


# PLATINUM VILLAS

TUZLA · FAMAGUSTA

*Modern architecture, refined living.*

PLATINUM VILLAS
TUZLA



# 17 VILLAS.
# 4 DISTINCT LIFESTYLES.
# ONE EXCEPTIONAL ADDRESS.

Platinum Villas brings together modern architecture, spacious living areas and the natural rhythm of Mediterranean life in Tuzla.

BARIS CONSTRUCTION · PLATINUM COLLECTION



PROJECT OVERVIEW

# Platinum Villas

*A distinguished living collection in Tuzla.*

Platinum Villas is a modern residential project of 17 private villas located in Tuzla. Four distinct villa types are designed to respond to different lifestyles, family structures and usage expectations.

| 17 | 4 | 3+1 / 4+1 | 185–275 m² |
|---|---|---|---|
| VILLAS | VILLA TYPES | LIVING OPTIONS | AREA OPTIONS |

**TYPE A · TYPE B · TYPE C · TYPE D**




04 | LOCATION

# Tuzla · Famagusta

*Close to the city's rhythm, at the heart of calm.*

| Famagusta | Iskele | Famagusta State Hospital | Eastern Mediterranean University |
|---|---|---|---|
| 2.1 km | 14.5 km | 0.5 km | 1.1 km |

| Silver Beach | DAU Beach Club | Glapsides Beach |
|---|---|---|
| 1.2 km | 1.1 km | 0.9 km |




# Close to Key Destinations



Silver Beach

1.2 km



DAU Beach Club

1.1 km



Glapsides Beach

0.9 km



Eastern Mediterranean University

1.1 km



# 17 Private Villas

*A Planned and Secure Living Environment*

| 17 | 4 | Spacious | Private | Secure |
|---|---|---|---|---|
| VILLAS | VILLA TYPES A/B/C/D | LANDSCAPED AREAS | PARKING | LIVING AREA |

# Four Distinct Villa Types

*Discover the one that suits your life.*



## Type *A*

**4+1**
265 m² · 9 Villas



## Type *B*

**4+1**
275 m² · 2 Villas



## Type *C*

**3+1**
215 m² · 2 Villas



## Type *D*

**3+1**
185 m² · 4 Villas

# Type *A*

*Modern lines, spacious living.*



| 4+1 | 265 m² | 9 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

# Floor Plans

*Functional living, clear planning.*

| 4+1 | 265 m² | 9 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

## Ground Floor

01 / 02



### Area Breakdown

| | |
|---|---|
| Entrance Terrace | 12 m² |
| Entrance Hall | 4 m² |
| Guest Bedroom | 11.5 m² |
| Guest Bathroom | 3.5 m² |
| Guest Suite Total Area | 15 m² |
| Stair Landing | 13 m² |
| Guest WC (Under Stairs) | 3.7 m² |
| Living Room | 30 m² |
| Kitchen | 30 m² |
| Kitchen Terrace | 15.8 m² |
| Front Terrace | 29 m² |
| Front & Rear Terraces | 52 m² |

## Upper Floor

02 / 02



### Master Suite & Bedrooms

| | |
|---|---|
| Master Bedroom | 19 m² |
| Dressing Room | 6.6 m² |
| Master Bathroom | 5.6 m² |
| Private Terrace | 5.5 m² |
| Bedroom 2 | 18 m² |
| Bedroom 3 | 18 m² |
| Private Terrace | 6.9 m² |
| Laundry Room | 5 m² |
| Laundry Terrace | 10 m² |
| Shared Bathroom / WC | 6.8 m² |

Floor plans are taken from the original plan drawings in the existing Platinum Villas project documents.

# Interiors

*Bright, understated and timeless.*



LIVING ROOM & LOUNGE



KITCHEN & DINING AREA



BATHROOM



BEDROOM

SAMPLE INTERIOR ARRANGEMENT

*Bright, understated and timeless.*

# Exterior Living

*Living that extends onto the terraces.*



TYPE A · EXTERIOR & TERRACES

Original project image

**52 m²**

GROUND FLOOR FRONT & REAR TERRACES

**29 m²**
FRONT TERRACE

**15.8 m²**
KITCHEN TERRACE

**5.5 m²**
MASTER PRIVATE TERRACE

**6.9 m²**
BEDROOM PRIVATE TERRACE

Open areas are planned as a natural extension of indoor living.

Garden, BBQ and living arrangements are shown separately on the relevant catalog pages.

# Type *B*

*Generous plan, spacious living areas.*

Offers a comfortable, contemporary villa experience with a balanced interior layout and generous living areas.



| 4+1 | 275 m² | 2 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

# Floor Plans

*Generous living areas, balanced planning.*

| 4+1 | 275 m² | 2 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

## Ground Floor

01 / 02



### Area Breakdown

| | |
|---|---|
| Entrance Terrace | 12 m² |
| Entrance Hall | 4 m² |
| Stair Landing | 13 m² |
| Guest WC (Under Stairs) | 3.7 m² |
| Living Room | 36 m² |
| Kitchen | 30 m² |
| Rear Kitchen Terrace | 29 m² |
| Living Room Terrace | 15.8 m² |
| Bedroom 1 | 13.8 m² |
| Master Bathroom | 3.5 m² |

## Upper Floor

02 / 02



### Master Suite & Bedrooms

| | |
|---|---|
| Master Bedroom | 18.7 m² |
| Master Bathroom | 5.6 m² |
| Bedroom 2 | 17.8 m² |
| Bedroom 3 | 18 m² |
| Private Terrace | 6.9 m² |
| Laundry Room | 5 m² |
| Laundry Terrace | 14.7 m² |
| Hall | 2.4 m² |
| Shared Bathroom / WC | 6.1 m² |

Floor plans are taken from the original plan drawings in the existing Platinum Villas project documents.

# Interiors

*Spacious, bright and balanced.*


LIVING ROOM & GARDEN AXIS


KITCHEN


DRESSING AREA


BEDROOM

SAMPLE INTERIOR ARRANGEMENT

*Spacious, bright and balanced.*

# Exterior Living

*Generous terraces, free-flowing living.*



TYPE B · EXTERIOR & TERRACES

Original project image

| 29 m² | 15.8 m² | 6.9 m² | 14.7 m² |
|---|---|---|---|
| REAR KITCHEN TERRACE | LIVING ROOM TERRACE | PRIVATE TERRACE | LAUNDRY TERRACE |

Living that extends onto the terraces. In Type B, the living room and kitchen connect directly to the open living areas.

# Type C

*Smart plan, strong architectural character.*

A clear answer to the needs of modern living, with functional planning and balanced volumes.



| 3+1 | 215 m² | 2 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

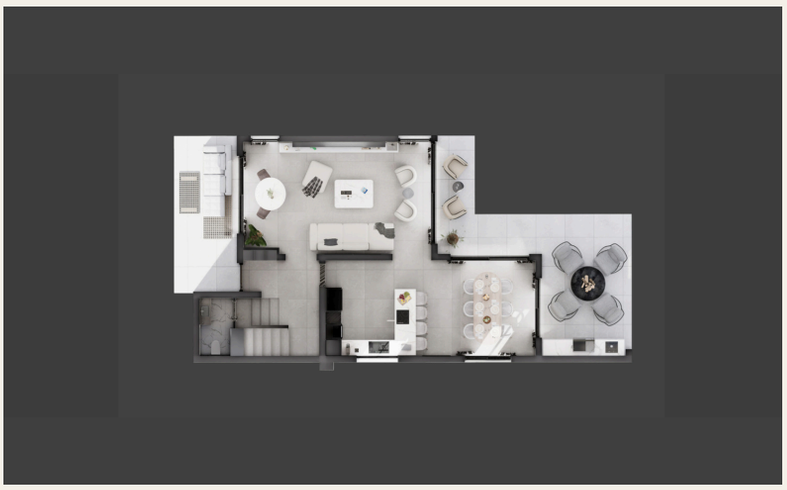
# Floor Plans

*Compact, functional and balanced.*

| 3+1 | 215 m² | 2 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

## Ground Floor

01 / 02



### Area Breakdown

| | |
|---|---|
| Entrance Terrace | 12 m² |
| Entrance Hall | 4 m² |
| Stair Landing | 13 m² |
| Guest WC (Under Stairs) | 3 m² |
| Living Room | 32 m² |
| Kitchen | 30 m² |
| Living Room Terrace | 10 m² |
| Kitchen Terrace | 19 m² |

## Upper Floor

02 / 02



### Master Suite & Bedrooms

| | |
|---|---|
| Master Bedroom | 16.8 m² |
| Master Bathroom | 4.3 m² |
| Bedroom 1 | 17.5 m² |
| Private Terrace | 10 m² |
| Bedroom 2 | 15.4 m² |
| Hall | 4 m² |
| Shared Bathroom / WC | 4.4 m² |

Floor plans are taken from the original plan drawings in the existing Platinum Villas project documents.

# Interiors

*Clean lines, balanced volumes.*


LIVING ROOM & LOUNGE


KITCHEN


BATHROOM


BEDROOM

SAMPLE INTERIOR ARRANGEMENT

*Clean lines, balanced volumes.*

# Exterior Living

*A balanced life with open spaces.*



**TYPE C · EXTERIOR & TERRACES**

Original project image

**29 m²**

GROUND FLOOR OPEN TERRACES

**10 m²**

LIVING ROOM TERRACE

**19 m²**

KITCHEN TERRACE

**10 m²**

UPPER FLOOR PRIVATE TERRACE

The living room and kitchen terraces carry indoor living into the open air.

# Type *D*

*Compact plan, strong living concept.*

A clean solution for modern family living, with functional planning and balanced volumes.



| 3+1 | 185 m² | 4 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

# Floor Plans

*Clear and functional on a compact scale.*

| 3+1 | 185 m² | 4 |
|---|---|---|
| LAYOUT | TOTAL AREA | VILLAS |

## Ground Floor

01 / 02



### Area Breakdown

| | |
|---|---|
| Entrance Terrace | 19 m² |
| Entrance Hall | 4.2 m² |
| Living Room | 28.4 m² |
| Kitchen | 25.8 m² |
| Kitchen Terrace | 11.7 m² |
| Guest WC (Under Stairs) | 3 m² |
| Stair Landing | 11.4 m² |

## Upper Floor

02 / 02



### Master Suite & Bedrooms

| | |
|---|---|
| Master Bedroom | 14.2 m² |
| Master Bathroom | 3.4 m² |
| Private Terrace | 7.4 m² |
| Bedroom 2 | 11 m² |
| Bedroom 3 | 13 m² |
| Hall | 4 m² |
| Shared Bathroom / WC | 4.8 m² |
| French Balcony | 2 |

Floor plans are taken from the original plan drawings in the existing Platinum Villas project documents.

# Interiors

*Spacious and contemporary on a compact scale.*













SAMPLE INTERIOR ARRANGEMENT

*Spacious and contemporary on a compact scale.*

TYPE D

3+1 · 185 m²

4 Villas

# Exterior Living

*Strong use of open space in a compact plan.*



**TYPE D · EXTERIOR & TERRACES**

Original project image

**19 m²**
ENTRANCE TERRACE

**11.7 m²**
KITCHEN TERRACE

**7.4 m²**
MASTER PRIVATE TERRACE

**2**
FRENCH BALCONY

The open-space concept is completed by the entrance, kitchen terrace, private terrace and French balconies.

# Outdoor Living

*Garden, terrace and long summer evenings.*



GARDEN & TERRACE



**BBQ AREA**

A dedicated barbecue area; a natural meeting point that brings together family, friends and long summer evenings.



**BALCONY & GARDEN**

Terraces and balconies turn the connection with the open air, from morning coffee to sunset, into a natural part of daily life.

# Materials & Details

*Understated aesthetics, selected surfaces.*

## KITCHEN & FLOORING DETAILS



### Ceramic Flooring
Ceramic floor covering

### Kitchen Cabinets
Ergonomic, soft-touch kitchen

### Countertop
Engineered marble countertops

## BEDROOM & FITTED FURNITURE



### Warm Parquet Floors
Warm parquet floors in the bedrooms

### Mirrored Wardrobes
Mirrored wardrobes that enlarge the sense of space

### Soft-Touch Cabinets
Clean, modern surface character

Original project photographs.

# One with the Sea

*Close to the city, even closer to Mediterranean life.*



THE NATURAL RHYTHM OF MEDITERRANEAN LIFE

Illustrative image

From morning swims to sunset walks along the shoreline, Platinum Villas offers a balanced life between relaxation, daily living and the coastal experience.

## Proximity

**2.1 km**
Famagusta

**14.5 km**
Iskele

**0.5 km**
Famagusta State Hospital

**1.1 km**
Eastern Mediterranean University

# Platinum Villas

*Four villa types. One living collection.*



| 17 | 4 | 3+1 / 4+1 | 185–275 m² |
|---|---|---|---|
| VILLAS | VILLA TYPES | LAYOUTS | AREA OPTIONS |

## TYPE *A*

4+1

265 m²

9 Villas

PLATINUM VILLAS

## TYPE *B*

4+1

275 m²

2 Villas

PLATINUM VILLAS

## TYPE *C*

3+1

215 m²

2 Villas

PLATINUM VILLAS

## TYPE *D*

3+1

185 m²

4 Villas

PLATINUM VILLAS

**Tuzla · Famagusta** An exclusive project of 17 villas.

BARIS®
CONSTRUCTION



# Your new life begins at Platinum Villas.

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DISCOVER THE PROJECT

## PLATINUM VILLAS

TUZLA · FAMAGUSTA · NORTHERN CYPRUS