

Presented by TOPSİT A.Ş.



The Voyage Hotel
Torba Bodrum, Turkey



Construction adjacent to sea

Completion Date
MARCH 2020

Owner
ETS TOUR A.S.

Contractor
BOTAM YAPI GROUP LTD STI.

Concrete Supplier
CAGDAS BETON BODRUM

Products
CONCENTRATE, ADMIX C-1000 NF, PATCH'N PLUG

Project Type
GENERAL CONSTRUCTION - FOUNDATIONS

Located in Bodrum, Turkey, The Voyage Hotel Torba has magnificent views of the Aegean Sea. With rooms overlooking the sea, swimming pools, and restaurants, the hotel is an attractive vacation location.

In December 2019, construction began for new buildings and sections of the resort, some of which were just 7 m from the sea. It was to be a challenging construction due to the soil type, the proximity to saline water, and winter weather conditions. Additionally there was a strict deadline of 4 months for completion.

Instead of opting for membranes, Xypex products were chosen to waterproof and protect concrete structures in the Voyage Hotel. Xypex Concentrate, Xypex Patch'n Plug, and Xypex Admix C-1000 NF were used to protect the new amenities.

One of the challenges faced in construction was the proximity to the sea. Sea water was present in the first 60 cm of excavation and posed a corrosion threat to the concrete. How-

ever, Xypex's technology forms in-soluble crystallized structures within the concrete matrix. This prevents water born chloride ions from entering the concrete and corroding the reinforcing steel thereby ensuring that the concrete meets its service life expectations.

Another challenge faced was the weather conditions, December-March being Turkey's wettest months of the year. Due to scheduling constraints, no drainage system was used during construction meaning that the concrete was placed under water throughout the building process. Despite these conditions, construction was not delayed since, as an integral part of the concrete, Xypex Admix C-1000 NF does not need to be applied to dry surfaces as do traditional membrane and coating technologies. This reduced the construction schedule by 45 days.

Additionally, since Xypex Admix C-1000 NF is added to the concrete mixture, less labor is required during application. In fact, only two Xypex workers were needed to accomplish

the waterproofing of the concrete, increasing efficiency and bringing cost savings during construction.

Ultimately, Xypex assisted the contractor, Botam Yapi, in delivering a watertight project on time without penalty despite harsh weather conditions and tight construction schedules.



Wet conditions