

SUSTAINABLE GREEN LIFE IN KÖY

ENERGY PRODUCTIVITY • ECO-FRIENDLY PRODUCTS • SUSTAINABLE LIFE



www.koy.com.tr/en/

Zekeriyaköy Mah. Zekeriyaköy Cad. 34450 Sarıyer - İstanbul
Tel: 0212 202 64 64 pbx Fax: 0212 202 99 25

Version: 3
Printing Date: November 2017



KÖY ZEKERİYAKÖY



The project, which is planned out on an area of 467k sqm in Zekeriyaköy, Istanbul by Siyahkalem with the assurance of Emlak Konut REIT, is carried out with a sense of nature friendly products and a sustainable life. Turkey's first LEED Neighborhood Certificate candidate, KÖY, is waiting for you at Zekeriyaköy with its quality living spaces intertwined with nature.

- Eco-Friendly Designs	5	- Eco-Friendly Products	19
Leed Certificate	9	Soprema	21
- Sustainable Life	12	Isolgomma	22
E-Charge	13	Dendro	23
Biologic Treatment	13	Schüco	24
Water Insulation	15	Reynaers	25
Floor Insulation	15	Thyssenkrupp	26
Roof Insulation	15	Frankische	27
Noise Insulation	18	Braga	28
Waste Management System	18	Garofoli / Gidea	29
Landscape and Water Sufficiency	18	Corin	30
		Edilgres	31
		Geberit	32
		Hansgrohe	33



ECO-FRIENDLY
DESIGN

LEED CERTIFICATE

LEED Neighbourhood Development* Certificate

The LEED Neighborhood Development Certificate is a certification awarded to projects in accordance with LEED criteria. These criterias include; site selection, design, infrastructure and superstructure in order to support sustainable life without disturbing the ecosystem and environment itself.

Leed Certificate Criterias

- Compact
- Walkable (pedestrian preferential)
- Choice of transportation method
- Easy access to neighboring blocks and phases (street web)
- Green Building
- Green Infrastructure
Energy sufficiency via rain water management.



LEED CERTIFICATE

LEED Neighborhood Development Certificate Candidate KÖY

Leed Certificated KÖY Sales Office

KÖY has adopted the principles of environmentally friendly designs throughout the project and adopted LEED which is the most accepted green building certification system in the world. Designed with the aim of improving human relations and creating a quality living space, with this aim the project has been a candidate for the LEED Neighborhood Development Certificate for the first time in Turkey

The KÖY Sales office building has been completed and awarded with "LEED FOR NEW CONSTRUCTION " certificate at the gold level.





SUSTAINABLE
LIFE

E-Charge

KÖY encourages the use of electric vehicles that protect nature and reduce fuel consumption. Electric powered vehicles, bicycles and motorcycles as well as different brand vehicles can benefit from the e-charge stations that will be located throughout the common parking areas.

Biologic Treatment

In KÖY it is planned to provide significant water savings with the biological treatment system. In this respect, it is aimed to keep the irrigation costs at a minimum level and to optimize monthly communal service charges.



Water Insulation

Pebbles have been used to fill the gaps between the reinforced concrete curtains and the soil and also polypropylene felt is used to separate the soil and pebbles.

Floor Insulation

The common parking spaces are designed between the buildings and the ground so as to provide a structural insulation. At the same time, the materials used have a longer lifespan and a comfort enhancing effect.

During the insulation process, product and application the preferences were made considering the ground structure and natural conditions of Zekeriyaköy district.

Roof Insulation

Roof structures in KÖY were designed by taking roof acoustical measurements into account and the selection of materials were made according to these measurements.





Noise Insulation (Acustics)

In KÖY, high quality acoustic insulation details have been developed and applied to all walls and floors as well as windows for the purpose of preventing the noise of individual units to each other. In the same way, the necessary acoustic measures were taken in the roof layers for the units at the top, and in the floors of all living spaces at the intersection with the parking spaces on the ground.

Waste Management System

Household waste, plastic, paper, glass and metal, will be directed to recycling plants.

Landscape and Water Sufficiency

Plants that are adapted to the Mediterranean climate, which are resistant to drought and stop growing during hot and dry seasons were also preferred.



ECO-FRIENDLY PRODUCTS

ECO-FRIENDLY PRODUCTS

Soprema- Sub Base Insulation & Terrace Materials



France - www.soprema.com

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

Isolgomma - Under Roof Sound Insulation Blanket



Italy - www.isolgomma.com

Valid for double duplexes in 1st phase.
Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Dendro - Parquet



This is a real image shot at KÖY.



Turkey - www.dendro.com.tr



Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

Schüco - Sliding Doors and Window Systems



Germany - www.schueco.com

Valid for apartments in 1st phase.
Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Reynaers - Facede Systems



This is a real image shot at KÖY.



Belgium - www.reynaers.com.tr

Valid for double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

Thyssenkrupp - Building Elevators



Germany - www.thyssenkrupp-asensor.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

FRÄNKISCHE - Underfloor Heating



FRÄNKISCHE

Germany - www.fraenische-tr.com

Valid for double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

Braga - Block Doors and Flat Doors

 **braga**[®]

Italy - www.bragadoors.com

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Garofoli / Gidea - Interior Doors



GAROFOLI

FIRMA LE VERE PORTE IN LEGNO MASSICCIO

Italy - www.garofoli.com

Valid for townhouses and twin villas in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

Corin - Shower Cabin



Corin

Turkey - www.corin.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Edilgres - Bathroom Tiles



EDILGRES

Italy - www.kaleitalia.com / www.edilgres.it

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

Geberit - Bathroom concealed cistern



GEBERIT

Switzerland - www.geberit.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Hansgrohe - Bathroom Armatures



hansgrohe

Germany - www.hansgrohe.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

Silestone - Kitchen Countertops



This is a real image shot at KÖY.

SILESTONE®
by COSENTINO 
THE ORIGINAL QUARTZ

Spain - www.silestone.com

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Lineadecor - Fitted Kitchen



Turkey - www.lineadecor.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

SieMatic - Kitchen



Germany - www.siematic.com/en/

Valid for twin villas 5+1 and detached villas in 1st phase.
Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Duravit - Bathroom Vitrified



Germany - www.duravit.com.tr

Valid for apartments and double duplexes in 1st phase.
Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

J.Josephson - Wallpaper



U.S.A - www.designo.com.tr

Valid for apartments and double duplexes in 1st phase.
Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Franke - Kitchen Sink Group and Kitchen Armature



This is a real image shot at KÖY.

FRANKE

Switzerland - www.franke.com

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

Seranit Porselen - Kitchen and Balcony Floor Tiles



seranit[®]
PORSELEN

Turkey - www.seranit.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Miele - Bathroom Products



Miele

Germany - www.miele.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

Electrolux - Embedded Kitchen



This is a real image shot at KÖY.



Electrolux

Sweden - www.electrolux.com.tr

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Midea - Air Conditioning



Turkey - www.modernklima.com.tr / <http://cac.midea.com/mideacac/>

Valid for apartments and double duplexes in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

De Dietrich E.C.A. - Condensing Boiler



France - www.dedietrich.com/en

Valid for twin villas and detached villas in 1st phase.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.

Images used in this booklet are concept images of brand.

ECO-FRIENDLY PRODUCTS

Lowara - Pump and Booster Sets



Italy - www.lowara.com.tr

Valid for all units.

Siyahkalem reserves all the rights to change the brands and materials used with the approval of Emlak Konut REIT.
Images used in this booklet are concept images of brand.