

*A happy life*

DECUS

VILLAS

A horizontal banner featuring a scenic view of a coastline at sunset. The sky is a mix of deep blue, purple, and orange. In the foreground, there's a calm body of water reflecting the sky, with a dark, rocky peninsula on the right. In the background, there are layers of blue mountains. The word 'Antalya' is written in a large, white, elegant cursive font across the top. Below it, the words 'A HAPPY LIFE' are written in a smaller, white, all-caps sans-serif font. At the bottom right, the website address 'www.decusconstruction.com' is written in a small, white, sans-serif font.

# Antalya

A HAPPY LIFE

[www.decusconstruction.com](http://www.decusconstruction.com)

*A brand new living space full of privileges is waiting for you.*

# DECUS

We host Decus Villas **in the best planned region of Turkey, Döşemealtı** where you can experience the four seasons of Antalya hosting rich vegetation close to nature and which stands out both for its proximity to the center and its tranquility.

See you at Decus Villas where you will experience all these values together in 21.200 m<sup>2</sup>, maximizing your comfort zone in nature thanks to its special designs, and where you will always **have greenery and tranquility in your life...**

In an area of 21.200 m<sup>2</sup>  
28 custom-built villas are waiting for you.



Special building complex entrance and welcoming. It allows your family to live in a safe environment with 24/7 building complex and private security.



300 m barrier free walking and bicycle track in the greenery.

**Your building complex that generates its own energy in a nature-friendly design includes** projects for solar panel, rainwater collection and irrigation systems. We offer a 24/7 energy guarantee with a generator for emergencies.

# DECUS

The project offers a living space for which every detail is specially prepared and includes sports fields for volleyball, basketball and tennis, a fitness center, a 300-meter barrier-free walking and bicycle track and wooden playgrounds for children.

**They not only offer the comfort of detached life but also provide a secure life for your family with 24/7 building complex and private security.**





## ECOLOGICAL VILLAS

Besides the natural vegetation of Düzlerçam which is the most oxygenated area of the city, Decus Villas where you will encounter many fruit trees and plants with special landscape reforestation, also accompany nature with its sustainable living (sustainable city) project.

# DECUS

With the solar panels on our roofs, we obtain our energy from the sun's rays, and with our special rain irrigation and storage systems, we save money and maintain our sustainable urban understanding. We strive to minimize consumption and pollution by using the energy we generate to charge our electric vehicles. In addition to its unique nature, we bring your garden together with nature with special landscaping works.

**Take a seat at Decus Villas for a nature-friendly life with the tranquility that the greenery and earth bring and the light that the sun brings.**



Presentation of a quiet environment with special invisible building lighting.

Large garden area just for you.



*Its architecture is designed according to your needs.*

Decus Villas were designed to improve the standards of daily life and their projects were carefully prepared to create good times. While you have the safety of living in a building complex, you will also experience the convenience of detached living with vehicular and pedestrian access to your home.

A living space has been created in the most oxygenated area of the city, which is away from traffic and where you can take time for yourself.



Private entrance for vehicles and pedestrians inside the building complex.



## GROUND FLOOR PLAN

Entrance Hall	: 20 m <sup>2</sup>
Living and Dining Area	: 67 m <sup>2</sup>
Total Kitchen Area	: 59 m <sup>2</sup>
Winter Garden	: 18 m <sup>2</sup>
Pantry	: 6,5 m <sup>2</sup>
Garage	: 28 m <sup>2</sup>
Cloak Room	: 6 m <sup>2</sup>
Elevator	: 4 m <sup>2</sup>
WC	: 4 m <sup>2</sup>
Total Area of Guest Bedroom	: 20 m <sup>2</sup>
Bathroom	: 4 m <sup>2</sup>
Total Private Garden Area	: 460 m <sup>2</sup>
Pool	: 32 m <sup>2</sup>
Terrace	: 29 m <sup>2</sup>



## 1ST FLOOR PLAN

Master Suite	: 66 m <sup>2</sup>
Dressing Room	: 11 m <sup>2</sup>
Balcony	: 10 m <sup>2</sup>
Bathroom	: 7 m <sup>2</sup>
Sauna	: 4 m <sup>2</sup>
Bedroom 1	: 28 m <sup>2</sup>
Bathroom	: 5 m <sup>2</sup>
Bedroom 2	: 23 m <sup>2</sup>
Bathroom	: 5 m <sup>2</sup>
Laundry Room	: 6 m <sup>2</sup>
Entrance Atrium	: 20 m <sup>2</sup>
Living Room Atrium	: 53 m <sup>2</sup>





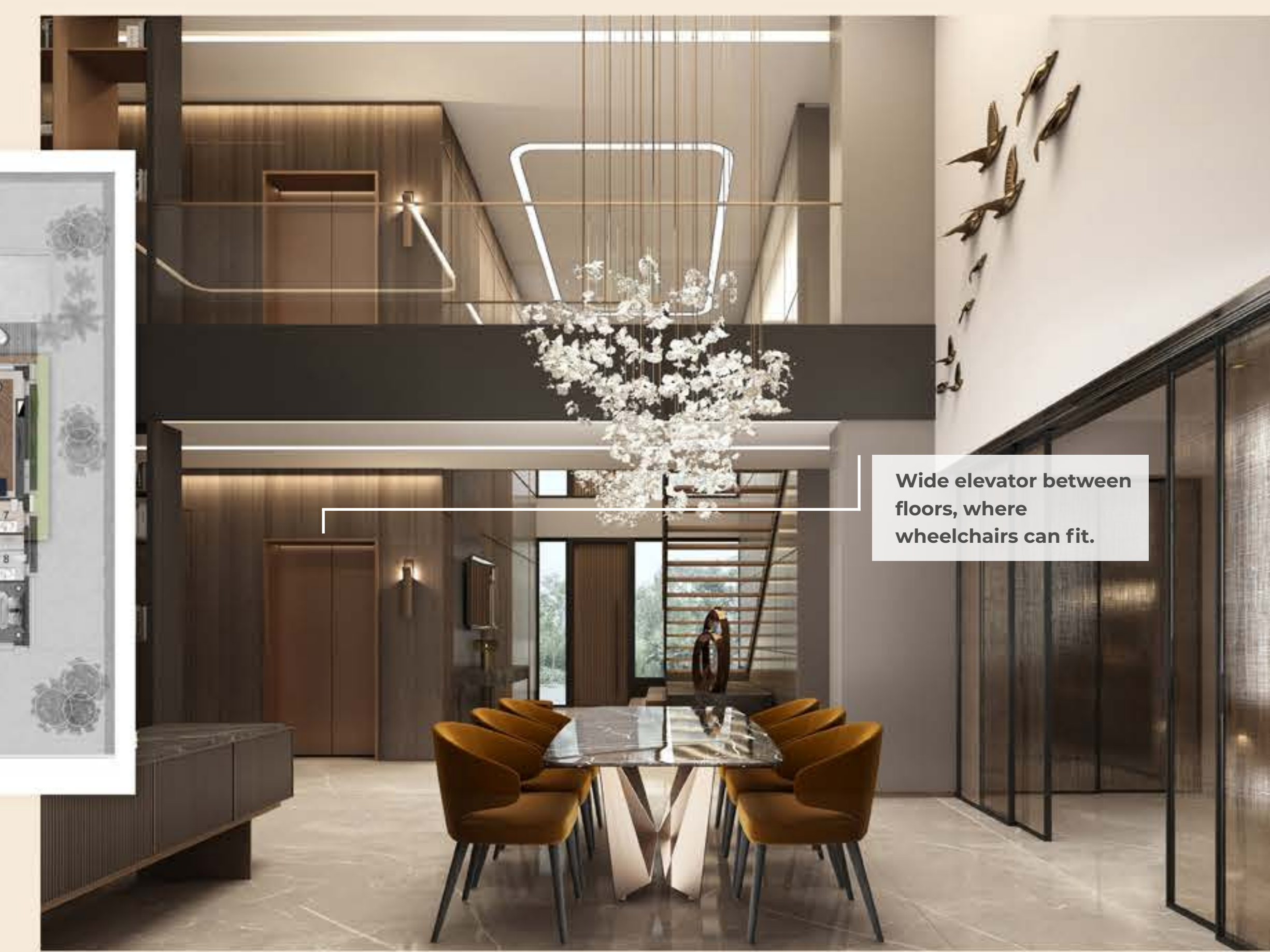
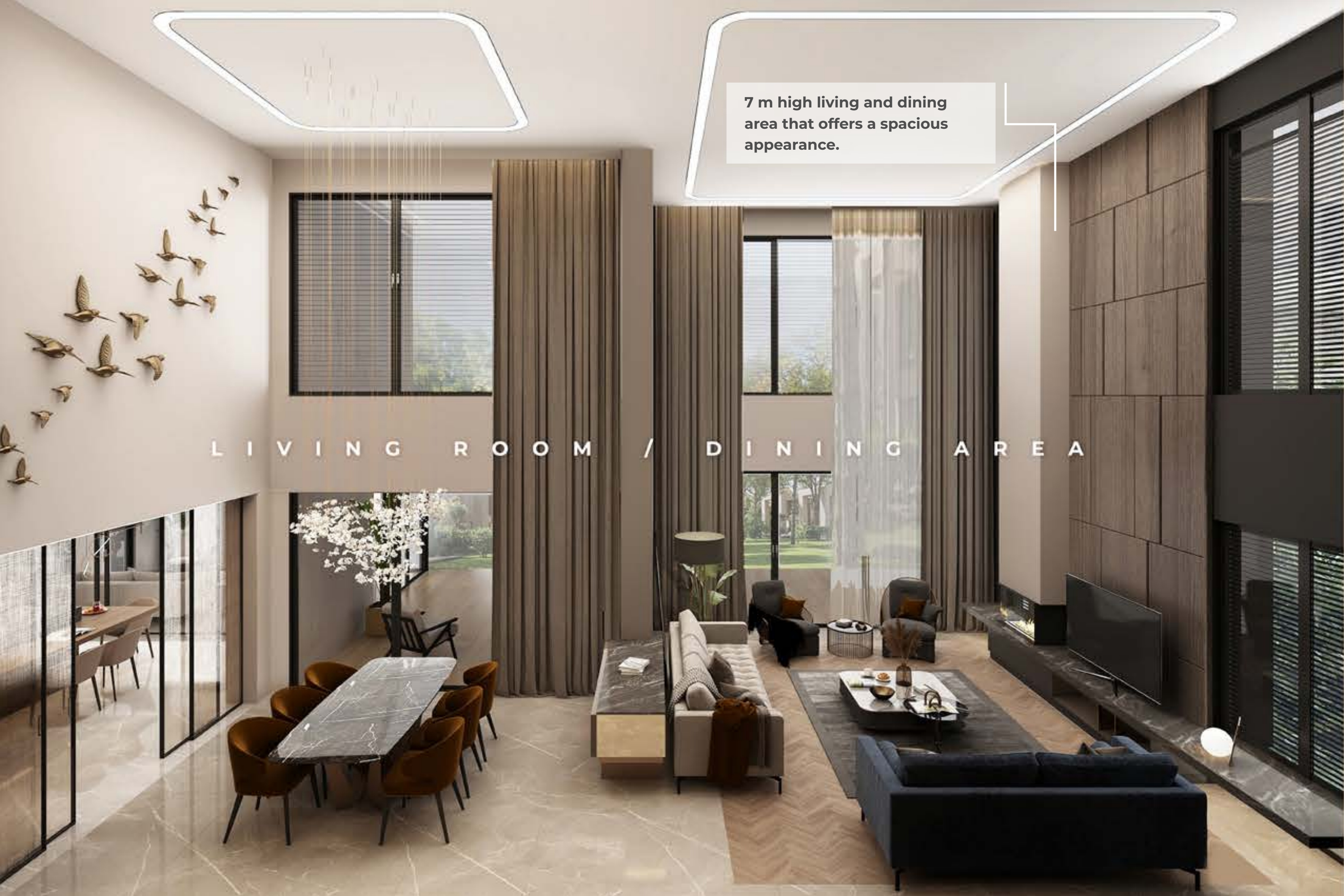


ENTRANCE / WELCOMING



Very spacious and wide reception with a 7 m high entrance hall.







A real fireplace for pleasant moments in the winter months..





KITCHEN / WINTER GARDEN



Entrance to the winter garden, which can be connected to the kitchen.

The Master Suite is designed for your comfort. It is 57 m2 and has a bedroom, a dressing room, a balcony overlooking the pool and the garden, a bathroom and a private sauna area.

M A S T E R S U I T E





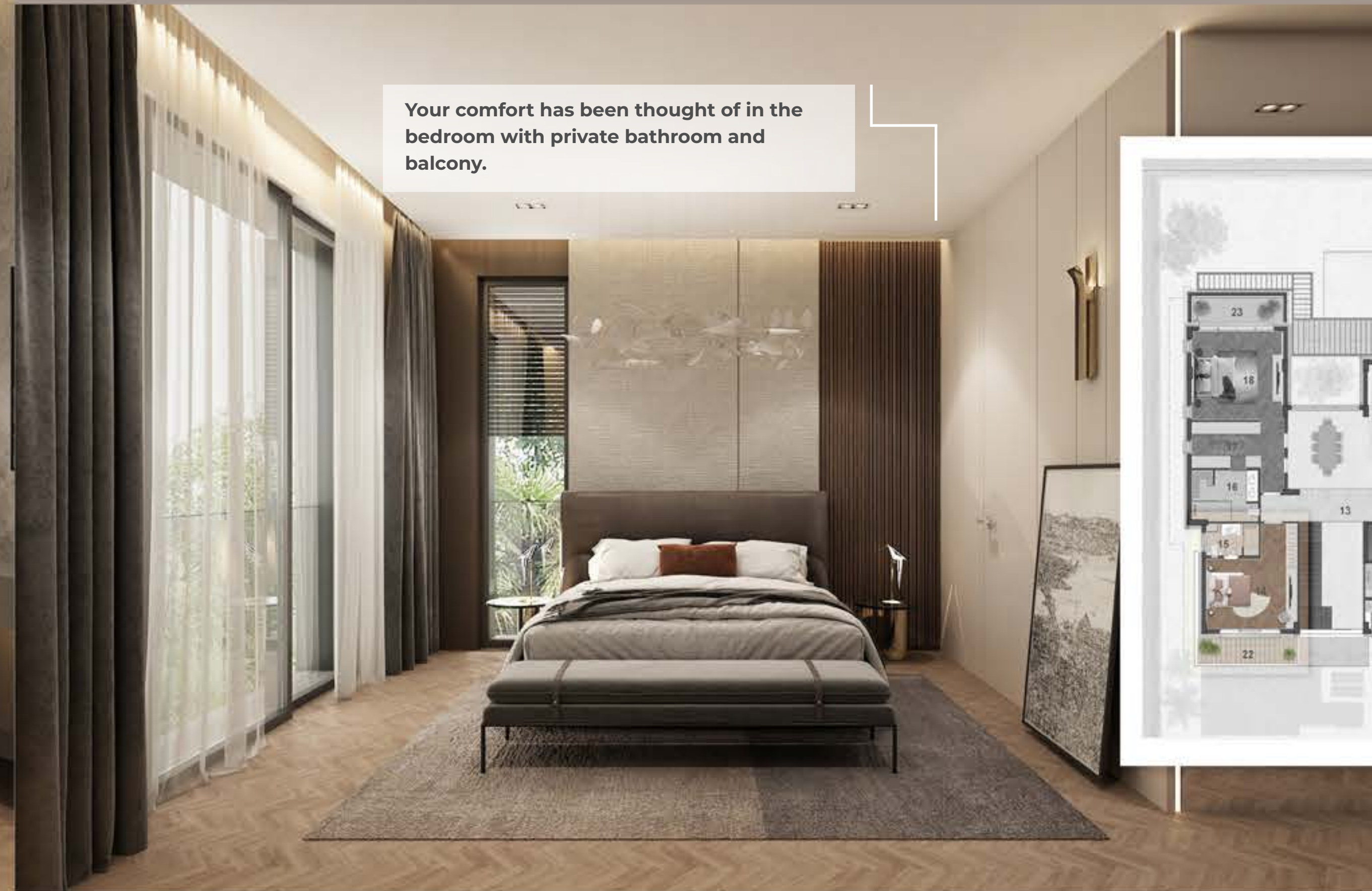
## CHILDREN'S BEDROOM



Spacious and useful children's bedroom with private bathroom.

*play*





# DECUS

VILLAS

## TRANSPORTATION AND LOCATION

Located in Döşemealtı which is Antalya's popular villa area, Decus Villas are 20 minutes away from Antalya city center and at the same time stand out for their tranquility.

Döşemealtı which is the center of attention with its high-speed train project, is 15-20 minutes away from the world-famous Konyaaltı beaches, Karain Cave and Termessos Castle with its historical traces, Tünektepe, TJK Antalya Hippodrome and the city forest and is 30 minutes away from Antalya Airport.

## DISTANCE

City Center	20 min.	Through ring road without traffic lights
Antalya Airport	30 min.	National and International flights
Konyaaltı Beach	20 min.	The most famous beach in Turkey
Hippodrome	10 min.	The newest hippodrome in Turkey
THK Airport	10 min.	Private plane and helicopter landing strip
Termessos	7 min.	Historical Termessos Castle
Antalyaspor Complex	5 min.	Private training facilities
Kepez City Forest	5 min.	Breathing area of the city
Antalya Free Zone	15 min.	The most important yacht manufacturing zone in Europe
Kaleiçi	20 min.	Historical city center of Antalya
Setur Marina	15 min.	5 Star marina
Karain Cave	15 min.	Unesco heritage candidate
Tünektepe	25 min.	View terrace of the city
Antalya Bilim University	5 min.	Private University
Private Schools, Nurseries	5 min.	Foreign language education, private schools and kindergartens
Antalya Aquarium	10 min.	The largest aquarium in Europe



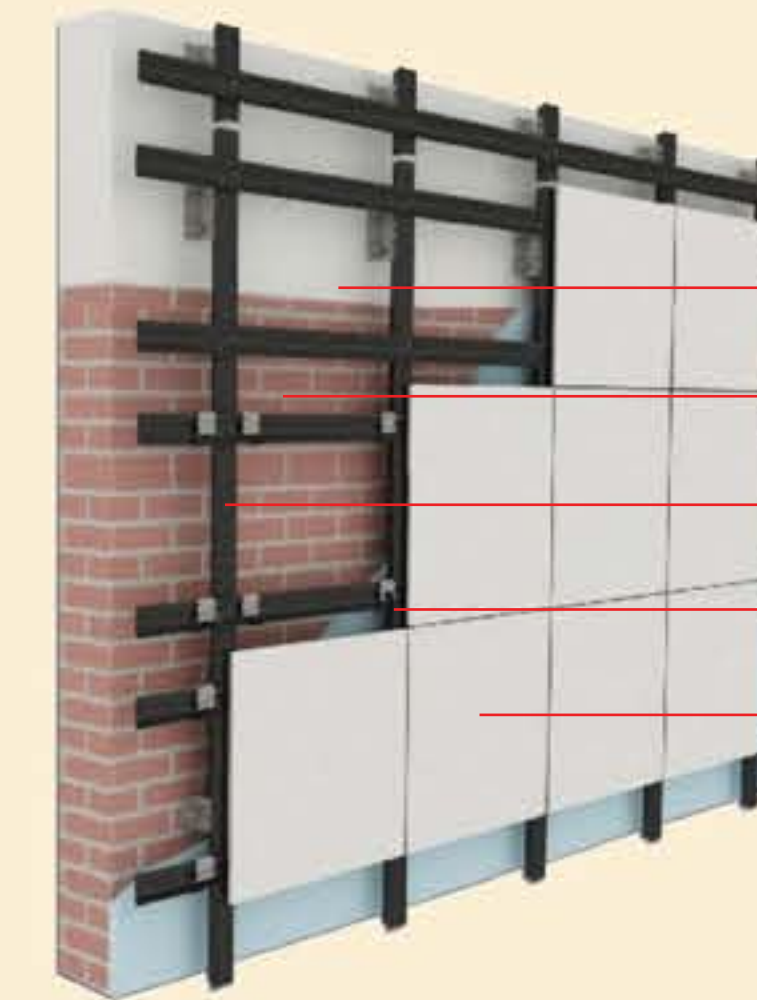
## BUILDING COMPLEX FEATURES

- The best planned area in Turkey, Döşemealtı.
- To be built on 21,200 m2 land.
- 28 specially designed villas.
- Building complex welcoming and reception.
- 7x24 security.
- It generates its own electricity with solar panels.
- 300 m barrier-free walking and cycling track.
- Sufficient generator for the entire complex and villas.
- Common area fitness center.
- Children's playground with wooden toys.
- Tennis, basketball and volleyball courts.
- Automatic irrigation for the entire landscaped area.
- Storage of rainwater.



## VILLA FEATURES

- Each villa is on an area of 750 m2.
- 520 m2 gross area.
- 4+1+1 rooms, Kitchen, Winter Garden, Pantry, Laundry Room, Terrace, Pool, Garden and Parking in the house for 2 cars.
- Bathroom and wc in each room.
- 7 m high ceilings in the entrance and living room.
- Durable, heat and sound insulated building facades, all mechanically coated with ceramic.
- Private winter garden connected to the kitchen, which can be used both in summer and winter, in conjunction with the pools and the ground terrace.
- Underfloor heating.
- Top cooling.
- Fingerprint locked, dust and sound proof 3m high steel door specially made for the project.
- Kitchen furniture, hood, oven and stove.
- Wooden doors specially made for the project.
- Soundproof walls between all rooms.
- Parking area for 2 cars with direct access to the house.
- Specially illuminated pool with 30 m2 infinity waterfall.
- Charging station for electric vehicles.
- Specially designed facade lighting system.
- Possibility to sit outside without being affected by the sun and rain, with large pergolas.
- Possibility of being protected from rain and sun for 356 days, thanks to a wide eaves.
- Large and spacious ground terraces and outdoor sitting areas.
- Durable breathing walls that are not painted.
- Wide bathrooms with high ceilings.
- Wide elevator suitable for wheelchairs.
- Dressing room with details such as clocks, clothes, shoes, etc.
- Automatic blinds.
- Cloakroom in the hallway.
- Guest toilet.
- Garden landscape area.
- Panoramic minimalist aluminum frame.
- Special design barrier-free passages with special gutter application against rain.



### Durable breathing walls that are not painted.

- PLASTER APPLICATION AND WATERPROOFING
- PUMICE WALL COATING
- STEEL CONSTRUCTION BEARERS
- ANCHORING ELEMENTS
- CERAMIC FACADE LINING



### Foundation work for villas

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- A 3D cutaway diagram of the foundation and ground layers. From top to bottom, it shows the soil layer, earthfill, a double membrane waterproofing layer, polyurethane rigid foam thermal insulation, a reinforced concrete foundation curtain, a reinforced concrete raft foundation, another double membrane waterproofing layer under the foundation, protection under the lean concrete foundation, and a compressed gravel sub-foundation layer. Red lines with arrows point from the labels on the right to the corresponding layers in the diagram.
- SOIL LAYER
  - EARTHFILL
  - DOUBLE MEMBRANE WATERPROOFING
  - POLYURETHANE RIGID FOAM THERMAL INSULATION
  - REINFORCED CONCRETE FOUNDATION CURTAIN
  - REINFORCED CONCRETE RAFT FOUNDATION
  - DOUBLE MEMBRANE WATERPROOFING UNDER FOUNDATION
  - PROTECTION UNDER LEAN CONCRETE FOUNDATION
  - COMPRESSED GRAVEL SUB-FOUNDATION LAYER



**The interior illustrations  
in the catalog are  
representative.**

For different design and  
application possibilities, our  
interior designers can  
provide different options  
according to your taste.





**DECUS**  
CONSTRUCTION

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