

Turquoise
M A R I N A

YOUR HOME NEAR THE BOAT, BICYCLE AND BEACH!

FROM VISION TO REALITY

Turquoise
MARINA



TURQUOISE MARINA LOCATION

The Turquoise Marine Complex is located in the Lalez Bay area.



100
m

from Lalezi Bay

15
min

from Cape of Rodon
& Venecian fortress

23
Km

from Durrësi
Port

35
Km

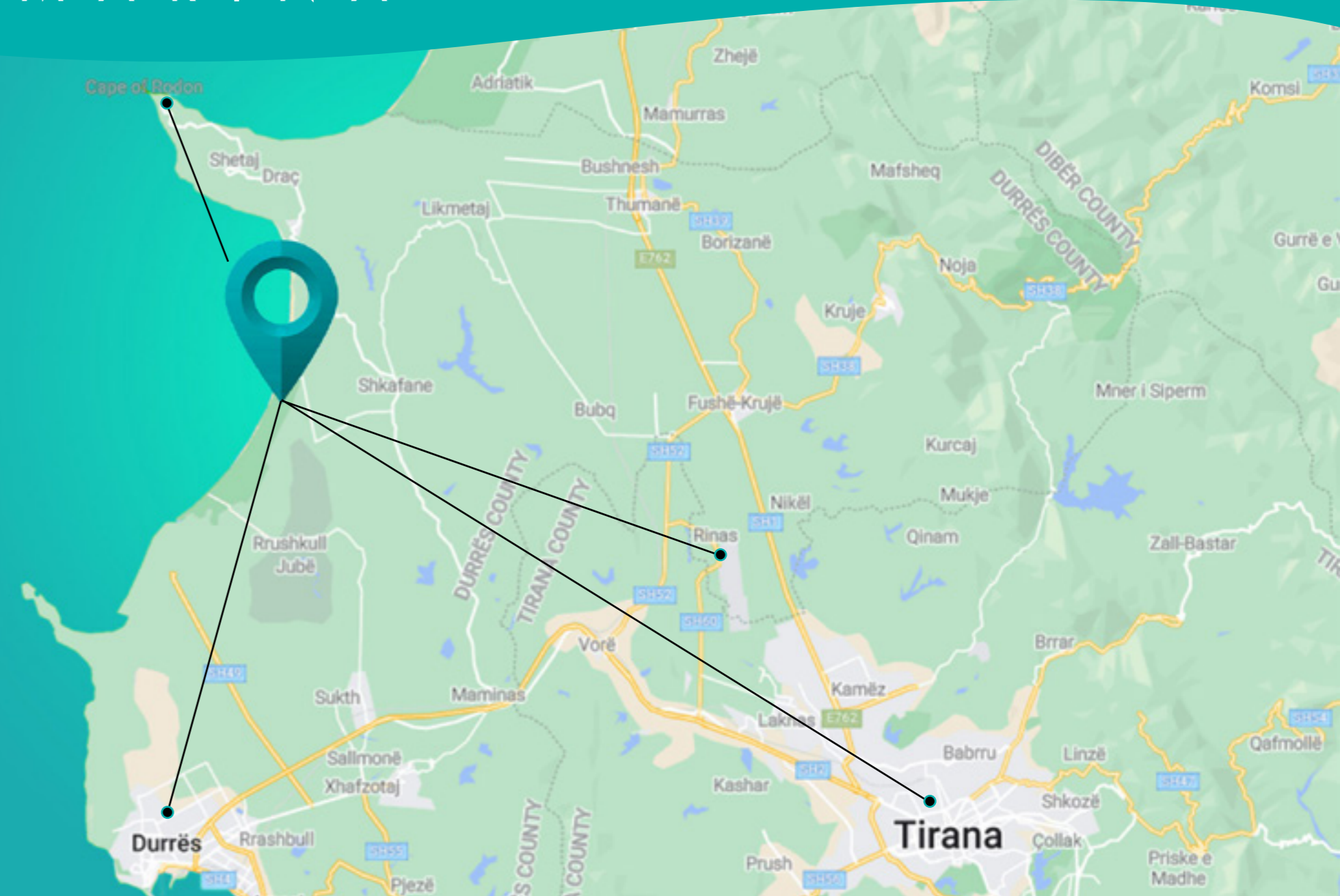
from Tirana
Airport,
Mother Teresa

40
Km

from Tirana



Turquoise MARINA



VILLAS & APARTMENTS



Private beach guaranteed.



Mooring port for vessels.



Dedicated parking for each villa and guaranteed for visitors. Parking and bike lanes.



Sports facilities tennis, basketball, volleyball, football.



Turquoise MARINA

Turquoise Marina is among the largest projects. Not only in Albania, but also in the Balkan region, with a total area of 350,000sqm, water area 35,000sqm, areas dedicated to sports grounds, with parking posts and the longest bicycle track in the area of 3,000 m bike lane.



350.000 sqm
Tot. Surface



35.000 sqm
Water Area



5.000 sqm
Sports Grounds



3000 ml
Bike Lane



Turquoise MARINA



Turquoise Marina offers high quality defined by EUROCODE, strict adherence to 10 European standards for structural design, and an ambition of 28 years of experience to offer our clients a residential and touristic area!



The Turquoise Marine residence offers high technology and complete security with a digitized system and modern and highly functional architecture. During the development process, special attention was given to seismic stability and protection from earthquakes and fires, as well as the implementation of lightning rods for each building in the residence.

INNOVATIONS

Turquoise Marina, the *residence of innovations*, brings a sand gallery for the first time in Albania, a residential marina with a mooring port, and an Aquapark developed inside a residential residence.

The beach will be the primary catalyst of recreational activities for all ages. An entire space will be dedicated to a sand gallery, the first of its kind in Albania, and a playground for children, which will be located between the pine forest and the canal. For the young, various sports activities will be offered, starting from the sports fields and open gym near the coastline.

For the first time, the only residential complex in Albania includes a canal, which naturally connects the coastal area with the interior of the residential marina. The canal provides an ecological system for the drainage and collection of surface water of the entire residence and offers direct access to each property. The management of this canal will be separate from the management of the residence, and control of the canal will be done with observation points at the beginning and the end.

Within the residence, land movement will be accessible for motorized vehicles, while movement from the water will be possible through boats, motorboats, and water bikes.

You will find the watercraft parking near your house.

Aquapark is another innovation that has come for the first time in Albania, inside a residential residence.

Turquoise MARINA



Aquapark



8 Pools



Slide 625 m



Water games for children and adults



Bars



Restaurants



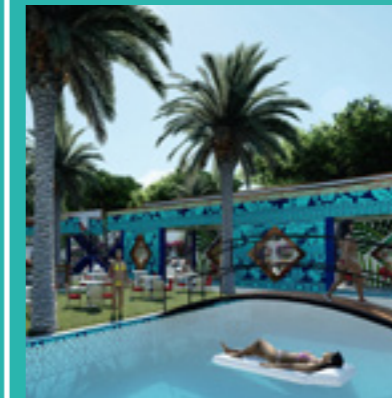
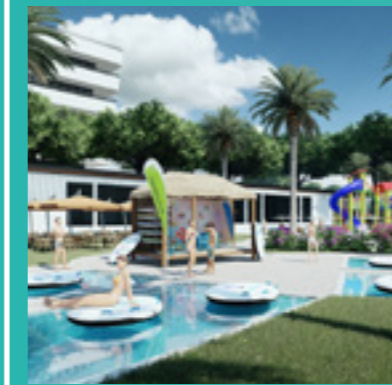
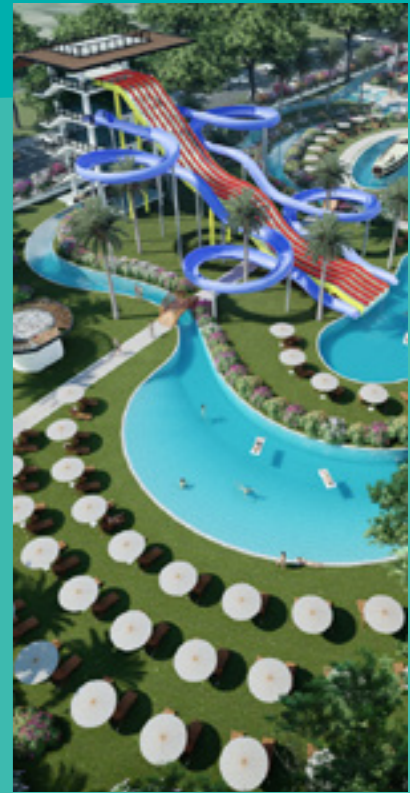
Clubs



Maximum cleanliness and maintenance



Guaranteed technology



T1 VILLAS

Residential Marina

This villa has a physical area of 261 sqm, organized in the dining area, cooking corner, and kitchen, both accessible by the veranda. On the same floor, we have a toilet and a bedroom.

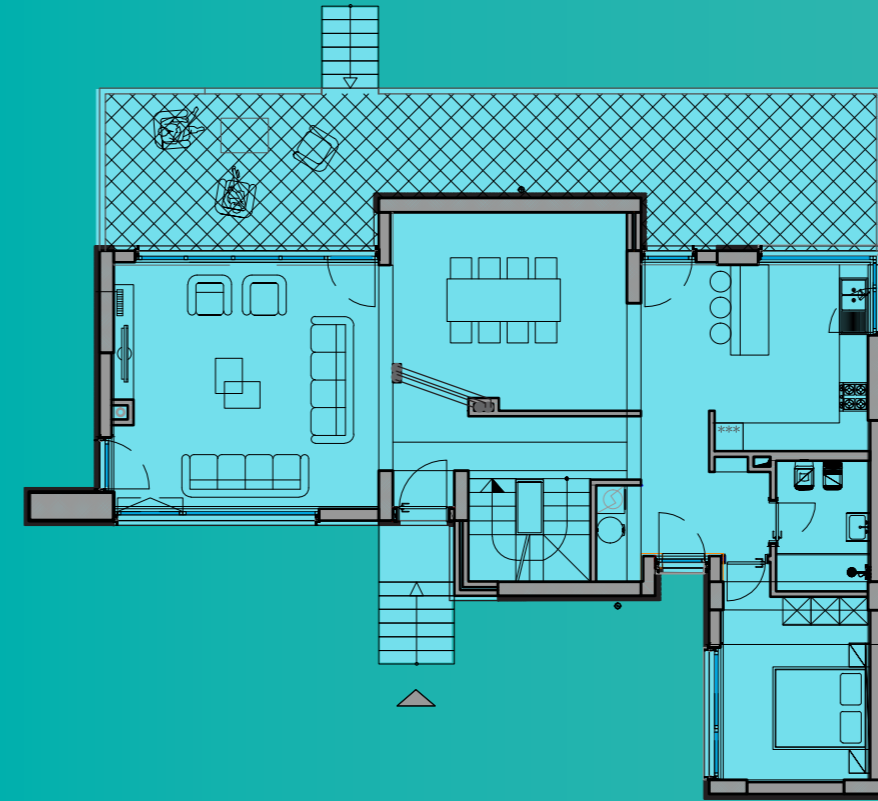
The second floor is organized into three bedrooms: one with access to the veranda and a bathroom, children's bedrooms, and a toilet.

| Surface | Parcel | Floors | Bedrooms | Pool | Parking | Bicycle Lane |
|---------|--------|--------|----------|----------|-------------------------------|--------------|
| 261 sqm | ✓ | 2 | 4 | Optional | For vehicle For watercraft | ✓ |

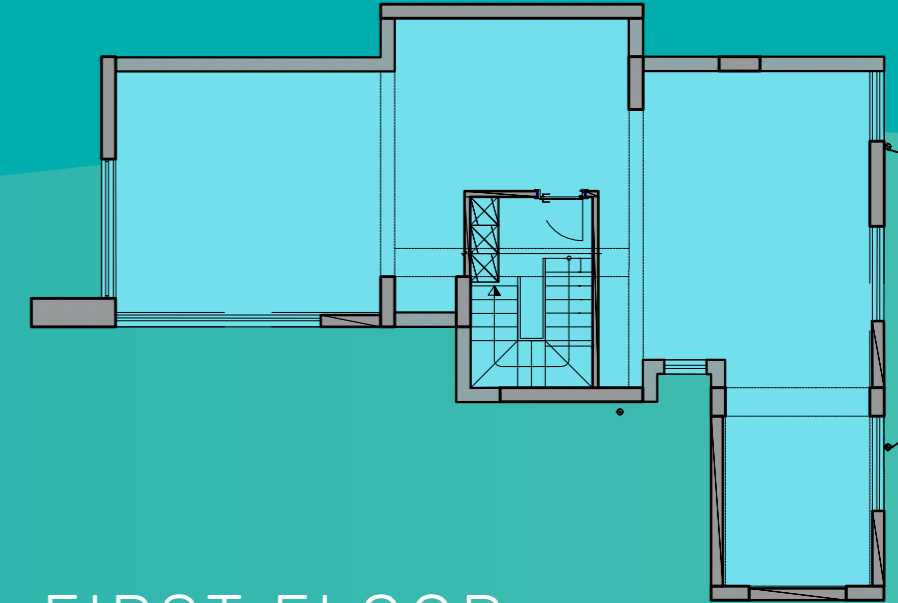


T1 VILLAS

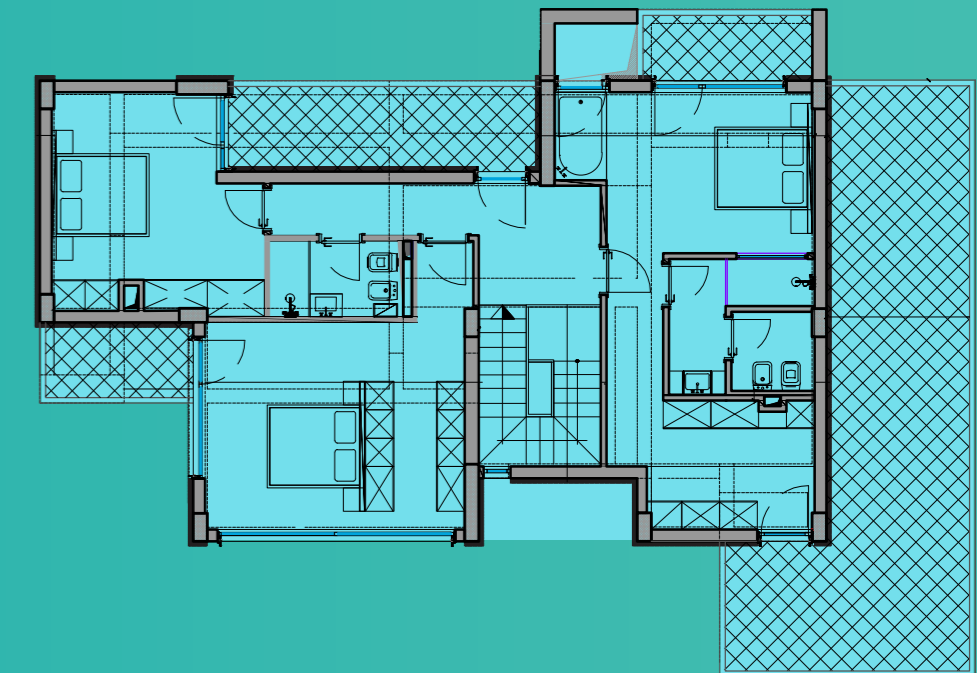
GROUND FLOOR



BASEMENT



FIRST FLOOR



T2 VILLAS

Residential Marina

The villa has a physical area of 155 sqm, which is organized in the dining area, the cooking corner, and the kitchen, both accessible from the veranda. There is also a toilet on the same floor.

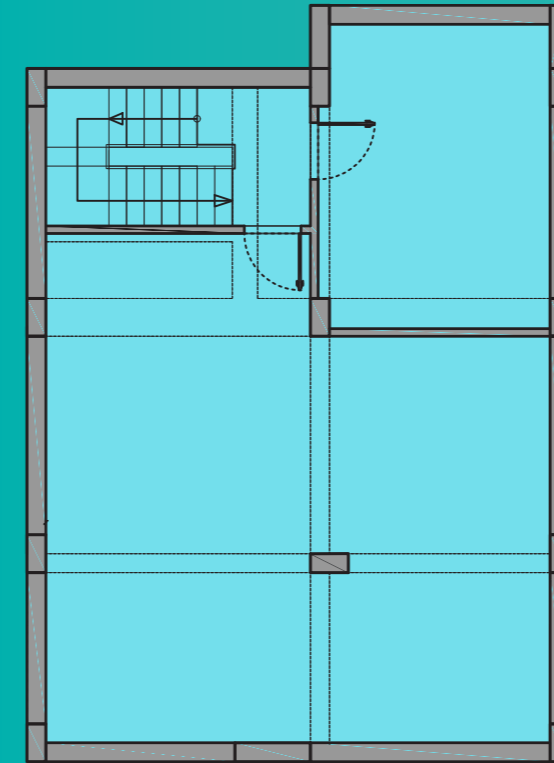
The second floor has two bedrooms: one with access to the veranda and a toilet and the children's bedroom with a bathroom. The villa's basement can be used as a technical area.

| Surface | Parcel | Floors | Bedrooms | Parking | Bicycle Lane |
|---------|--------|--------|----------|-------------------------------|--------------|
| 155 sqm | ✓ | 2 | 3 | For vehicle For watercraft | ✓ |

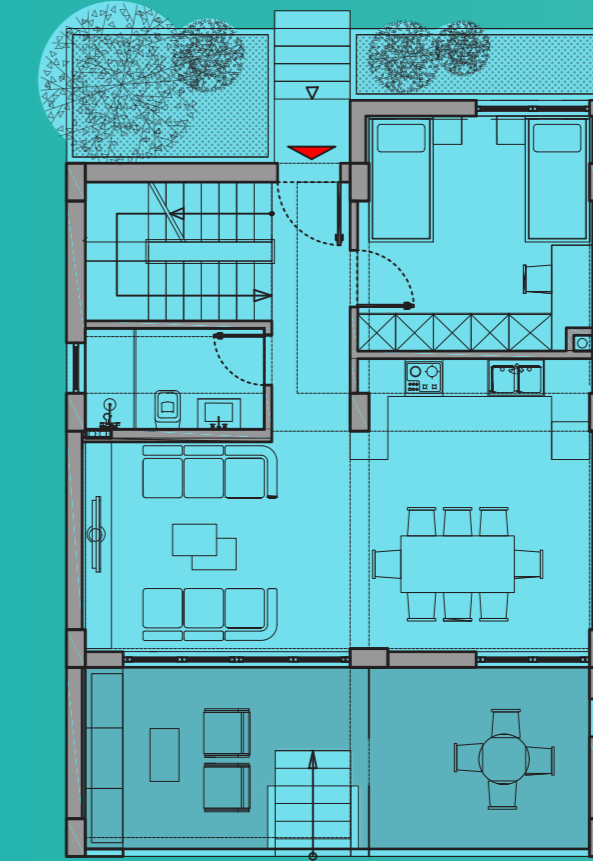


T2 VILLAS

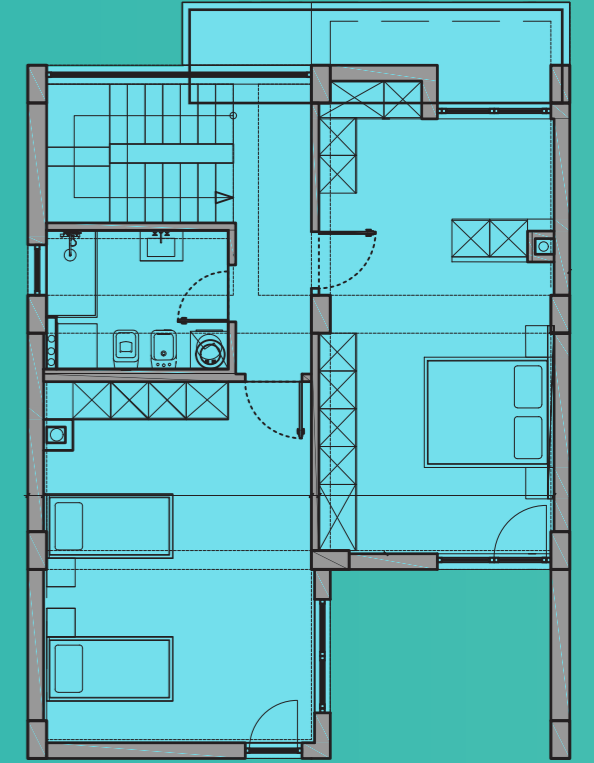
BASEMENT



GROUND FLOOR



FIRST FLOOR



T3 VILLAS

Residential Marina

The villa has a physical surface of 121 sqm, organized in the dining area, kitchen and cooking area, and toilet, accessible from the veranda. The second floor is organized into two bedrooms: the matrimonial one, the children's bedroom, and a bathroom.

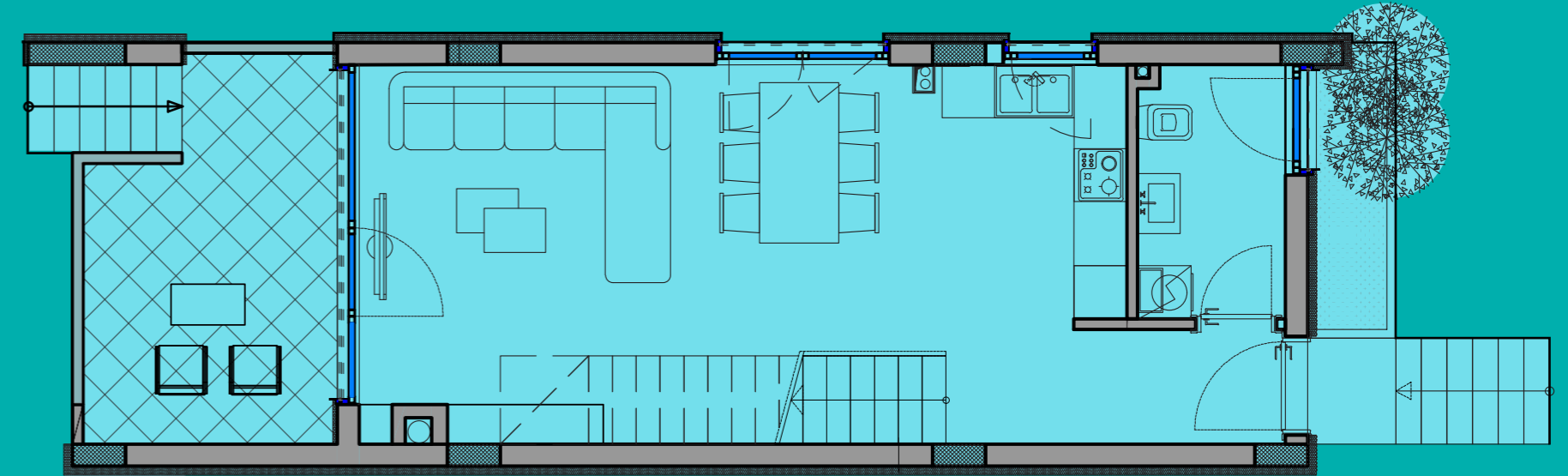
| Surface | Parcel | Floors | Bedrooms | Parking For vehicle | Bicycle Lane |
|---------|--------|--------|----------|---------------------|--------------|
| 121 sqm | ✓ | 2 | 2 | For vehicle | ✓ |



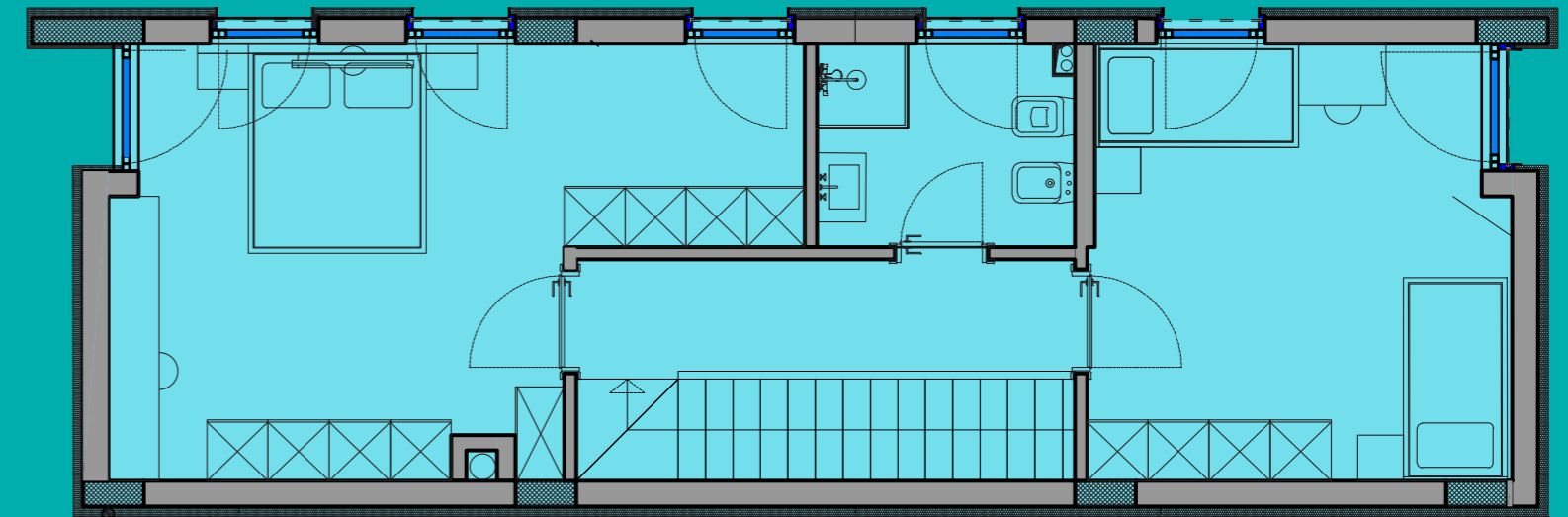
Turquoise
MARINA

T3 VILLAS

GROUND FLOOR



FIRST FLOOR



T4 VILLAS

Residential Marina

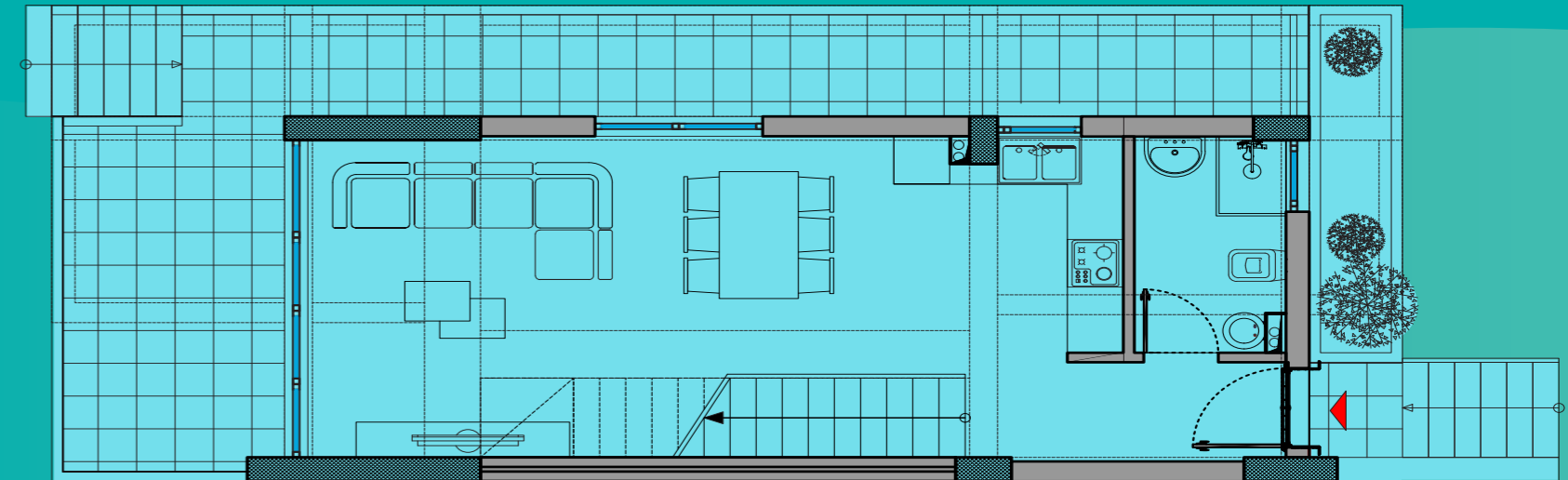
The villa has a physical surface of 131 sqm, which is organized into a dining, cooking, and kitchen area and a toilet accessible from the veranda. The second floor is organized into three bedrooms: two matrimonial, one for children, and a bathroom

| Surface | Parcel | Floors | Bedrooms | Parking | Bicycle Lane |
|---------|--------|--------|----------|-------------|--------------|
| 131 sqm | ✓ | 2 | 3 | For vehicle | ✓ |

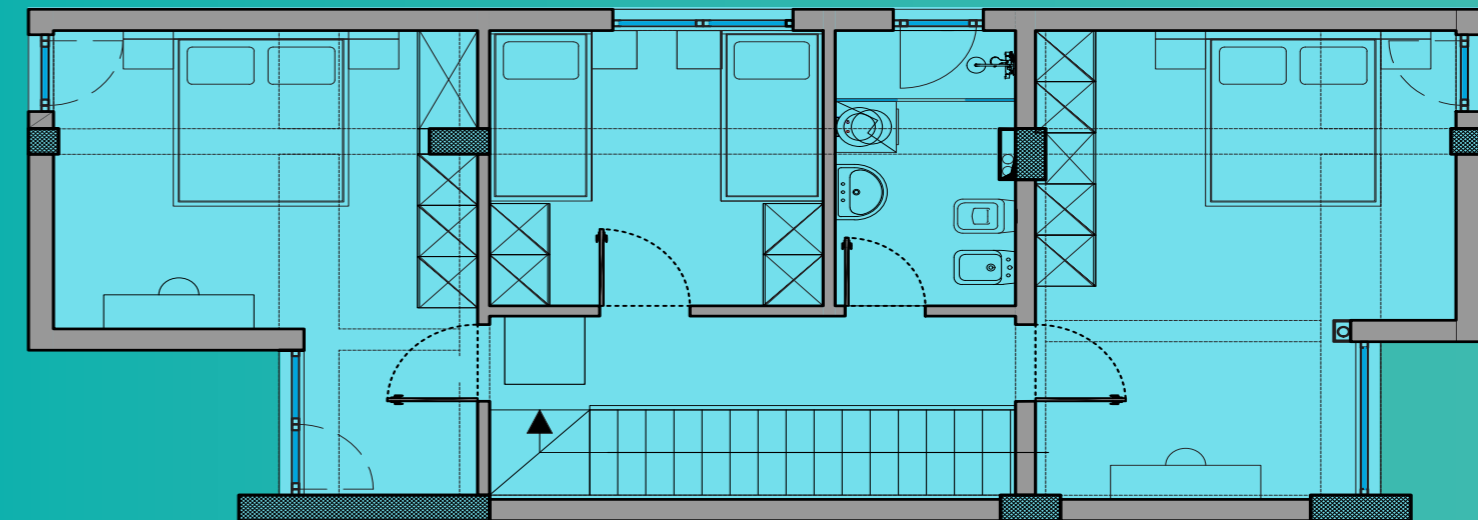


T4 VILLAS

GROUND FLOOR



FIRST FLOOR



T5 APARTMENTS

Residential Marina

T5 area apartments have one-bedroom options, with and/ without a veranda, and two-bedroom options.

A one-bedroom apartment with a physical area of 60.08 sqm is organized into a dining area, kitchen, bedroom, and toilet. Unlike other apartments, this typology also has its own yard.

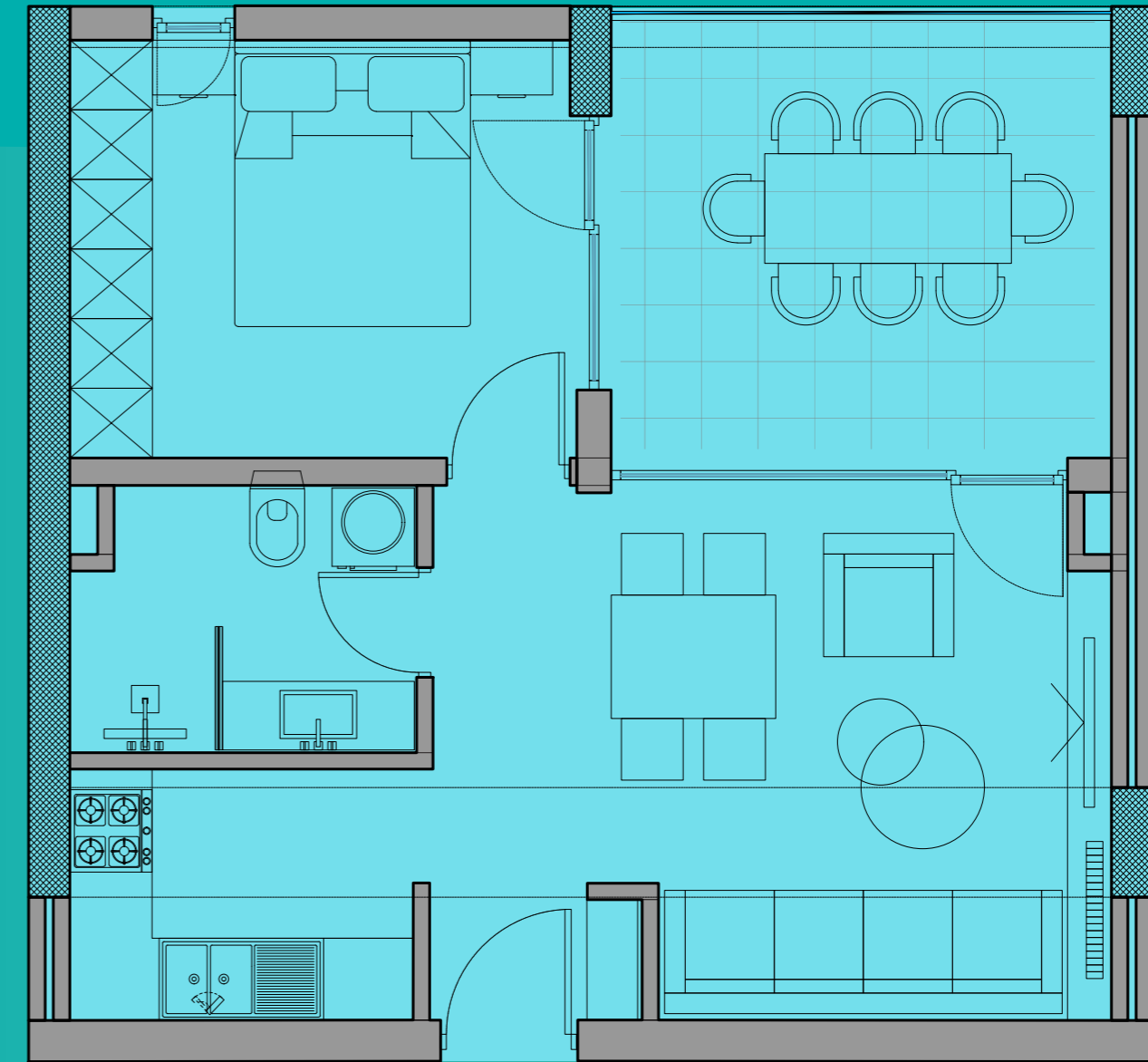
The two-bedroom apartment with a total area of 83 sqm - 92 sqm is organized into a living room, dining room, two bedrooms, and a bathroom.

| Surface | Surface | Greenery Spaces | Parking | Bicycle Lane |
|---------------------------------|------------------------------------|-----------------|-------------|--------------|
| One-bedroom apartment 60 sqm | Two-bedroom apartment 83-92 sqm | ✓ | For vehicle | ✓ |



Turquoise
MARINA

T5 APARTMENTS



T6 VILLAS

Residential Marina

The villa's physical surface is 108 sqm, organized into a dining, cooking, and kitchen area and a toilet, accessible from the veranda.

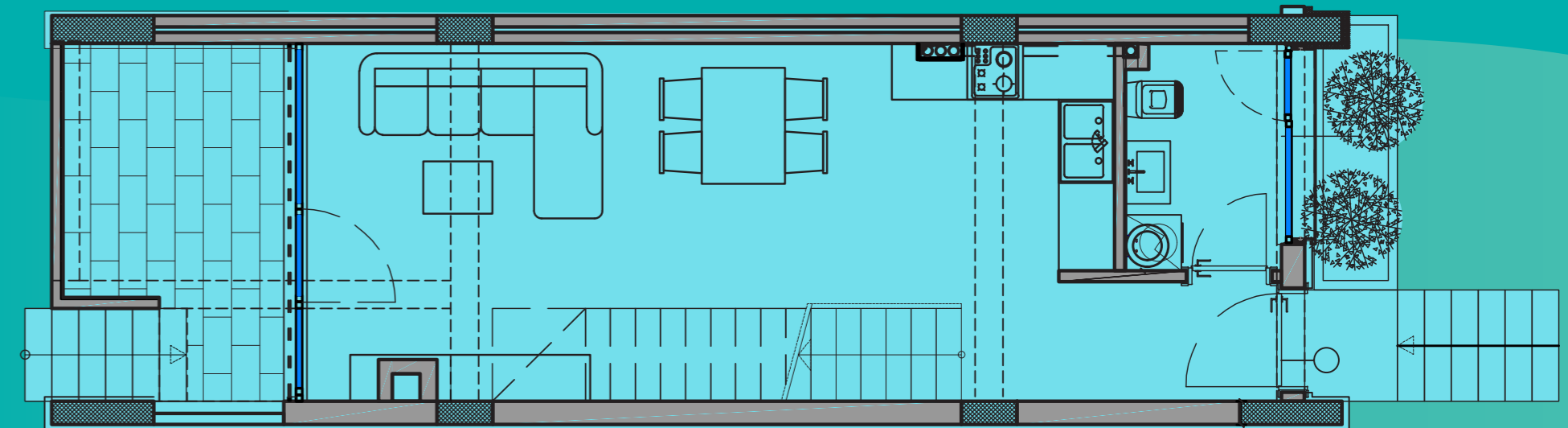
This villa has a dedicated plot. The second floor is organized into two bedrooms and a bathroom.

| Surface | Parcel | Floors | Bedrooms | Parking | Bicycle Lane |
|---------|--------|--------|----------|-------------|--------------|
| 108 sqm | ✓ | 2 | 2 | For vehicle | ✓ |

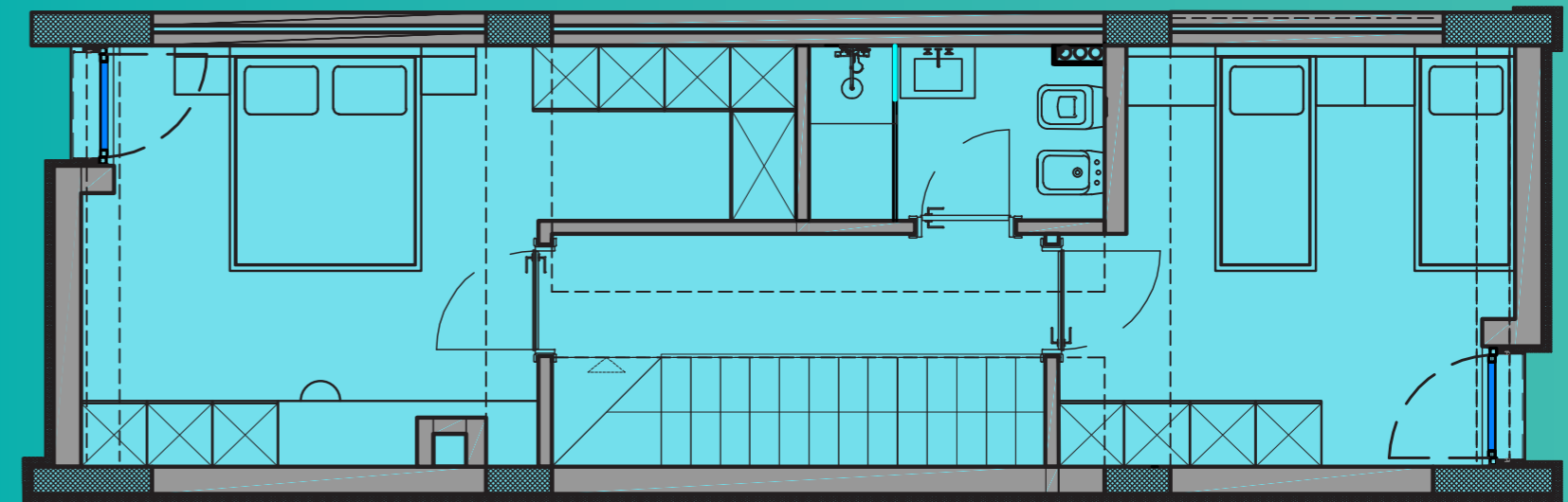


T6 VILLAS

GROUND FLOOR



FIRST FLOOR



T7 APARTMENTS

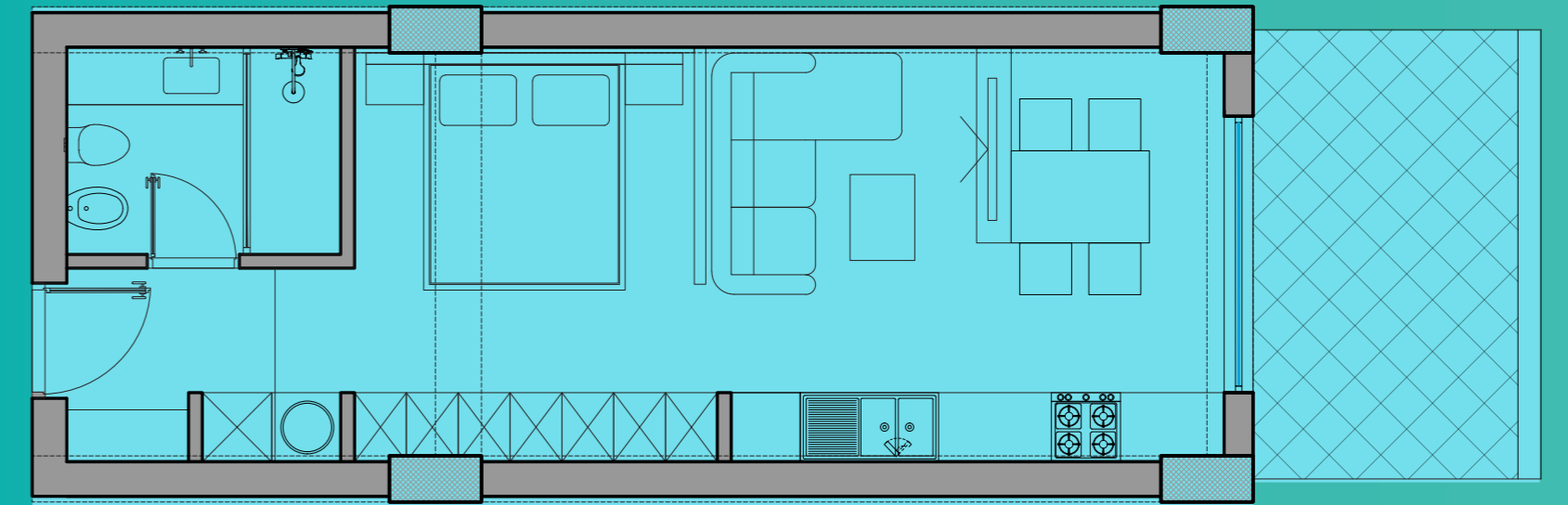
Residential Marina

We are pleased to offer a variety of apartment options, including studios, one-bedroom, and two-bedroom apartments, to cater to our clients' diverse needs. With 27 years of experience, our ambition is to create a residential and tourist area that meets the highest standards of quality and comfort.

| Surface Studio | Surface | Greenery Spaces | Parking | Bicycle lane |
|----------------|---------------------------------------|-----------------|-------------------------------|--------------|
| 41 sqm | one-bedroom apartment 50 sqm - 60 sqm | ✓ | For vehicle For watercraft | ✓ |



T7 APARTMENTS



AQUAPARK

Aquapark comes for the first time in Albania inside a residence. There is not one, but eight pools, 625 m slides and many water toys for children and adults, located in a multifunctional area of 35 ha. Children and adults can swim in the 5000 sqm pools dedicated to them. You will find bars, restaurants and clubs to have fun all year round. The environment guarantees maximum cleanliness and maintenance through the management company. Rest assured, our pools are developed with cutting-edge technology and a commitment to water quality. Our 24/7 circulation system, powered by high-quality filters, ensures a safe and clean swimming environment for all our visitors.



MANAGEMENT OF COMMON SPACES

Turquoise Marina offers secure management services such as security, maintenance, residence management, and greening and cleaning of common areas.



Administration



Cleaning



Greening



Security



Technical Maintenance



Electric Maintenance



Turquoise
MARINA

CONSTRUCTION PHASE

DESIGN PHASE

DIGGING PHASE

CARCASS PHASE

MASONRY PHASE

FACADE



Turquoise
MARINA

YOUR HOME NEAR THE BOAT,
BICYCLE AND BEACH!



We stay in touch

@turquoise__marina

@marinaturquoise1