

<u>Project Name</u>	<u>EMERALD GRAND DELUXE</u>
<u>Developer</u>	<u>: Toroslar Construction and Investment Company</u>
<u>Location</u>	<u>: Avsallar / ALANYA</u>
<u>Size</u>	<u>: 47,50 m² – 137 m² (net)</u>
<u>Distance to beach</u>	<u>: 800 mt.</u>
<u>Completion Date:</u>	<u>: December 2023</u>

Emerald Grand Deluxe

With over 25 years' experience and 20 projects completed Toroslar Construction is one of the leading construction companies in the Mediterranean region. We offer our clients luxuries homes and great investment opportunities with state-of-the-art developments.

Following the success achieved with our previous Emerald projects, Emerald Park, Emerald Towers, Emerald Dreams, Emerald Riverside and the newly completed Emerald Paradise, Toroslar Construction proudly presents the 6th edition to our Emerald series, EMERALD GRAND DELUXE. An ultra-modern complex, designed with the latest technologies available.

Emerald Grand Deluxe is being built in Avsallar, one of the fastest developing areas in Antalya, the perfect place for investment in your future. It is situated between Antalya and Alanya, with easy access to 2 international airports. The Antalya International airport is 103 km away and the smaller Alanya Gazipasa International Airport is 64 km away. The busy Alanya city centre is 23 km from our amazing project.

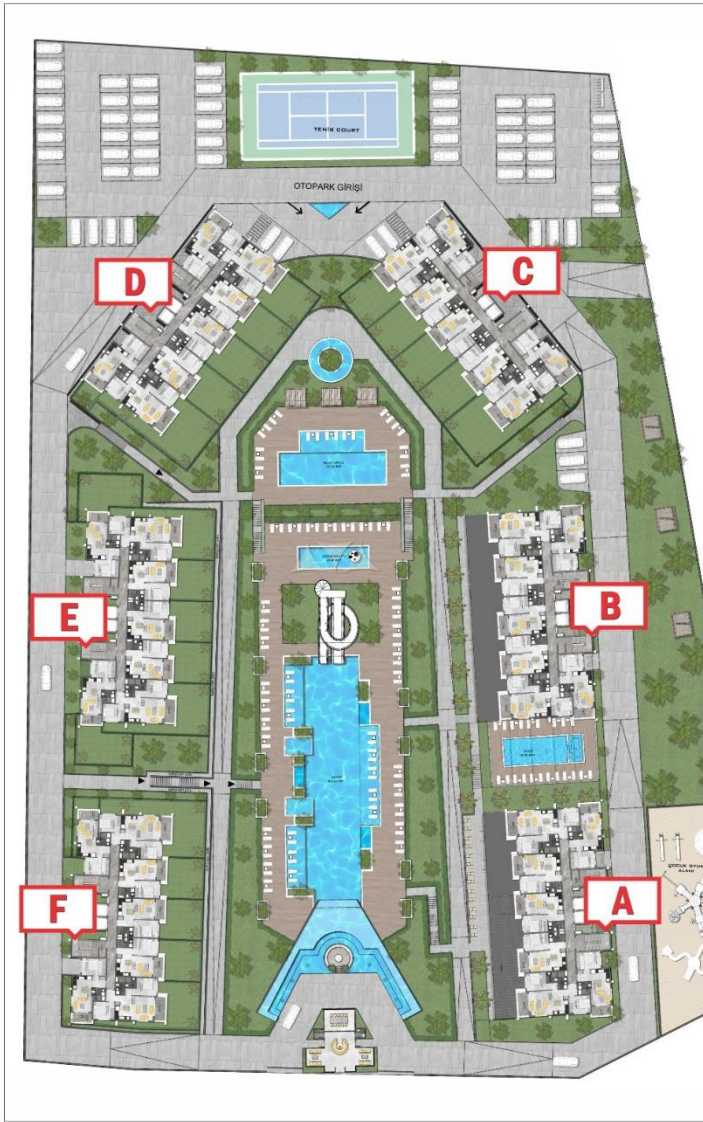
Avsallar is also home to one of the most famous beaches in Turkey, Incekum beach, which is 800 metres from Emerald Grand Deluxe. We will also have a free shuttle service to and from the beach for our residents.

The Avsallar town centre is 700 metres away, and offers a wide selection of shopping facilities, restaurants, cafes and more. The largest weekly market in the area, where you will find locally grown organic fruits and vegetables, as well as lots of homemade produce is set up each Wednesday just 300 metres from Emerald Grand Deluxe.

Emerald Grand Deluxe will be built on a 19,212 m² plot and consists of 6 nine storey blocks. There will be a total of 378 apartments, 222 1-bedroom apartments, 88 2-bedroom apartments 42 penthouse apartments and for the first time in an Emerald project there will also be 26 garden duplex apartments, which each have a private garden, ranging in size from 51 m² to 100 m². Ensuring everyone can be a proud owner of an Emerald apartment with the high quality and comforts of Toroslar Emerald. Each apartment will come with fully fitted kitchens and bathrooms, air conditioning in each room and an instant water heater included.

When designing our latest project, we aimed to provide a each of our clients with a home where they can get away from the stress of daily life and enjoy themselves. To enable this, we have included all the amenities of a 5-star hotel. These include large outdoor swimming pool with water slides (526 m²), a separate children's swimming pool (41 m²), a relaxation swimming pool for adults (137 m²) and a heated indoor swimming pool (59 m²) as part of the luxury Spa centre. The Spa centre also has a Turkish bath, a sauna, a steam room, and massage rooms. Other amenities include a large professionally equipped gym, a kids club for our smaller residents, a cinema, and a games and entertainment room. We will also have a beautiful restaurant on-site. Outdoor amenities include large gardens, with a barbeque area, a great play park for children, and tennis and basketball courts. There will also be on-site parking as well as a parking garage.

Everything has been planned and designed taking into consideration the needs and comforts of our residents, down to the smallest of details. The same care and attention will be shown during the construction of our project. Don't miss out on this opportunity to invest in your family's future. Giving you and your family the chance to enjoy a peaceful and comfortable in the sun.



IMPORTANT NOTE:

1. Our firm reserves the right to change the prices of any unsold apartments.
2. Before every sale please contact us to confirm details and receive latest price list and any further information.
3. Please contact us a copy of our reservation list.
4. 1,000 € initial reservation fee - non refundable
5. Reservation Sold

Payment plan:

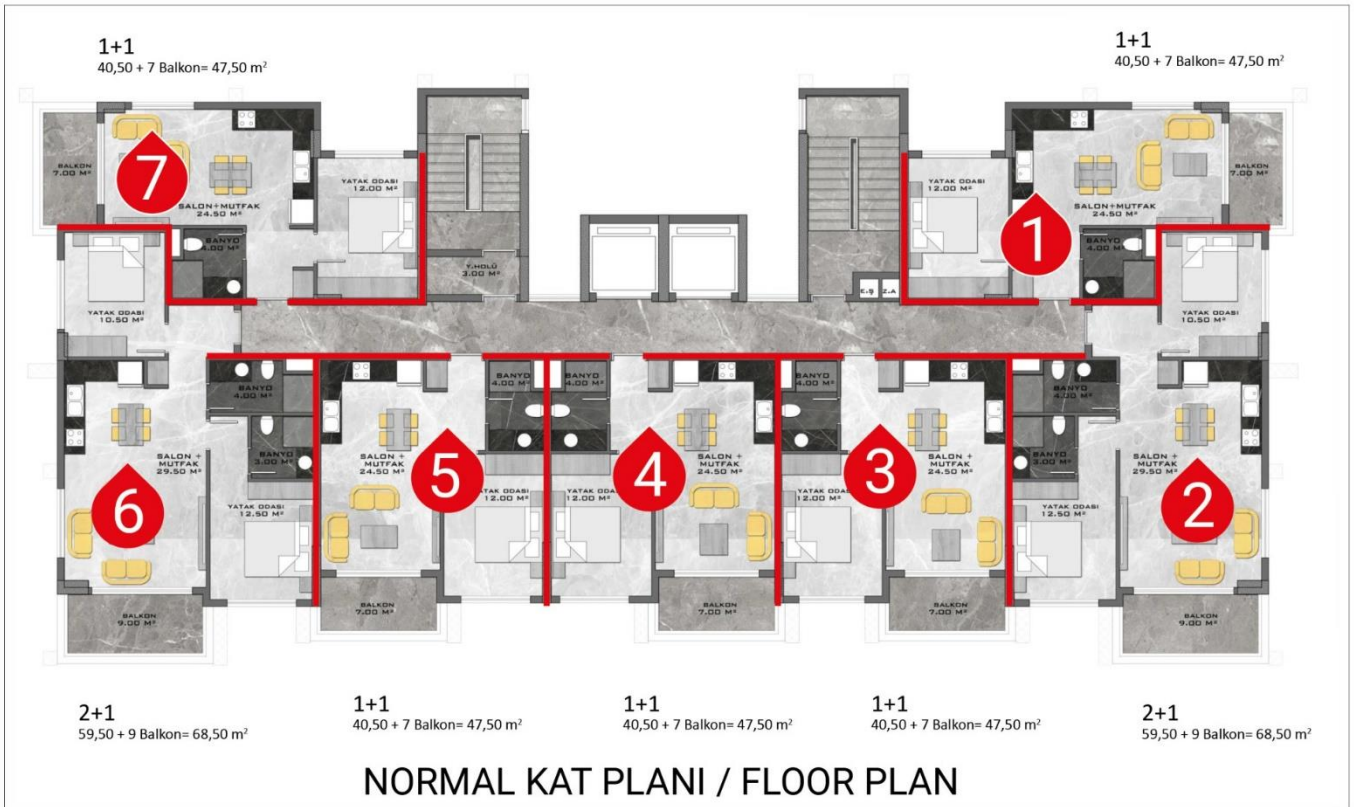
10% when signing the contract (within 1 week)
 30% Within 15 days
 60% to be paid over 20 months in instalments (to be paid monthly or bi-monthly)

ÖNEMLİ NOTLAR:

1. Firmamız satılmayan dairelerin fiyatlarını değiştirme hakkını saklı tutar.
2. Her satıştan önce, ayrıntıları onaylamak ve en son fiyat listesini ve daha fazla bilgiyi almak için lütfen bizimle iletişime geçin.
3. Lütfen rezervasyon listemizin bir kopyası için bizimle iletişime geçin.
4. 1.000 € ön rezervasyon ücreti- iade edilmez
5. Rezervasyon Satıldı

Ödeme Planı:

%10 Sözleşme esnasında (1 Hafta İçerisinde)
 %30 15 Gün
 %60 20 ay taksit (Her ay ya da her 2 ay da bir ödemeli)



White goods Package (Siemens): 2.750 EURO

- Fridge
- Built in oven
- Worktop cooker
- Chrome extractor fan
- Dishwasher
- Washing machine

TECHNICAL DETAILS

<p>LEISURE FACILITIES</p> <ul style="list-style-type: none">• Swimming pool & Children's pool• Children's playground• Waterslides (Aqua park)• Turkish Bath• Massage Room• Sauna• Fitness centre• Heated indoor swimming pool• Steam room• Tennis Court• Billiards and Table Tennis• Kids Club• Play Station Game and TV Screen• Power Generator• BBQ Areas with Pergolas• Wireless Internet in Commonunal Areas• Restaurant• General Storage• Cinema <p>KITCHEN</p> <ul style="list-style-type: none">• Custom designed modular kitchen furniture• Granite worktop• Ceramic floor tiles <p>BATHROOM</p> <ul style="list-style-type: none">• Bordered ceramic floor and wall tiles• Shower cabin	<p>PARKING</p> <ul style="list-style-type: none">• Car parking spaces• Indoor Car Park• On-site Car Park <p>SECURITY & SAFETY</p> <ul style="list-style-type: none">• Audio-visual Door Phone• Separate flat for caretaker• 24/7 Security in the complex• Gardeners and Caretakers <p>GENERAL</p> <ul style="list-style-type: none">• Central TV-Satellite• Lifts• Pressurized water• PVC Double Glazed Windows• Built-in Spot Lights in Living Rooms and Kitchens• Solid steel entrance door• Heat Resistant walls• Recessed Spot lights• Feature coving and skirting• Ceramic tile flooring in all rooms• Each Room Includes air conditioner <p>BALCONY</p> <ul style="list-style-type: none">• Well-proportioned balconies with Aluminium and glass handrails or wrought iron handrails• Ceramic flooring and external lighting
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