



BREEZE DE MAR LTD

BREEZE DE MAR - KUMBURGAZ

WHO WE ARE?

BREEZE DE MAR LTD. is a company based in UK and has international offices around the World. The company's origin, Akpınar Group, has been operating in the real estate sector for over 60 years. Our focus is real estate.

OUR GOAL

Development of individual solutions and integrated concepts for our customers.

Provisioning of the maximum value to our customers' investments.

OUR MISSION

Expansion, management and improvement of the existing long-term real estate portfolio by focusing on the global market.

To date, there have been 21 successful projects completed.

BREEZE DE MAR, KUMBURGAZ

It's a residence project that provides high income to the investors with down payment 50% and payment term options up to 30 years, located in Istanbul/Turkey. Kumburgaz is a part of the Büyükçekmece county on the European side of Istanbul and on the shore of the Marmara Sea. Established on an area of 1892 hectares, Kumburgaz has an 8 km long coastline. As a part of one of the most beautiful districts of Istanbul, BdM Kumburgaz Project is far from the crowded and noisy environment of the city. It allows you to experience a holiday like life period with your loved ones. The resort is only 30 minutes away from Istanbul's grand airport.

5 walking minutes away from the biggest and most beautiful beach of Istanbul BdM Kumburgaz offers great value as a promising real estate investment.

The flats in the project will be equipped with modern furniture. In a total space of 40,000 square meters the project offers everything which the heart desired, including outdoor swimming pool, gym, boutique stores, spa, sport center, Turkish bath and steam room. It's 5 minutes walking distance from Büyükçekmece coast.

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



- 30 minutes to the Airport
- 15 minutes to the Yakuplu Marina

Kumburgaz, with its proximity to the Marmara Sea and the central areas, will make aesthetics integrated with the lush green landscape which guarantees that you can have a pleasant time in summer and winter.

BdM Kumburgaz Project has 212 luxury flats in total with 1+1, 2+1, 3+1, 4+1 and LOFT type flat options and offers various and numerous amenities that attract residents of all ages.

BREEZE DE MAR ,KUMBURGAZ PROJECT;

The 212 units of the project are divided into the 14 different types of apartments below :

For furnished preference;

Flat Types	Sales Price (USD)
1+1	100560
1+1	125685
1+1 LOFT	113968
2+1	162045
2+1	153765
2+1	153720
2+1 LOFT	142443
2+1 LOFT	183651
2+1 LOFT	163251
2+1 LOFT	174267
3+1	205920
3+1 LOFT	233376
4+1	570420
4+1	586460

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



For unfurnished preference;

Flat Type	Sales Price (USD)
1+1	90560
1+1	115685
1+1 LOFT	103968
2+1	147045
2+1	138765
2+1	138720
2+1 LOFT	127443
2+1 LOFT	168651
2+1 LOFT	148251
2+1 LOFT	159267
3+1	185920
3+1 LOFT	213376
4+1	550420
4+1	566460

The annual interest rate for financing is 4%. The customers can choose between 4 different periods to pay back their remaining capital debt. Debt service will start after completion of the project. The owner and the tenant are responsible for the payments of all service charges and similar expenditures. Regarding rental of the flats the customers optionally can utilize rental system provided by the company.

The company will provide rental services for demanding clients. If this service is desired a separate contract will be signed between the company and the client. For this full service agreement the company will issue an invoice and charge 30% of the rental income being achieved. For service and management Breeze de Mar will charge an annual management and maintenance fee of 1.1% of the sales price of the respective unit. This fee will be paid monthly. (Example: 2+1 Loft, sales price 127,443 USD. Annual fee: 1.1% of 127.443 USD = 1.401.76 USD. Divided into 12 month the monthly fee is 116.81 USD)

This fee includes every expenses for management, maintenance, service, property tax, insurances and so on, except the consumption-dependent billing (electricity, water, heating)

BENEFITS OF OUR PROJECT

- 5, 10, 20 and 30 year payment options
- Close to the Airport
- Close to Kanal Istanbul Project which makes it a great investment alternative
- Limitless activity options
- Proximity to the central points of Istanbul
- The optimal location for investment
- The proximity of the coast and entertainment facilities

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



TECHNICAL SPECIFICATIONS

Description and Materials of Construction

- The construction of the building shall be carried out with first-class quality craftsmanship in accordance with the certified projects and attachments, in the lights of the general technical specifications of Republic of Turkey Ministry of Environment and Urbanization.
- The soil shall be excavated to the bottom level, according to the level permitted by the authorized municipality. Water drainage shall be made around the building and at the sub-base level and drained waters shall be connected to the rain-water pipe and evacuated.
- After drainage, blinding concrete of minimum C16 class shall be poured.
- Basement floor concrete walls which is the bottom of the ground level shall be completely isolated against water and moisture.
- Interior walls shall be bond with 8,5 cm hollow brick or autoclaved aerated concrete. Common walls shall be made between the 2x8.5 cm hollow bricks with insulation material. Exterior walls shall be bond with autoclaved aerated concrete or pumice stone.

Structure

- It shall be in accordance with the architectural, static, mechanical and electrical projects, TSE (Turkish Standards Institution) and seismic codes and specifications of Republic of Turkey Ministry of Environment and Urbanization.
- The buildings shall be constructed with raft foundation, reinforced concrete wall, column, beam-and-slab structure suitable for the static project.
- In the reinforced concrete formwork of the buildings, 18 mm filmfaced plywood for the smooth surfaces of the concrete shall be used. For the protection of the steel equipment, spacer, form oil, plastic brackets and plastic chamfer strip shall be used.
- In areas such as parking lots, there shall be no plaster and exposed concrete formwork.
- After the concrete pouring, depending on the weather conditions, protection shall be made as required by the specification to preserve characteristics of the concrete. After formwork removal, the surplus of the formwork on the poured concrete surfaces will be excavated and small gaps shall be filled with exposed concrete repair mortar.
- The building inspection company that is responsible for the construction shall inspect the structure by taking samples from the concretes on the poured foundation and storey.
- Obtained from the TSE certified companies, ready mixed concrete with a minimum C30 / C35 strength class which is suitable for the static project shall be used.
- Poured concrete and other construction materials shall be protected from harsh weather conditions.

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



Building Exterior and Terrace Roof Features

- Decorative ornaments and paint (Filli Boya, Marshall or equivalent brands) on the 5 cm stone wool coating shall be suitable for the project so as not to spoil the visual aesthetics of the exterior.
- Exterior color and material details shall be made in accordance with the exterior visual project.
- Landscape that surrounds the buildings shall be designed.
- In the entrance halls, the floors shall be covered with granite material.
- In the light of the terrace roof detail projects, heat and water isolations shall be best applied using the necessary materials. Kütahya Seramik, Çanakkale Seramik or equivalent brand shall be preferred for terrace ceramics.
-

Heating System, Heat Insulation and Air Condition

- Natural gas shall be used to heat the building.
- TSE certified PVC pipes to be used in heating installation shall be made with first class quality craftsmanship.
- Natural gas installation shall be made in accordance with the combi boiler system.
- TSE certified panel radiator series of ECA brand or equivalent companies shall be installed in the halls, rooms and kitchens according to the natural gas project.
- There shall be towel warmers in the bathrooms. The natural gas installation shall be made of qualified material in compliance with the IGDAS (Istanbul Gas Distribution Industry and Trade Inc) norms of acceptance, and natural gas safety valve mechanism shall be installed at the gas entry points of the buildings, in case of dangerous situations or an earthquake.
- Air conditioner infrastructure shall be installed in the living room of each flat.
- To implement sound and heat insulation for the wall and concrete surfaces on all four sides of the building, 5 cm thick rock wool coating technique with TSE certified shall be used.

Sewage, Hot and Cold Water Systems

- All applications shall be carried out in accordance with the project and related regulations.
- A fire license shall be obtained in accordance with the fire regulations.
- Kalde, Firat or equivalent brand of PVC pipes and additional materials shall be used in the sewage installation that complies with the drainage system of the building.
- In-flat installations shall be made using PVC pipe with Kalde, Firat or Dizayn brands or equivalent pipes and additional materials in the form that complies with the drainage system of the building. TSE and CE certified batteries, valves and check valves shall be preferred.
- For sewage installation, ventilation shall be established through the relevant PVC pipes.

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



Electricity, TV and Telephone Installation System

- Installation shall be done in accordance with the certified project,
- Flats' circuit breaker boards shall be of the recessed type, residual current relay shall be placed at the entrance of the flat and the output of the electricity meter.
- Circuit breakers and cables to be used in the panels shall be provided from the products of companies with TSE, CE, ISO certificates.
- Televisions, telephones and power sockets shall be installed in desired quantities and places in the apartments.
- Spotlight and lighting systems shall be installed in the living rooms.
- The necessary installation shall be made for the apartments by installing satellite dish for the central TV system, and the necessary infrastructure shall be prepared for cable and satellite broadcasting in the living rooms and other rooms.
- There shall be single-entry telephone exchange entrance located on the building and high-speed internet connection with CAT7 standard established. Modem shall be placed at the entrance of the building.
- Starting from the foundation, all metal parts of the building shall be connected to the ground with a grounding-plate suitable for the electrical project.
- All flats shall have central video intercom monitor installation.
- A security system and a recording device consisting of a suitable amount of cameras shall be installed in the building for security.

Elevator

- All floor displays of elevators shall be digital and shall go down to the common area and the bunker. There shall be sound insulation in the machine room and acoustic comfort in the building.
- The elevator shall be one of the models approved by I.M.O. (Chamber of Civil Engineers). The elevator shall be a local brand that is silent and with power back-up.

Building Entrance and Stairs

- Color and design of entrance hall flooring, the entrance door, stairwell and stairs of the apartment, color of the hand-rail and side walls shall be made of the appropriate material according to the interior architectural design of the project.
- Stairs and halls shall be marble or granite, and railings shall be made from aluminum.

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



Landscape Gardening, Lighting

- The existing walls around the building shall be constructed according to the details outlined by the project architect.
- Landscaping shall be for the areas outside of the building.
- All outdoor areas (garden walls, entrances, backyard, etc.) shall be illuminated with motion sensor led lamps.

Entranceway, Doors, Wardrobe and Hall Stand

- Flooring shall be made from Kütahya Seramik or Çanakkale Seramik brand or equivalent ceramic, or granite.
- A cloakroom shall be installed in accordance with the project designed by the interior designer.
- Flat interior doors shall be manufactured as membrane or PVC coated.
- The exterior doors of the flats shall be made from first class quality steel.

Paint and Parquet

- Flooring for the hallways and rooms shall be made from 1st class parquet or laminate parquet and shall be selected from the products that are supplied from the companies with TSE certificate.
- All parquet baseboards shall be of the same type of material or equivalent.
- There shall be mattresses under parquet.
- Stainless metal sill moulding which is compatible with the door handles shall be mounted in junctions of parquet and floor ceramics.
- Walls shall be putty and painted in water-based satin paint with TSE certified companies such as Filli Boya or Marshall brands. Ceilings shall be painted in plastic paints. Surrounding walls shall be in first class plaster. There shall be windows cornice in front of each window.

Windows and Balcony Doors

- Colors for the exterior joinery of all apartments shall be same.
- Plastic joinery of the flats shall be glazed with thermopane and Firatpen brand Selenite 75 series or equivalent models will be preferred. Glasses shall be Trakya Cam Isicam comfort series (4 + 16 + 4 standards). All glasses shall have 1 transom window (double opening) on each wing.

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul



Kitchen

- Kitchen cabinets and interior cabinets shall be acrylic or membrane cover or lacquer.
- Kitchen countertops shall be made of granite or corian material compatible with selected kitchen cabinets. Kitchen drawers shall have rolling wheel with braking system. The sink shall be made of stainless material. Floors shall be made of waterproofed ceramics.
- For the kitchen, Bosch, Arcelik or equivalent chimney hood brand shall be preferred.

Bathroom

- While preparing the interior design, a detailed layout project shall be drawn, and washing machine shall be positioned and installed.
- First-class ceramics shall be used in the bathrooms. All wet floor shall be waterproofed.
- For bathrooms, Artema brand toilet bowl, and batteries with TSE certified E.C.A. brand or equivalent shall be used.
- There shall be a floor-level shower cabin with glass doors in the bathroom.
- Ventilation shall be provided for the bathrooms.
- Floor sinks shall have odour filter valve.
- According to the design project prepared by the interior architect, the bathroom cabinets shall be made of wood veneer or lacquer.

Hallways

- For flooring, Çanakkale Seramik, Kütahya Seramik or equivalent first class quality ceramic brand or granite shall be used, and the walls shall be used primer before painting in satin.

Balconies

- The floors shall be covered with Çanakkale Seramik or Vitra brand or equivalent, first class quality floor ceramics which are resistant to external weather factors. Balconies and ceilings shall be painted in a color that is suitable for the exterior.
- French balcony and window rails in the building exterior design shall be made of aluminum stainless material.

Common Areas

- Akxa or equivalent brand generator shall be placed.
- Each flat owner shall be entitled to one parking space.
- Outdoor swimming pool shall be constructed in accordance with the technical standards.
- In the lights of the interior design project, there shall be Turkish bath, steam room, sauna, fitness room, shower, restroom, dressing cabinets etc.

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

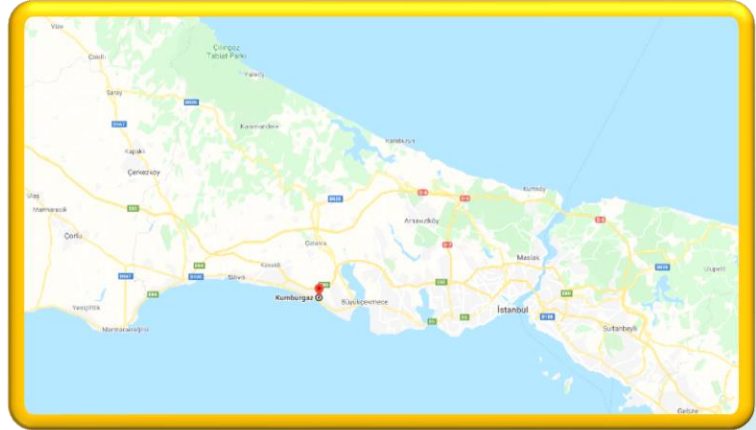
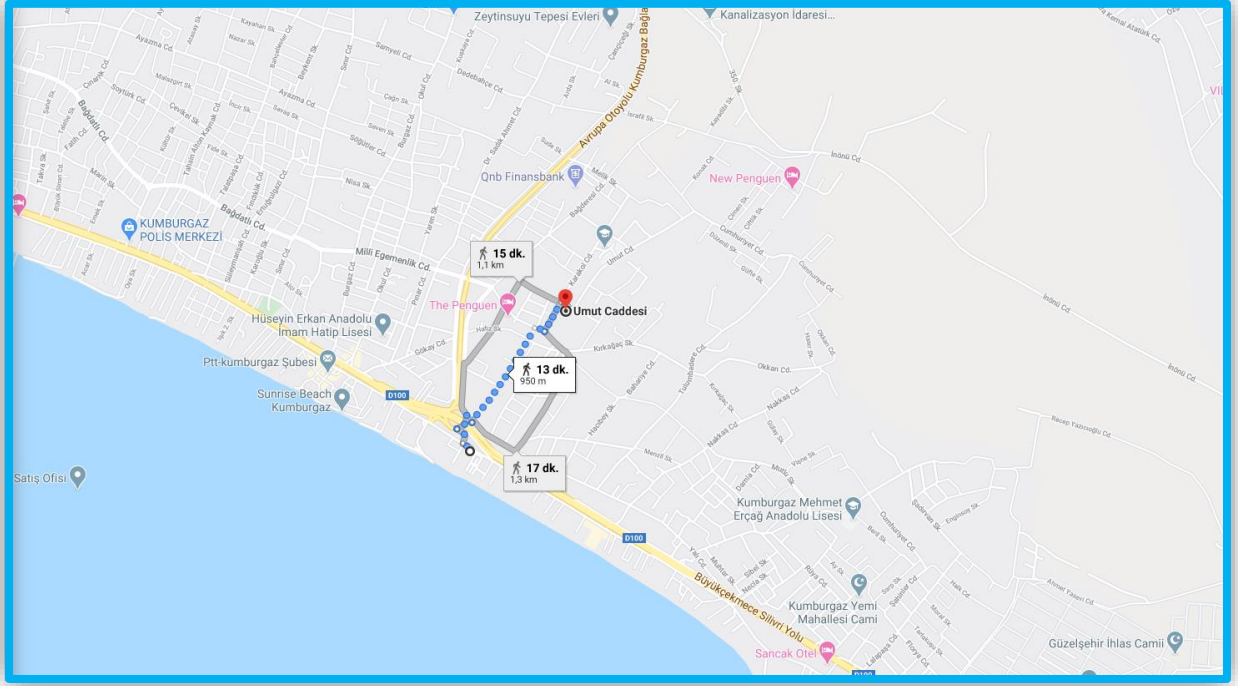
Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul

PROJECT LOCATION

Kayı Cd., Kumburgaz, 34530 Büyükçekmece/İstanbul



UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul

CONTACT



USA

Breeze de Mar
390 North Orange Avenue Suite 2300
Orlando FL 32801
+1 (407) 919-6940



TURKEY

Breeze de Mar LTD
Asmalı Mescit Mah.
Emir Nevruz Sok. Panalya Apt.
No:2 D:3 Galatasaray 34430
Beyoglu/Istanbul
+90 212 806 87 47



ENGLAND

Breeze de Mar Ltd
Kamp House 152 - 160 City Road
LONDON EC1V 2NX
+44 208 133 61 16



GERMANY

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin
+3027016083

UK

Breeze de Mar Ltd
Kamp House 152 - 160
City Road
London

USA

Breeze de Mar
390 North Orange Avenue
Suite 2300
Orlando FL 32801

Germany

Breeze de Mar GmbH
Giesebrechtstraße 11
10629 Berlin

Turkey

Breeze de Mar Ltd
Asmalı Mescit Mahallesi
Emir Nevruz Sokak No: 2/3
Beyoğlu - Istanbul