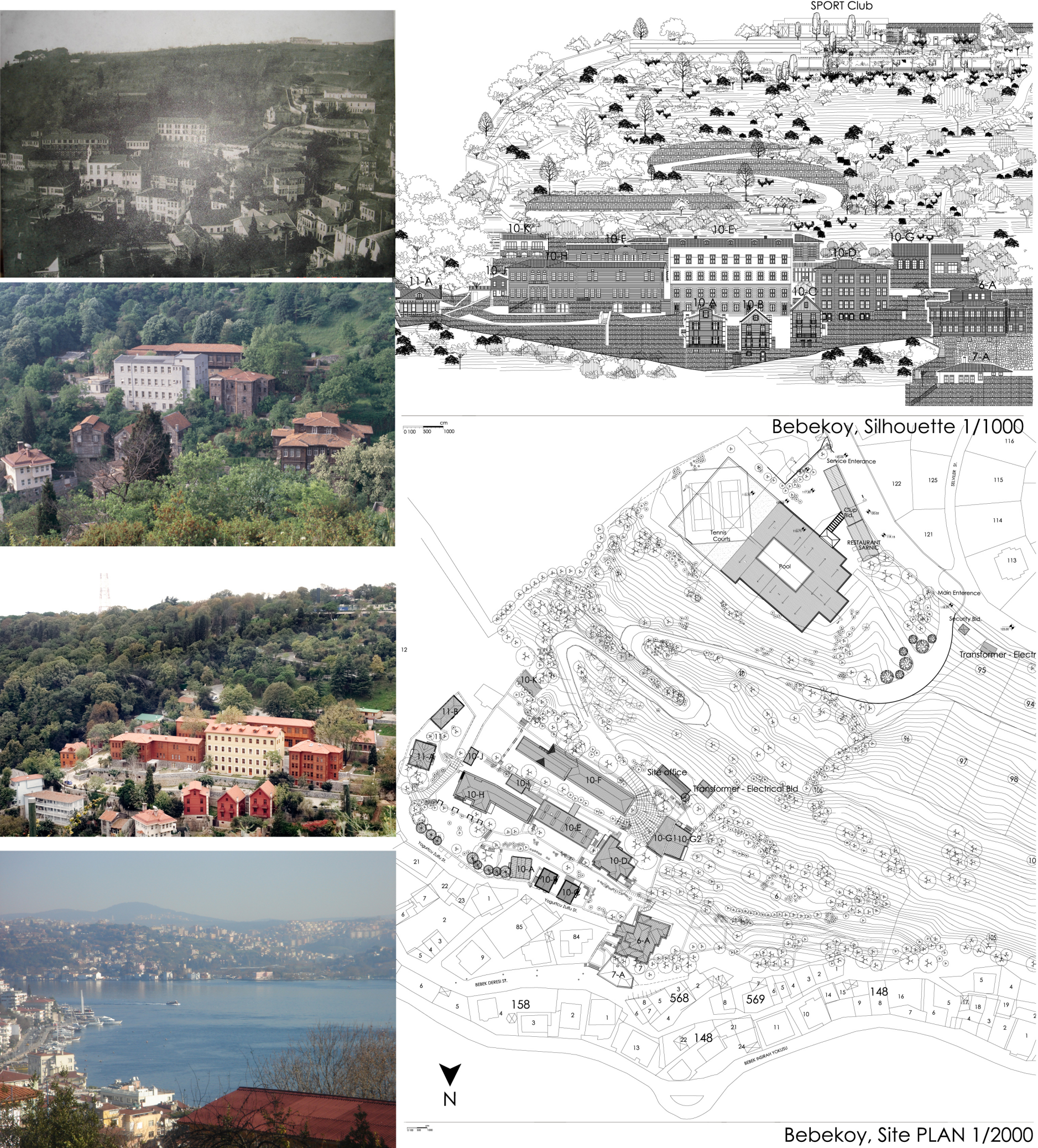


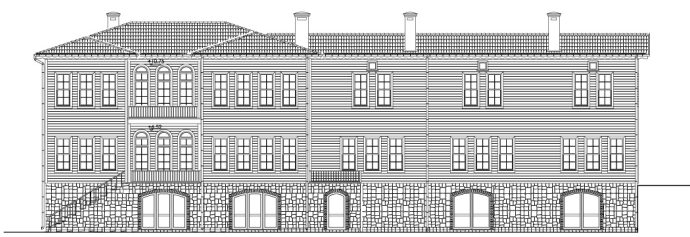
Rehabilitation of Bebekoy Historic Site	
Bebekoy Sokak, Bebek Istanbul, Turkey	
Architects	Senay Kahramanoglu Ankara, Turkey
Clients	Taner Demir
Commission	2005
Design	2005
Construction	2006
Occupancy	2008
Site	63,000 m ²
Ground floor	n.a.
Total floor	63,000 m ²
Costs	30,000,000 USD
Programme	This project consists of the rehabilitation of wooden buildings from the 19th century and their conversion into 16 residential units. The buildings, granted by the Sultan to Catholic nuns for their contributions in the Crimean War, had been used as a school and orphanage, but had suffered neglect in recent years. Although the buildings were publicly-owned, funding for the project came from private sources under a long term lease agreement that assured their rehabilitation. The work was carried out with sensitivity to the historic fabric and traditional building technologies were carefully followed by a cadre of workers who were trained in preservation techniques for the project.
Building Type	Area Conservation
2010 Award Cycle	3673.TUR

Bebeköy Our company, Bebek Tourism and Construction A.S., has taken over the property from the General Directorate of the Prime Ministerial Foundation of the Turkish Republic on a forty-nine years' "leas-built-operate" model. According to the terms of the lease is in effect from the date that the building lisense is granted. The lease is renewable for another term totalling up to 99 years as stipulated in Turkish Civil Law.

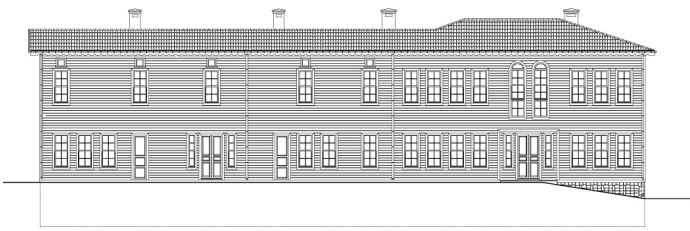
A detailed description of the Project is given below, but to summarize it may be noted that the scheme is developed on 44 independent housing units that can be expanded or reduced as desired. The range vary from 33 m² to 400 m² with bathrooms and small kitchen units. There are also a summer and winter sports club with restaurants and cafés that can operate independently. The 44 independent housing units in Bebeköy are targeted at individuals or institutions. For these, we have prepared fully serviced units of the particular size desired in which the tenant can feel absolutely independent. The estimated investment cost of the project without the land value, is around usd 30.000.000 which covers demolition, excavation, concrete substructure, timber framework, mechanical and electronic installations, furnishing and landscaping.

3673.TUR





Bebekoy, 10H Back VIEW 1/500

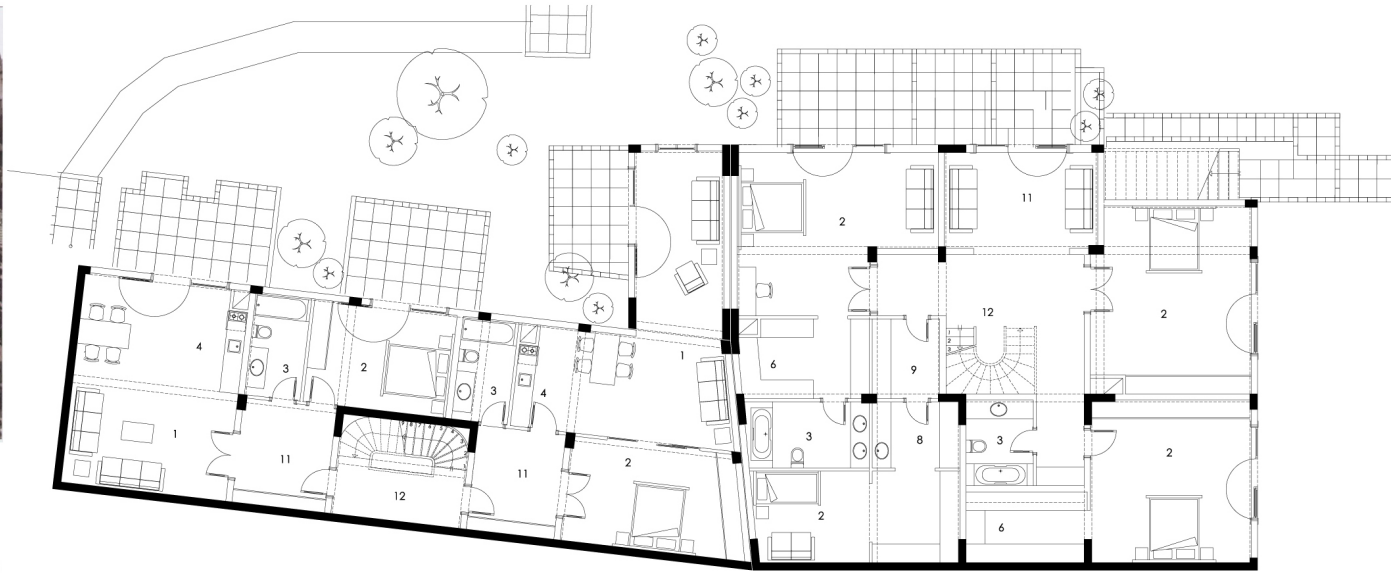
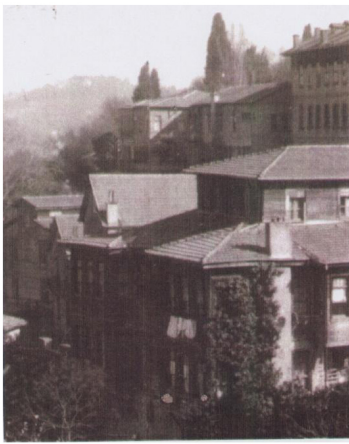


Bebekoy, 10H Front VIEW 1/500



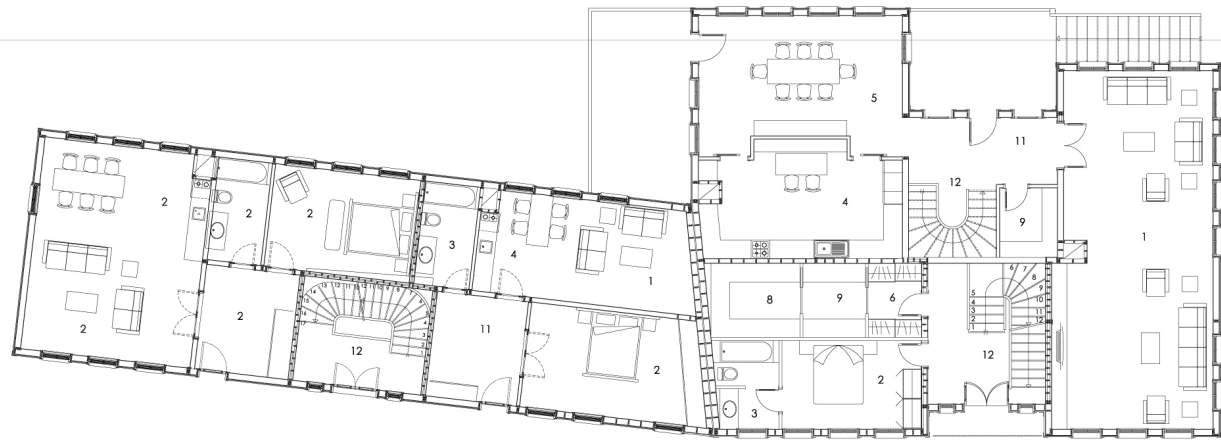
Bebekoy, 10H Left VIEW 1/500

Bebekoy, 10H Right VIEW 1/500



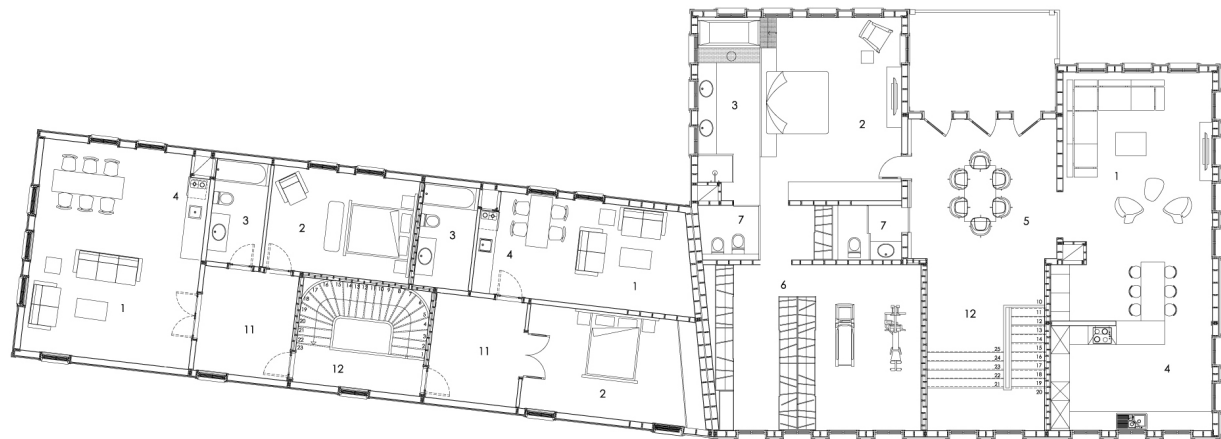
1 - Living Room 2 - Bedroom 3 - Bathroom 4 - Kitchen 5 - Dining Room 6 - Dressing Room 7 - Wc 8 - Laundry 9 - Storage 10 - Mechanical Room 11 - Entrance Hall 12 - Stair Hall

Bebekoy, 10H Basement FLOOR 1/250



1 - Living Room 2 - Bedroom 3 - Bathroom 4 - Kitchen 5 - Dining Room 6 - Dressing Room 7 - Wc 8 - Laundry 9 - Storage 10 - Mechanical Room 11 - Entrance Hall 12 - Stair Hall

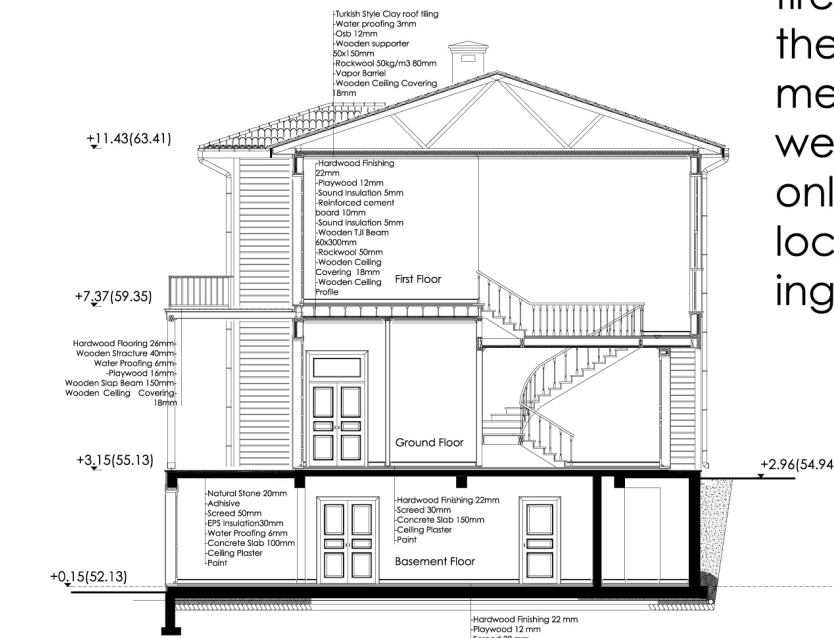
Bebekoy, 10H Ground FLOOR 1/250



1 - Living Room 2 - Bedroom 3 - Bathroom 4 - Kitchen 5 - Dining Room 6 - Dressing Room 7 - Wc 8 - Laundry 9 - Storage 10 - Mechanical Room 11 - Entrance Hall 12 - Stair Hall

Bebekoy, 10H First FLOOR 1/250

10H - The building had collapsed after a huge fire in 1970s. Based on the plans in the records, the building was re-built on a concrete basement with other two levels in wood. No changes were made to the elevations or ceiling plans, only the Windows on the side elevations were re-located according to the internal plan. The building is planned for residential use.



Bebekoy, 10H SECTION II-II 1/200

