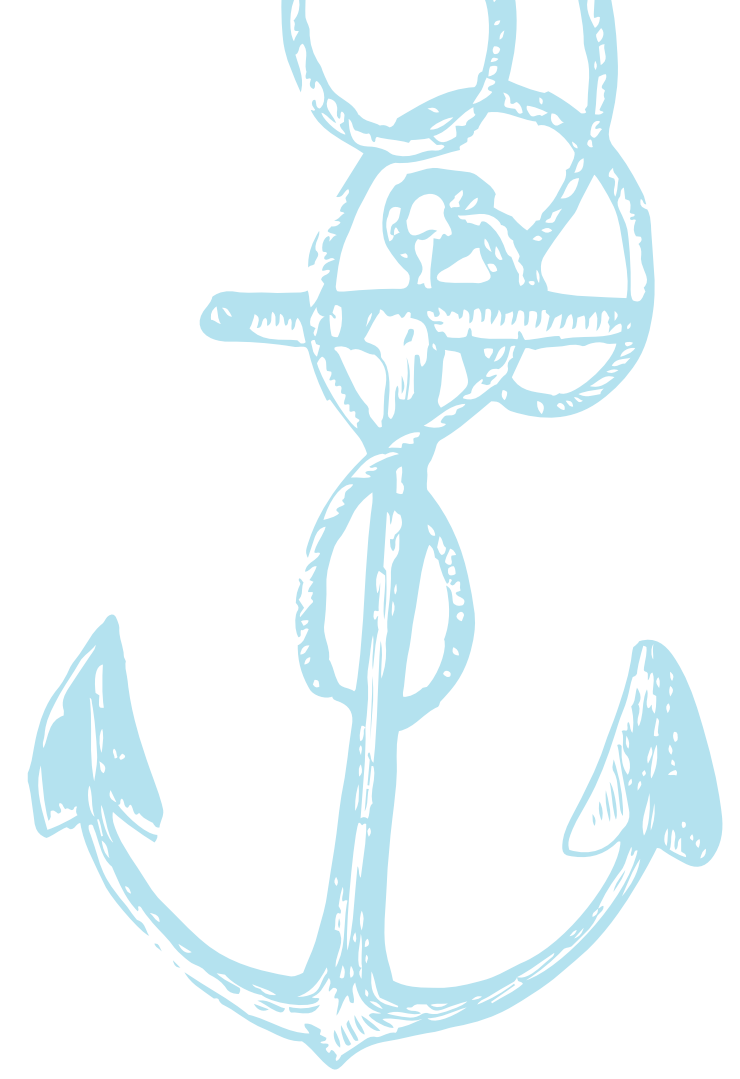
Urla Pier, Yücesahil, Yıldıztepe, Çeşmealtı, Denizli, Zeytinalanı, Özbek, Gülbahçe neighborhoods and Balıklıova, Kadıovacık, Uzunkuyu, Zeytineli and Yağcılar Villages are among the important places of the tourism potential of our district in terms of both the coast and the forests they have.

Urla is a place to visit, see and live. The historical town of Urla, which preserves its unique and natural texture with its magnificent stone buildings, and the vicinity of Urla, offering a wonderful vineyard, olive and gastronomy route with the Urla coast, lush fields, horse farms, strings of vineyards, charming villages, gastronomy stops that are candidates to be the best in Turkey, and is home to truly exquisite discoveries and experiences.



Urla's Muse

# İskele



# iskele

When you go down to Urla İskele, you start to see these two names everywhere: Nobel Prize-winning poet Yorgo Seferis and Tanju Okan, one of the doyens of Turkish pop music. Yorgo Seferis is beyond being a good poet, he is, as the people of Urla say, "the child of the İskele". Yorgo Seferis, who was born here on February 29, 1900 and immigrated to Athens with his family in 1921, grew up on one of the streets near the sea on Urla Pier, and the house he grew up in now serves as a boutique hotel bearing his name. Of course, there is the Tanju Okan phenomenon in İskele. There is a park and dozens of venues named after the artist who spent the last 1.5 years of his life in Urla İskele and was buried in the İskele Cemetery according to his will.

**Here, the surroundings of Urla İskele is a special location which has witnessed such artists.**



*With its Villages and Bays*

# Urla

In front of the deep blue sea, Urla, the town of tranquility with its Aegean humility, is a unique experience with its surrounding villages and bays...

## • V I L L A G E S

- Kuşçular Village
- Bademler Village
- Germiyan Village
- Barbaros Village
- Balıklıova
- Özbek Village
- Nohutalan Village
- Yağcılar Village
- Demircili Village
- Gülbahçe Village

## • B A Y S

- Demircili Bay
- Altinköy Bay
- Tarihi Azmak Bay
- Melengeç Beach
- Bodrum Koyu
- Özbek Akkum
- Mavi Beach
- Urla Sand Sea
- Malgaça Healing Mineral Springs





# You will experience Urla with its unhurried spirit, humane, friendly and lovely atmosphere at Elegance Urla İskele...



## Urla Klazomenai Ancient City

Klazomenai Ancient City is one of the greatest proofs of the history of living in Urla. The first known olive oil factory in history dating back to the 6th century BC serves as an Olive Oil Workshop in Urla. The ancient city of Klazomenai, one of the 12 Ionian cities, is located on the Urla-İskele road.



## Malgaca Market

With its architectural texture, coffee shops, shops with dried tomatoes and peppers hanging from the windows, Malgaca Market has been the center of trade in Urla for centuries...



## Urla Wine Route

The project implemented by wine producers in Urla, which has survived from ancient times and has a wine history of approximately 6000 years adds more value to Urla with each passing day.



## Güvendik Hill

Located in a magnificent location in Çeşmealtı where you can see the 12 islands around İzmir Bay and the Urla Peninsula during clear weather periods, Güvendik Hill is surrounded by pine forests. Those who want to have a picnic and watch the scenery, especially on weekends, come to Güvendik Hill.



## Bademler Village

It is one of the most famous villages of Urla, as Turkey's first village with a theater. The adventure of theater, which started in 1933 with the performance of the students in the village square, continues today in the village. The actors of the Village Theater consist of villagers who are engaged in agriculture. Bademler Village is also famous for its library, special children's toys museum and flower greenhouses. The story of the movie 'Susuz Yaz', which won the 1963 Berlin Golden Bear Award, took place in Bademler and the movie was shot in this village.



## Köstem Olive Oil Museum

Köstem Olive Oil Museum, located in Uzunkuyu Village of Urla, has the title of the world's largest olive oil museum complex. The museum, which was brought to life by the Köstem Culture, Education and Museology Foundation, has a closed area of 5 thousand 650 square meters within a total area of 20 thousand square meters.



## Urla Art Street

There are shops on the right and left on the street, which is located on Zafer Street in the center of Urla and is now known as Urla Art Street. There is a variety that can appeal to everyone in the street where there are concept cafes, antique shops, ceramic workshops and handmade products. You can spend a peaceful day in the book cafe, you can examine the products made in the ceramic workshops, or you can visit the counters with handcrafted products.



## Yassica Island (German Island)

Yassicaada, located off the coast of Urla, is an island where the İzmir Metropolitan Municipality has its facilities, and is preferred by the people of İzmir for a sea vacation in the summer, with its beach, playgrounds and cafe.



## Urla Underwater Museum

The Urla Underwater Museum, located in the Güvendik District, near Urla Çeşmealtı, exhibits the findings obtained during the excavations carried out in the Limantepe region by Ankara University Mustafa V. Koç Marine Archeology Application and Research Center. The building, which is Turkey's first underwater museum, also includes a library, conference hall and laboratory.



## Çeşmealtı

Çeşmealtı, 9 km from Urla Pier (İskele), is the summer vacation spot of Urla, famous for its beaches. Çeşmealtı, which is lined with single-storey detached houses where many İzmir residents live in summer and winter, is also famous for its spas in İçmeler. Çeşmealtı welcomes those who want to enjoy the summer with the night market set up during the summer months.



## Yıldıztepe Martyrdom

Yıldıztepe Martyrdom, located on the hill with a magnificent view, was built in Urla İskele in 1965. Martyrdom where the graves of Captain Kemal Bey and his groom Corporal Baki from Urfa, who entered İzmir as the Battery Commander of the 1st Artillery Regiment, are located.



*A Life*  
**Deticated  
to Blue!**





Balıklova

Mordoğan

Uzun Ada

Sasalı

Mentes

Çeşmealtı

Akca Adası

Yassıca Ada

Tas Adası

Pirnalı Adası

URLA  
*elegance*  
İSKELE

**Your new life route...**

Elegance Urla Pier project, each of which consists of detached villas, provides you with all the facilities and comfort you wish for, being far from the city life but also being close to the center.

Karantina Adası

Urla İskelesi

Özbek Köyü



Çeşme



İzmir





BALIKLIOVA

MENTES

Çeşmealtı Marina



Sand Sea Beach

Urla Sailing Club

İzmir Institute of Technology

URLA TOWN CENTER

İzmir - Çeşme Road

İzmir - Çeşme Highway

KUŞÇULAR

İzmir - Çeşme Highway

İzmir ODTÜ College

YELKİ

Bilfen Koleji

BADEMLER

GÜZELBAHÇE

Düşünür College

MEV  
Güzelbahçe College

İTÜ ETA Vakfı  
Doğa Koleji

Piri Reis College

Bahçeşehir College

Özel Kent College

Bilim College

NARLIBAHÇE

Çeşmealtı Marina	4 km
Urla Town Center	5 km
Highway Junction	5 km
Urla State Hospital	6 km
İTÜ ETA Vakfı Doğa College	14 km
Bahçeşehir College	15 km
Bilfen College	16 km
İzmir Institute of Technology	16 km
Güzelbahçe	20 km
Seferihisar	32 km
Balıkliova	34 km
İzmir Konak	45 km
Adnan Menderes Airport	45 km
Alaçatı - Çeşme	48 km
Karaburun	68 km



# Urla's pier is different.

A small harbor, colorful fishing boats tied to the harbor, fishermen, a deep blue sea and an elegant life dedicated to the sea are here.

Combining this elegant life with modern architecture, the Urla Elegance Iskele project offers an unforgettable lifestyle by combining different elements in perfect harmony.

Your simple, peaceful and comfortable new life, where you will stop the flow of life, is waiting for you.



URLA  
*elegance*  
İSKELE







# The Perfect Harmony of Luxury and Elegance

Are you ready for an experience that you will discover for yourself with all the possibilities ideal for a naive lifestyle?







*Welcome to*  
**Your New Life**





With private living spaces for you  
enjoy life every moment....



# A BLOCK

URLA *elegance* İSKELE







**A safe**  
*life*



With the smart bell panel,  
you will be able to see who is  
knocking on the door, even  
from your mobile devices.





elegance



# Reflection of smart, elegant and modern architecture.



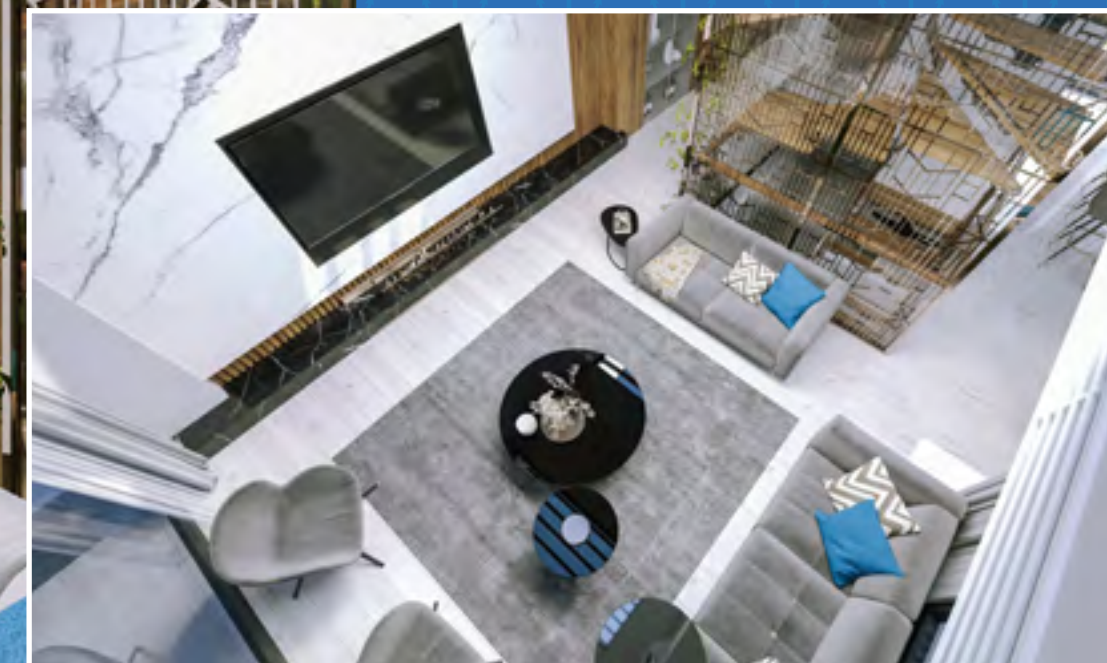
Everything is under your control with the smart home automation system.







Thanks to Skylight systems, your home is always bright! In addition, with the roller blind, you control the light...



The gallery space offers a spacious living space with a ceiling height of 6.5 meters





**You are at the place**  
*where you can stop  
the flow of life.*



Modern stairs  
leading to the  
"green terrace"  
on the first floor.

A Block / Island Kitchen



An elegant, simple,  
*peaceful life...*



You can send your food or goods to the upper floor with the Moncharging elevator.



Open to your garden with the sliding window system used in the kitchen.





## Modest and elegant







**Wake up to**  
*gorgeous Urla view...*





**A unique life tied up**  
*with the knot of memories...*





**To start a calm**  
*and peaceful day*





**Pamper yourself,**  
*open the doors of  
a life that will be  
good for you...*





# B BLOCK

URLA  
*elegance*  
İSKELE





Enjoy the privilege  
of your detached  
pool and garden...









**New trending technologies**  
*and Modern Architecture...*





**Comfort, dynamism  
and luxury living**  
*will be your  
standard...*





# Privileges that make life easier

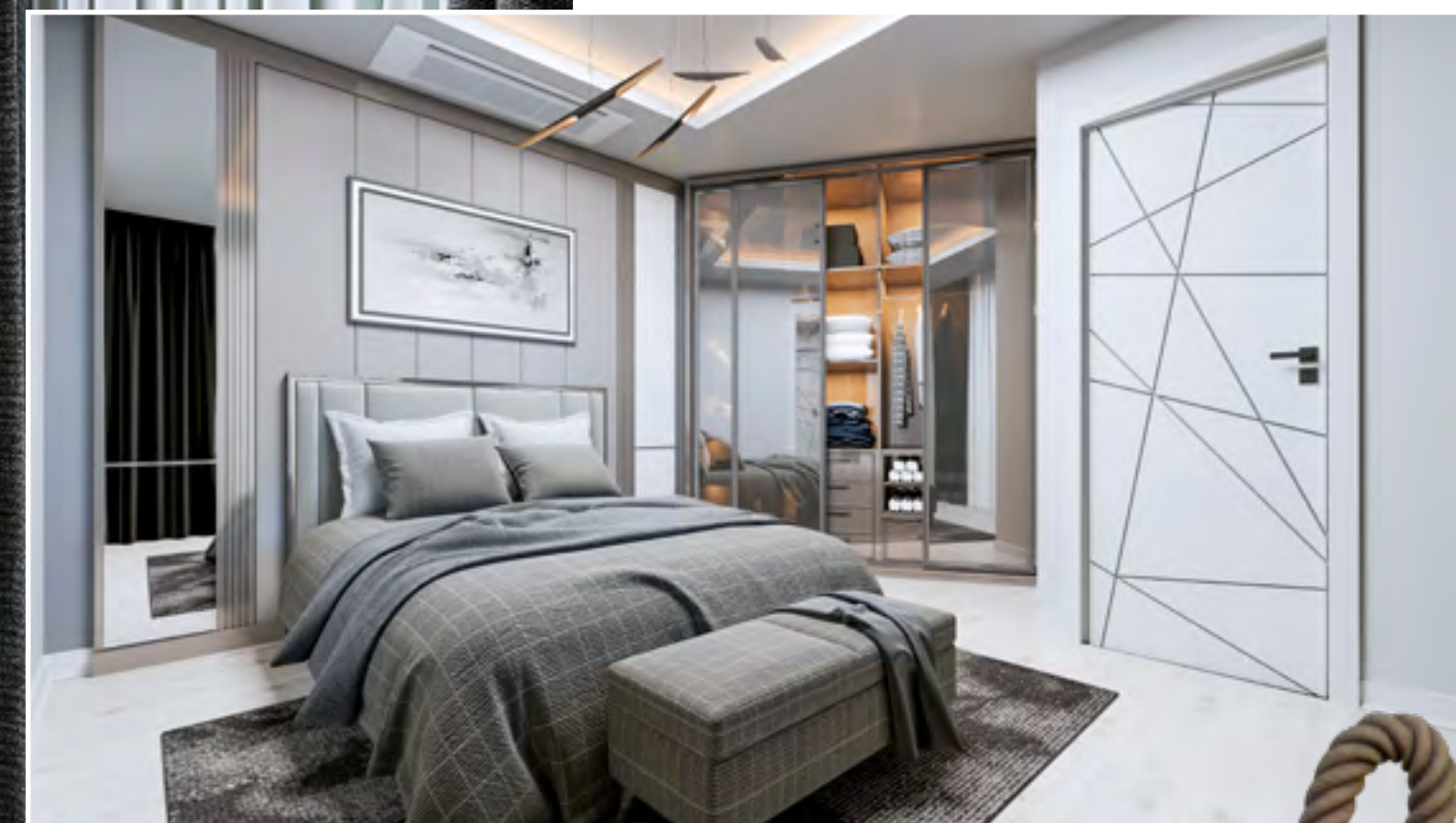
Temperature and  
noise isolation with  
Tampered Low-E glass.







*Maximum quality  
to the smallest details!*







**A life away from the chaos**  
*of the city with its nature  
and clean air*





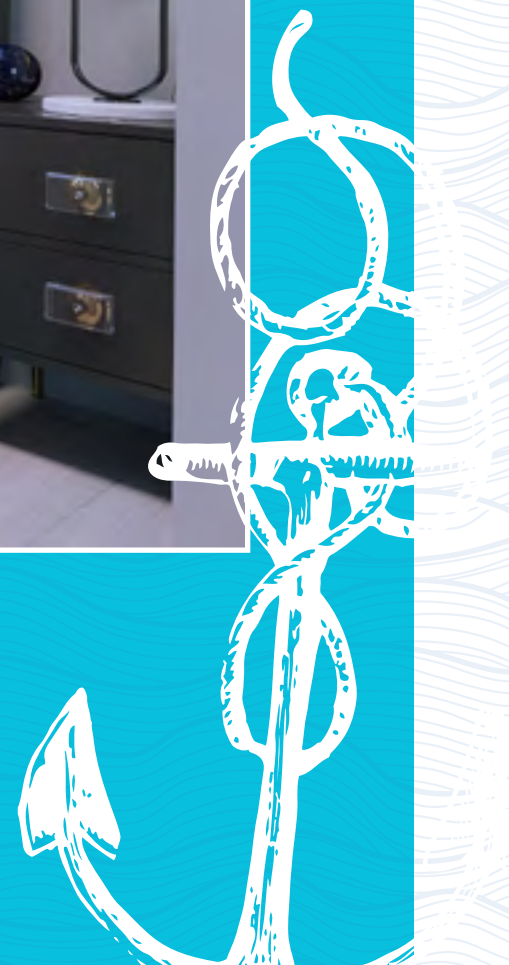
**Pamper yourself**  
*with details beyond  
your dreams!*

Both heating and cooling  
with central VRF air  
conditioning system





While seeing all the aesthetics of modern architecture in every detail, it offers you more than a home...



Security is at the highest level with adjustable laser barriers on doors and windows.





**Spend time for yourself  
and your loved ones**  
*in pleasant, original and  
warm spaces...*





All of our 8 villas have their own names. These names come from nautical knots...





# Unique Location

You will want to anchor at  
this pier and spend your life  
in this location...

VİLLA PİYAN  
161,73 m<sup>2</sup>

VİLLA İSKARMOZ  
122,31 m<sup>2</sup>

VİLLA KAPELA  
122,31 m<sup>2</sup>

VİLLA İSKOTA  
154,81 m<sup>2</sup>

B BLOCK

A BLOCK

VİLLA CAMADAN  
301,91 m<sup>2</sup>

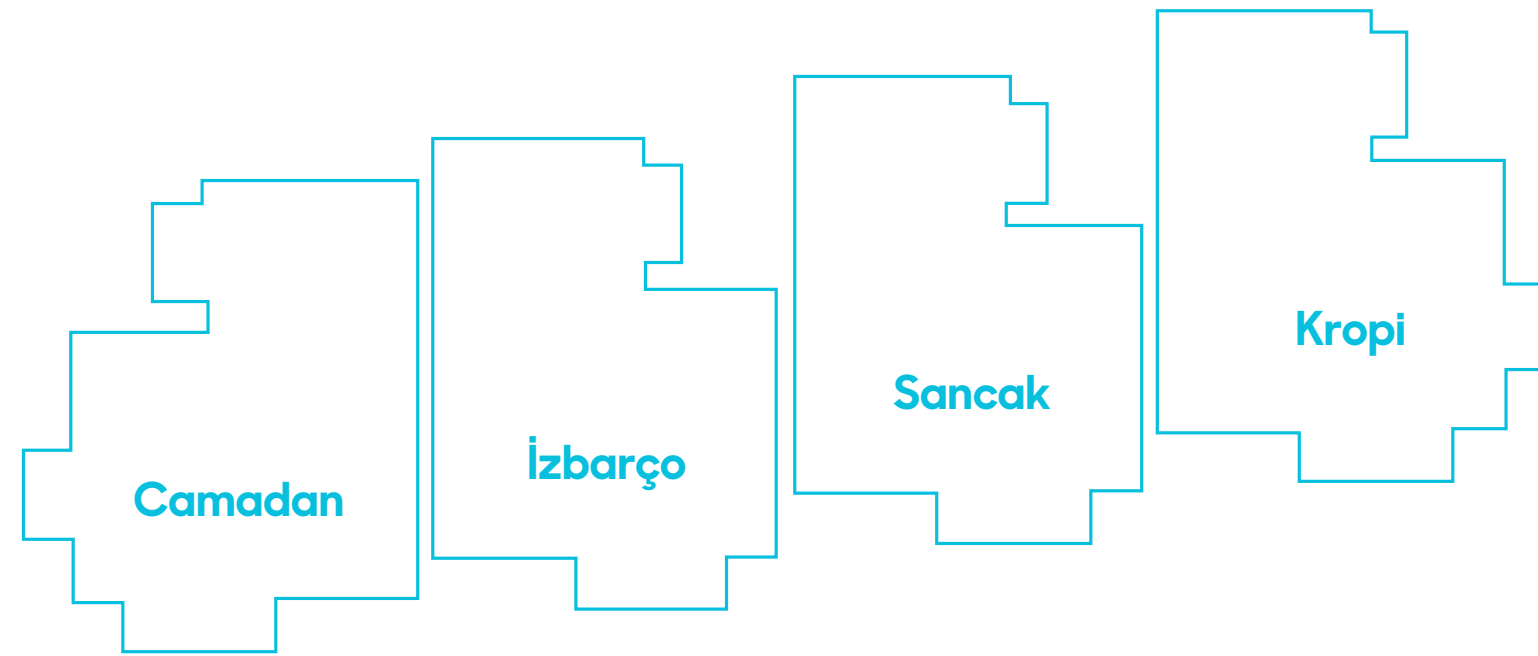
VİLLA İZBARÇO  
302,13 m<sup>2</sup>

VİLLA SANCAK  
303,96 m<sup>2</sup>

VİLLA KROPI  
309,59 m<sup>2</sup>



## Basement



- 1 Bedroom 22.85 m<sup>2</sup>
- 2 Bathroom 4.36 m<sup>2</sup>
- 3 Sauna 8.21 m<sup>2</sup>
- 4 Warehouse 10.33 m<sup>2</sup>
- 5 Laundry Room 9.94 m<sup>2</sup>
- 6 Stair Hall 12.30 m<sup>2</sup>

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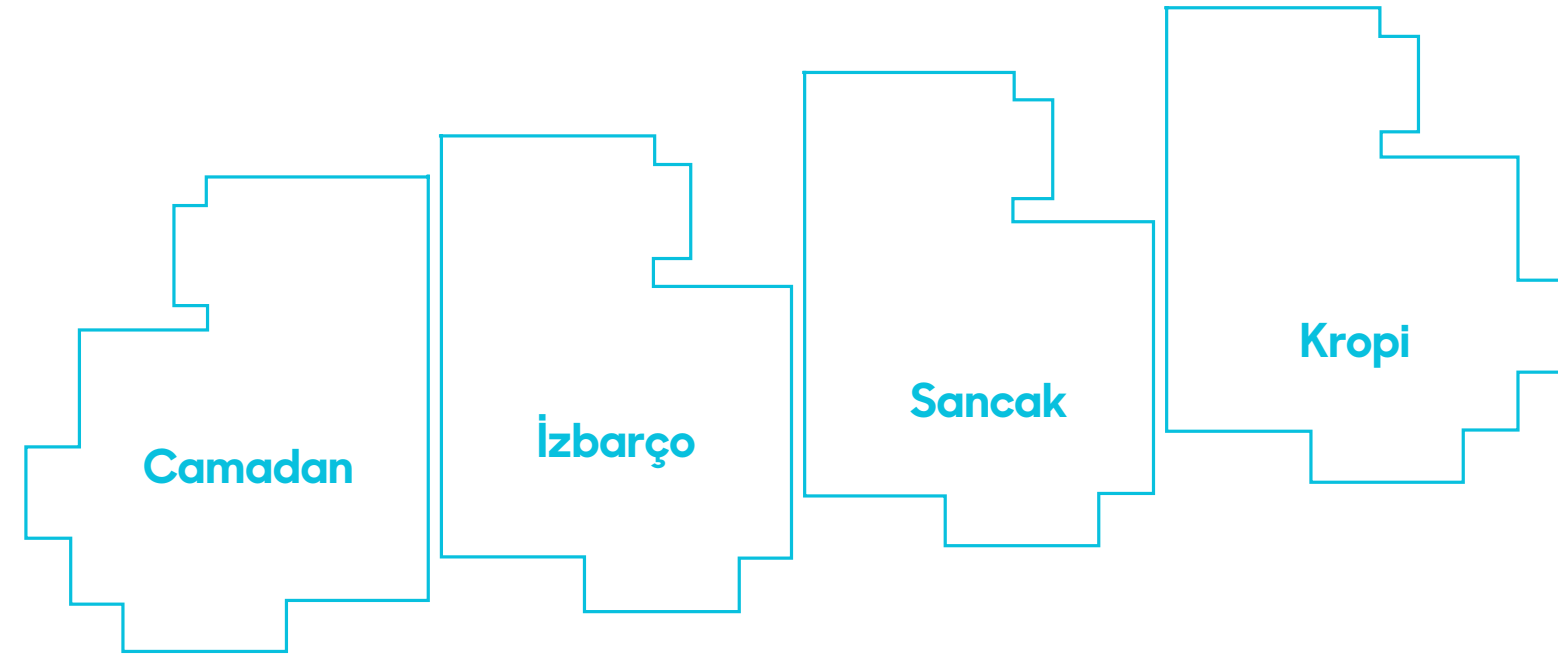
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## Ground Floor

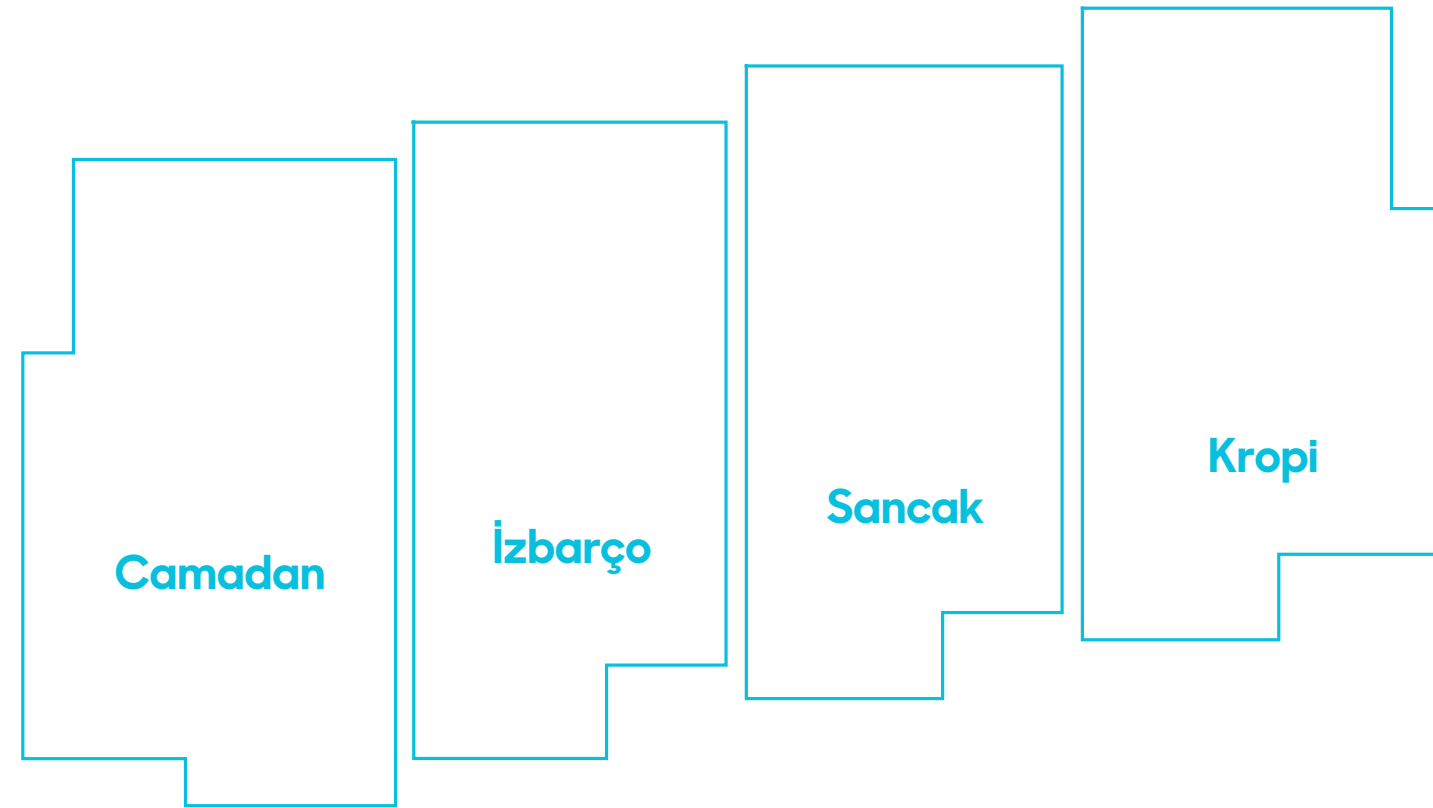


- |  |  |  |  |
|--|--|--|--|
| 1 Hall 34.80 m <sup>2</sup>            | 1 Hall 34.80 m <sup>2</sup>            | 1 Hall 34.80 m <sup>2</sup>            | 1 Hall 34.80 m <sup>2</sup>            |
| 2 Stair Hall 14.70 m <sup>2</sup>      | 2 Stair Hall 14.70 m <sup>2</sup>      | 2 Stair Hall 14.70 m <sup>2</sup>      | 2 Stair Hall 14.70 m <sup>2</sup>      |
| 3 WC 1.50 m <sup>2</sup>               | 3 WC 1.50 m <sup>2</sup>               | 3 WC 1.50 m <sup>2</sup>               | 3 WC 1.50 m <sup>2</sup>               |
| 4 Anteroom 4.00 m <sup>2</sup>         | 4 Anteroom 4.00 m <sup>2</sup>         | 4 Anteroom 4.00 m <sup>2</sup>         | 4 Anteroom 4.00 m <sup>2</sup>         |
| 5 Kitchen 16.83 m <sup>2</sup>         | 5 Kitchen 16.83 m <sup>2</sup>         | 5 Kitchen 16.83 m <sup>2</sup>         | 5 Kitchen 16.83 m <sup>2</sup>         |
| 6 Garden 347.12 m <sup>2</sup>         | 6 Garden 169.50 m <sup>2</sup>         | 6 Garden 169.50 m <sup>2</sup>         | 6 Garden 288.12 m <sup>2</sup>         |
| 7 Pool 23.80 m <sup>2</sup>            | 7 Pool 21.00 m <sup>2</sup>            | 7 Pool 21.00 m <sup>2</sup>            | 7 Pool 26.70 m <sup>2</sup>            |
| 8 Outdoor Parking 57.96 m <sup>2</sup> | 8 Outdoor Parking 10.00 m <sup>2</sup> | 8 Outdoor Parking 10.00 m <sup>2</sup> | 8 Outdoor Parking 37.90 m <sup>2</sup> |
| 9 Terrace 107.20 m <sup>2</sup>        | 9 Terrace 80.00 m <sup>2</sup>         | 9 Terrace 80.00 m <sup>2</sup>         | 9 Terrace 76.50 m <sup>2</sup>         |





## Top Floor

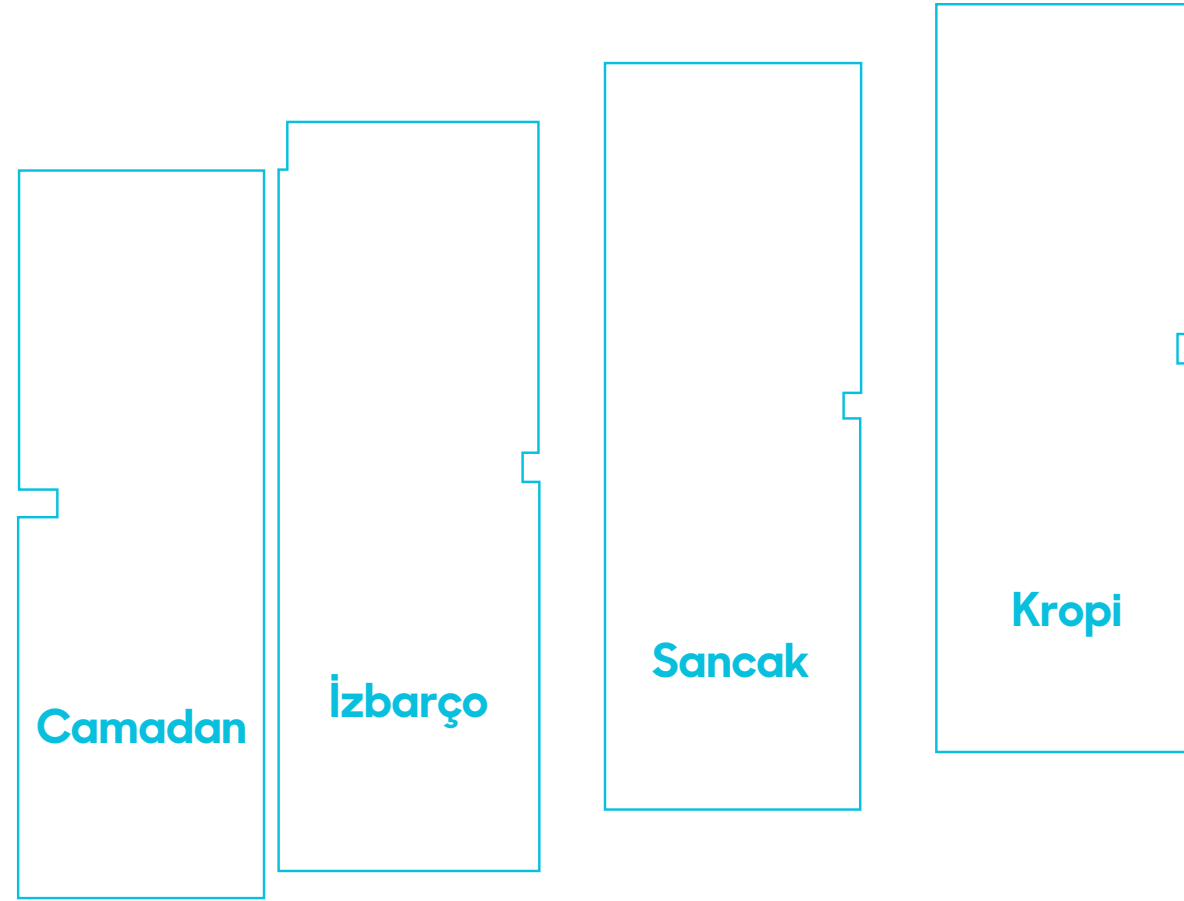


- |  |  |  |  |
|--|--|--|--|
| 1 Teen Room 10.05 m <sup>2</sup>       | 1 Teen Room 10.05 m <sup>2</sup>       | 1 Teen Room 10.05 m <sup>2</sup>       | 1 Teen Room 10.05 m <sup>2</sup>       |
| 2 Teen Room 10.05 m <sup>2</sup>       | 2 Teen Room 10.05 m <sup>2</sup>       | 2 Teen Room 10.05 m <sup>2</sup>       | 2 Teen Room 10.05 m <sup>2</sup>       |
| 3 Corridor 10.45 m <sup>2</sup>        | 3 Corridor 10.45 m <sup>2</sup>        | 3 Corridor 10.45 m <sup>2</sup>        | 3 Corridor 10.45 m <sup>2</sup>        |
| 4 Bathroom 4.35 m <sup>2</sup>         | 4 Bathroom 4.35 m <sup>2</sup>         | 4 Bathroom 4.35 m <sup>2</sup>         | 4 Bathroom 4.35 m <sup>2</sup>         |
| 5 Bedroom 20.20 m <sup>2</sup>         | 5 Bedroom 20.20 m <sup>2</sup>         | 5 Bedroom 20.20 m <sup>2</sup>         | 5 Bedroom 20.20 m <sup>2</sup>         |
| 6 Parents Bathroom 5.35 m <sup>2</sup> | 6 Parents Bathroom 5.35 m <sup>2</sup> | 6 Parents Bathroom 5.35 m <sup>2</sup> | 6 Parents Bathroom 5.35 m <sup>2</sup> |
| 7 Gallery Space 16.20 m <sup>2</sup>   | 7 Gallery Space 16.20 m <sup>2</sup>   | 7 Gallery Space 16.20 m <sup>2</sup>   | 7 Gallery Space 16.20 m <sup>2</sup>   |
| 8 Garden Terrace 27.80 m <sup>2</sup>  | 8 Garden Terrace 27.80 m <sup>2</sup>  | 8 Garden Terrace 27.80 m <sup>2</sup>  | 8 Garden Terrace 27.80 m <sup>2</sup>  |





## Terrace



- |   |   |   |   |
|---|---|---|---|
| 1 Terrace Roof 58.70 m <sup>2</sup>                       | 1 Terrace Roof 58.70 m <sup>2</sup>                       | 1 Terrace Roof 58.70 m <sup>2</sup>                       | 1 Terrace Roof 58.70 m <sup>2</sup>                       |
| 2 Green Roof 18.80 m <sup>2</sup>                         | 2 Green Roof 18.80 m <sup>2</sup>                         | 2 Green Roof 18.80 m <sup>2</sup>                         | 2 Green Roof 18.80 m <sup>2</sup>                         |
| 3 Sun Shade Roof System and Skylight 25.94 m <sup>2</sup> | 3 Sun Shade Roof System and Skylight 25.94 m <sup>2</sup> | 3 Sun Shade Roof System and Skylight 25.94 m <sup>2</sup> | 3 Sun Shade Roof System and Skylight 25.94 m <sup>2</sup> |





# CAMADAN İZBARÇO SANCAK KROPI

## ARCHITECTURAL CHARACTERISTICS

- **Gallery Space:** A large living space has been created by creating a floor height of 6.50 m in the hall with gallery space Thanks to this height, the positive effects of the outside air are provided in the gallery space in the hall, providing air circulation and controlled natural ventilation in summer and winter.
- **Skylight Area on the Terrace Floor:** By providing illumination, with natural with skylight systems sunlight is taken inside when desired.
- **Roller Blinds Under Skylight:** Under skylight systems, by using special fabrics and roller blinds connected to the building automation, daylight is received or turned off when desired.
- **Sun Shades Over Skylight:** On the skylight systems on the penthouse, sunshades are used both for decorative purposes and to help refraction of light.
- **Facade Attached Sun Shader:** It is designed to give an aesthetic view to the villa.
- **Skylight Glass Feature:** It is durable enough to allow walking on the windows in skylight systems.
- **Green Terrace on the 1st Floor:** The first floor of the villa opens onto the green terrace on the kitchen above it, and at the same time, thanks to the fixed skylight system in the middle of the green terrace, it gives light to the island kitchen.
- **Terrace floor:** Terrace floor is deck flooring, and provides the opportunity to take materials from the lowest floor to the terrace thanks to the 4-storey montage elevator by designing a kitchenette. It will be used as a laundry and freight elevator.
- **Moncharging Elevator:** It allows the transportation of materials between floors.
- **Island Kitchen:** In large areas, it is a kitchen model used as counter space as well as cupboard.
- **Sauna:** Due to the hot weather inside, it is a system that serves to relieve tiredness and relax. Sauna based on dry temperature heat system is used as a hot air bath made of wood.
- **Aluminum Joinery:** For health-isolation, durability and decoration purposes, all of the joinery is considered to be aluminum.
- **Exterior Windows:** Tamped low-e and with argon gas. The aim here is to keep heat, sound insulation and safety at maximum.
- **Guillotine Glass System:** Glass systems also known as the movable handrail system are the systems that open and close by moving vertically. When these systems are fully open, the area of one panel height remains constant.
- **Heat Insulated Aluminum Sliding Joinery Systems:** They are heat insulated joinery systems with wide application options, where your aesthetic and technical tastes are met together... In closed condition, aluminum sliding joinery offers a high level of thermal and sound insulation thanks to its excellent waterproofing properties.
- **Outboard Monoblock Shutter System:** On all windows, an electric shutter system connected to the villa automation system.
- **Stairs:** Wood veneer over steel construction and glass balustrade.
- **Water isolation:** Insulation is made with polyurea system.

## LANDSCAPE FEATURES

- **Individual Garden:** Green garden and irrigation system – walking paths
- **Lighting:** Perimeter lighting system
- **Landscape:** Specially designed landscape areas
- **Parking:** Private parking for villas
- **Individual Swimming Pool:** Surrounding deck flooring
- **Entrance doors:** Specially designed building entrance doors
- **Dilatation Between Villas:** With this feature, sound and heat isolation between villas is provided.
- **Villa location:** Positioned with sea view, our villas offer uninterrupted sea views.

## TECHNOLOGICAL FEATURES

- **10" Monitor to the villa entrance:** In this way, building automation will be controllable with a tablet. At the same time, it will allow remote access through the phone application.
- **Encrypted touchscreen smart bell panel on the outer door of the villa:** In this way, wherever you are, you can see your guest on your phone and open the door.
- **Blinds and Skylight Roller Blind Control:** Whether tablet or phone, it is possible to control with the application.
- **Guillotine Glass System:** control either with the control system or villa automation system.
- **Lighting Automation:** Thanks to the control of the lighting located in villa rooms, you can save money by controlling the lighting from wherever you want.
- **Control of Villa Energy System:** When you're out natural gas and electricity cut-off control can be made at any time (except for refrigerator and Wi-Fi).
- **Villa Flood Precaution:** In case of flooding to the basement floor, automatic closing of valve systems and control of flood alarm system in rainy weather.

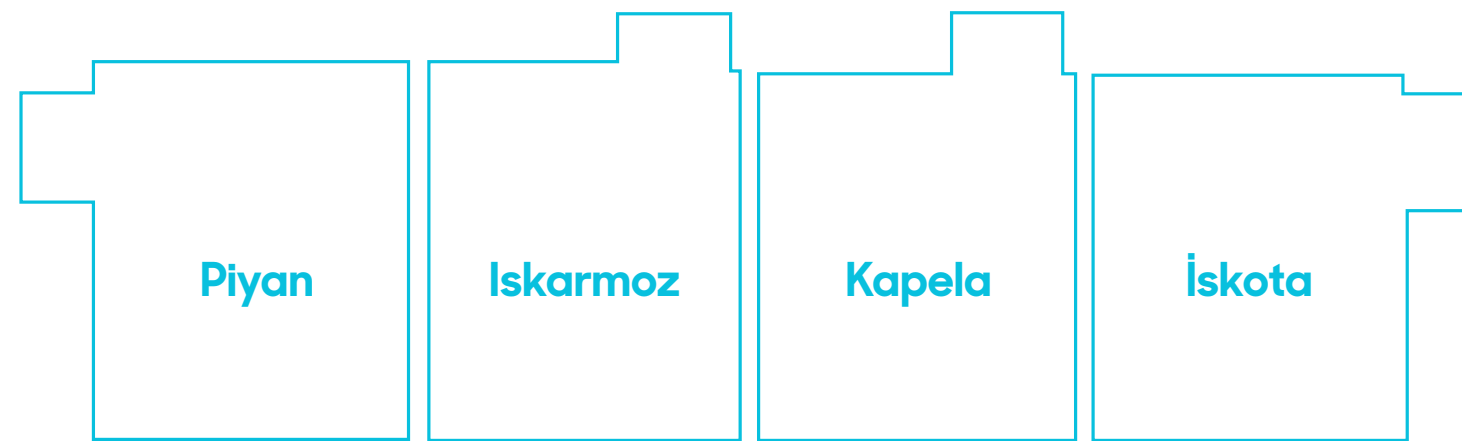
- **Environmental Alarm System:** In this way, for those who enter the garden without permission, the alarm system will be activated.
- **Camera Security System:** Camera security system related to the garden area
- **Satellite Broadcasting System:** Access to the desired channel
- **Garage door:** In Entry-Exit with the vehicles, remote control unlock feature

## MECHANICAL FEATURES

- **Underfloor heating system:** It is a heating system that distributes the heat losses in the space by spreading the energy it receives from the heat source under the floor with the pipes inside floor concrete, and heats the floor and therefore the environment.
- **Water-Heat-Sound Insulation:** State-of-the-art water – heat and sound insulation has been made.
- **Infrastructure System:** Sewage system, building drainage system and rainwater is resolved.
- **Air Conditioning System:** Both heating and cooling are provided with central VRF air conditioning system.
- **Vitrified Materials:** Brand products were preferred by making special design works for these materials
- **Drain Systems:** Linear shower drain system has been made.
- **Mechanical Automation:** Each room provides independent flow regulated heating and cooling control.



## Basement

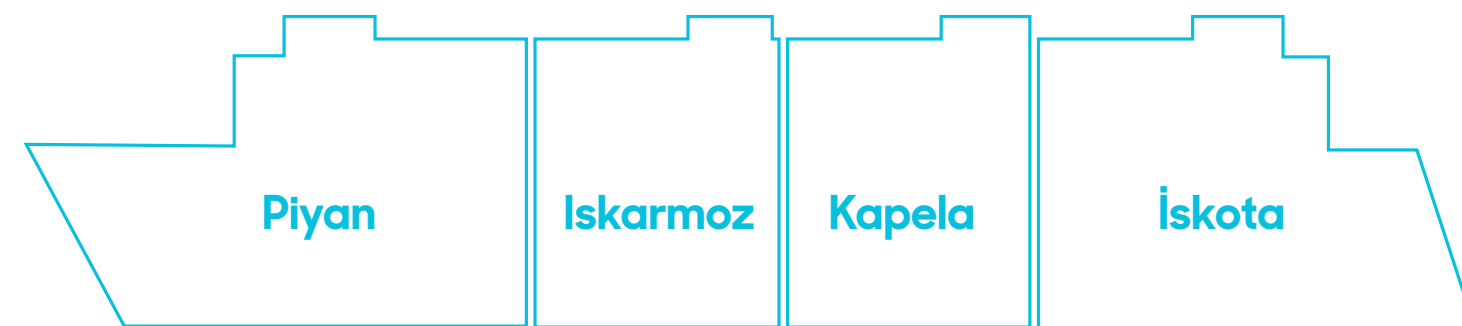


- |                                   |                                   |                                   |                                   |
|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 1 Bedroom 20.40 m <sup>2</sup>    | 1 Bedroom 20.40 m <sup>2</sup>    | 1 Bedroom 20.40 m <sup>2</sup>    | 1 Bedroom 20.40 m <sup>2</sup>    |
| 2 WC-Bathroom 4.20 m <sup>2</sup> | 2 WC-Bathroom 4.20 m <sup>2</sup> | 2 WC-Bathroom 4.20 m <sup>2</sup> | 2 WC-Bathroom 4.20 m <sup>2</sup> |
| 3 Warehouse 6.40 m <sup>2</sup>   | 3 Warehouse 6.40 m <sup>2</sup>   | 3 Warehouse 6.40 m <sup>2</sup>   | 3 Warehouse 6.40 m <sup>2</sup>   |
| 4 Stair Hall 11.00 m <sup>2</sup> | 4 Stair Hall 11.00 m <sup>2</sup> | 4 Stair Hall 11.00 m <sup>2</sup> | 4 Stair Hall 11.00 m <sup>2</sup> |





## Ground Floor



- |   |   |   |   |
|---|---|---|---|
| 1 Living Room - Kitchen<br>29.00 m <sup>2</sup> | 1 Living Room - Kitchen<br>29.00 m <sup>2</sup> | 1 Living Room - Kitchen<br>29.00 m <sup>2</sup> | 1 Living Room - Kitchen<br>29.00 m <sup>2</sup> |
| 2 WC 3.60 m <sup>2</sup>                        | 2 WC 3.60 m <sup>2</sup>                        | 2 WC 3.60 m <sup>2</sup>                        | 2 WC 3.60 m <sup>2</sup>                        |
| 3 Stairs and<br>Circulation 9.45 m <sup>2</sup> | 3 Stairs and<br>Circulation 9.45 m <sup>2</sup> | 3 Stairs and<br>Circulation 9.45 m <sup>2</sup> | 3 Stairs and<br>Circulation 9.45 m <sup>2</sup> |
| 4 Guest Room 17.90 m <sup>2</sup>               | 4 Guest Room 17.90 m <sup>2</sup>               | 4 Guest Room 17.90 m <sup>2</sup>               | 4 Guest Room 17.90 m <sup>2</sup>               |
| 5 WC-Bathroom 4.30 m <sup>2</sup>               | 5 WC-Bathroom 4.30 m <sup>2</sup>               | 5 WC-Bathroom 4.30 m <sup>2</sup>               | 5 WC-Bathroom 4.30 m <sup>2</sup>               |
| 6 Pool 17.30 m <sup>2</sup>                     | 7 Garden 47.00 m <sup>2</sup>                   | 7 Garden 47.00 m <sup>2</sup>                   | 6 Pool 17.30 m <sup>2</sup>                     |
| 7 Garden 95.80 m <sup>2</sup>                   | 8 Terrace 25.00 m <sup>2</sup>                  | 8 Terrace 25.00 m <sup>2</sup>                  | 7 Garden 105.40 m <sup>2</sup>                  |
| 8 Terrace 25.00 m <sup>2</sup>                  |   |   | 8 Terrace 35.00 m <sup>2</sup>                  |





# Top Floor

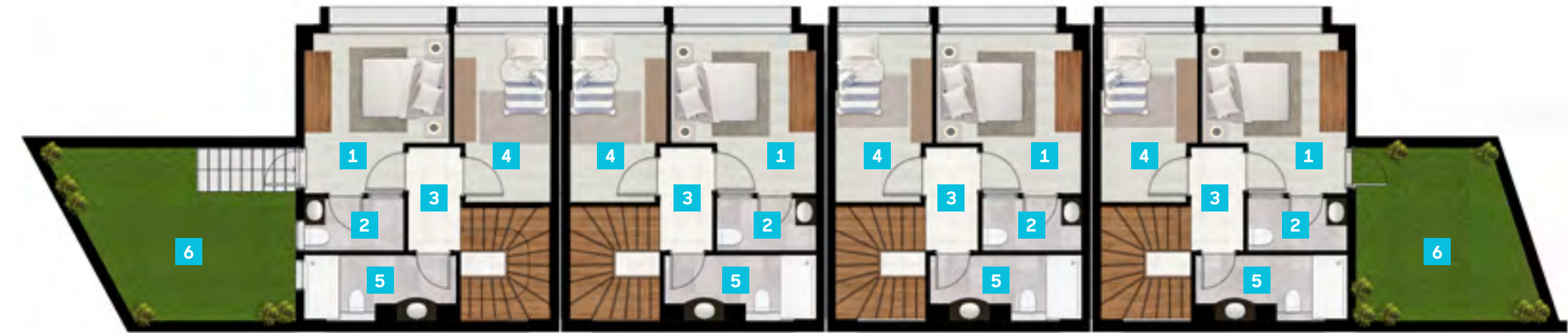


- 1 Bedroom 12.50 m<sup>2</sup>
- 2 Parents Bathroom 3.50 m<sup>2</sup>
- 3 Stairs and Hol 8.65 m<sup>2</sup>
- 4 Teen Room 10.10 m<sup>2</sup>
- 5 WC-Bathroom 5.50 m<sup>2</sup>
- 6 Garden 22.00 m<sup>2</sup>

- 1 Bedroom 12.50 m<sup>2</sup>
- 2 Parents Bathroom 3.50 m<sup>2</sup>
- 3 Stairs and Hol 8.65 m<sup>2</sup>
- 4 Teen Room 10.10 m<sup>2</sup>
- 5 WC-Bathroom 5.50 m<sup>2</sup>

- 1 Bedroom 12.50 m<sup>2</sup>
- 2 Parents Bathroom 3.50 m<sup>2</sup>
- 3 Stairs and Hol 8.65 m<sup>2</sup>
- 4 Teen Room 10.10 m<sup>2</sup>
- 5 WC-Bathroom 5.50 m<sup>2</sup>

- 1 Bedroom 12.50 m<sup>2</sup>
- 2 Parents Bathroom 3.50 m<sup>2</sup>
- 3 Stairs and Hol 8.65 m<sup>2</sup>
- 4 Teen Room 10.10 m<sup>2</sup>
- 5 WC-Bathroom 5.50 m<sup>2</sup>
- 6 Garden 15.00 m<sup>2</sup>





## ARCHITECTURAL CHARACTERISTICS

- **Light Permeable Special Design Roof System:** It has been designed with a fixed glass and skylight system that allows daylight to enter in the villa.
- **Roller Blinds Under Skylight in Roof:** Under the skylight systems, roller blinds connected to the building automation with special fabrics were added. Thus, natural lighting is provided and sunlight is taken inside when desired.
- **Facade Attached Sun Shade:** It is designed to give an aesthetic view to the villa.
- **Green Terrace on the 1st Floor:** Above the guest room of some villas it is designed as a green terrace or a deck/ceramic tiled area.
- **Walking area in front of the roof:** In the roof, in order to enable cooling outdoor units and roof glass cleaning, a walking/intervention area was created with deck flooring.
- **Aluminum joinery:** For health-isolation, durability and decoration purposes, all of the joinery is considered to be aluminum.
- **Exterior Windows:** Tempered low-e and argon gas is considered. The aim here is to keep heat, sound insulation and safety at maximum.
- **Guillotine Glass System:** Glass systems also known as the movable handrail system are the systems that open and close by moving vertically. When these systems are fully open, the area of one panel height remains constant.
- **Heat Insulated Aluminum Sliding Joinery Systems:**

They are heat insulated joinery systems with wide application options, where your aesthetic and technical tastes are met together. In closed condition, aluminum sliding joinery offers a high level of thermal and sound insulation thanks to its excellent waterproofing properties.

- **Outboard Monoblock Shutter System:** On all windows, an electric shutter system connected to the villa automation system.
- **Stairs:** Wood veneer over steel construction and glass balustrade.

## LANDSCAPE FEATURES

- **Green garden and irrigation system - walking paths**
- **Lighting:** Perimeter lighting system
- **Landscape:** Specially designed landscape areas
- **Individual Swimming Pool:** Swimming pool of some villas and surrounding decking flooring.
- **Entrance doors:** Specially designed building entrance doors
- **Dilatation Between Villas:** With this feature, sound and heat isolation is provided.
- **Villa Session Location:** It is optimally located within the plot. For this purpose, the maximum productive garden area has been considered.
- **Water isolation:** Insulation is made with polyuria system.

## TECHNOLOGICAL FEATURES

- **7" Monitor to the villa entrance:** In this way, building automation will be controllable with a tablet. At the same time, it will allow remote access through the phone application.
- **Encrypted touchscreen smart bell panel on the outer door of the villa:** In this way, wherever you are, you can see your guest on your phone and open the door.
- **Blinds and Skylight Roller Blind Control:** it is possible to control with either tablet or phone application.
- **Guillotine Glass System:** Control either with the control system or villa automation system
- **Lighting Automation:** Thanks to the control of the lighting located in villa rooms, you can save money by controlling the lighting from wherever you want.
- **Control of Villa Energy System:** When you're out natural gas and electricity cut-off control can be made at any time (except for refrigerator and Wi-Fi).
- **Villa Flood Precaution:** In case of flooding to the basement floor, automatic closing of valve systems and control of flood alarm system in rainy weather.
- **Environmental Alarm System:** In this way, for those who enter the garden without permission, the alarm system will be activated.
- **Camera Security System:** Camera security system related to the garden area
- **Satellite Broadcasting System:** Access to the desired channel

## MECHANICAL FEATURES

- **Underfloor heating system:** It is a heating system that distributes the heat losses in the space by spreading the energy it receives from the heat source under the floor with the pipes inside floor concrete, and heats the floor and therefore the environment.
- **Water-Heat-Sound Insulation:** State-of-the-art water - heat and sound insulation has been made.
- **Infrastructure System:** Sewage system, building drainage system and rainwater is resolved.
- **Air Conditioning System:** Both heating and cooling are provided with central VRF air conditioning system.
- **Vitrified Materials:** Brand products were preferred by making special design works for these materials.



You are where the sky  
and the sea meet...







The company, which was founded in 2009 by Mehmet Ali Oruç, Civil Engineer – Contractor, one of the trustworthy names of the construction industry; has successfully carried out many works of the public, institutions, organizations and the private sector.

The company continued to operate as Tire İnşaat, which was founded in 2010 by Mehmet Ali Oruç and Muzaffer Oruç.

It has operated in the fields of many industrial facilities, infrastructure, road construction, parks and social facilities.

Adopting customer satisfaction and quality management as the basic philosophy, Tire İnşaat is among the leading companies of the sector with its knowledge and experience; and it continues to make a name for itself and to offer the best service with its modern structures, quality and making use of the latest technology at the highest level.

Professional Architect

*Mümin Bayar*

In each design, we argue that the building should have a story of its own and that the main focus of this story is people.

Human-oriented architectural designs are designed by carefully considering and synthesizing the parameters that aim primarily to create innovation, keep human needs at the forefront, sustainable, safe, comfortable, convenient and increasing the quality of life.

In this project, the main idea was to increase the quality of life by maximizing the use of natural light (daylight) in the building, which is ignored by many architects.

In the Elegance Urla Pier project, I am very happy to see our human-oriented architectural design come to life with the right team and the right project.



# References



INSTITUTION	CONTRACTOR	BUSINESS	STATUS
General Directorate of Health Investments Office of the Deputy Minister of Health	Mehmet Ali Oruç	İzmir Bergama 20 Unit Oral and Dental Health Central Construction Work	Continuing
General Directorate of Health Investments Office of the Deputy Minister of Health	Mehmet Ali Oruç	Çanakkale Biga 20 Unit Oral and Dental Health Center Construction Work	Continuing
General Directorate of Health Investments Office of the Deputy Minister of Health	Mehmet Ali Oruç – Tire İnş.Mimarlık Müh. Tem. Doğalgaz Pet. San. ve Tic. Ltd. Şti Joint Venture	Van Bahçesaray District Integrated Hospital with 25 Beds and 10 Flat Housing Construction Work	Continuing
Gaziantep Metropolitan Municipality	Mehmet Ali Oruç	Swimming Pool in Yeşilkent and Ertuğrulgazi Neighborhoods Construction work	04.11.2020
Undersecretariat of Technical Affairs Department of Ministry of Justice	Tire İnş. Mimarlık Müh. Tem. Doğalgaz Pet. San. ve Tic. Ltd. Şti – Mehmet Ali Oruç Joint Venture	Seferihisar Palace of Justice Construction Work	19.12.2019
Defense Industry Research and Development Institute Scientific and Technological Research Council of Turkey	Orc İnşaat San. ve Tic. A.Ş. – Mehmet Ali Oruç Joint Venture	Tübitak Sage R&D Service Building Construction Work	10.04.2019
Undersecretariat of Technical Affairs Department of Ministry of Justice	Orc İnşaat San. ve Tic. A.Ş. – Mehmet Ali Oruç İş Ortaklığı	Erdemli Courthouse Construction Work	27.03.2019
Nevşehir Special Administration Investment Construction Directorate	Mehmet Ali Oruç	Nevşehir Province Kozaklı District Government Office Construction Work	20.03.2019
Kütahya Municipality Directorate of	Mehmet Ali Oruç	Kütahya Azerbaijan Park Construction Work	24.03.2017
Yozgat İl Özel İdaresi Genel Sekreterliği	Tire İnş. Mimarlık Müh. Tem. Doğalgaz Pet. San. ve Tic. Ltd. Şti	Cekerek District Government House Construction	03.12.2016
Kütahya Belediye Başkanlığı	Mehmet Ali Oruç	Sevgi Yolu (Old Municipality Park) Azerbaijan Park Environmental Lighting Construction	06.08.2015
Yozgat Service Union	Mehmet Ali Oruç	Paving Maintenance, Repair and Construction Work within the scope of Yozgat Çamlığı Fatih Nature Park Project	29.05.2015
Yozgat Special Provincial Administration General Secretariat	Tire İnş. Mimarlık Müh. Tem. Doğalgaz Pet. San. ve Tic. Ltd. Şti	Yozgat Çamlığı National Natura Education Center Park and Cafe Building Construction	30.09.2016
Kırıkkale Municipality Planning and Project Directorate	Tire İnş. Mimarlık Müh. Tem. Doğalgaz Pet. San. ve Tic. Ltd. Şti	Construction Social Facilities in the Appearance of Historical Kırıkkale Houses and Landscaping According to Implementation Projects on No. 5496, Plot 9 within the scope of the protocol signed between MKE and Kırıkkale Municipality	23.03.2017
Kırıkkale Municipality Parks and Gardens Directorate	Tire İnş. Mimarlık Müh. Tem. Doğalgaz Pet. San. ve Tic. Ltd. Şti – MNS Çevre Tekno Müh. İnş. ve Eks. San. Tic. Ltd. Şti.	Construction of a City Park on MKE Lands on Atatürk Boulevard, according to the Implementation Project within the Scope of the Protocol between MKE and Kırıkkale Municipality	08.08.2017

INSTITUTION	CONTRACTOR	BUSINESS	STATUS
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T.R. Dicle Development Agency	Joint Venture of Mehmet Ali Oruç and Murat Oruç	T.R. Dicle Development Agency Main Service Building Construction and Infrastructure and Landscaping Construction Work	02.09.2016
T.R. Zafer Development Agency	Murat Oruç and Mehmet Ali Oruç	Zafer Development Agency Agency Service Building	15.01.2015
Kütahya Municipality	Mehmet Ali Oruç	Akkent Neighborhood Social and Cultural Center Construction	10.09.2013
Bozok University Rectorship Presidency of Construction Works and Technical Department	Mehmet Ali Oruç	Construction of Sidewalks-Refugees on Campus Roads; Keeping Electricity, Telephone, Data Cables Underground (2012/85310)	30.01.2013
Diyarbakir Baglar Municipality Directorate of Science Affairs	Mehmet Ali Oruç	Rihan Park 2.Stage (Over Dsi Canal) Park Construction Work	31.12.2012
Yozgat Special Provincial Administration General Secretariat	Mehmet Ali Oruç	Akdağmadeni Center Construction Work of IOO with 15+5 Classrooms.	11.12.2012
Çorum Municipality	Mehmet Ali Oruç	Construction Work of Park Arrangement Near Courthouse	15.10.2011
Diyarbakir Metropolitan Municipality	Mehmet Ali Oruç	Dicle Valley Fiskaya Waterfall, City Terrace, Cafe and Pond Construction	29.12.2011
Çorum Municipality	Mehmet Ali Oruç	Rüstem Eren Park Arrangement Construction Work	21.08.2011
Diyarbakir Baglar Municipality Directorate of Science Affairs	Mehmet Ali Oruç	Mevlana Halit District Behind Migros Above Dsi Canal 12.500 m² Park Construction Work in the Field	20.12.2010
Kütahya Construction Chemicals (KYK)	Mehmet Ali Oruç	Construction Chemicals Factory	17.08.2010
Karavil Grup	Mehmet Ali Oruç	Gypsum Factory Foundation Construction	11.01.2011



**Çekerek - Hükümet Konağı**  
2016



**Seferihisar Palace of Justice**  
2019



**TÜBİTAK Sage R&D Service Building**  
2019





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