

GULANPARK- WORLD TRADE CENTER

RESIDENCE & OFFICE TOWERS



2023



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WHY GULANPARK-WTC ERBIL PROJECT?



LIFE CENTER

UP LEVEL SECURITY



HIGH QUALITY / 1 ST CLASS MATERILAS

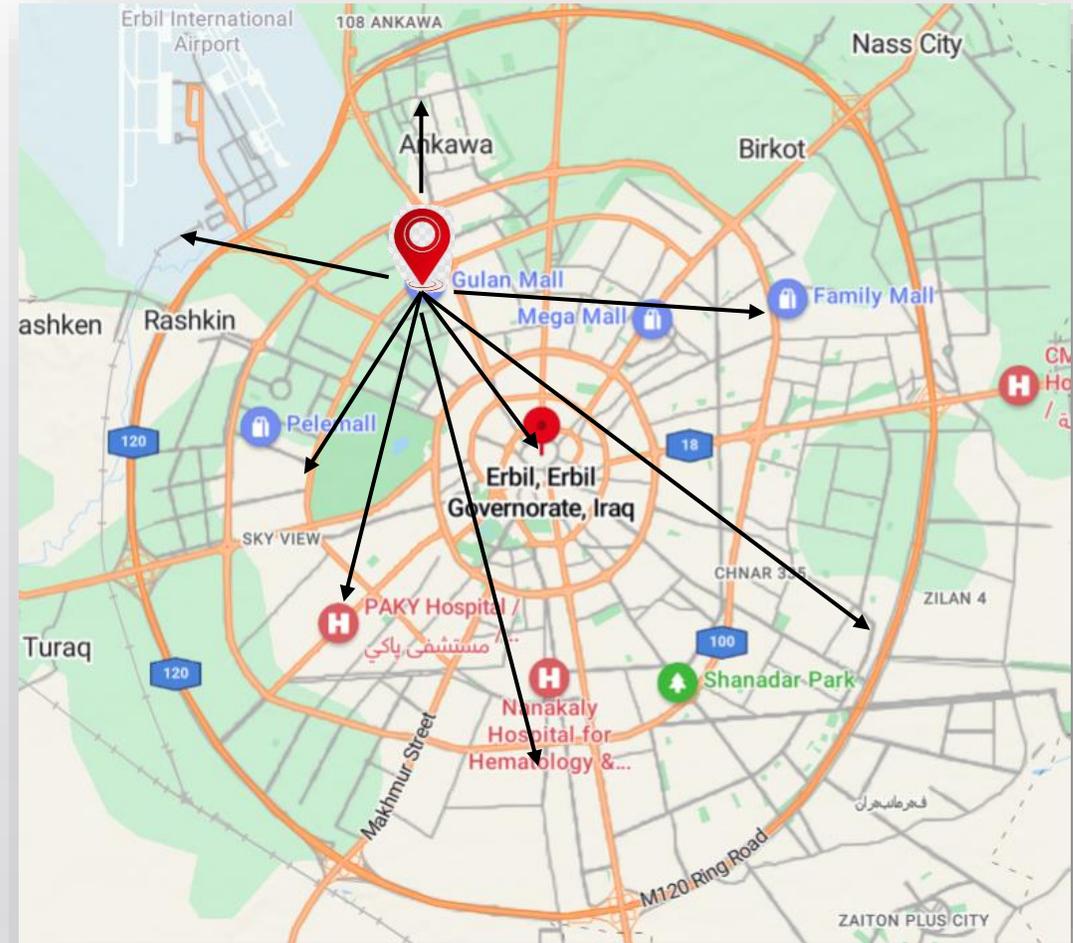
MIXED PROJECT



DISTANCES TO TRANSPORTATION AND IMPORTANT CENTERS

Gulanpark-WTC Project, It is on Gulan Street, at Ankawa Junction. Diagram showing transportation, connection roads, location and distances to important centers.

RT bank	0.6 km	2.0 dk
Turkish Consulate	0.9 km	3.0 min
Erbil Airport	1.0 km	4.0 min
Bahtiyari Police Center	2.1 km	4.0 min
Samu Abdurahmanpark	2.9 km	4.0 min
Italian Consulate	3.0 km	5.0 min
British Consulate	3.0 km	5.0 min
Erbil Castle	3.5 km	8.0 min
Balsam Hospital	3.7 km	8.0 min
American Consulate	3.8 km	8.0 min
Erbil Teaching Hospital	4.1 km	8.0 min
Bahtiyari Fire Dept.	5.0 km	8.0 min
Cihan University	6.9 km	12.0 min
Tishk International	7.0 km	12.0 min
German Consulate	7.0 km	12.0 min.



PROJECT FEATURES

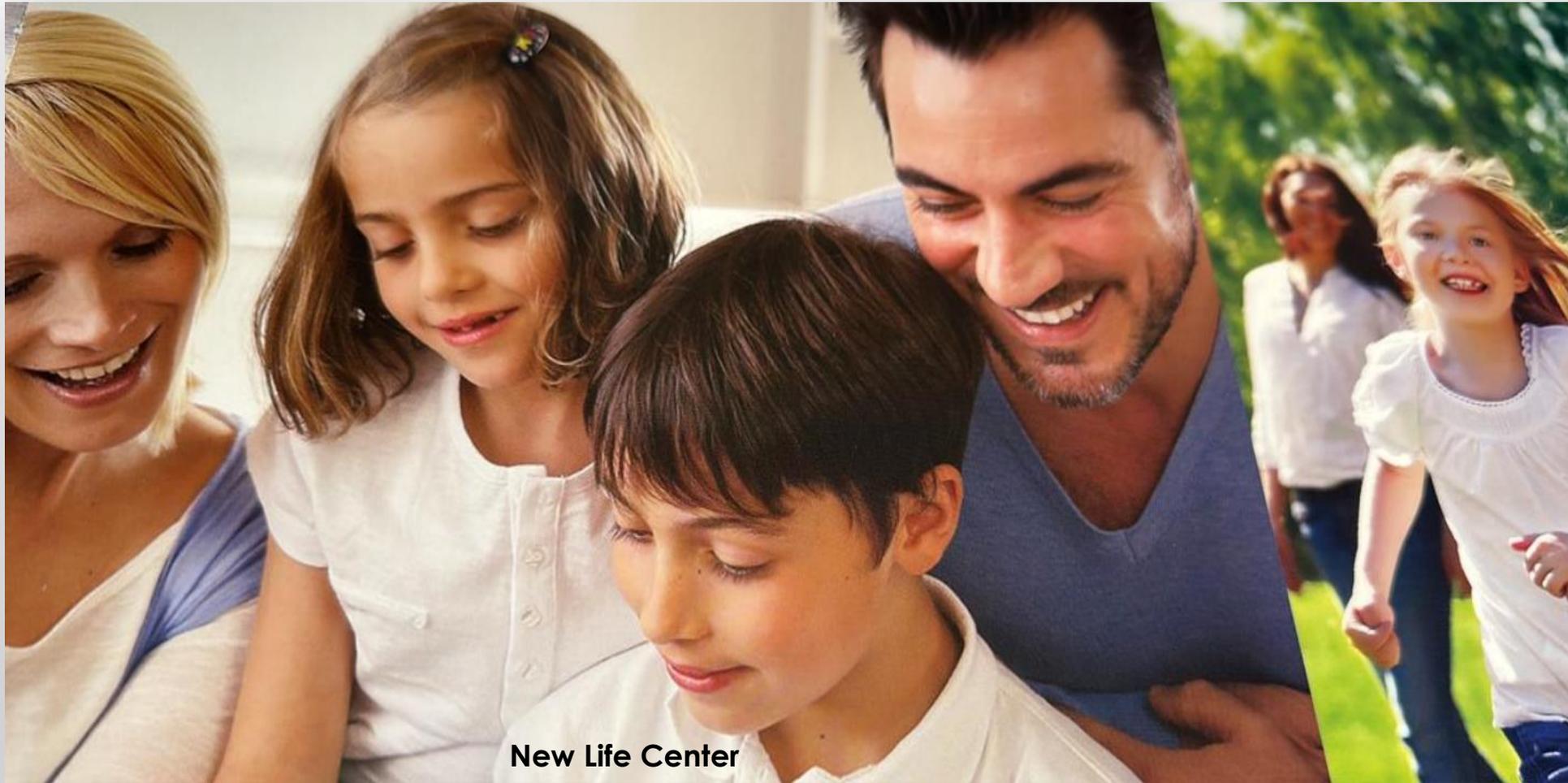
Gulanpark-WTC Project, It is the first project of Erbil, where Residence, Office, Shopping Mall and Hotel functions are located together and is the only **MIXED PROJECT**.



PROJECT FEATURES



Gulanpark-WTC Project, It is a brand new **LIFE CENTER** where you can meet all your needs.



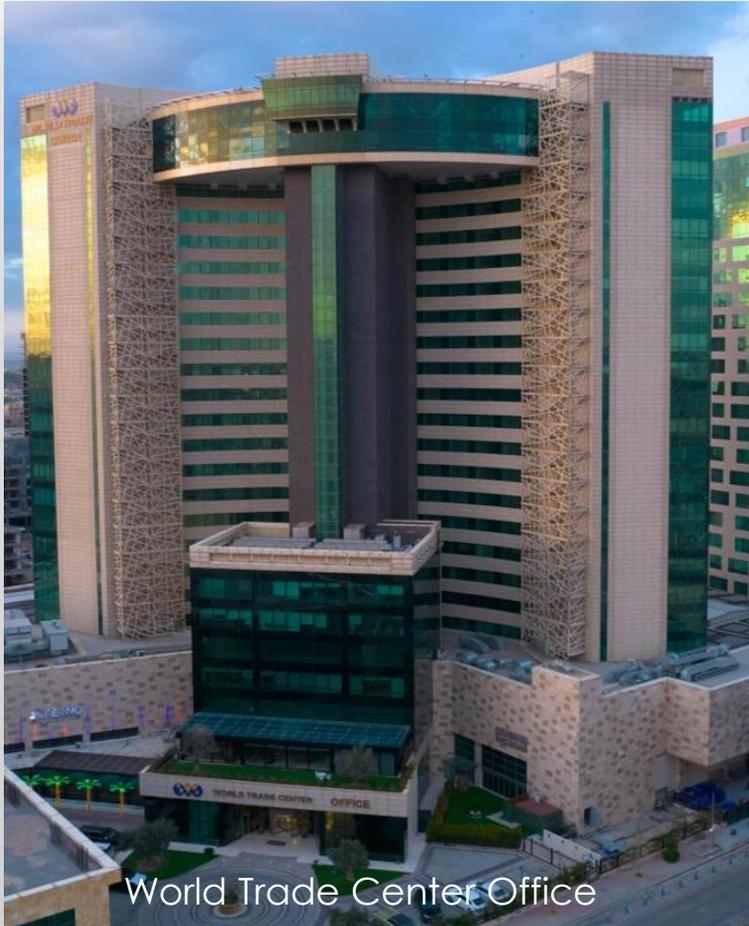
New Life Center



PROJECT FEATURES



World Trade Center,  it is a well-known Global brand located in 90 different countries and supported by 15,000 professionals.



PROJECT FEATURES

Gulanpark Residence, It is decorated with luxury residences and 1st class decoration materials.



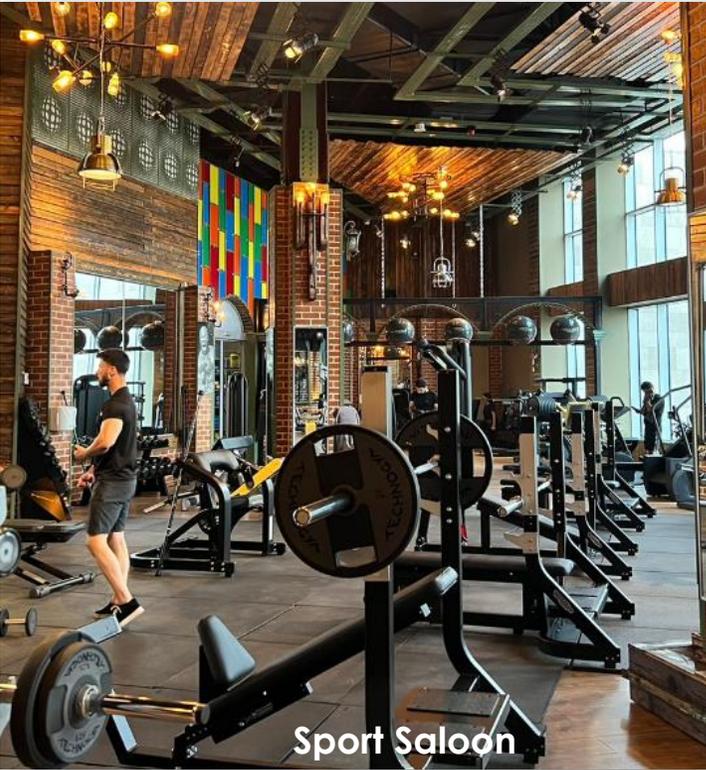
PROJECT FEATURES

- It consists of residences where they have the **HIGHEST LEVEL SECURITY SYSTEM**, where construction quality and 1st class decoration materials are used, where they can live peacefully, healthily and happily, and offices with working spaces of different sizes and square meters.
- There are **AVM ENTRANCE-EXIT** gates that are directly connected to Gulanmall from both office floors and residence floors and are secure,



PROJECT FEATURES

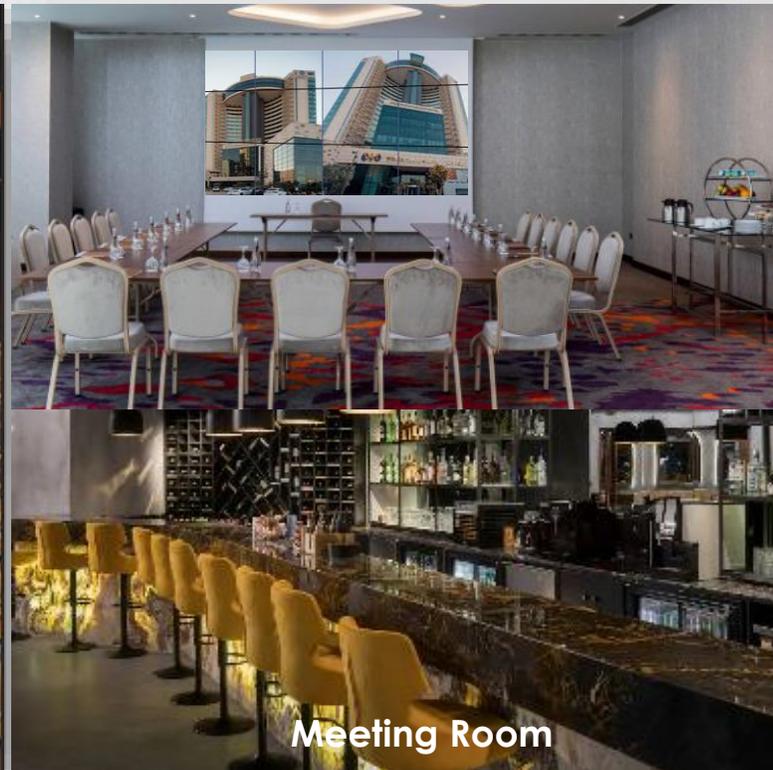
- In addition, there are **SOCIAL FACILITIES** available in the Sports Hall, Ballroom, Meeting Rooms and Hotel restaurant services.
- Building maintenance and management systems are under the guarantee of **SabriOzelGroup**



Sport Saloon



Ball Room



Meeting Room

TECHNICAL ITEMS

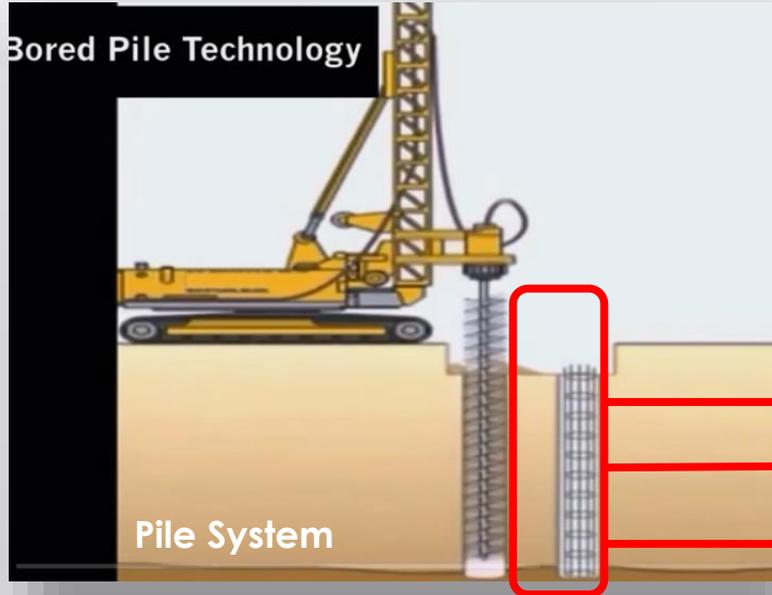
- The concept design of the project was prepared by the **Dutch Desing Company** and the shopdrawings by the **Turkish Const. Company** (Ronesans Insaat is among the top 10 companies in the world).
- The Construction Inspection task of the project was followed by **Dar Al-Handasah-ZA Const.Erbil**, one of the largest construction inspection companies in the Middle East region,
- The task of **H&S** (Healt & Safety) was controlled by the Turkish Company (Turkey's largest company, Occupational Safety Company **Kaya Safety**).
- Aluminum systems (**CUHADAROĞLU Aluminum**, one of the largest aluminum companies in Turkey and Europe) and ceramic coating (**EGE Seramik**) materials are used in exterior cladding.
- Facade cleaning elevator is available.



TECHNICAL ITEMS

- The static calculations of the entire project were calculated at the highest level, and **C45 concrete** was used in the construction. It is resistant to **55 MPa**.
- A total of **699 pieces**, each at a depth of **25 m**. It is built on the foundation pile system.

Beton Sınıfı	Silindir	Küp
	N/mm ²	N/mm ²
C16/20	16	20
C20/25	20	25
C25/30	25	30
C30/37	30	37
C35/45	35	45
C40/50	40	50
C45/55	45	55



TECHNICAL ITEMS

- 5 pcs. Total **5 MB Generator**
- There is a **water softening** system and a **water purification** system.
- Elevators First class quality **KONE** brand elevators are used.
- Air conditioning system **VRF Central System**, the world's best brand **DAIKIN** is used.
- Offices & Residence & Mall & Hotel & Parking lots have a total of **850 m3 Water Tank**

The logo for KONE, featuring the letters 'K', 'O', 'N', and 'E' in white, each inside a blue square, which are then arranged in a row.The logo for DAIKIN, featuring a blue stylized 'D' followed by the word 'DAIKIN' in blue capital letters.

TECHNICAL ITEMS



ENVIRONMENTAL
RESPONSIBILITY



RECYCLING
CLEAN WORLD



- It is an environmentally friendly building. In our project, it is the most environmentally friendly project of the region with its WASTE WATER WASTE RECYCLING FACILITY, compatible with the environment, in order to leave it for a sustainable and livable world for future generations.



TECHNICAL ITEMS

- The building has a **Fire Escape Plan** and **International Certificate** of Conformity Approval for all fire escapes.
- Smoke Detectors
- Fire Sprinkler System
- Fire Tubes
- Emergency Plans
- Fire Escape Doors and Fire Escapes are available
- Building Management Plan is available and Building Maintenance services are managed by  sabriozelgroup.



Smoke Dedectors



Sprinklers



Fire Cabinets



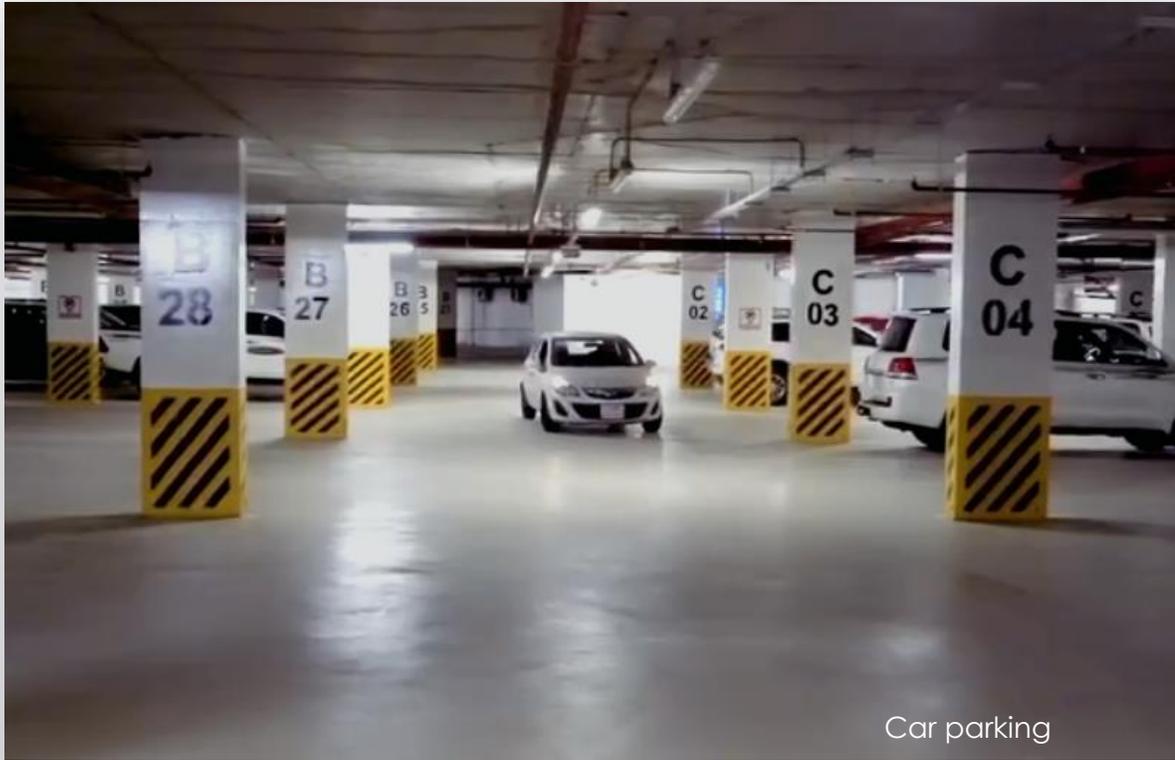
TECHNICAL ITEMS

- Both office and residence buildings 142 units. It is monitored by **CCTV cameras** and recorded 24/7. The whole building is protected by a private security firm.
- Building entrances are protected in an extremely secure way. CCTV devices are **AXIS brand**.



TECHNICAL ITEMS

- There are private parking floors and parking spaces for offices and residences only.
- Each floor has a Garbage Room and an elevator.



Car parking





GULANPARK RESIDENCE UNITS DECORATION AND MATERIALS

- First class materials and top quality brands are used in residence decoration works.
- **KALE ÇELİK KAPI**, whose entrance doors are 1st class quality and brand
- Room doors 1st class solid wood door brand **DORTEK**
- 1st class laminate flooring **SERİFOĞLU PARKE** brand as floor covering material,
- 1st class ceramic **EGE CERAMİK** was used as the wet area floor covering material.
- Oven & Cooker & Aspirator & Dishwasher **SIEMENS** brand,
- **TEKA** brand is used in Kitchen Sinks,





GULANPARK RESIDENCE UNITS DECORATION AND MATERIALS

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Owen-Asp- Dish Washer



Sinks



Cupboards



KITCHEN



Flooring





GULANPARK RESIDENCE UNITS DECORATION AND MATERIALS

- First class materials and top quality brands are used in residence decoration works.



Taps



Sanitary Products



Shower Cabin

Cupboards



Flooring

BATHROOM AND WC





GULANPARK RESIDENCE UNITS DECORATION AND MATERIALS

- First class materials and top quality brands are used in residence decoration works.



Heating & Cooling

Surface Cladding



Flooring



LIVING ROOM

Ceeling

Wall Paint



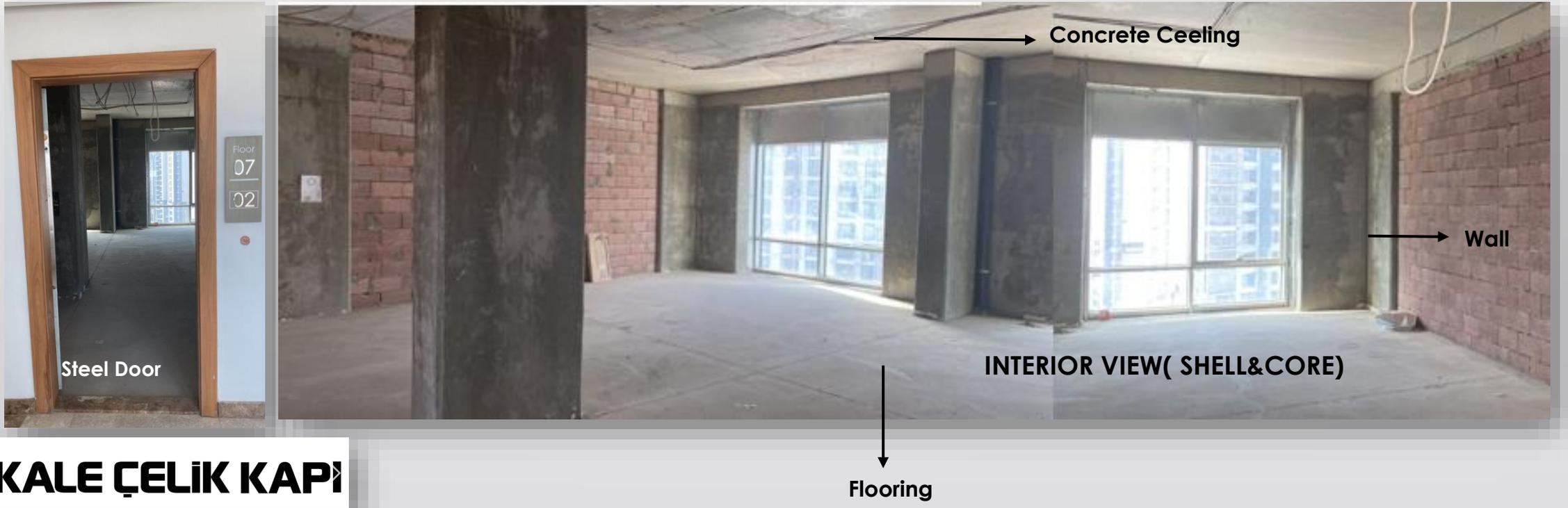
Parquets





WORLD TRADE CENTER (WTC) OFFICE UNITS DECORATION AND MATERIALS

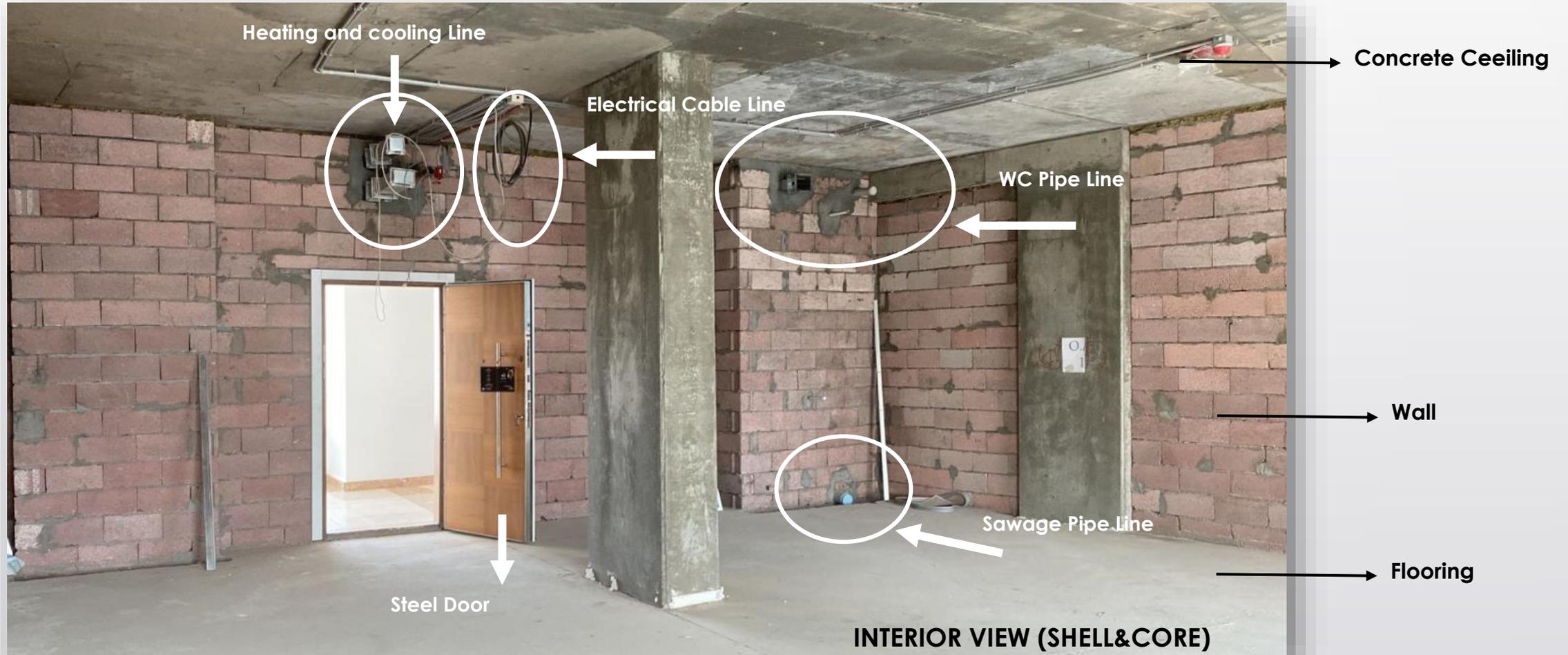
- Office entrance doors are **KALE ÇELİK KAPI**, which is 1st class quality and brand.
- Office interiors are delivered in shell & core (rough construction). All decoration works belong to the new buyer.
- It is available in our offices which are ready to use and whose office decoration has been completed. All materials are decorated by choosing 1st class.





WORLD TRADE CENTER (WTC) OFFICE UNITS DECORATION AND MATERIALS

- All technical lines Which is heating and water pipe lines are ready to use.





WORLD TRADE CENTER (WTC) OFFICE UNITS DECORATION AND MATERIALS

- Some office units ready to use Which is floor and wall decorated.



INTERIOR VIEW OFFICE UNIT



INTERIOR VIEW OFFICE UNIT



THANKS.....

