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VARYANT PLUS KARŐIYAKA

On the land next to the Varyant KarŐiyaka project that we previously designed and built, it is large-mass but permeable with an approach that takes care of the surrounding settlements and land characteristics, which integrates with the settlement and is completely oriented towards the bay view; A complex structure that does not completely block the wind, sun and vision was designed.

Despite all these environmental scalings, the settlement gained an iconic visuality with its massive and clear geometry. It was desired to have a design that emphasizes the region it is located in, that is perceived from far from the highway, from the coastal region, that makes the region a place although it has an expressive image, and its difference does not create incompatibility with its surroundings.

In these monoblock masses, lightness and permeability were achieved by establishing the balance of space and fullness. Depending on the organization of the circle types on the mass surfaces, a geometric but complex faade texture with openness and transparency was constructed.

The main horizontal mass is staggered and connected to the base. The floors of the huge rear holes in the mass were designed as floor gardens.

The vertical mass is positioned to define a comprehensive and stepped outer space with the horizontal mass. On this high mass, the massiveness of the mass was broken with hollow spaces in the form of a floor garden, and the faade organization was complicated within rational geometry and identity with the horizontal block was achieved. The garages were graded with the outdoor spaces, terrace garden apartments, sports facilities, indoor and outdoor swimming pools, which form the

base of the blocks, and a comprehensive garden space equivalent to the settlement's masses was obtained by sitting in harmony with the land. A landscape texture compatible with the façade textures and settlement setup has been created.

In the landscape texture, there are outdoor swimming pools and ornamental pools in the position facing the sea view of the 50-meter-long bay with partially sun-protected areas, and terraces are diversified as open living spaces for the view. The landscape texture is arranged like a super-graphic when viewed from the buildings, with its hard floors, water elements, plant beds and variations. 1+1, 2+1, duplex, 3+1, 4+1, 5+1 flats are arranged in the blocks, and villa-like flats are arranged as terrace houses and houses with gardens on the ground floor. Social facilities include an indoor pool, fitness center, squash, indoor tennis court, meeting room, lobby-lounge. The outdoor swimming pool, children's playgrounds, gradual viewing and sightseeing terraces were designed as activity and recreation areas, which are the continuation of the social facility.

The structural setup of the buildings was solved by using a cork flooring system, which creates clean openings, flexibility and clear spaces, instead of the conventional column-beam arrangement. A mega-structure was obtained without forcing the usual construction order in the horizontal block.

Solar panels and photovoltaic panels were positioned all over the roof in buildings oriented mainly to the south and south-west, and an arrangement was made that truly integrated solar energy into the system for hot water, heating, lighting of common areas and open areas. A hybrid, ecological installation structure was designed with VRV systems, heat pumps, floor heating and solar energy systems. With smart control systems, energy consumption was reduced and ease of use was provided.

The economic and ecological goals of the project are to collect rain water, transform gray water and use it in a separate system, decompose the garbage and present it for recycling, and set up mechanisms to produce compost from organic waste and obtain fertilizer for the large landscape area.

As the infrastructure of energy saving, special plaster, which provides heat and water insulation on the facades of the buildings, is used and white ceramic coating is used to create both thermal insulation and reflective surfaces against global warming. Box balconies have been built in Variant Plus, and shaded open usage areas have been obtained without protruding from the building facades. When necessary, blinds between bri – sole exterior or insulating glass can be used in apartment openings.

Without disturbing the interior use of the buildings, they will be illuminated with fiber optic or led systems from the facades and rear holes, and night perception and iconic landmark features will be emphasized.

These arrangements made within the concepts of sustainability will reduce the cost of subscriptions by providing a business economy. Easy-to-use garages entered from all levels of the buildings will be naturally ventilated to a large extent.

This design, which is a continuation of the Varyant Karşıyaka project, aims to raise the bar for quality, contribution to the city, user and sector with its brand value and sustainability certificate targets.