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TORUNOĞULLARI
CONSTRUCTION

KYRENIA — CYPRUS

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

With the trust we have built with our customers over many years,
we produce high-quality homes with high living standards.

Working in harmony with our respect for nature and the environment, along with our
competent management systems, is one of the most important principles of our corporate structure.
The most important common feature of the residential projects we produce at Torunoğulları Construction
is that your and your family's living spaces are designed with the utmost care, down to the finest detail,
and are produced to the highest quality standards.

Having completed its 20 th year in the construction sector, particularly in residential production,
our company, Torunoğulları Construction, has always made the trust we give our customers a principle.

TORUNOĞULLARI CONSTRUCTION



TOTAL LAND AREA
3800 M2

TYPE A 5 UNITS
TYPE B 3 UNITS
TOTAL 8 VILLAS

FOR EACH VILLA
430 M2
LAND SHARE

IN THE HEART OF ÇATALKÖY, KYRENIA, THE MEETING POINT OF LUXURY AND PEACE

One of the most elegant shores of the Mediterranean, Kyrenia-Çatalköy, is now being reshaped with a new living project.

This exclusive project, nestled in nature and emphasizing elegance and comfort, consists of just eight exclusive villas.

Each meticulously designed, spacious living spaces combine with private pools and the simple lines of modern architecture.

This project is more than just a house—it's the new definition of peace, freedom, and prestige.

P R E S T I G E

TORUNOĞULLARI

4+1 PRIVATE VILLA OPTIONS

Each villa has its own private swimming pool, private parking, and landscaped gardens.

10 minutes from the city center, 2 minutes from the sea,

Ideal location just minutes from shopping.

Quiet, safe, and child-friendly environment.

High-quality materials and modern architectural details.

P R E S T I G E

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In Kyrenia's most popular area,

Experience the tranquility of nature and the energy of the city together.

A limited number of 8 living spaces, just for you.

YYour new life begins here.

P R E S T I G E

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PRESTIGE

TORUNOĞULLARI

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PRESTIGE
IN EVERY DETAIL



PRESTIGE

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PRESTIGE

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**PRESTIGE
START WITH YOU.**



PRESTIGE

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TAKE A STEP INTO A PRESTIGIOUS LIFE

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FLOOR PLANS

5 TYPE A 4+1 DUPLEX VILLAS
3 TYPE B 4+1 DUPLEX VILLAS

A1, A2, A3, A4, A5
B1, B2, B3

4+1 DUPLEX VILLAS
8 UNITS



4+1 DUPLEX VILLAS A and B TYPE

1	Living Room + Kitchen	Net Inc.	44.00 m2
2	Bedroom	Net Inc.	10.00 m2
3	Bathroom	Net Inc.	3.70 m2
4	Winter Garden	Net Inc.	17.00 m2
5	Terrace	Net Inc.	25.00 m2
6	Pool 4x8 m.	Net Inc.	32.00 m2

LOWER FLOOR PLAN

Including Terrace: 124.00 m2
Excluding Terrace: 99.00 m2

4+1 DUPLEX VILLA
Including Terrace: 228.00 m2
Excluding Terrace: 176.00 m2

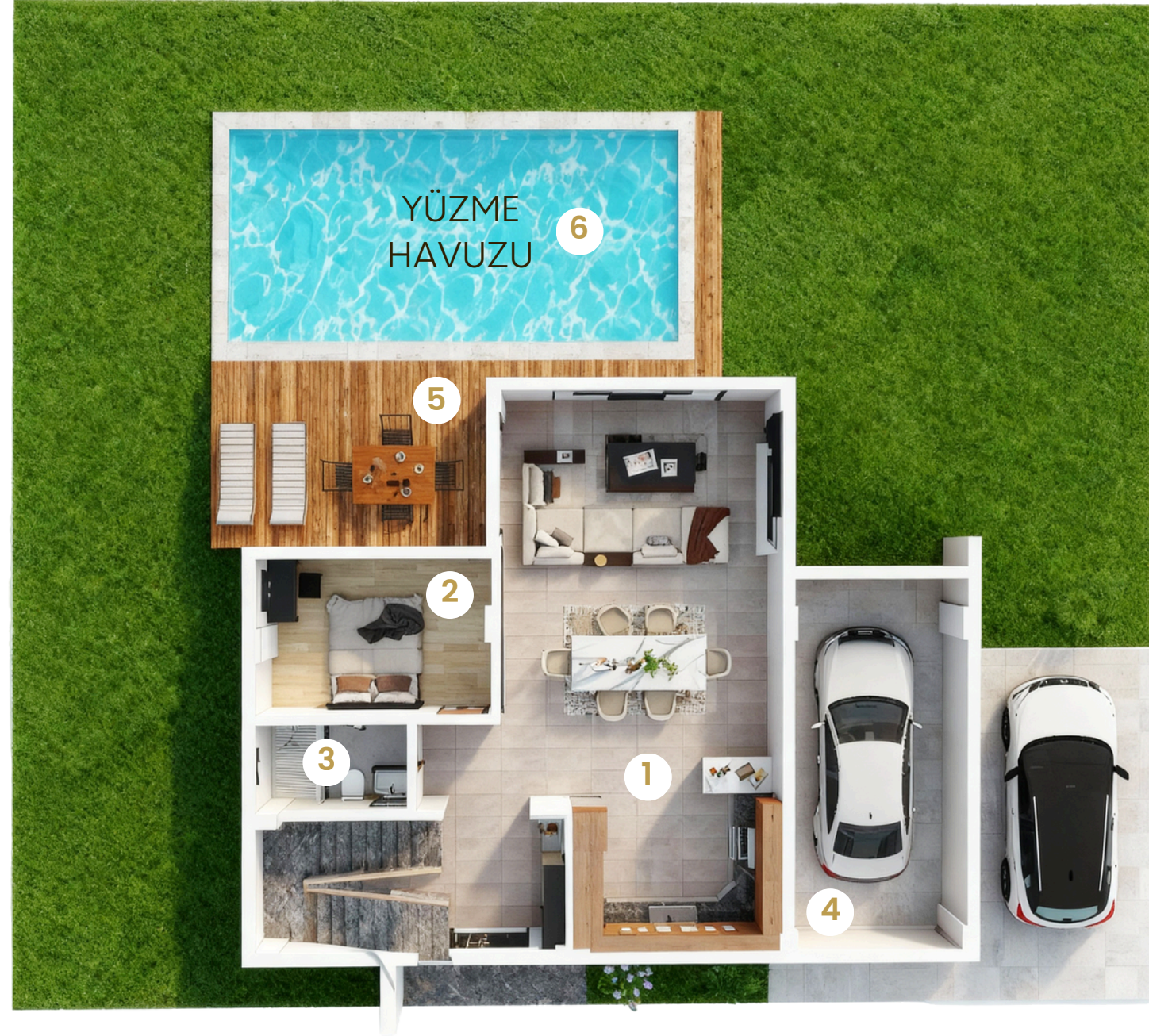
LOWER FLOOR PLAN 1 ST ALTERNATIVE

4+1
DUPLEX
VILLAS

A and B TYPE

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4+1 DUPLEX VILLAS A and B TYPE

1	Living Room + Kitchen	Net Inc.	44.00 m2
2	Bedroom	Net Inc.	10.00 m2
3	Bathroom	Net Inc.	3.70 m2
4	Closed Garage	Net Inc.	17.00 m2
5	Terrace	Net Inc.	25.00 m2
6	Pool 4x8 m.	Net Inc.	32.00 m2

LOWER FLOOR PLAN
Including Terrace: 124.00 m2
Excluding Terrace: 99.00 m2

4+1 DUPLEX VILLA
Including Terrace: 228.00 m2
Excluding Terrace: 176.00 m2

LOWER FLOOR PLAN 2 ST ALTERNATIVE

4+1
DUPLEX
VILLAS

A and B TYPE

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4+1 DUPLEX VILLAS A and B TYPE			
7	Bedroom	Net Inc.	16.00 m2
8	Par. Bathroom	Net Inc.	3.50 m2
9	Bedroom	Net Inc.	13.00 m2
10	Bedroom	Net Inc.	11.00 m2
11	Bathroom	Net Inc.	3.50 m2
12	Balcony	Net Inc.	5.30 m2
13	Laundry Room	Net Inc.	1.80 m2
14	Hall	Net Inc.	5.00 m2
15	Terrace	Net Inc.	17.00 m2
UPPER FLOOR PLAN Including Terrace: 96.00 m² Excluding Terrace: 74.00 m²			
4+1 DUPLEX VILLA Including Terrace: 228.00 m2 Excluding Terrace: 176.00 m2			

UPPER FLOOR PLAN

4+1
DUPLEX
VILLAS

A and B TYPE

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TORUNOĞULLARI



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KYRENIA — CYPRUS

SITE PLAN

4+1 DUPLEX VILLAS 8 UNITS

A TYPE 5 TYPE 4+1 DUPLEX VILLAS

A1, A2, A3, A4, A5

B TYPE 3 UNITS 4+1 DUPLEX VILLAS

B1, B2, B3



PLACE LIST and TECHNICAL SPECIFICATIONS

- A-ROUGH CONSTRUCTION FEATURES
- B-FINISH CONSTRUCTION FEATURES
- C-SYSTEMS
- D-LANDSCAPING WORK

A-ROUGH CONSTRUCTION FEATURES

A-1 Structural System:
The villa will be constructed with a reinforced concrete frame and a permanent foundation resistant to earthquakes.
Balconies, terraces, and roof parapets will be constructed using reinforced concrete.

A-2 Walls:
For thermal insulation, all exterior walls will be constructed using 25 cm Bims-Block/Brick.
Partition walls (interior walls) will be constructed using 12 cm Bims-Block/Brick.

A-3 Plaster + Paints:
Exterior Plaster: 1+2+3 coats of plaster + sandy exterior paint, applied according to standard practice.
Interior Plaster: 1+2 coats of plaster and gypsum plaster application, applied according to standard practice.
Ceilings: Gypsum plaster + satin gypsum application, applied according to standard practice.
Interior Paints: Walls + Ceilings will be painted with 3 coats of water-based paint.

A-4 Insulation:
Waterproofing in foundations.
Adhesive-type waterproofing for balconies.
Waterproofing on terraces and roofs; XLPE insulation foam will be used for thermal insulation.

B-THIN STRUCTURAL FEATURES:

B-1 Villa Entrance.
The villa entrance will be arranged according to the project. Suspended ceilings will be installed.
Walls and ceilings will be plastered and satin plastered, then painted with water-based paint in accordance with the rules.
First-class 60x120 cm ceramic tiles will be used for flooring.

B-2 Stairs:
Walls and ceilings will be plastered and painted with water-based paint.
Natural marble will be used for flooring and general stairs.
Stair railings will be manufactured as aluminum railings.

B-3 Manufacturing to be Done in General in Villas:
External Doors: Steel doors will be installed.
Interior Doors: MDF panel doors with lacquered finish will be installed.
Joinery: Exterior facade will feature double-glazed comfort glass with black aluminum joinery. (Asaş and/or equivalent)
Balconies and Terraces: - Flooring: First-class domestic ceramic tiles (60x120cm)
- Walls and ceilings: plaster + exterior paint
- Parapet walls: reinforced concrete parapet + aluminum railing
- Floor drain for water drainage

B-4 Entrance Halls and Corridors;
Flooring: First-class laminate flooring, and/or as an option,
First-class domestic ceramic tiles (Kütahya or equivalent)
Walls: Water-based paint over plaster
Ceiling: Water-based paint over plaster
Cloakroom: Melamine wood paneling



B-5 Living Room + Dining Room:

Flooring: First-class laminate flooring, and/or as an option,

First-class domestic ceramic tiles (Kütahya or equivalent)

Walls: Water-based paint over plaster

Ceiling: Water-based paint over plaster

B-6 Kitchen:

Flooring: First-class domestic ceramic tiles (Kütahya or equivalent)

Walls: Water-based paint over plaster, first-class tiles between countertops (Kütahya and equivalent)

Ceiling: Water-based paint over plaster

Kitchen Cabinets: - First-class kitchen MDF laminate matte finish doors, countertops in chimestone

- First-class fixtures (E.C.A. or equivalent)

B-7 Bedrooms:

Flooring: First-class laminate parquet

Walls: Water-based paint over plaster

Ceiling: Water-based paint over plaster

Cabinets: All bedrooms will have melamine wood-coated cabinets with mirrored doors.

B-8 Bathroom-WC:

Flooring: First-class domestic ceramic tiles

Walls: First-class domestic ceramic tiles (Kütahya/equivalent) suitable for the design

Ceiling: Plasterboard suspended ceiling + water-based ceiling paint

Bathroom Cabinets: Bathroom cabinets with melamine or Durabat coating

Sanitaryware: First-class domestic sanitaryware

Fittings: First-class fittings

Shower tray: Ceramic shower tray and shower cabin

Cistern: Built-in cistern

Accessories: First-class bathroom accessories made of chrome-plated material

C-SYSTEMS:

C-1 Electricity:

Manufacturing will be carried out in accordance with the project. First-class British standard materials approved by the TRNC Electricity Authority will be used. All switches, sockets, and panels will be made with first-class imported materials. Lighting fixtures and spotlights (LED Spot) will use TSE-certified materials.

C-2 Telephone:

The telephone network infrastructure will be constructed (Cat 6 Cable).

Telephone outlet lines will be installed in the villas according to the project.

C-3 TV System:

A central satellite system will be installed. (Turk-Sat) Additionally, digital platform TV broadcasts

can be watched by the customer purchasing the necessary devices and subscribing.

C4 Internet System (DATA):

A central Internet (DATA) system will be installed.

Each villa will have its own DATA line (CAT 6). Those wishing to use the system must subscribe to an internet service provider.

C-5 Plumbing:

Wastewater columns and all sub-collectors will be made of PVC pipes.

The hot and cold water lines of the villas will be made of PPRC pipes.

Water tank and hydrophore system (there will be two 2-ton water tanks).

Economical electric water heater.

Air conditioning infrastructure (excluding devices).

D- ENVIRONMENTAL IMPACT ASSESSMENT:

According to the project, the entire perimeter of the land will be enclosed by walls designed in the project.

One open and one closed parking space will be provided for each villa.

An automatic entrance gate and/or barrier system will be installed at the site entrance.

The necessary lighting fixtures will be installed for the lighting of the surrounding parking areas.

There will be an individual pool measuring 4x8 m.



WHERE ARE WE ?



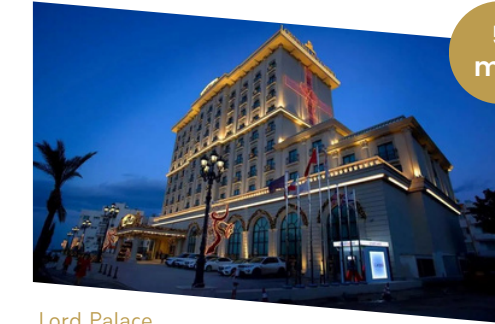
2 min

Diana Beach



5 min

Cratos Hotel



5 min

Lord Palace



5 min

Concorde Otel

WE ARE VERY CLOSE TO YOU

Diana Beach	2 min
Cratos Hotel	5 min
Lord Palace	5 min
Concorde Otel	5 min
Bella Pais Manastırı	8 min
Girne Merkez	10 min
Esentepe	15 min
Lefkoşe Ercan Havalimanı	30 min

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8 min

Bella Pais Manastırı



10 min

Girne Merkez



15 min

Esentepe



30 min

Lefkoşe Ercan Havalimanı

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