



EMTAN  
DELUXIA

ÇATALKÖY





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*Living On The Edge Of Peace*





**Emtan Deluxia project is located in East of Kyrenia, Catalkoy just between Cornaro and Shayna beach within a short walking distance to the sea. We are inviting you to A PLUS living standard with guarantee of Emtan Construction where modern architecture, aesthetic and luxury intersect. There are three different types (A-B-C) and totally 10 units of A PLUS villa consisting of 4 and 3 bedrooms. There is a private swimming pool on each 4-bedroom villa (Type-A). Luxury will be your living style. Completion date of the project is July 2021.**







K-Pet Soydan  
Petrol

Doğa College

China Bazaar

Grida Balık  
Restaurant

Şah Market

The Lodge

The Fez

Eminem Restaurant

Hz. Ömer  
Türbesi

Shayna Beach Club



Cornaro Beach  
Club and Restaurant

MC Palace Hotel

Catalköy Yolu

Malpas Hotel & Casino





## TECHNICAL FEATURES AND MATERIALS

- 🌀 Steel Entrance Door
- 🌀 Readymade Interior Doors
- 🌀 Multi-Inverter Air Conditioning System in all Rooms
- 🌀 Central Heating System in all Rooms
- 🌀 High Quality Laminated Kitchen, Melamine and Acrylux Doors and Granite Sink
- 🌀 Italian Lapitec or Equivalent Kitchen Worktop
- 🌀 High Quality Laminated Flooring
- 🌀 High Quality Ceramics
- 🌀 Natural Marble on Balconies
- 🌀 Deck Ceramics on Terraces
- 🌀 Fireplace in Living Room
- 🌀 Cellar (Type-A Villas)
- 🌀 Private Pool (Type-A Villas)
- 🌀 Double Glazed Heat Insulated Aluminiums
- 🌀 Fitted Wardrobe in all Bedrooms
- 🌀 Glass Staircase Rails
- 🌀 Suspended Ceilings
- 🌀 Wall-hung toilet Pan with Built-in Reservoir
- 🌀 Washbasins with Cabinet
- 🌀 Flat Shower and Tempered Glass Cabinets
- 🌀 Private Garden and Terrace Area for each House
- 🌀 Private Closed Garage for each House
- 🌀 Telephone Network Infrastructure System
- 🌀 TV/Satellite Infrastructure System
- 🌀 Internet/Data Infrastructure System











# TYPE A (4 Units)

- 4 Bedrooms
- 4 W.C
- (1 unit on ground floor, 3 units on first floor)
- 360m<sup>2</sup> Area
- Private swimming pool
- Cellar



GROUND FLOOR



FIRST FLOOR



# TYPE **B** (4 Units)

3 Bedrooms

3 W.C

(1 unit on ground floor, 2 units on first floor)

245m<sup>2</sup> Area



GROUND FLOOR



FIRST FLOOR











# TYPE

# C

(2 Units)

- 3 Bedrooms
- 3 W.C
- (1 unit on ground floor,  
2 units on first floor)
- 240m<sup>2</sup> Area



GROUND FLOOR



FIRST FLOOR

# SITE PLAN



**SHAYNA  
BEACH  
CLUB**

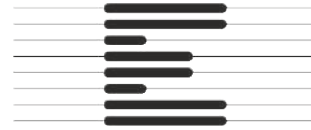
**CORNARO  
BEACH  
CLUB**



**MC  
PALACE  
HOTEL**

**GİRNE-ÇATALKÖY  
YOLU**

Thank You



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