





ABOUT US

3S KALE HOLDING

3S KALE HOLDING is rising on the foundations, laid by KALE KILIT, which is one of the prominent brands of Turkey. We are proud to reflect the high quality understanding and being reliable, which come from our strong and rooted past [in real estate and energy sectors, where we are operating.](#)

3S KALE REAL ESTATE

We are building distinctive projects, which create difference with the vision of “providing an added-value in the real estate sector and giving support to the development of the country.”

We have always had the vision of protecting the environment and national wealth by using the best design and workmanship in our works without making any sacrifice from the quality.

Kale Özgür Evler with 136 residences, Kale Kent with 1463 residences and 42 stores and Fenerbahçe Urban Renewal are amongst the projects, which have been completed by us.

3S KALE CONSTRUCTION

3S KALE YAPI has a rentable area of 98.000 m² under its responsibility. We carry out renting and operation works in this property. KALE CENTER AVM, with its 28.000 m2 rentable area and 123 stores takes place on the top of this portfolio.

3S KALE ENERGY

As 3S KALE ENERJİ, we have set off with the vision of “becoming one of the most prominent companies of Turkey in the issue of renewable energy research and production.”

Our target in medium term is to meet the 10% part of the Turkey’s geothermal energy production on our own.

The installation works of a 25 MW Energy Terminal is continuing in Aydın province at the moment.



LO
CA
TION

A LIFE AT THE CENTER
OF THE CITY HAS

STARTED!

3S Firuze Konakları, will
make it's investors to gain
with it's location near to
the project of Kanal
Istanbul.

NEIGHBOUR TO
KANAL ISTANBUL



3S Firuze Konakları is located right next to the Istanbul University's campus of Avcılar. It provides an accessibility for transportation metrobus station of Avcılar Istanbul University and the Bakırköy-Beylikdüzü subway which is planned to complete soon.

A life in the center of the city that you have been dreaming about is waiting for you at 3S Firuze Konakları.

A LIVING CLOSE TO YOUR WORK

HERE!

3S Firuze Konakları offers you an opportunity of having your work close to your home. It provides an opportunity for an easy, secured, quality and comfortable life.





ARC HITEC TURE

BEING LOST IN THE BEAUTY
OF THE LAKE SCENERY IS

HERE!

3S Firuze Konakları offers the wonderful lake scenery with different apartment options, varying from 1+1 to 4+1 for those who wish to live in the house of their dreams.

The most special and challenging project of the region with its 523 residences and 45 stores in an area of 28.050 m².

Common floor gardens unfold the gorgeous lake scenery, which will always be watched with pleasure. Take a coffee and enjoy the pleasure, which is presented to you by 3S Firuze Konakları.



All visuals that have been used, are for the purpose of introduction. 3S reserves the right to make modifications in the projects, which it considers deemed appropriate.





TERRACE

Firuze Konakları offers you a unique lake scenery with the pleasure of a terrace where the sun accompanies. You will decide the rhythm of your new life and share your happiness with your loved ones in this new life, in which you will savour every moment of it.

GARDEN

You will meet with peace at every step you take in your garden, where the green and comfort come together. At every new day you will live the beauty of the nature and discover brand new tones of life, which will start with the magic of the green.



LAND SCAPE

FRAGRANT SMELL
OF FLOWERS IS

HERE!

In 3S Firuze Konakları, the 19,000 m² area is saved for a greenery and water. The squares, meeting and sharing areas, children's playgrounds, water features, pedestrian bridge that connects the two sides of the upper garden and viewing platform are just some of them.

Enjoy the seasons in 3S Firuze Konakları, embellished with lush plants throughout the year. Let the aroma of the flowers come from your window, let the air of your house fresh with the smell of nature.



BOTH INVESTMENT AND A BEAUTIFUL
LIFE OPPORTUNITY IS

HERE!

Regardless whether you will make an investment or live in there with pleasure, 3S Firuze Konakları is a profitable investment with its closeness to Istanbul University as well as with 1+1 and 4+1 apartment options. It becomes the best option to the most important decision in your life with its central and easy transportation characteristics, which will make everybody happy with the beauty of its lushly gardens, social facilities, unique lake scenery and particular architecture.





LE
FE

A HEALTHY LIFE HAS

STARTED!

3S Firuze Konakları offers rich sporty facilities for sports fans with its fitness center and sauna, walking path inside a landscape, outdoor swimming pool and basketball / football pitches.



Kullanılan tüm görseller tanıtım amaçlıdır, 3S Kale projede uygun görüldüğü değişiklikleri yapma hakkını saklı tutmaktadır.







SOCIAL LIFE HAS STARTED!

A long-awaited neighbourhood culture, secured playgrounds specially designed for children, social facilities, a movie house, rich landscape area, swimming pools for adults and children are in 3S Firuze Konakları.

Specially designed pergola rest and sitting areas provide you an opportunity to have a great time with your loved ones.

3S Firuze Konakları offers its residents an opportunity to make shopping just beside their homes with its 45 stores.

You can make your shopping without wandering away, become even more beautiful at the coiffeur and relieve from tiredness at an elegant café.







- 1..... Common floor gardens with view
- 2..... Pergola social area
- 3..... Kids adventure park
- 4..... Fitness center sauna
- 5..... Site entrance
- 6..... Lounge area
- 7..... Indoor hobby area
- 8..... Swimming pool
- 9..... Children swimming pool
- 10..... Indoor cinema
- 11..... Indoor children playground
- 12..... Children first step park
- 13..... Football & Basketball fields
- 14..... Open-air cinema
- 15..... Tribunes
- 16..... Walking trail

A GOOD FUTURE

HERE!

We live for our children and make plans for them.
We have designed special areas for physical and mental development in 3S Firuze Konakları, where children from every age will be happy.

As our little heroes develop their skills in Frist Step Park, they will enjoy every minute of it.

We are offering playgrounds with various difficulties in Adventure Park, in which school-age children can improve their basic coordination skills, such as running, balancing and climbing.





COM
FORT

A COMFORTABLE LIFE HAS STARTED!

Say hello to a breathable and peaceful life with balcony architecture, 3,50 meters gross floor height, floor-to-ceiling windows, spacious saloons, elegant kitchen and room plans. We are bringing you luxury with nuances such as laundry and dressing rooms.

We consider your comfort with parking garages for one vehicle for 1 + 1 houses and for two vehicles for 2 + 1, 3 + 1, 4 + 1 houses.

We created a high standard resort that carries our signature with our quality level, material choices and workmanship into practice.



Kullanılan tüm görseller tanıtım amaçlıdır, 3S Kale projede uygun gördüğü değişiklikleri yapma hakkını saklı tutmaktadır.





OP
TIONS



1+1 A TYPE APARTMENT

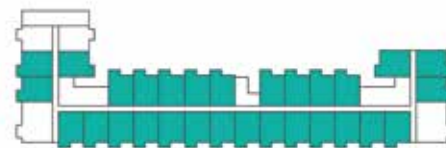


| | |
|-----------------------------------|------------------------------|
| Gross Area Basis For Sale: | 73.18 - 73.82 m ² |
| Net Area + Open Balcony: | 48.01 - 48.43 m ² |
| Net Area: | 43.22 - 43.65 m ² |

Layout Plan



Key Plan

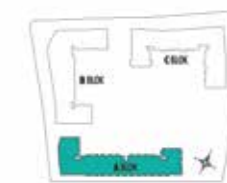


1+1 B TYPE APARTMENT



| | |
|-----------------------------------|------------------------------|
| Gross Area Basis For Sale: | 70.79 - 71.41 m ² |
| Net Area + Open Balcony: | 46.44 - 46.85 m ² |
| Net Area: | 42.35 - 42.76 m ² |

Layout Plan



Key Plan



1+1 C TYPE APARTMENT



Gross Area Basis For Sale: 68.72 - 68.75 m²
Net Area + Open Balcony: 45.08 - 45.10 m²
Terrace: 11.47 - 11.61 m²

Layout Plan



Key Plan



2+1 A TYPE APARTMENT



Gross Area Basis For Sale: 115.15 - 115.94 m²
Net Area + Open Balcony: 75.54 - 76.06 m²
Net Area: 68.05 - 68.50 m²

Layout Plan



Key Plan



2+1 C TYPE DOUBLEX APARTMENT

2+1 G TYPE APARTMENT



Gross Area Basis For Sale: 131.67 - 131.68 m²
Net Area + Open Balcony: 86.38 - 86.39 m²
Net Area: 78.23 m²

Layout Plan

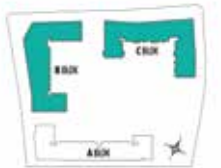


Key Plan

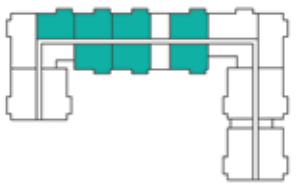


Gross Area Basis For Sale: 130.27 - 130.82 m²
Net Area + Open Balcony: 88.12 - 88.49 m²
Net Area: 78.29 - 78.66 m²

Layout Plan



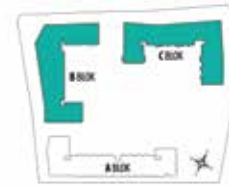
Key Plan



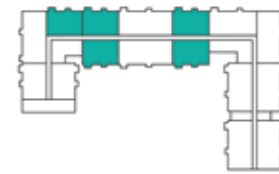
2+1 H TYPE APARTMENT



Layout Plan



Key Plan



Gross Area Basis For Sale:
Net Area + Open Balcony:
Net Area:

126,74 - 127,27 m²
 85,73 - 86,09 m²
 79,53 - 79,89 m²

The plans aren't scaled. The square meters of the sample plans might show difference arising from the infrastructure, on which the block or apartment is.
 3S Kale Gayrimenkul has the right to make modifications, which it considers necessary from the technical angle, during the application of the project.

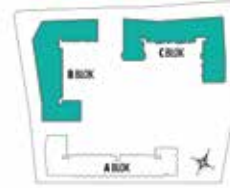
2+1 N TYPE DOUBLEX APARTMENT



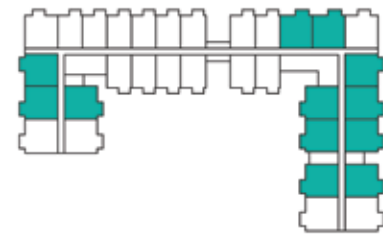
Upstairs



Layout Plan



Key Plan



Gross Area Basis For Sale:
Net Area + Open Balcony:
Net Area:

151.41 - 152.09 m²
 102.42 - 102.88 m²
 93.79 - 94.33 m²

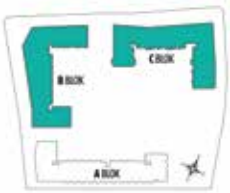
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2+1 P TYPE DOUBLEX APARTMENT

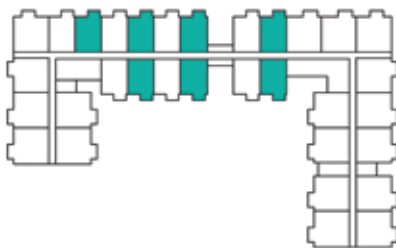
3+1 C TYPE APARTMENT



Layout Plan



Key Plan



Gross Area Basis For Sale:
Net Area + Open Balcony:
Net Area:

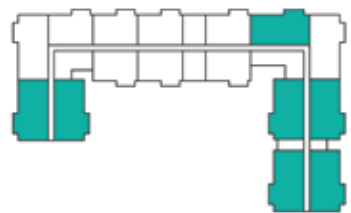
114.13 - 114.28 m²
77.20 - 77.30 m²
71.57 - 71.67 m²



Layout Plan



Key Plan



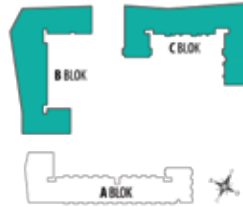
Gross Area Basis For Sale:
Net Area + Open Balcony:
Net Area:

174.09 - 175.53 m²
117.76 - 118.73 m²
107.15 - 108.12 m²

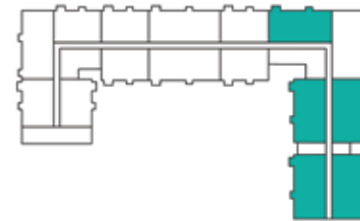
3+1 D TYPE APARTMENT



Layout Plan



Key Plan



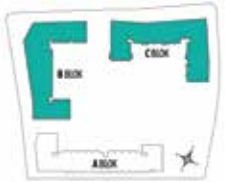
Gross Area Basis For Sale: 169.57 – 170.86 m²
Net Area + Open Balcony: 114.70 – 115.57 m²
Net Area: 107.99 – 108.86 m²

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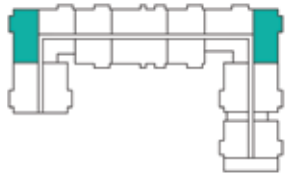
3+1 E TYPE APARTMENT



Layout Plan



Key Plan

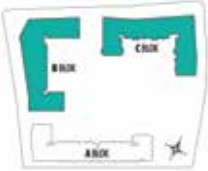


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 3S Kale Gayrimenkul has the right to make modifications, which it considers necessary from the technical angle, during the application of the project.

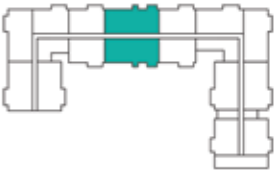
4+1 A TYPE APARTMENT



Layout Plan



Key Plan

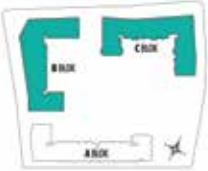


Gross Area Basis For Sale: 194.01 - 195.93 m²
Net Area + Open Balcony: 131.23 - 132.53 m²
Net Area: 122.53 - 123.83 m²

4+1 B TYPE APARTMENT



Layout Plan



Key Plan



Gross Area Basis For Sale: 189.81 - 191.73 m²
Net Area + Open Balcony: 128.39 - 129.69 m²
Net Area: 122.65 - 123.95 m²

MyHOME

10 Ocak | 03:22 28

A SMART LIVING

İTERKOM

HERE!



ADRES DEFTERİ

A smart house system will comply with the door intercom substructure with 10" screen. The opportunity of being informed about road, traffic, weather conditions, messaging with site administration, talking with security, fire alarm-water leakage message sending, cutting of the energy except refrigerator, monitoring the site and outdoor playground, via a touch-operated screen, will be presented to the apartment owners.



Kullanılan tüm görseller tanıtım amaçlıdır, 3S Kale projede uygun görüldüğü değişiklikleri yapma hakkını saklı tutmaktadır.

MyHOME

10 Ocak
Salı

İTERKOM

ANASAYFA

İTERKOM

GÜVENLİK

CONCIERGE

KAMERALAR

AYARLAR

A LIVING UNDER
YOUR CONTROL IS

HERE!

3S Firuze Konakları professional administration offers you a living under your control with services such as 7/24 cleaning, landscape maintenance and technical service.





SHOPS

Great opportunities for investors continue in 3S Firuze Konakları which is the biggest project on E-5 segment of Avcılar as a developing value of Istanbul.

We are on a central place close to important locations such as Istanbul University. We are located on walking distance to E-5, Istanbul University metrobus stop and 800 meters away from Yenikapı-Büyükçekmece Metro line planned to be constructed soon and we offer you the shops having the easiest access in the region.

There are shops and stores on the road in different sizes from 50 m² to 850 m².

3S FİRUZE KONAKLARI
TECHNICAL SPECIFICATION

Technical specification defines general design and application principles and general guidelines of systems and materials to be used. 3S Kale Gayrimenkul Geliştirme ve Yatırım A.Ş is entitled to make all kinds of changes in the technical specification in case of technical and administrative requirements.

- GENERAL MANUFACTURES WITHIN THE HOUSING ESTATE

1. Site surroundings shall be arranged as specified in the site plan, safety points shall be established for vehicles and pedestrians. Entrances and exits of the vehicles to the housing estate shall be from the safety point with electronic barrier control with automatic passing system infrastructure.
2. Vehicle and pedestrian roads, and open and closed car parks shall be constructed within the housing estate. Parking area for 2 vehicles shall be allocated for 2+1, 3+1, 4+1 houses and 1 vehicle for 1+1 houses.
3. Social Facilities and Activity Areas; Outdoor playgrounds for children, open air cinema area, a multi-use sports field (suitable for basketball/football), walking paths, recreational areas, outdoor swimming pool and children's pool, and ornamental pools shall be constructed. The indoor area shall have a social complex including a fitness room, sauna, cafeteria, games room (billiards, table tennis, foosball), children's playground, cinema hall, multi purpose hall etc.
4. CCTV shall be installed in the building for security purposes, and 7/24 hours of monitoring and recording shall be conducted from the security center.
5. Park, garden, walkway lighting and road lighting shall be installed with decorative type lighting poles and fixtures in accordance with the project.
6. Power generator with the capacity to supply 100% power to the whole housing estate shall be installed.

- MANUFACTURES TO BE PERFORMED IN GENERAL BLOCK

1. The buildings shall be reinforced concrete carcasses, and the houses and car parks shall be constructed with conventional mold system. The building foundations shall be built using raft foundation systems.
2. General sinterflex facade lining, partial composite lining and partial jacketing shall be applied on the exterior walls of the blocks.
3. The interior and exterior walls shall be made with gas concrete.
4. Steel roof + anchor coating system shall be applied on the roofs of all blocks in accordance with the project and specifications.
5. Block entrance floor tilings shall be natural granite and/or natural stone and/or marble and/or ceramics and/or equivalent materials.
6. Block entrance wall tilings and block entrance ceilings shall be made of sheetrock, gypsum plaster, and coated with water based plastic paint or wallpaper.
7. Block entrance doors shall be made of aluminum and/or wrought iron, steel, and wood mixture.
8. The drinking and tap water of the residences shall be supplied from the city grid and water tanks and hydrophore system shall be installed against water cuts and pressure insufficiency in accordance with the project.
9. Central heating and hot water installation shall be constructed and calorimeter shall be installed for each independent section.
10. In accordance with the Fire Regulations and Projects, there will be addressed fire detectors (indicating incoming blocks and apartments), manual fire warning buttons, and fire warning buttons with flashing lights.
11. Decorative luminaires operating with motion sensors shall be installed in the lighting of the stairs and floor halls.
12. Water insulation shall be conducted in the building, in the basement floor shear walls, in the terraces, gardens, pools etc.

- MANUFACTURES TO BE PERFORMED IN THE APARTMENT FLATS

1. Flat entrance doors shall be steel doors.
2. Flat interior doors shall have wood frames and case and shall be painted with lacquer in accordance with the project. MDF baseboards shall be manufactured in the hall, living room, kitchen, and bedrooms.
3. Aluminum or laminated glass balustrades railings shall be constructed for balconies in accordance with the project.
4. Windows shall be made of TSE certified PVC profiles. Double glazed glass shall be used for cabinet glasses.
5. Lacquer painted coat rack closet shall be manufactured at the entrances.
6. Decorative suspended ceiling shall be manufactured in the living room and bedroom. Partially suspended ceilings shall be manufactured in kitchens, entrances and corridors. Suspended ceiling shall be constructed in the whole apartment.
7. For impact sound insulation, sound insulating mattress shall be used in the floor tiling except for wet floors.
8. Panel-type radiator shall be used for heating in the living room, kitchen and bedrooms, and towel warmer shall be used in the bathrooms.
9. Sound isolation shall be applied between the flats.
10. All power outlets to be used in the flats shall be earthed and child protected type.
11. Building TV broadcasting system shall be installed. It shall provide Turksat, hotbird, Digiturk (subscription), D Smart (subscription) broadcast.

-ENTRANCE

WALL : Wallpaper shall be applied.
FLOORING : Laminated flooring or 1st grade domestic ceramic shall be used in 1+1 flats and 1st grade domestic ceramic shall be used in all other flat types.
CEILING : Water-based ceiling painting shall be applied on sheetrock suspended ceiling.

-LIVING ROOM

WALL : Wallpaper shall be applied.
FLOORING : Laminate flooring shall be manufactured.
CEILING : Water-based ceiling painting shall be applied on sheetrock suspended ceiling.
3+1 and 4+1 flats shall have a suspended false ceiling system with hidden lighting in the living room. This shall not be manufactured in other flat types.
MECHANICAL : 1+1 flats shall have air conditioning only in the living room, 2+1, 3+1, 4+1 flats shall have air conditioning units in the living room and in the master bedroom.
ELECTRICITY : Chandelier lighting shall be installed in accordance with the project and armature shall be installed.

-KITCHEN

WALL : Wallpaper shall be applied.
FLOORING : It shall 1st grade domestic ceramic in all flat types except for 1+1 flats.
CEILING : Water-based ceiling painting shall be applied on sheetrock suspended ceiling.
BASEBOARD : MDF baseboards shall be manufactured.
KITCHEN CUPBOARD : It shall be Lineadecor brand.
KITCHEN COUNTER : Çimstone brand counter shall be manufactured in accordance with the project. There shall be a ceramic tiling between the counter and the cabinet above.

-WC / BATHROOM

WALL : Çanakkale Ceramic
FLOORING : Çanakkale Ceramic
CEILING : Moisture resistant water-based ceiling painting shall be applied on sheetrock suspended ceiling.
BATHROOM CABINET : Bathroom cabinet wth PVC membrane covered Kale brand MDF shall be manufactured.
MECHANICAL : 1st class bathroom faucet shall be installed as complete set including the upper set. Ceramic shower stall shall be manufactured in compliance with architectural application and detail project. Built-in type reservoir and hanging toilet bowl and/or toilet bowl with integrated reservoir shall be manufactured. Ceiling or wall mountable type ventilation aspirator and/or vent shall be installed. Towel rack type radiator shall be installed.
ELECTRICITY : Lighting shall be provided with LED spots.

-BEDROOM

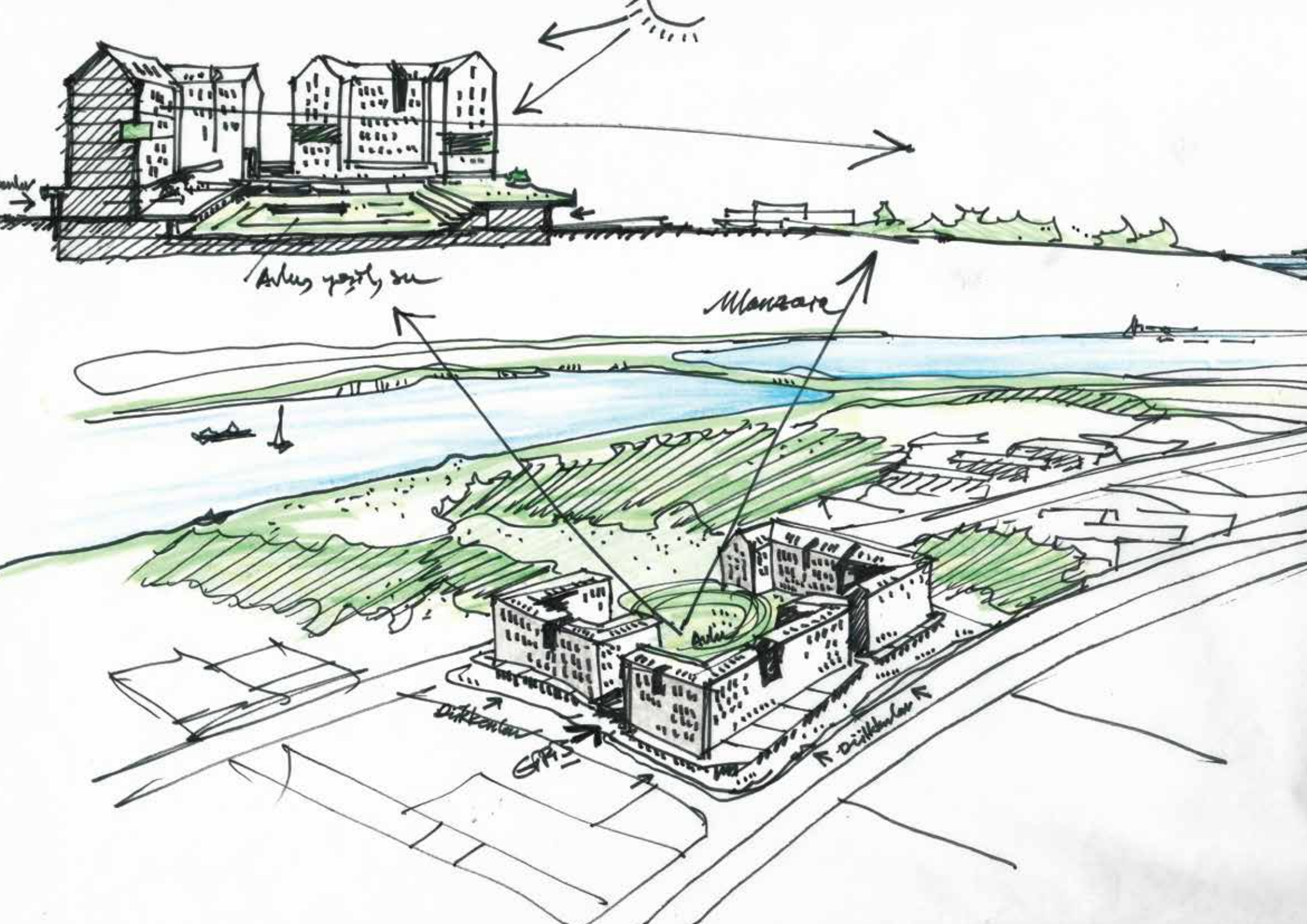
WALL : Wallpaper shall be applied.
FLOORING : Laminate flooring shall be manufactured.
CEILING : Water-based ceiling painting shall be applied on sheetrock suspended ceiling.

-BRANDS

CERAMIC : Çanakkale Ceramic
WHITE GOODS : Siemens
SANITARY WARE : Kale Banyo
FIXTURES : Kale Banyo
KITCHEN SINK : Teka
SHOWER CABINS : Hüppe brand tempered glass.
WINDOWS : Winsa
HARDWOOD : Çamsan
HEATING INSTALLATION : Radiators shall be Termoteknik brand. Boiler shall be Buderus brand.
DOOR : Flat entrance doors shall be Kale steel doors.
AIR CONDITIONING : Mitsubishi Electric
ELEVATORS : Otis
LIGHT SWITCHES/POWER OUTLETS : They shall be Estera brand.
SWITCH MATERIALS : They shall be Legrand, Schneider brand.

AUTOMATION SYSTEMS (SMART HOME)

The video intercom system shall have 10" display and in compliance with the smart home system infrastructure, and shall provide the functions of road traffic, weather condition monitoring, messaging the estate management, communication with security, fire alarm notification, water leakage notification, gas detector (in flat types with gas installation in kitchens), out-of-home mode and cutting power of all flat except for the refrigerator, and the function of monitoring estate entrance and outdoor playgrounds from cameras.



TAG

| | |
|-----------------------------|---|
| EMPLOYER | : 3S KALE GAYRİMENKUL GELİSTİRME VE YATIRIM |
| ARCHITECTURAL PROJECT | : ERGUN MİMARLIK |
| STATIC PROJECT | : FONKSİYON MUHENDİSLİK |
| MECHANICAL PROJECT | : DİNAMİK MUHENDİSLİK |
| ELECTRICITY PROJECT | : ENKOM MUHENDİSLİK |
| LANDSCAPE PROJECT | : ARZU NUHOĞLU PEYZAJ TASARIM |
| INTERIOR DECORATION PROJECT | : ERGUN MİMARLIK |
| MOCK-UP | : MAKETSAN |



“3S Firuze Konakları is a housing complex, which sun, lake, sea scenery, garden and various social facilities are presented to the residents. As it addresses to both the youth and families separately with the type variety of the apartments. It also answers the demands of the users of the region with the commercial units it shelters within its boundaries and it promises a different life at each spot of 3S Firuze Konakları.”

Eser Ergun
Dr. Master Architect

