



TEKNODEN / PROJECT MANAGEMENT CONSULTING

*Project management and investment consulting services
in industrial plants, logistic warehouses and business centers...*

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INTRODUCTION

TEKNODEN provides project & construction management services. We are a young and dynamic company having a strong track record of over 30 years in each and every corners of construction sector. Our engineering knowledge and experience helped us to grow rapidly and therefore we gained well-earned reputation thanks to successfully managed number of flagship projects.

As a benchmark company in his sector, TEKNODEN Project Management Consulting is focused especially on **INDUSTRIAL PLANT, LOGISTIC WAREHOUSE, BUSINESS CENTER** buildings.

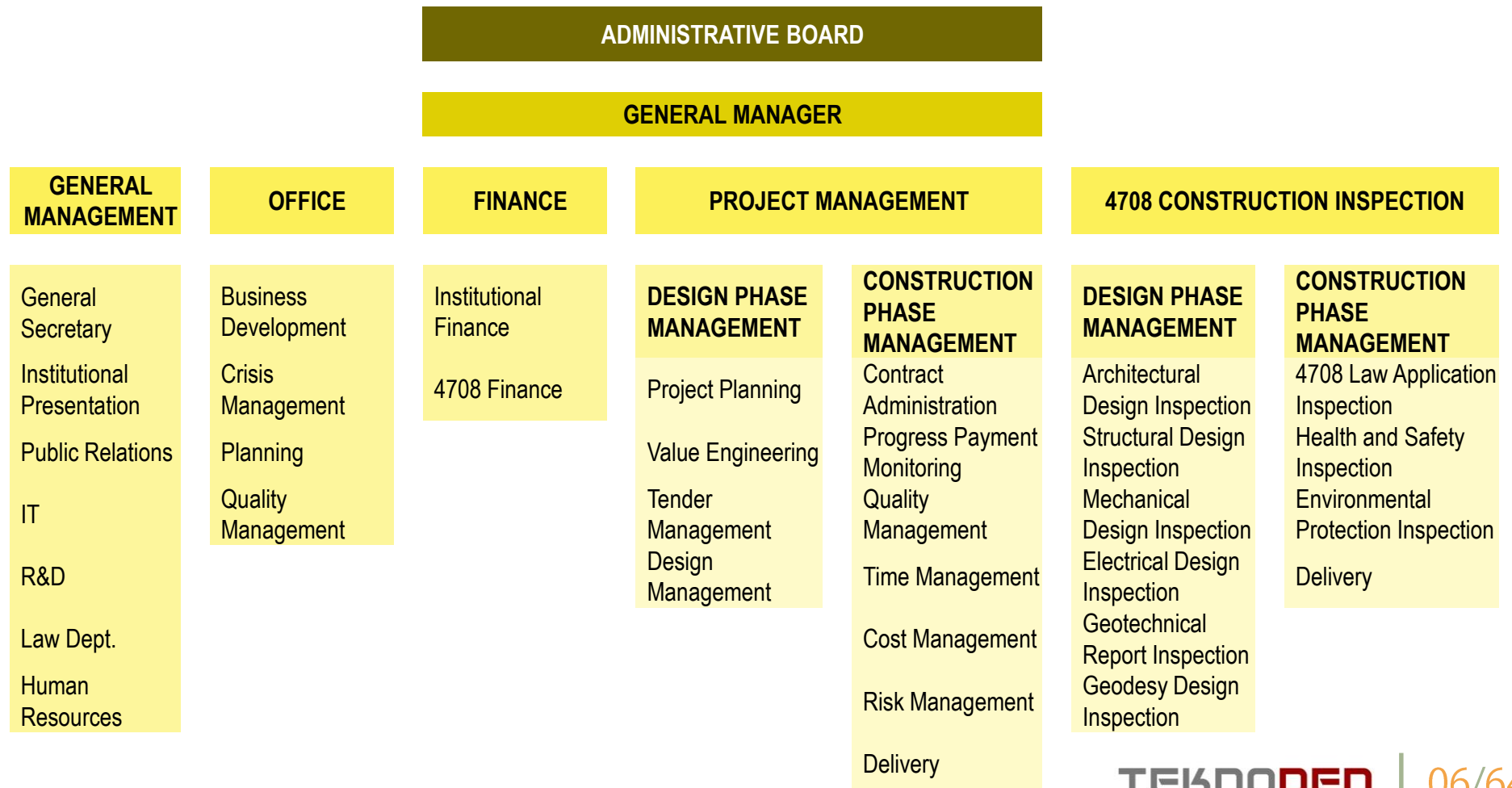
INTRODUCTION

TEKNODEN's know-how is based on his key engineer's experience since 1981. Based on this experience in construction engineering, TEKNODEN Project Management Consulting is founded in 2003. We keep this historical success by giving project management and consulting services in very different kind of project such as industrial plants, logistic warehouses, business centers, housings, hotels, schools, energy... This entire service may be called investment consulting, includes (arbitrarily) land selection, conceptual design development, tender management for design groups, coordination of all groups during design phase, preparing technical specifications for tender process, tender management for the contractor selection and the contract management. Afterwards, with the starting of construction process, we settle on the site with our engineers and supervise "the time, the quality and the cost".

COMPANY PROFILE

Title:	TEKNODEN Project Management Consultancy Ltd.
CEO:	Cengiz AKYOL, M. Sc. Civil Engineer
General Manager:	Barbaros TOZ, Architect
Board Members:	Cengiz AKYOL, H. Barbaros TOZ, M. Bilgin AKATAY, M. Fırat AKYOL, Hazar AKYOL
Foundation:	03.01.2003
Contact Person:	Hazar AKYOL, Civil Engineer
Contact Mail:	hazarakyol@teknoden.com
Contact Phone:	+90 555 273 95 91

ORGANIZATION CHART



ROADMAP OF TEKNODEN'S CONSULTING

- LAND SELECTION
- CONCEPTUAL DESIGN DEVELOPMENT
- TENDER MANAGEMENT FOR DESIGN GROUPS
- COORDINATION OF ALL GROUPS DURING DESIGN PHASE
- PREPARE TECHNICAL SPECIFICATIONS FOR TENDER
- TENDER MANAGEMENT FOR THE CONTRACTOR
- CONTRACT MANAGEMENT
- SITE MANAGEMENT (**ON-SITE**) DURING THE CONSTRUCTION
- TURNKEY

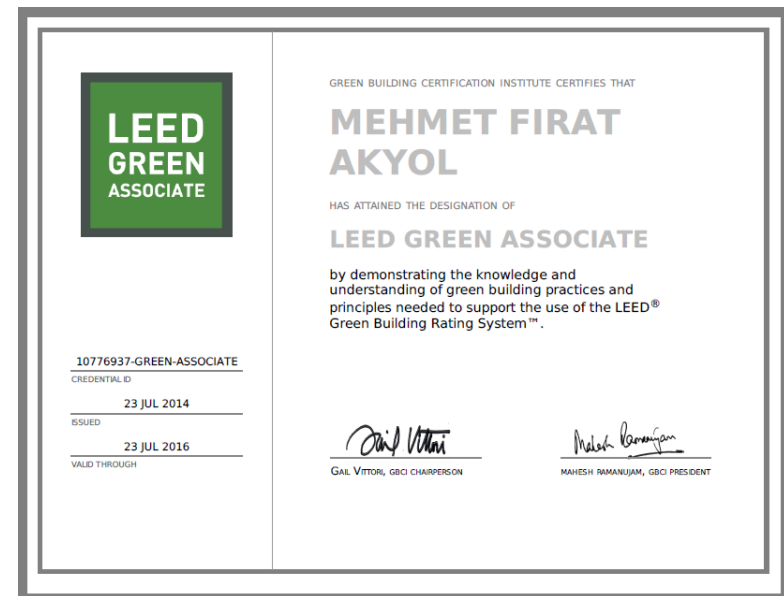
TEKNODEN'S KNOW-HOW

- TIME CONTROL
- COST CONTROL
- RISK MANAGEMENT
- QUALITY CONTROL
- TENDER MANAGEMENT
- VALUE ENGINEERING
- CLAIM MANAGEMENT
- BUDGET FORECAST
- BID ANALYZING
- CONTRACTS
- COORDINATION MEETINGS
- HEALTH AND SAFETY
- PROGRESS PAYMENT CONTROL
- CONSTRUCTION LAW

ISO 9001 - ISO 14001 - OHSAS 18001 - ISO 10002 Project Management and Inspection Services



LEED Green Associate Green Building Certificate





PROJECTS

PROJECTS

INDUSTRIAL PLANTS	832.256 m2
LOGISTIC WAREHOUSES	542.294 m2
BUSINESS CENTERS	191.465 m2
HOUSINGS	680.361 m2
HOTELS	221.000 m2
SCHOOLS	25.158 m2
ENERGY PROJECTS	45 MW
TOTAL	2.492.534 m2

INDUSTRIAL PLANTS

HEG FOOD	BALOSB-BALIKESIR	102.000 m2
YC INOX STEEL	MOSB-ESKISEHIR	59.000 m2
WORTHINGTON INDUSTRIES (ARITAS)	BANOSB-BALIKESIR	47.000 m2
HAIER	EOSB-ESKISEHIR	46.000 m2
EKU BRAKE DRUM	TOSB-KOCAELI	43.500 m2
EURO FOOD (KUHNE)	Kemalpasa-IZMIR	40.000 m2
SARITAS STEEL	GOSB-KOCAELI	40.000 m2
SCHNEIDER ELECTRIC	TOSB-KOCAELI	37.042 m2
BEKAERT TEXTILES	Corlu-TEKIRDAG	34.748 m2
AUTOLIV SAFETY BELTS	TOSB-KOCAELI	32.000 m2
UM MARINE	Golcuk-KOCAELI	27.860 m2
THYSSENKRUPP	GOSB-KOCAELI	21.827 m2
ECZACIBAŞI HYGIENE	GOSB-KOCAELI	25.603 m2
COCA-COLA	Kemalpasa-IZMIR	25.000 m2
HENKEL	GEBKIM-KOCAELI	21.000 m2
ASKAYNAK (ECZACIBASI)	TOSB-KOCAELI	20.723 m2
NESE PLASTIC	TOSB-KOCAELI	20.048 m2
MECAPLAST	TOSB-KOCAELI	20.000 m2
ALKA GALVANIZATION	Gebze-KOCAELI	16.944 m2
PLAS PLASTIC	GOSB-KOCAELI	15.000 m2
TURBOSAN TURBOMACHINES	MOSB-KOCAELI	14.711 m2

AKKARDAN	Cayirova-KOCAELI	10.470 m2
ECZACIBASI GIRISIM MARKETING	TDOSB-KOCAELI	10.000 m2
SIEGWERK DRUCKFARBEN	TDOSB-KOCAELI	10.000 m2
MARMARA PLASTIC	Kirac-ISTANBUL	9.080 m2
DOGUS TEA	Cayirova-KOCAELI	8.180 m2
KİMTEKS CHEMICALS	GEPOSB-KOCAELI	7.745 m2
MA-PA CLUTCHES	TOSB-KOCAELI	7.474 m2
DELTA BATTERY (DELPHI-VARTA)	TOSB-KOCAELI	7.315 m2
SARITAS STEEL	GOSB-KOCAELI	7.000 m2
ATOTECH	GOSB-KOCAELI	6.456 m2
GOSB TEKNOPARK	GOSB-KOCAELI	6.386 m2
MECAPLAST	TOSB-KOCAELI	5.183 m2
DISSAN GEAR UNITS	Tuzla-ISTANBUL	5.078 m2
REMEKS STEEL	TMOSB-ISTANBUL	4.333 m2
BENAR CHEMICALS	GOSB-KOCAELI	4.212 m2
BETA CHEMICALS	BOSB-ISTANBUL	3.500 m2
A RAYMOND AUTOMOTIVE	TOSB-KOCAELI	3.415 m2
MARSHALL PAINT	DOSB-KOCAELI	2.607 m2
SEKISO AUTOMOTIVE	TOSB-KOCAELI	2.316 m2
SINTER METAL	DOSB-ISTANBUL	1.500 m2
TOTAL		727.256 m2

INDUSTRIAL PLANTS

YC INOX / MOSB-KOCAELI

59.000 m2 / 2021-... **(JUST STARTED)**



AUTOLIV SAFETY BELTS / TOSB-KOCAELI

32.000 m2 / 2019-2019 **(ONGOING)**



INDUSTRIAL PLANTS

HEG FOOD / BALOSB-BALIKESIR
102.000 m2 / 2018-2020 **(ONGOING)**



HAIER / EOSB-ESKISEHIR
46.000 m2 / 2019-2020



INDUSTRIAL PLANTS

COCA-COLA / KEMALPASA-IZMIR

50.000 m² / 11.2012-12.2013



WORTHINGTON INDUSTRIES / BANDIRMA-BALIKESIR

47.000 m² / 05.2014-06.2015



INDUSTRIAL PLANTS

EURO FOOD (KUHNE) / KEMALPASA-IZMIR

40.000 m² / 08.2012-07.2013



SARITAS STEEL / GOSB-KOCAELI

40.000 m² / 07.2012-05.2013 (FINISHING WORKS)



INDUSTRIAL PLANTS

SCHNEIDER ELECTRIC / TOSB-KOCAELI

37.042 m² / 04.2009-10.2010



BEKAERT TEXTILES / EUROPEAN FREE ZONE-CORLU

34.748 m² / 12.2005-09.2006



INDUSTRIAL PLANTS

EKU BRAKE DRUM / TOSB-KOCAELI

43.500 m² / 01.2003-03.2004 / 01.2005-04.2006



UM MARINE / GOLCUK-KOCAELI

27.860 m² / 10.2005-04.2006



INDUSTRIAL PLANTS

HONDA / GEBZE-KOCAELI

22.294 m² / 04.2007-11.2008



THYSSENKRUPP / GOSB-KOCAELI

21.827 m² / 08.2007-10.2008



INDUSTRIAL PLANTS

ECZACIBASI HYGIENE / GOSB-KOCAELI

25.603 m² / 05.2014-...



HENKEL / GEBKIM OSB-KOCAELI

21.000 m² / 01.2015-...



INDUSTRIAL PLANTS

ASKAYNAK (ECZACIBASI) / TOSB-KOCAELI

20.723 m² / 04.2005-11.2006



NESE PLASTIC / TOSB-KOCAELI

20.048 m² / 06.2004-12.2005



INDUSTRIAL PLANTS

MECAPLAST / TOSB-KOCAELI

20.000 m² / 04.2005-02.2006



ALKA GALVANIZATION / GEBZE-KOCAELI

16.944 m² / 08.2007-02.2009



INDUSTRIAL PLANTS

PLAS PLASTIC / GOSB-KOCAELI

15.000 m² / 01.2012-12.2012



TURBOSAN (SILKAR HOLDING) / MOSB-KOCAELI

14.711 m² / 06.2008-08.2009



INDUSTRIAL PLANTS

GIRISIM MARKETING (ECZACIBASI) / GOSB-KOCAELI
10.000 m2 / 11.2006-06.2007



MARMARA PLASTIC / KIRAC-ISTANBUL
9.080 m2 / 09.2003-12.2005



INDUSTRIAL PLANTS

DOGUS TEA / CAYIROVA-KOCAELI

8.180 m² / 04.2004-12.2004



KIMTEKS CHEMICALS / GEPOSB-KOCAELI

7.745 m² / 07.2006-03.2007



INDUSTRIAL PLANTS

MA-PA CLUCTCHES / TOSB-KOCAELI

7.474 m² / 04.2003-03.2004



DELTA BATTERY (DELPHI-VARTA) / TOSB-KOCAELI

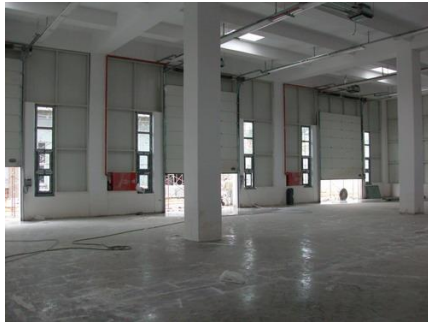
7.315 m² / 06.2003-02.2004



INDUSTRIAL PLANTS

GOSB TEKNOPARK / GOSB-KOCAELI

6.386 m² / 07.2007-03.2008



BENAR CHEMICALS / GOSB-KOCAELI

4.212 m² / 04.2005-02.2006



INDUSTRIAL PLANTS

BETA CHEMICALS / BOSB-ISTANBUL

3.500 m² / 05.2006-12.2006



SEKISO AUTOMOTIVE / TOSB-KOCAELI

2.316 m² / 08.2005-12.2005



LOGISTIC WAREHOUSES

LOGIPARK (TUZLA REIT)	Tuzla-ISTANBUL	140.000 m2
FLO SHOE MERCHANDISING	Avrasya OSB-YALOVA	118.000 m2
MARMARA METAL (CEVA)	Tavsanli-KOCAELI	76.000 m2
REYSAS LOGISTICS (5-6-7-8)	Cayirova-KOCAELI	63.000 m2
DECATHLON	Sekerpinar-KOCAELI	34.000 m2
REYSAS LOGISTICS	Orhanli-ISTANBUL	33.000 m2
EKOL LOGISTICS	Elmadag-ANKARA	32.000 m2
HONDA	Gebze-KOCAELI	22.294 m2
HAVAS (TAV)	3rd Airport-ISTANBUL	20.000 m2
ARAS CARGO	ERZURUM	4.000 m2
TOTAL		542.294 m2

LOGISTIC WAREHOUSES

LOGIPARK / TUZLA-ISTANBUL

140.000 m² / 02.2008-07.2009



LOGISTIC WAREHOUSES

MARMARA METAL (CEVA) / TAVSANLI-KOCAELI

76.000 m² / 05.2011-06.2012



REYSAS LOGISTICS / ORHANLI-ISTANBUL

33.000 m² / 08.2010-12.2011



LOGISTIC WAREHOUSES

REYSAS LOGISTICS / CAYIROVA-KOCAELI

8.000 m² / 05.2010-02.2011



REYSAS LOGISTICS (6-7-8) / CAYIROVA-KOCAELI

47.000 m² / 02.2013-12.2013



BUSINESS CENTERS

GARANTI BANK, GM BUILDING	Zincirlikuyu-ISTANBUL	62.515 m2
SILKAR HOLDING, GM BUILDING	Bayrampasa-ISTANBUL	30.000 m2
BAGDATLIOGLU, BUSINESS CENTER	Atasehir-ISTANBUL	26.780 m2
FIBA HOLDING, GM BUILDING	Umraniye-ISTANBUL	22.000 m2
ECZACIBASI HOLDING, BUSINESS C.	Levent-ISTANBUL	21.270 m2
ECZACIBASI HOLDING, BUSINESS C.	Levent-ISTANBUL	10.000 m2
CREDIT RECORD BUREAU, GM BUILDING	Atasehir-ISTANBUL	8.400 m2
ECZACIBASI HOLDING, BUSINESS C.	Kavacik-ISTANBUL	8.000 m2
ECZACIBASI HOLDING, BUSINESS C.	Besiktas-ISTANBUL	1.500 m2
COCA-COLA (OFISPARK), BUSINESS C.	Kagithane-ISTANBUL	1.000 m2
TOTAL		191.465 m2

BUSINESS CENTERS

GARANTI BANK / ZINCIRLIKUYU-ISTANBUL

62.515 m2 / 2002-2003



SILKAR HOLDING / BAYRAMPASA-ISTANBUL

30.000 m2 / 2007-2009



BUSINESS CENTERS

BAGDATLIOGLU / ATASEHIR-ISTANBUL

26.780 m2 / 2011-2012



FIBA HOLDING / UMRANIYE-ISTANBUL

22.000 m2 / 2007-2008



BUSINESS CENTERS

ECZACIBASI HOLDING / LEVENT-ISTANBUL

21.270 m2 / 2008-2009



ECZACIBASI HOLDING / LEVENT-ISTANBUL

10.000 m2 / 2007-2008 (KANYON OFFICE BUILDING)



BUSINESS CENTERS

CREDIT RECORD BUREAU / ATASEHIR-ISTANBUL
8.400 m2 / 2012



ECZACIBASI HOLDING (KAVACIK) / BEYKOZ-ISTANBUL
8.000 m2 / 2012-2013



BUSINESS CENTERS

ECZACIBASI HOLDING (FULYA) / BESIKTAS-ISTANBUL
1.500 m2 / 2004-2005



COCA-COLA (OFISPARK) / KAGITHANE-ISTANBUL
1.000 m2 / 2013



HOUSINGS

YESIL REIT, INNOVIA 3 RESIDENCE	Esenyurt-ISTANBUL	402.000 m2
SOYAK YAPI, EVREKA RESIDENCE	Kartal-ISTANBUL	87.334 m2
TOPKAPI MARKETING, ORION PARK	Esenyurt-ISTANBUL	64.126 m2
ALARKO, ALKENT 2000 RESIDENCE	Buyukcekmece-ISTANBUL	41.842 m2
DUMANKAYA, FLEX (Tender Management)	Pendik-ISTANBUL	38.506 m2
FINANSBANK COOP.	Alemdag-ISTANBUL	23.191 m2
LOKMAN HEKIM RESIDENCE	Bahcelievler-ISTANBUL	11.562 m2
HOFFMANN RESIDENCE	Erenkoy-ISTANBUL	10.300 m2
ATAMAN RESIDENCE	Sariyer-ISTANBUL	1.500 m2
TOTAL		680.361 m2

HOUSINGS

SOYAK (EVREKA) / KARTAL-ISTANBUL

87.334 m2 / 2007-2009



TOPKAPI MRK. (ORION PARK) / ESENYURT-ISTANBUL

64.126 m2 / 2007-2009



HOUSINGS

ALARKO (ALKENT 2000) / BUYUKCEKMECE-ISTANBUL
41.842 m2 / 2006-2008



LOKMAN HEKIM / BAHCELIEVLER-ISTANBUL
11.562 m2 / 2006-2008



HOTELS

SILKAR LYKIA WORLD	ANTALYA	130.000 m2
DEDEMAN HOTELS	ANTALYA	40.000 m2
DEDEMAN HOTELS	ISTANBUL	28.000 m2
DEDEMAN HOTELS	ANKARA	23.000 m2
TOTAL		221.000 m2

HOTELS

SILKAR HOLDING (LYKIA WORLD) / ANTALYA

130.000 m² / 2008-2009



DEDEMAN HOTELS / ANTALYA

40.000 m² / 2008-2011



HOTELS

DEDEMAN HOTELS / ISTANBUL

28.000 m2 / 2008-2011



DEDEMAN HOTELS / ANKARA

23.000 m2 / 2008-2011



SCHOOLS

CELAL ARAS EDUCATION FOUNDATION	Kavacik-ISTANBUL	10.958 m2
HİSAR EDUCATION FOUNDATION	Gokturk-ISTANBUL	7.400 m2
DOGA HIGHSCHOOLS	KONYA	5.000 m2
OPEN DOOR ASSOCIATION	Bahcelievler-ISTANBUL	1.800 m2
TOTAL		25.158 m2

SCHOOLS

CELAL ARAS HIGHSCHOOL / KAVACIK-ISTANBUL

10.958 m2 / 2010-2011



HISAR HIGHSCHOOL / GOKTURK-ISTANBUL

7.400 m2 / 2003-2005



SCHOOLS

DOGA HIGHSCHOOL / KONYA

5.000 m2 / 2012



OPEN DOOR ASSOCIATION / BAHCELIEVLER-ISTANBUL

1.800 m2 / SOCIAL RESPONSIBILITY PROJECT



ENERGY PROJECTS

SOYAK ENERGY / BAYRAMHACILI DAM-NEVSEHIR
HPS 45 MW / 2007-2008 (TENDER MANAGEMENT)



PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE

- CONCEPTIONAL DESIGN
- DESIGN MANAGEMENT
- TENDER MANAGEMENT

CONSTRUCTION PHASE

- SITE MANAGEMENT
- CONTRACTOR MANAGEMENT
- ADMINISTRATIVE RELATIONS
- RELATIONS WITH OWNERS

PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE > CONCEPTIONAL DESIGN

- Establish an archive by examining all existing projects with private and official documents.
- Defining Owner requests and requirements specify project scope.
- Directing the investor to obtain regulatory approvals required for the competent institutions.
- Generate a basic work schedule.
- Generate a basic budget.
- Generate a basic organization scheme.
- Generate a basic risk analysis.
- Generate communication procedures.
- Generate project hand book.

PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE > DESIGN MANAGEMENT (1/2)

- Determine the project designers selection criteria.
- Receiving bids from competent designer evaluate receiving bids and propound to Owner.
- Sign contracts according to specifications and regulations with designer approved by Owner.
- Provide coordination and information flow among project stakeholders.
- Ensure that the drawings comply with the Owner privation schedule.
- Ensure that the drawings will be prepared according to technical standards, specifications and regulations.
- Examine the conformity of projects to the budget.

PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE > DESIGN MANAGEMENT (2/2)

- Generate value engineering studies and analyzes.
- Organize meetings for steering the project design process development.
- Ensure the preparation of design packages complete for tender documents.
- Execute time control.
- Execute regular reporting on the process.
- Generate a risk management program.
- Ensure the construction permit to be taken.
- Ensure the project designers attend the site meetings during construction.

PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE > TENDER MANAGEMENT (1/3)

- Determine the appropriate tender management to evaluate alternate methods of tenders.
- Prepare the tender schedule.
- Manage the complete tender process.
- Determine appropriate contract types.
- Prepare contracts.
- Prepare technical specifications.
- Prepare descriptions of the unit prices.

PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE > TENDER MANAGEMENT (2/3)

- Determine the pre-qualification criteria of the Contractor.
- Assess the adequacy of the bidders.
- Ensure the coordination of the bid documents and addenda.
- Interview with bidders.
- Manage and answer bidder questions.
- Analyze the bids.
- Determine appropriate bids.

PROJECT MANAGEMENT SERVICES

PRE-CONSTRUCTION PHASE > TENDER MANAGEMENT (3/3)

- Prepare and present evaluation reports to the Owner.
- Prepare the contract file.
- Manage the meetings about the contract.
- Monitor and control the contract documents will be prepared as an attachment (schedule, cash flow, organization chart, letter of guarantee, health and safety plan, quality control plan).
- Site delivery to the Contractor and follow the necessary procedures to ensure coordination.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > SITE MANAGEMENT (1/3)

- Lead mobilization.
- Create site working instructions.
- Control the appropriate personnel on site.
- Monitoring the quality of materials and suitability for this project.
- Control workshop for the productions in workshop.
- Ensure the productions is suitable for the rules of the contract and its amendments, laws, regulations and technical specifications.
- Present regular reports on the productions.
- Control health and safety according to the laws.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > SITE MANAGEMENT (2/3)

- Manage process, control and update the schedule.
- Cost control and update.
- Inform the Owner about possible cost changes and get approval.
- With value engineering implementations, avoid the additional costs and protect the Owner against surprises.
- Update and follow-up risk management plan.
- Manage contract, bring solutions to possible problems.
- Prepare monthly progress reports.
- Manage site meetings.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > SITE MANAGEMENT (3/3)

- Prepare all meeting reports, correspondence, information notes.
- Control all changes on drawings and provide as-built drawings by the Contractor after completion of the production process.
- Inform the Owner about the revisions of the drawings within the cause-effect relationship.
- Take guarantee documents from the Contractor in the process of testing and commissioning and provide the Owner staff the user manuals of the devices. Assist the contractor to educate technical staff of the Owner.
- Organize and check the provisional and final acceptance procedures.
- Ensure coordination between the Owner and the Contractor during the warranty period, provide the necessary services of the contractors under the warranty conditions.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > CONTRACTOR MANAGEMENT (1/3)

- Examine and make recommendations about construction method.
- Ensure the fulfillment of the contract.
- Ensure and control the establishment of the construction mobilization plan.
- Ensure and control the traffic plan of the site.
- Provide the creation of the site organization scheme.
- Provide and control the creation of construction site safety plan.
- Provide and control quality control plan.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > CONTRACTOR MANAGEMENT (2/3)

- Provide and monitor the material procurement program.
- Ensure the preparation of cash flow charts.
- Ensure the schedule prepared, monitor, take precautions of deviations, inform the Owner about possible deviations.
- Ensure the site board prepared.
- Monitor the construction employee documents.
- Control value engineering implementations.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > CONTRACTOR MANAGEMENT (3/3)

- Ensure the preparation of progress payment documents according to the example files.
- Check and confirm the prepared progress payment documents.
- Control unit price analysis.
- Study with the new unit prices, present for the approval of the Owner.
- Manage changes, study the materials according to the contract, present to the Owner.
- Check and confirm certain accounts.

PROJECT MANAGEMENT SERVICES

CONSTRUCTION PHASE > ADMINISTRATIVE RELATIONS

- Maintain relationships with the administrations.
- Consultation with the administrations about the project building infrastructure.

CONSTRUCTION PHASE > RELATIONS WITH OWNERS

- Interview with the Owner's lawyers and generate the infrastructure of the construction law.
- Interview with the Owner's accountants and generate the project infrastructure of account plan.

TEKNODEN

Teknoden Project Management Consulting Ltd.
Ridvan Pasa Sk. No:32/A Goztepe/ISTANBUL
+90 216 411 41 25 | www.teknoden.com