



## Project Descriptions

**Nirvana Deluxe Villas** are in located at Yeşilbayir, on the northern cliffs of Antalya only 900 m to Orfe Ranch, all with private swimming pool and garden to be developed on a private land with 660 m2.

These special and private mansions namely Nirvana de-luxe houses located in Yeşilbayir district of Antalya, designed to offer unique living concept facilities both on the house living with privacy on the garden and also common areas with general service facilities which each member benefits the services.

Nirvana Deluxe Villa Project will be built on a private land of 5286 m2 at Yeşilbayir, Antalya. There are 8 mansion houses where each house has it's own garden, pool, private entrance, private car park, but also has the access for common use areas such as general pool, common garden, veranda, generator, night security and genitor room.

Luxury houses and mansions will be coated with natural marble Stones at the facades in classical style, however, all interiors will be designed individually by the clients' interior designers according to their own taste and personal requirements. Even after the completion of the whole exteriors, each member can easily design their own interiors, by using their own garden access for designing.

### Roofs;

All roofs will be steel construction and covered with OSB sandwich panels and applied with membrane for water insulation, finished with roof tiles on the top. Underneath of all roof construction will be sprayed with polyurethane in order to provide extra thermal insulation and also to prevent bacteria reproduction. In addition to all these applications, extra thermal insulation material will be added on the top floor's concrete deck.

### Exteriors;

All villas in the project will be coated with thermal insulation materials on the exteriors and facades and plastered. Special decorations will be applied according to the project such as marbles, doorpost, natural wood veneer.

### Windows and Joinery;

Nirvana de-luxe villas windows and joinery will be in large size due to the high sealing. The windows are specially designed to provide bright interiors with double glass, both sides opening, in Hebeschiebe system. The entrance door, interior doors and frames will be wooden.

### Activity Room;

## KEY FEATURES

Location	Antalya, Yeşilbayir
Status	Under Project
Type	House
Rooms	10
Unit m <sup>2</sup>	500 m <sup>2</sup>
Unit Number	8
Total Land	5286 m <sup>2</sup>
Distance to Beach	15 km
To Airport	26 km
To City Center	5 km

## LOCATION



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the basement floors of Nirvana de-luxe villas are designed for activity and SPA center as to be shown in the sample house. When taking the stairs down, it leads you to a large hall and activity room. Next to the activity room, there is a jacuzzi with semi opened winter garden. The other side of winter garden is the SPA centre with Turkish bath, sauna, shower, toilet, personnel room and iron room. The area underneath stairs will be used for heating devices. All infrastructures for cooling, heating, lightning and insulation systems will be installed, however will be completed after each members' selection for wall, floor and sealing decorations.

**Ground Floors;**

When entering the main entrance of Nirvana de-luxe villas, you will be in the spacious main hall almost with 4 meters high sealing. On the right of the entrance, there is a luxury kitchen, where you have bathroom, staircases and lift on the left. The doors opening to the terrace and garden both from kitchen and living room are very handy for everyday use. The vast size of living room area with its high sealing offers exclusive comfort both for watching TV, library corner and fireplace.

**First Floors;**

At the first floor, there are 4 bedrooms altogether, including 3 bedrooms and a master bedroom. The master bedroom has parent bathroom, big terrace overlooking to garden, dressing room, TV unit and nightstands. In other bedrooms, there are windows facing to garden, wardrobes, TV units, bathrooms. There is also extra bathroom and laundry room on the first floor as shown in the architectural plan.