

Yalusa  Homes

One step into a starry life



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Originated in Mağusa, North Cyprus, Aykut Group of Companies was founded by investor business person **Aykut Satvet** 20 years ago. Carried its automotive sector success to construction, our company aimed to construct more applicable buildings with higher quality through the means of developed construction technologies. Our principle is to provide high quality services through an ever-evolving power along with **20 years of experience.**

Launched the brand, Island Green Construction, our company has led all projects with reliable and quality-based **principles**, likewise in automotive sector; thus has taken all necessary steps from the beginning of the design.

Who are we?



Valuing the **nature** and peaceful life, Yalusa Homes project emerged from the objective to create **environment-friendly** constructions in Yeni Erenköy, Dipkarpaz region which is the most maiden location of North Cyprus with this project, Yeni Erenköy, which is full of unique advantages is waiting for you to step into a starry life.

Along with its stunning beaches, leisure activities, perfect nature, land and marine hunting opportunities, natural sports fields, the **biggest** and the most modern marina in North Cyprus; a peaceful life is waiting for you at a location where the only **health centre** is **4 minutes** away in case of any emergency. Derived from the ancient name of the region.

Yalusa Homes invites you to "**take one step into nature and enjoy a starry life**"



Just Imagine living close to the beach





Where are we?



Perfect Beach

Calming serenity of Karpaz, its golden beaches and mesmerising harmony of the nature provide a quality lifting life. You can sunbath in the most beautiful and the longest beach of the Mediterranean, Golden Beach, observe the "Caretta caretta" while hatching their eggs or stargaze through the night



Leisure Activities

There are many opportunities to benefit from the leisure activities to discover the unique beauties of Erenköy. It is very important to get to know the surrounding nature with a great trip. Particularly, quad bike tours are parts of a great leisure activity. It is a perfect chance to everyone to know the nature closer and discover the beauties in it.



Free Spirit

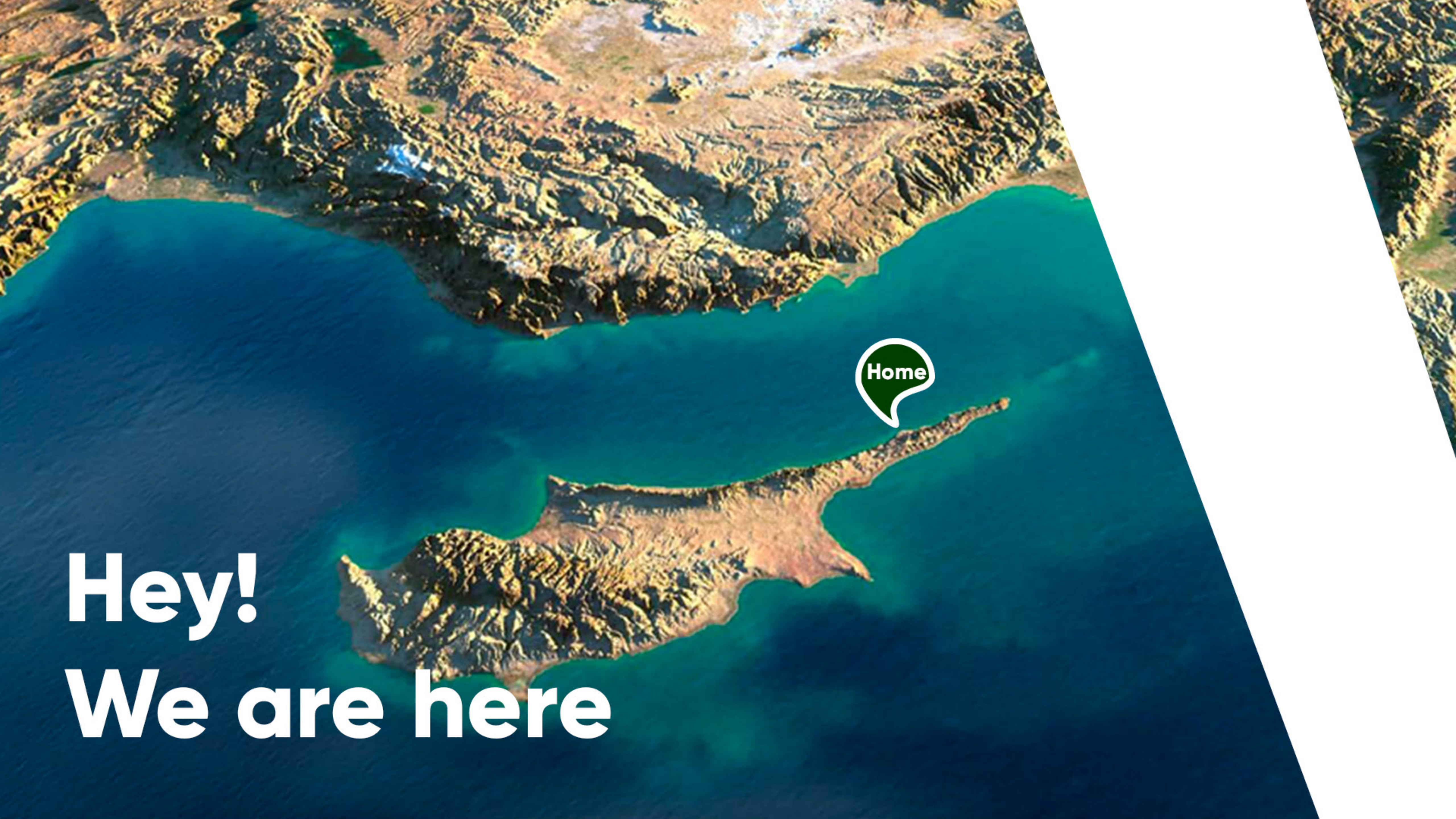
Sounds of the nature, birds, crickets, wave sounds, leaves fluttering through breeze will drop into your soul, and you will be able to reunite with yourself. What about to take a step towards freedom?



Life in North Cyprus

The most important feature of North Cyprus is its Mediterranean climate. The second, on the other hand, is that its crime rate is among the lowest countries in the world. A secure life and health, which are among the most important factors due to the ongoing pandemic circumstances and terroristic crisis, can be ensured in North Cyprus, as it is an ideal country. As last but not the least, social life and luxury can be afforded with the most reasonable prices on this paradise country

A starry life is waiting for you



Home

Hey!
We are here



Daily needs are
a walking distance away



THE BEACH **7min walk, 700meters.**



SCHOOL **3min drive, 2km.**



PHARMACY **3min drive, 2km.**



HEALTH CENTER **3min drive, 2.5km.**



SUPER MARKET **1min drive, 1km.**



KARPAMZ GATE MARINA **3min drive, 3km.**



CLUB DI MARE **2min drive, 2km.**



DIPKARPAZ NATURAL PARK **20min drive, 8km.**



GOLDEN BEACH **45min drive, 30km.**



FAMAGUSA **35min drive, 60km.**



ERCAN AND LARNACA AIRPORT **1 hour and 30 min.
drive, 120 km.**

*Which one is
your Star*
**WHICH ONE IS
YOUR HOME?**



Step into a
STARRY LIFE



*Which one is
your star?*

A-B-C-D

ANDROMEDA CONSTELLATION

E NORTHSTAR

F AQUILA CONSTELLATION

G-H-I-J
ORION CONSTELLATION

K VELA CONSTELLATION

L LYRA CONSTELLATION

M URSA MAJOR CONSTELLATION



Yalusa Homes



Name	Feature	Rooms	Quantity
Andromeda (A-B-C-D)	Detached twin	2+1	8
Aquila (F)	Detached twin	1+1	2
Orion (G-H-I-J)	Detached twin	2+1	8
Vela (K)	Flat type	1+1	8
Lyra (L)	Twin Duplex	2+1	2
Usra Major (M)	Flat type	2+1	18

Located in **Erenköy** region, our project allows you to step into a beautifully natural life since it's a **walk away** to the shores. In the heart of the unique nature and a splendid beach, **Yalusa Homes** provides a great opportunity to dive into the nature with the assurance of **Island Green Construction**.

Designed in **finest** detail, there are **47 apartments** ready for sale. With different **6 types** of housing options, all apartments have a sea view. Carrying the nature to the house vies, the designs of the houses allow you to experience solitude and peace in each corner. **A new life is waiting for you with Yalusa Homes**



In this project which ensures a **peaceful life**, main living areas are located towards the **sea views**. There are **private parking** lots for each houses within the site and there are two main entrance gates

Landscape details are adapted to the Mediterranean climate and **860 Project natural terrain codes** are utilised. Along with rocks, woods, Yellowstone and such materials are used as **local manufactures**, the designs are inspired by **old Cyprus houses**. Green lands and pool are located in the middle of the site with eased access.

This project provides a **golden investment opportunity** in Erenköy due to payment plans adapted to all sorts of budgets.







Andromeda

Detached twin

2+1 (A - B - C - D)



Indoor Area **80 m²**
BBQ Roof Terrace **80 m²**
Semi-Open BBQ Terrace **25 m²**
Garden **90m²-135m²**

Fireplace - Pool - Terrace - Green Area - BBQ - Outdoor Shower

Total Area
275m² - 135m²
£115.000



Features

- Terrace in bedroom
- Instilled closet in all bedrooms
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- Natural marble sills
- Built-in kitchen
- Panel doors
- Yellowstone coating on outdoor walls
- Double glazed aluminium windows
- Wooden-like metal grating installation chimneys
- Open and semi-open pergola terrace on the ground • Air pressure tank system
- Controlled entrance to the site
- Electrical water heater
- 7/24 Security camera within the site
- Garden

Optional

- Vast options for WC and Batch tiles and sanitary wares
- Ceramic and parquet options for general
- Kitchen cabinets and countertop options

Location Features

- The location of the houses faces west, east and north with sea view, mountain view and green land views.



Andromeda Detached twin
2+1 (A - B - C - D)

ORION

Twin duplex
2+1 (G-H-I-J)



Indoor Area **106 m2**
Balcony **10m2**
Semi-Open BBQ Terrace **20m2**
Garden **44m2**

Fireplace - Pool - Terrace - Green Area - BBQ - Outdoor Shower

Total Area **150 m2**
£115.000



Features

- Terrace in bedroom
- Instilled closet in all bedrooms
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- Natural marble sills
- Built-in kitchen
- Panel doors
- Yellowstone coating on outdoor walls
- Double glazed aluminium windows
- Wooden-like metal grating installation chimneys
- Open and semi-open pergola terrace on the ground • Air pressure tank system
- Controlled entrance to the site
- Electrical water heater
- 7/24 Security camera within the site
- Garden

Optional

- Vast options for WC and Batch tiles and sanitary wares
- Ceramic and parquet options for general
- Kitchen cabinets and countertop options

Location Features

- The location of the houses faces west, east and north with sea view, mountain view and green land views.



ORION Twin Duplex
2+1 (G - H - I - J)

VELA

Flat Type

1+1 (A - B - C - D)



	Indoor Area	Semi-Open BBQ Terrace	BBQ Roof Terrace	Total Area
Ground Floor	51m ²	15m ²		66m ²
1st Floor	45m ²	6m ²	45m ²	96m ²

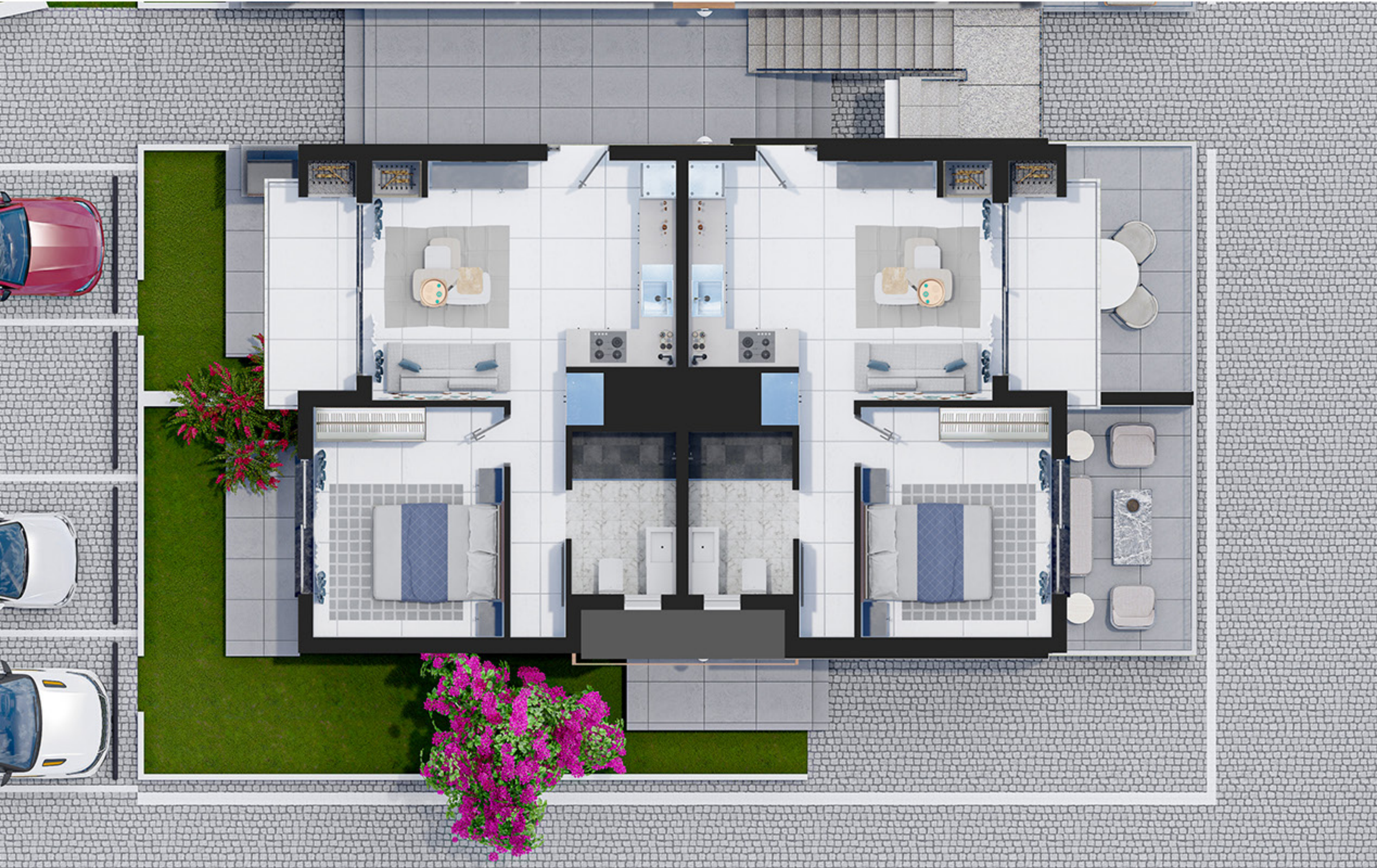
£54.000 - £68.000



Features

- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- Natural marble sills
- Built-in kitchen
- Panel doors
- Yellowstone coating on outdoor walls
- Double glazed aluminium windows
- Wooden-like metal grating installation chimneys
- Open and semi-open pergola terrace on the ground • Air pressure tank system
- Controlled entrance to the site
- Electrical water heater
- 7/24 Security camera within the site

VELA Flat type
1+1 (k)



Optional

- Vast options for WC and Bath tiles and sanitary wares
- Ceramic and parquet options for general
- Kitchen cabinets and countertop options

Location Features

- The location of the houses faces west, east and north with sea view, mountain view and green land views.

VELA Flat type
1+1 (k)

URSA MAJOR

Flat Type

2+1 (M)



	Indoor Area	Semi-Open BBQ Terrace	BBQ Roof Terrace	Total Area
Ground Floor	83m ²	10m ²		93m ²
1st Floor	68m ²	7m ²	68m ²	143m ²

£89.000 - £ 99.000



Features

- Terrace in bedroom
- Instilled closet in all bedrooms
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- Natural marble sills
- Built-in kitchen
- Panel doors
- Yellowstone coating on outdoor walls
- Double glazed aluminium windows
- Wooden-like metal grating installation chimneys
- Open and semi-open pergola terrace on the ground • Air pressure tank system
- Controlled entrance to the site
- Electrical water heater
- 7/24 Security camera within the site

URSA MAJOR Flat type
2+1 (M)



Optional

- Vast options for WC and Bath tiles and sanitary wares
- Ceramic and parquet options for general
- Kitchen cabinets and countertop options

Location Features

- The location of the houses faces west, east and north with sea view, mountain view and green land views.

URSA MAJOR Flat type
2+1 (M)

*A starry life is
waiting for you*

