



# EMERALD DREAMS

AVSALLAR / ALANYA

“A LUXURIOUS RESIDENCE”



Live your dream ...





# EMERALD DREAMS

AVSALLAR / ALANYA

**184**  
Apartments

- 19 studio apartments
- 43 1+1 apartments
- 101 2+1 apartments
- 21 penthouse apartments

Jewel in  
Paradise



"A LUXURIOUS RESIDENCE"

# Avsallar - Alanya

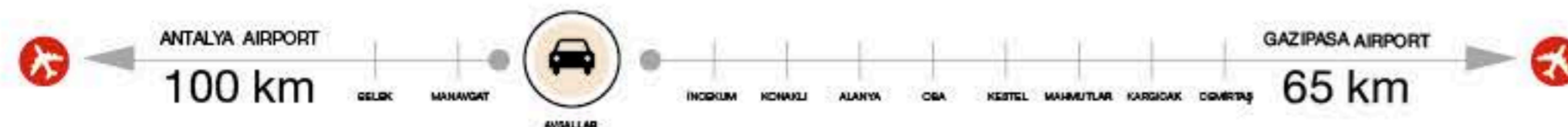
Alanya is a pretty town inside the borders of Antalya, on the eastern side of the bay carrying the same name.



INCEKUM BEACH / AVSALLAR

Today, Alanya has become one of the most important holiday resorts in Turkey, appealing to a wide range of tourists, from those interested in wonderful views of nature to those more interested in the historical finds of the region. Alanya is a very modern city with lots of 5 star-establishments, with all the facilities to ensure your every wish for a happy holiday is fulfilled.

Alanya is usually reached via Antalya with flights from all the major cities in Turkey and Europe arriving at the international airport. It is very easy to access intercity buses and taxis, which are available for travelling to Alanya. Nowadays, you can also get a flight from many European cities to the airport of Gazipasa, which is located just east of Alanya. Another alternative is to reach Alanya by sea, taking one of the cruises departing from Istanbul.



# Mediterranean atmosphere at its best ...

In this area, you will find a wide range of vistas from the natural outline of the mountains, the wide green meadows, plateaus and many rivers. The peninsula of Alanya, surrounded by its city walls, extends to the southern tip of the west side of the Taurus Mountains and is separated from these mountains by broad meadows. Nestled at the foot of these mountains, this little Mediterranean town possesses the typical climate of this region: summers are hot and humid, while winters are mild and rainy.

The fertility of the area means that there is an abundance of greenhouses and banana plantations spread across the area. The natural beauty of the area in combination with the archaeological discoveries and history are in harmony in this region.

The history of the area ranges from the Hellenistic period, when the town was named Korakesion, changing to "Kalanoros" during the reign of Romans and Byzantines, until the Seljuk sultan Alaeddin Keykubat renamed it "Alaiye" in 1220, which has developed into the common name of Alanya as we know it today.

Location  
Avsallar / ALANYA

Area  
37 m<sup>2</sup> – 168.50 m<sup>2</sup> (net)

Distance to the beach  
300 m



INCEKUM BEACH / AVSALLAR

# “A LUXURIOUS RESIDENCE”

36°37'13.43"N  
31°46'48.12"E

## Welcome to Emerald Dreams

Emerald Dreams is located in Avsallar, home to Alanya's most beautiful beach. Avsallar, 22 km from the centre of Alanya has many 5 star hotels, beach clubs and luxury residences.

It is only a five minute walk from your home to the most beautiful beach of Alanya. Also you will have the opportunity to take long walks in the pine forests of Avsallar and enjoy the oxygen rich air.



With our Emerald Dreams project, we are offering you the chance to live your life in a safe, peaceful, luxurious and comfortable environment.

Another advantage of Avsallar is that it is located only a 50 minute drive from the Alanya-Gazipaşa airport. This airport is expanding and providing the opportunity to fly to many different countries and it has also increased the economic value of the area.

INCEKUM BEACH / AVSALLAR

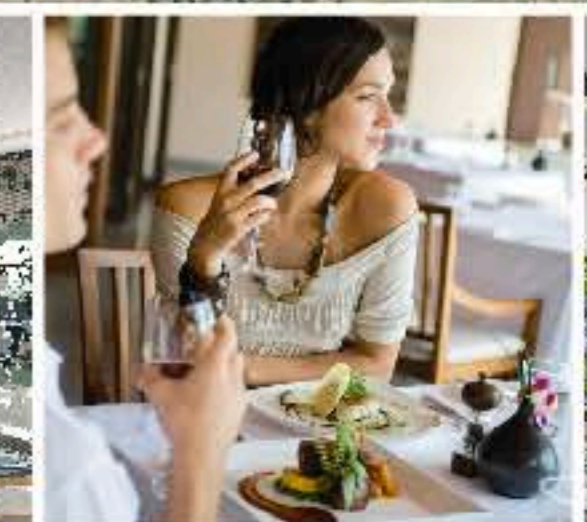


# For those who are special ...

Emerald Dreams will be built on a 12,000 m<sup>2</sup> plot of land and will consist of 184 apartments. In our project there will be 43 1 bedroom apartments, 101 2 bedroom apartments (each with an en-suite bathroom), 19 studio apartments and 21 penthouse apartments. Also all bathrooms in our Emerald Dreams project are equipped with underfloor heating as standard.



In our project, many opportunities are available to ensure your safety, comfort and enjoyment. Amenities such as a fitness centre, a spa and wellness centre, a restaurant, a game room, a cinema, a tennis court, a kids club, swimming pools, a barbecue area, a shop and a hairdresser, are all included for your benefit.





# Ideal modern living

In this project we have made some adjustments to ensure that people enjoying themselves and people who are resting are not disturbed by each other. For example we are providing an additional swimming pool with waterslides, meaning that there will be a calmer and more peaceful environment on the main pool and sunbathing area.

The waterslide pool, the children's pool, kids club, play area, tennis court and barbecue areas will be concentrated close to each other to make them more usable.



We are inviting you into a brand new life, where your dreams will come true. An apartment at Emerald Dreams can be your "place in the sun".





# EMERALD DREAMS

AVSALLAR / ALANYA



# To live freely in quality venues ...

## LEISURE FACILITIES

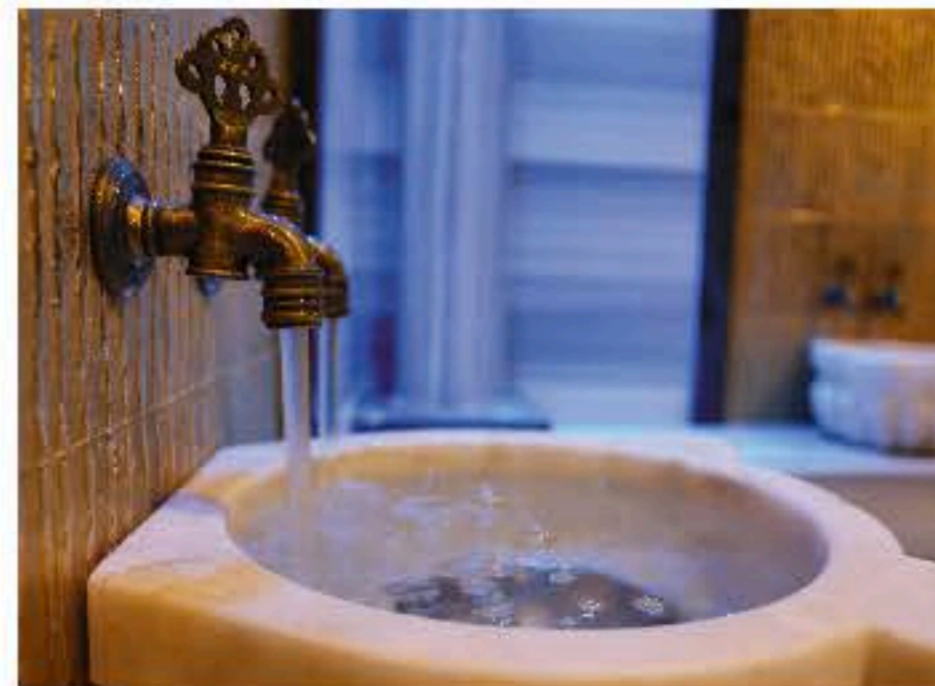
- Swimming pool & Children's pool
- Children's playground
- Separate pool with waterslides
- Turkish bath
- Massage room
- Sauna
- Fitness centre
- Heated indoor swimming pool
- Steam room
- Tennis court
- Billiards and table tennis
- Kids club
- Play station game and TV-screen
- Power generator for possible power cuts
- BBQ areas with pergolas
- Wireless internet in common areas
- Restaurant
- Golf simulator
- General storage
- Cinema

## PARKING

- Open Car park area
- Indoor Car park

## SECURITY & SAFETY

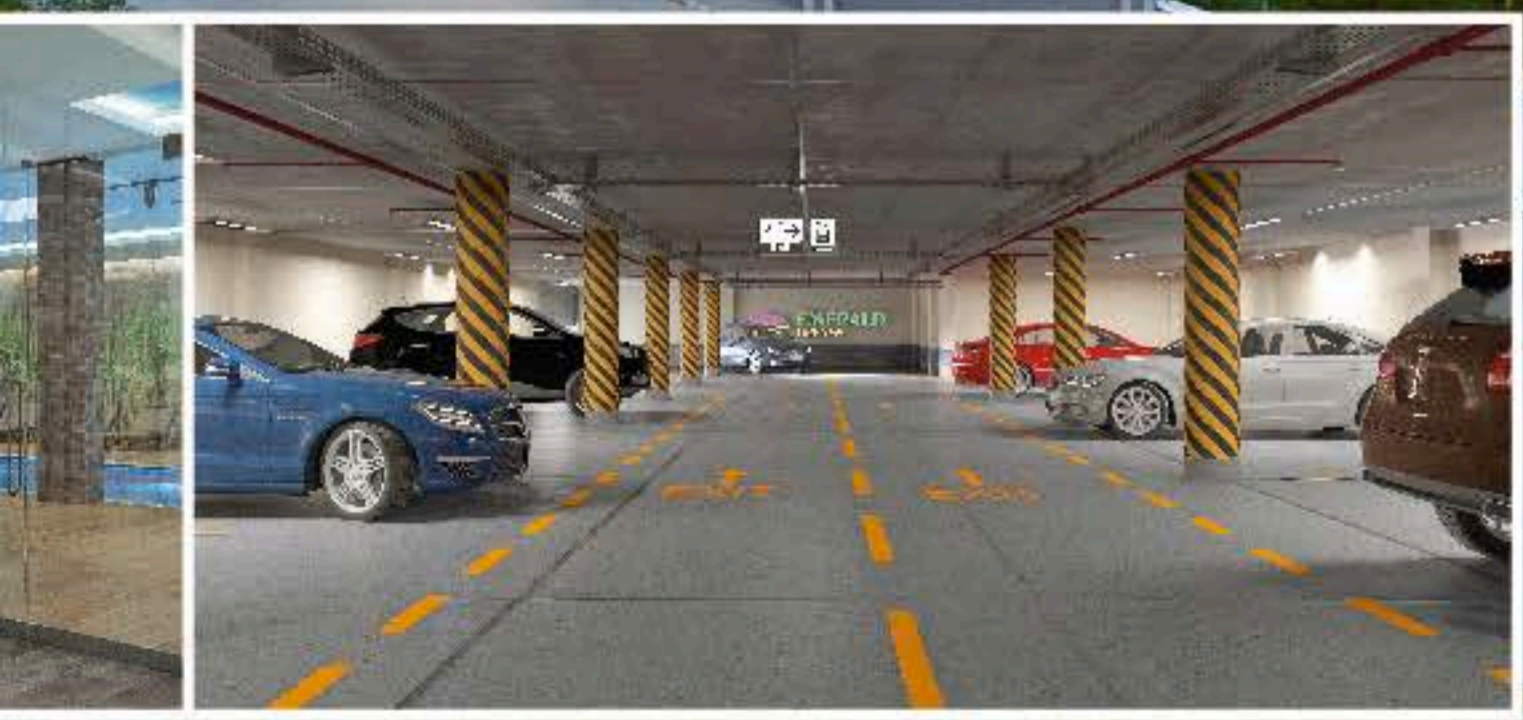
- Audio-visual door phone
- Separate flat for doorman
- 24/7 Security in the complex
- Gardeners and caretakers





# EMERALD DREAMS

AVSALLAR / ALANYA



"A LUXURIOUS RESIDENCE"

# Refresh your style ...

## GENERAL

- Central tv-satellite system with most European channels
- Lifts
- Pressurised water
- Generator
- double glazed PVC Windows
- Ceiling spotlights in living rooms and kitchens
- Solid steel entrance door
- American style internal doors
- Heat resistant walls (Insulated walls)
- Recessed spotlights
- Feature coving and skirting
- Ceramic tile flooring in all rooms
- Each room equipped with air conditioner

## KITCHEN

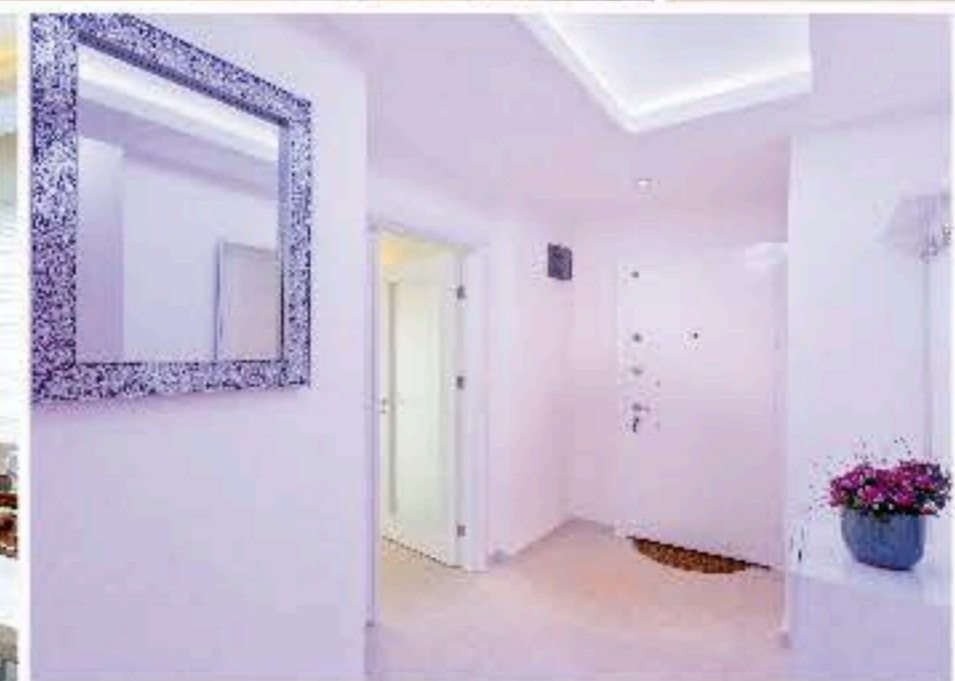
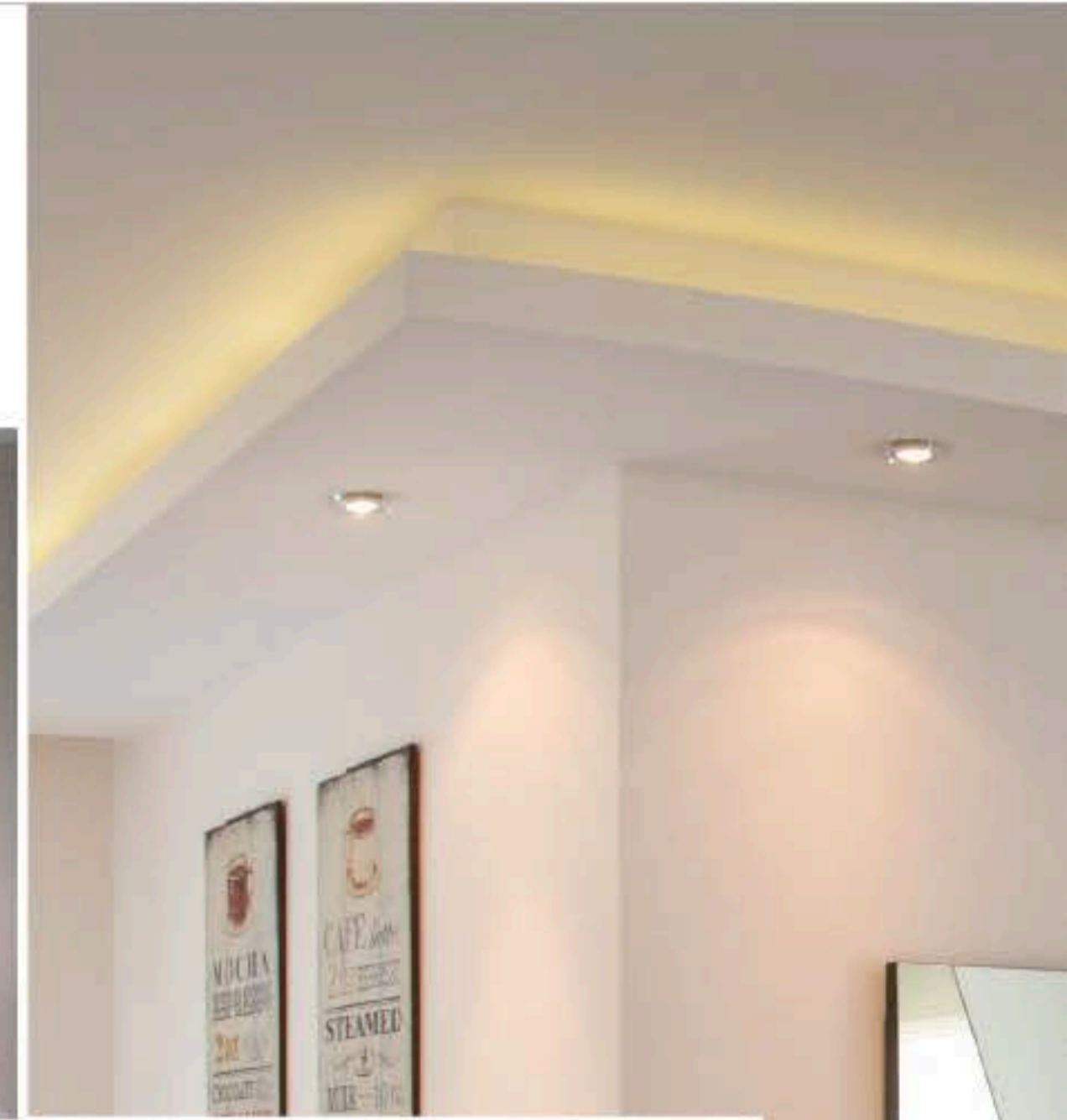
- Custom designed modular kitchen furniture
- Granite worktop
- Ceramic floor tiles

## BATHROOM

- Bordered ceramic floor and walls
- Underfloor heating
- Shower enclosure
- Instant electric water heater

## BALCONY

- Well-proportioned balconies with aluminium and glass handrail
- Ceramic flooring and external lighting





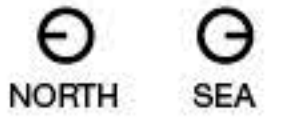
# EMERALD DREAMS

AVSALLAR ALAN'YA



"A LUXURIOUS RESIDENCE"

  
**EMERALD  
DREAMS**  
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GENERAL PLAN



GROUND FLOOR PLAN

2+1  
70.5 + 13 Balcony = 83.5 m<sup>2</sup>

2+1  
70.5 + 13 Balcony = 83.5 m<sup>2</sup>



Floor plans  
A, B, C BLOCK



NORMAL FLOOR PLAN

- 01 ▶ 2+1 / 83.5 m<sup>2</sup>
- 02 ▶ 2+1 / 95.5 m<sup>2</sup>
- 03 ▶ 1+1 / 51.5 m<sup>2</sup>
- 04 ▶ Studio / 37 m<sup>2</sup>
- 05 ▶ 1+1 / 51.5 m<sup>2</sup>
- 06 ▶ 2+1 / 95.5 m<sup>2</sup>
- 07 ▶ 2+1 / 83.5 m<sup>2</sup>

2+1  
74.5 + 21 Balcony = 95.5 m<sup>2</sup>

1+1  
40.5 + 11 Balcony = 51.5 m<sup>2</sup>

Studio  
26 + 11 Balcony = 37 m<sup>2</sup>

1+1  
40.5 + 11 Balcony = 51.5 m<sup>2</sup>

2+1  
74.5 + 21 Balcony = 95.5 m<sup>2</sup>

**2+1**  
70.5 + 13 Balcony = 83.5 m<sup>2</sup>

**2+1**  
70.5 + 13 Balcony = 83.5 m<sup>2</sup>



## Floor plans

B BLOCK FLOORS 4-5-6-7-8



## NORMAL FLOOR PLAN

- 01 ▶ **2+1 / 83.5 m<sup>2</sup>**
- 02 ▶ **2+1 / 94.5 m<sup>2</sup>**
- 03-04 ▶ **2+1 / 90 m<sup>2</sup>**
- 05 ▶ **1+1 / 51.5 m<sup>2</sup>**
- 06 ▶ **2+1 / 94.5 m<sup>2</sup>**
- 07 ▶ **2+1 / 83.5 m<sup>2</sup>**

**2+1**  
74.5 + 21 Balcony = 95.5 m<sup>2</sup>

**1+1**  
40.5 + 11 Balcony = 51.5 m<sup>2</sup>

**2+1**  
67 + 23 Balcony = 90 m<sup>2</sup>

**2+1**  
74.5 + 21 Balcony = 95.5 m<sup>2</sup>

### Floor plans A, B, C BLOCK



### DUPLEX FLOOR PLAN

- 01 ▶ 4+1 / 77.5 m<sup>2</sup>
- 02 ▶ 4+1 / 86.5 m<sup>2</sup>
- 03 ▶ 2+1 / 43.5 m<sup>2</sup>
- 04 ▶ 2+1 / 32 m<sup>2</sup>
- 05 ▶ 2+1 / 43.5 m<sup>2</sup>
- 06 ▶ 4+1 / 86.5 m<sup>2</sup>
- 07 ▶ 4+1 / 77.5 m<sup>2</sup>

4+1  
64.5 + 13 Balcony = 77.5 m<sup>2</sup>



4+1  
64.5 + 13 Balcony = 77.5 m<sup>2</sup>

4+1  
65.5 + 21 Balcony = 86.5 m<sup>2</sup>

2+1  
32.5 + 11 Balcony = 43.5 m<sup>2</sup>

2+1  
21 + 11 Balcony = 32 m<sup>2</sup>

2+1  
32.5 + 11 Balcony = 43.5 m<sup>2</sup>

4+1  
65.5 + 21 Balcony = 86.5 m<sup>2</sup>

Floor plans  
A, B, C BLOCK



ROOF FLOOR PLAN

01 ▶ 4+1 / 83 m<sup>2</sup>

02 ▶ 4+1 / 82 m<sup>2</sup>

03 ▶ 2+1 / 91 m<sup>2</sup>

04 ▶ 2+1 / 60.5 m<sup>2</sup>

05 ▶ 2+1 / 96.5 m<sup>2</sup>

06 ▶ 4+1 / 82 m<sup>2</sup>

07 ▶ 4+1 / 83 m<sup>2</sup>

4+1  
46 + 37 Balcony = 83 m<sup>2</sup>

4+1  
46 + 37 Balcony = 83 m<sup>2</sup>



4+1  
68 + 14 Balcony = 82 m<sup>2</sup>

2+1  
75.5 + 21 Balcony = 96.5 m<sup>2</sup>

2+1  
47.5 + 13 Balcony = 60.5 m<sup>2</sup>

2+1  
72 + 19 Balcony = 91 m<sup>2</sup>

4+1  
68 + 14 Balcony = 82 m<sup>2</sup>

Floor plans  
B, C BLOCK



FIRST FLOOR PLAN

- 01 ▶ 2+1 / 83.5 m<sup>2</sup>

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- 02 ▶ 2+1 / 127.5 m<sup>2</sup>

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- 03 ▶ 1+1 / 83.5 m<sup>2</sup>

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- 04 ▶ Studio / 69 m<sup>2</sup>

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- 05 ▶ 1+1 / 83.5 m<sup>2</sup>

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- 06 ▶ 2+1 / 127.5 m<sup>2</sup>

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- 07 ▶ 2+1 / 83.5 m<sup>2</sup>

2+1  
70.5 + 13 Balcony = 83.5 m<sup>2</sup>

2+1  
70.5 + 13 Balcony = 83.5 m<sup>2</sup>



2+1 1+1 Studio 1+1 2+1  
74.5 + 53 Balcony = 127.5 m<sup>2</sup> 40.5 + 43 Balcony = 83.5 m<sup>2</sup> 26 + 43 Balcony = 69 m<sup>2</sup> 40.5 + 43 Balcony = 83.5 m<sup>2</sup> 74.5 + 53 Balcony = 127.5 m<sup>2</sup>



Toroslar Construction and Investment company's history was founded by four partners in the year 2000 but as a construction company Toroslar Construction and Investment company's history goes back to the year 1985, with each partner previously owning individual business in the construction industry. The main focus of the business now is providing residential homes. Over the years Toroslar Construction and Investment company's has contributed to the town planning and major constructions in Alanya and its surrounding areas. Toroslar Construction and Investment company's has completed many projects including roads, bridges, sewer systems, drinking water networks, rain water piping, parks and schools in many towns. Toroslar Construction and Investment company's has successfully been providing homes for their European customers in and around Alanya since the year 2002.

Toroslar Construction and Investment company's has developed many projects and subsequently become one of the leading companies in the market. Investment and construction of residential properties is the main area of expertise for Toroslar Construction and Investment company's. To date, we have delivered hundreds of homes to their owners on schedule and in accordance to our original specifications. We are proud to have gained an excellent reputation, as the most trustworthy construction company in Alanya.



65 APARTMENTS  
KESTEL / ALANYA / 2012



162 APARTMENTS  
TOSMUR / ALANYA / 2007



100 APARTMENTS  
TOSMUR / ALANYA / 2008



16 APARTMENTS  
TOSMUR / ALANYA / 2011



238 APARTMENTS  
AVSALLAR / ALANYA / 2014



104 APARTMENTS  
AVSALLAR / ALANYA / 2014



20 APARTMENTS  
KESTEL / ALANYA / 2012





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[www.emeraldparkalanya.com](http://www.emeraldparkalanya.com)



**TOROSLAR**  
CONSTRUCTION & INVESTMENT

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WE ARE A MEMBER OF



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