

**CORDONN RESIDENCE**



**Fethiye Marina – City Centre - Fethiye – Mugla – Turkey**

**Development by Tufan Properties**

[www.tufanproperties.com](http://www.tufanproperties.com)

**Company name: Tufan Properties – registered on Fethiye Mugla**

**Industry type: Real Estate Development**

**Cordonn Residence: Located in the Heart of Fethiye center with its international atmosphere. At the edge of the Marina where it serves the international and local visitors and cruises. Surrounded by delicious restaurants, traditional markets cafes and shops. Adjacent to the Fethiye Culture Square, lays our new project The Cordonn Residence.**

**Tufan PROPERTIES**

**Adres: Tuzla Mahallesi Cahit Gündüz Cad. No:8/2 48300 Fethiye - MUĞLA / TURKEY  
Telefon : +90 252 612 22 55 Faks : +90 252 612 17 94 E-Posta : [info@tufanproperties.com](mailto:info@tufanproperties.com)**

**Cordonn Residence: consists of 4 floors distributed among 60 apartments and 20 shops. Where apartments sizes varies between studios apartments till 4+1 apartment's types.**

**Construction Period: Twenty two (22) Months (March 2021 – December 2022)**

**Project Status: All preliminaries are done: paperwork, fees, permits, excavation, this project has started construction.**



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CORDONN



2. KAT PLANI

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CORDONN



3. KAT PLANI

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CORDONN



ÇATI KAT PLANI

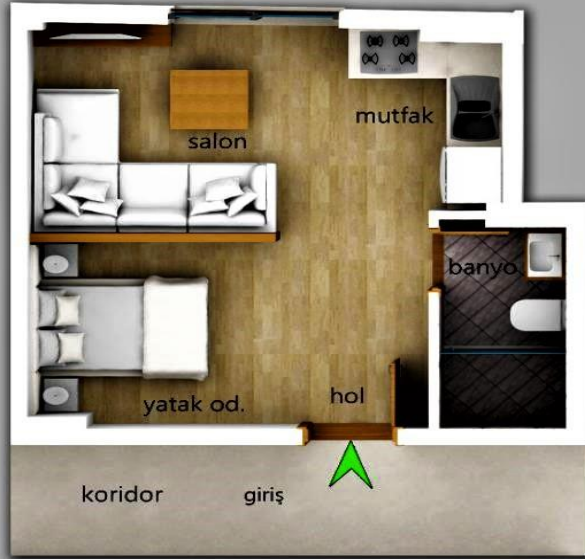
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CORDONN

56

35,00 m2



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## CORDONN

44

52,00 m<sup>2</sup>



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## CORDONN

54

80,00 m2



## 2. KAT PLANI

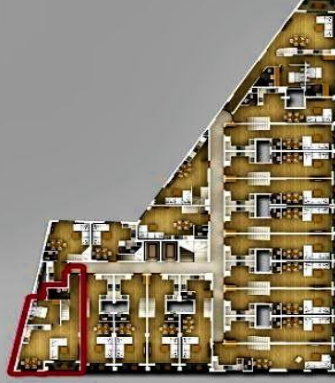
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74

157,00 m2



3. KAT PLANI



ÇATI KAT PLANI

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### Technical Specification:

<b>Project Name</b>	<b>: Cordonn Residence</b>
<b>Location</b>	<b>: Fethiye Center</b>
<b>Project Type</b>	<b>: Apartments</b>
<b>Plot Size</b>	<b>: 1177m<sup>2</sup></b>
<b>Num. of Bedrooms</b>	<b>: 0 – 1 – 2 – 4</b>
<b>Bathrooms</b>	<b>: fully fitted bathroom</b>
<b>Interior Area</b>	<b>: 35m<sup>2</sup> – 52m<sup>2</sup> – 60m<sup>2</sup> – 80m<sup>2</sup> – 108m<sup>2</sup> – 117m<sup>2</sup> - 157m<sup>2</sup></b>
<b>Terrace &amp; Balconies</b>	<b>: 2m<sup>2</sup> - 3m<sup>2</sup> - 5m<sup>2</sup> - 6m<sup>2</sup> - 8m<sup>2</sup> - 9m<sup>2</sup> - 10m<sup>2</sup> - 12m<sup>2</sup></b>

### Floor Building Features:

- The buildings will be constructed by taking advantage of the maximum construction site and legal exit rights of the plot and will be reinforced concrete, carcass.
- For ground improvement work, FORE PILE application will be made.
- The building carrier system will be calculated and constructed as reinforced concrete carcass in accordance with the technical and static specifications of the Ministry of Public Works. Concrete between C 25 -30 will be used in the concrete parts of the construction.
- Internal walls will be built with 13.5 cm bricks and external walls will be built using 20 cm insulated bricks.

### Roofs:

- The roof will be a Vault roof covered with concrete type tiles.
- Insulation will be used according to thermal insulation calculations under the roofing.
- Waterproofing on the roof will be provided by the use of insulation material under the tile.
- Dirty water pipes will be PVC pipes according to the requirement until they go out of the building. Kitchen, bathroom and WC will be thoroughly insulated WC pipes will be extended as air pipes to the outside of the roof.

### Exteriors:

- All facades of buildings will be painted over thin plaster XPS according to the project.

### PVC Joineries:

- In Normal floors, external joinery will be first class 7000 series PVC joinery.
- Window sills will be marble.
- Glass thickness at least 4 mm. thicknesses will be determined according to the cavity size.
- Exterior door and window glasses will be double glazing.

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#### Exterior door:

- Apartment doors will be steel doors.

#### Interior Doors:

- The interior doors of the apartment will be LAKE doors.

#### Ceiling:

- LED light pool lighting will be applied in suspended ceiling and ceiling in the halls.
- Bedrooms will be provided with lighting with normal ceiling and single chandelier.

#### Walls:

- All walls of apartments will be made of satin plaster.
- Interior paint will be white color everywhere.

#### Wet Floors:

- Shower & W.C. walls will be covered with ceramic tiles up to the ceiling.
- Shower sections in bathrooms will be made and terminated with low floor application.
- Shower cabins in bathrooms will be adjusted according to the area left in the form of glass.
- Bathroom cabinets will be in color compatible with the bathroom concept.
- Toilets will be used as wall-hung closets.
- Floor ceramics will be used, insulation of all wet spaces will be made against water.

#### Rooms:

- The floors of the rooms will be laminate / Ceramic for 2+1 and 4+1 apartments.
- Internal television antenna, telephone and electrical installation will be made.
- Faucets and sockets will be made on balconies.
- Air conditioning and TV installations will be installed in all rooms.
- Energy saver will be used in each apartment.
- In the stairs in the duplex flats, spot application will be made on the wall, every two steps.
- All floor covering will be 31st Class 8 mm thick Laminate.

#### Kitchens:

- In the kitchen, there will be a ceramic coating on the countertop and oven at the same height, a countertop with a one-eyed steel sink, a sink faucet on it.

### **Tufan PROPERTIES**



- All kitchen covers will be made as glossy covers.
- Çimstone or granite will be used as countertops in kitchens.
- Cooker, oven hood will be built-in and refrigerator size will be left for a standard single door.
- Cabinets that are longer than 50 cm in the upper cabinets will open horizontally, cabinets that are narrower than 50 cm will open vertically.
- Each kitchen will have washing machine and dishwasher installations.
- Kitchens will be implemented in the length and plan shown in the floor plans.

#### **Plumbing:**

- All sanitary fittings will be 1st degree quality.
- A water heater installation will be prepared for hot water in each flat.

#### **Block Entries and Environment:**

- Stair steps and floors will be marble.
- Stair railings will be chrome plated or polished iron or aluminum railings.
- Balcony railings will be suitable for 3 sizes.
- Separate water and electricity meters will be allocated for each flat.
- All materials and workmanship will be in TSE standards.

**Note: Tufan Emlak İnşaat LTD. ŞTi. reserves the right to make changes on all these items when it deems necessary.**

#### **Local Activities:**

**Diving, Fishing, Paragliding, Sailing, Boat trips, Trekking, Jeep safari, Aqua-park, Water sports, Horse Riding, Sightseeing Tours (Natural beauties & historical places and ancient cities) can be booked from the resort.**

#### **Distance to:**

**Nearest Airport & Distance : Dalaman International Airport, 60km**  
**Nearest Beach & Distance : Calis Beach, 5 minutes' drive away.**  
**City center : 0 m**  
**Closest Hospital : 1Km**  
**Shops – Restaurants : 10 m**

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