Curquoise M A R I N A

TURQUOISE MARINA Welcome to Lezidence



to Reality

from Vision



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 3,000m bike lane.



350.000 sqm Tot. Surface



35.000 sqm Water area



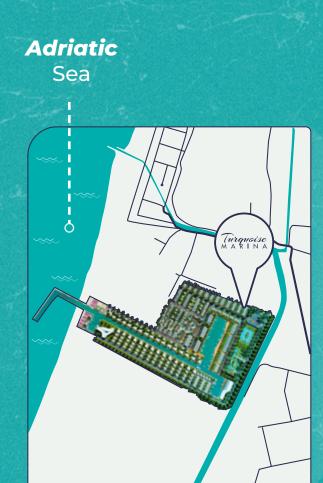
5.000 sqm Sports grounds

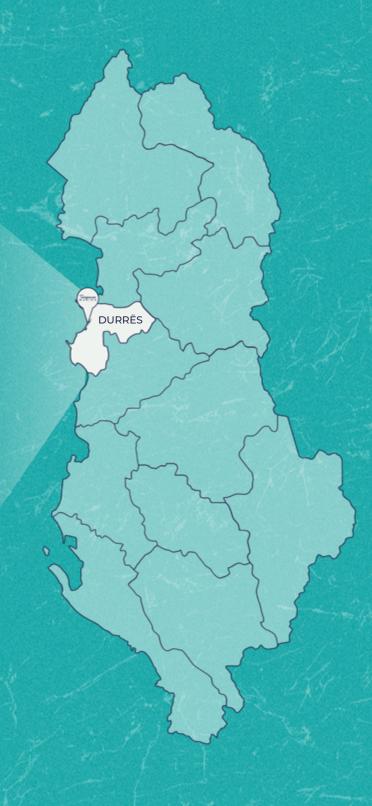


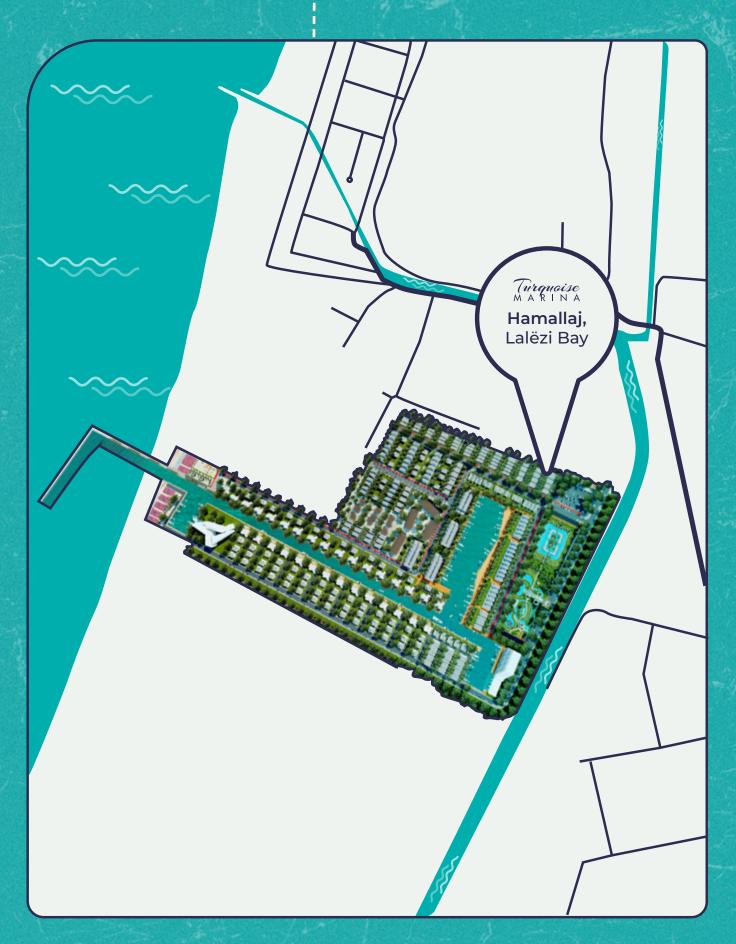
3000 ml Bike Lane



Jour Coastal Dream









Very **close** to the main destinations

Turquoise Marina Section





Turquoise Marina
is not just an
investment



In investment that ensures quality, comfort and fun



VILLAS AND APARTMENTS

Elite Villas T1 Villas

T2 Villas

T3 Villas

T4 Villas

T5 Apartments

T6 Villas

T7 Apartments







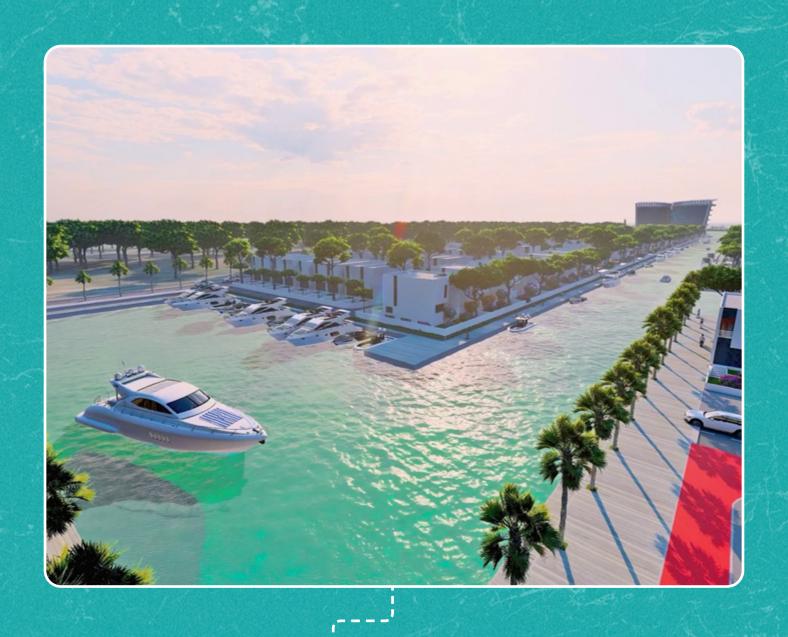
Dedicated parking for each villa and guaranteed for visitors



Sports facilities tennis, basketball, volleyball, football



5 steps from the SCA



from the **noise**

the **boat**, the **bicycle** and the **beach**!

Jurguoise 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!

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The Turquoise Marine residence offers high technology and complete security with a digitized system, 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

Jurguoise Marina, the residence of **innovations**, 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 wiith 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.





Aquapark



Pools



Slide 625 ml



Water games for children and adults



Bars



Restaurants



Clubs



Maximum cleanliness and maintenance



Guaranteed technology



your perfect *CSCApe*from your **everyday life**



omen/s
of **relaxation**, away from the noise, **close to nature**.

Hotel

Residential Marina

The Residential Marina Hotel is an exclusive establishment featuring 110 rooms, ideally situated at the entrance of the canal, offering stunning views of the sea and marina. The hotel will boast two infinity pools, a marina, and exclusive rooftop bars and restaurants.

Additionally, it will provide all the amenities needed for a comfortable stay, including an event room, spa, gym, and more.







No.Rooms **110**



Floors





Sea View





Bicycle Lane



Event Room



⊕ Gym



Pool





Residential Marina

This villa has a physical area of 300 sqm, double high space in the entrance organized in the living room, dining area, cooking corner, and kitchen, all the living arear has access to the pool and veranda surrounding it. On the same floor, we have a toilet and a storage. The second floor is organized into four bedrooms all of them have access to the veranda, two of the rooms have in suite bathroom the other one have a sheared one. Parking space is included within the villa in the lower floor also space for anextra living room and bedroom laundry and bathroom.





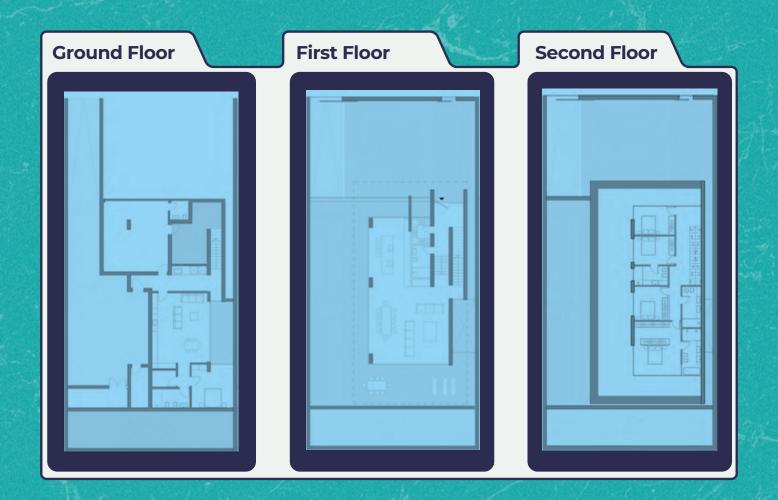












Surface: 300sqm



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.







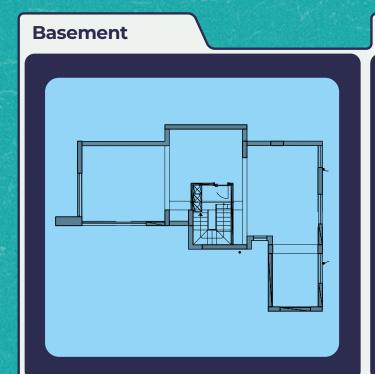


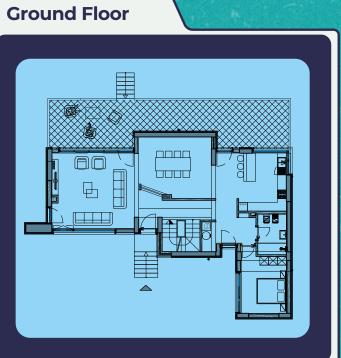




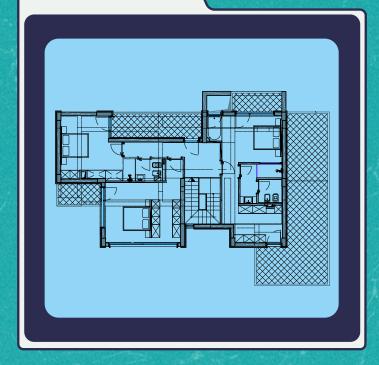












m2 Surface: 261sqm

T2]/illrs

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.



















m2 **Surface**: 155sqm

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.





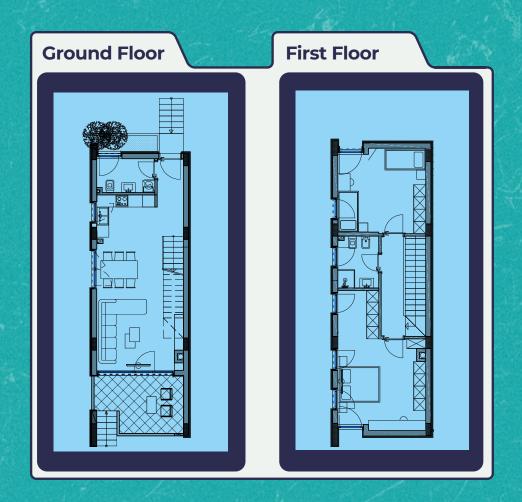












Surface: 121sqm

T4 / illrs

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: 131sqm

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.













One-bedroom apartment Surface: 60sqm

m2 Two-bedroom apartment Surface: 83-92sqm

T6 / illrs

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.

















m2 Surface: 108sqm

T7 Spartments

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.

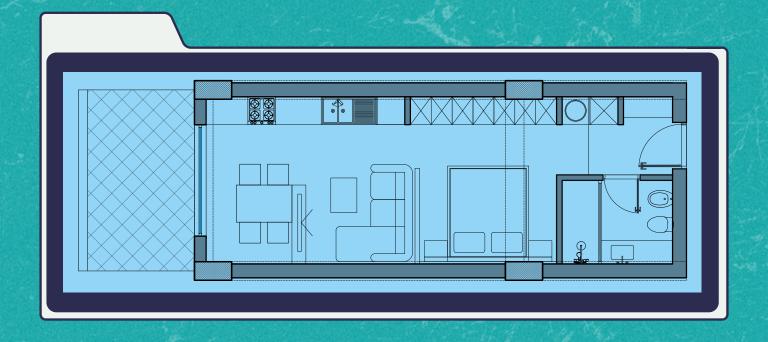










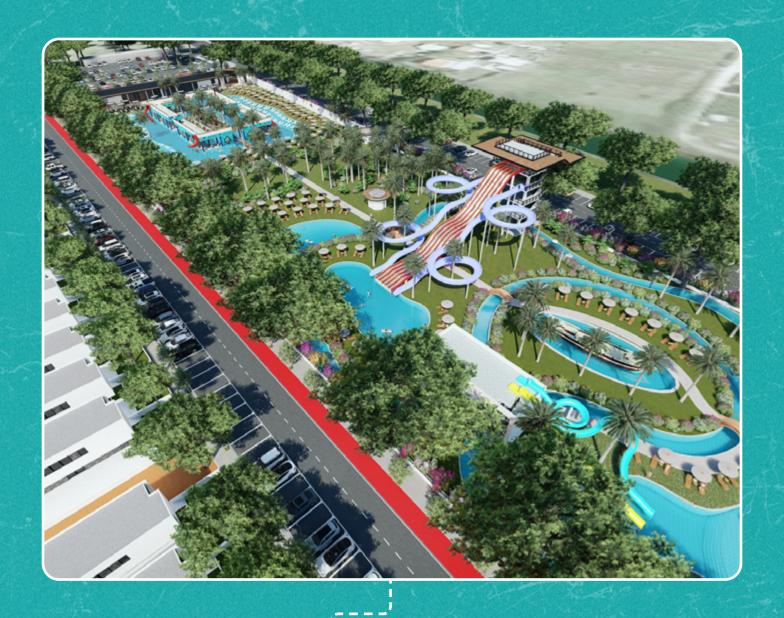


m2 Studio Surface: 41sqm

m2 One-bedroom apartment Surface: 50-60sqm

Aquapark comes for the first time in Albania inside a residence. With 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 sam 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.



Tein the Turquoise Marina community and **start your adventure**!

Inagement of common

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



Administration



Cleaning



Greening



Security

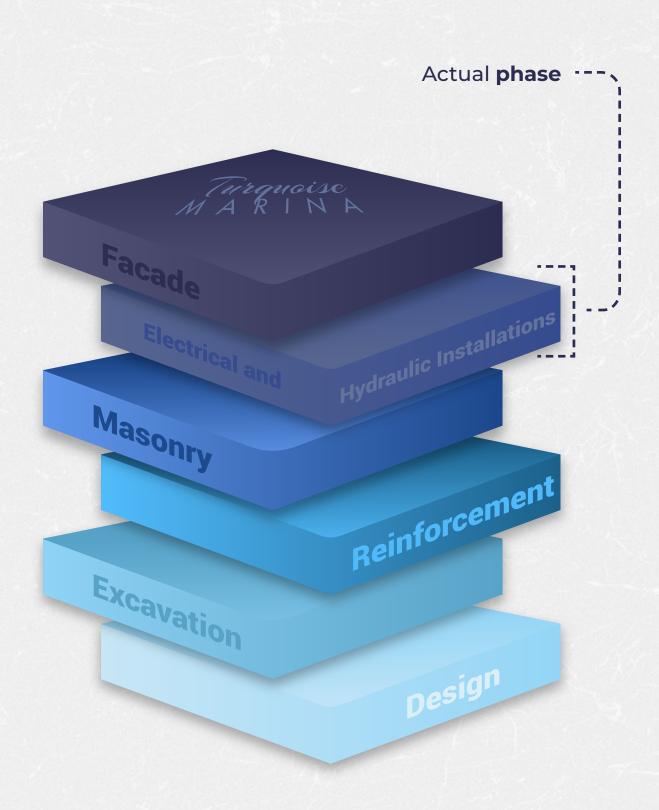


Technical Maintenance



Electric Maintenance

Project Phase













Founded in 1996 by Mr. Gentjan Sula, AGIKONS Group is one of the leading and most successful players in the investment field in the Balkans and beyond. With a consolidated presence in countries such as the United Kingdom, Albania, Kosovo, Italy, and Greece, AGIKONS is synonymous with reliability and professionalism, operating across a wide range of industries with strong *national* and *international* impact.

Guided by high ethical and business standards, AGIKONS combines strong financial capital, exceptional human resources, and unwavering commitment to innovation. The group focuses on sustainable growth, improving quality standards, and implementing environmentally and socially sustainable practices, positioning itself as a leader in the global market.

With a team of over 3,000 dedicated professionals, AGIKONS continues to drive economic development, create employment opportunities, and promote inclusion. leaving a positive social and lasting impact on the communities where it operates.

AGIKONS is more than just an investment group it's a vision for building a better future through innovation, responsibility, and shared success.

Investments in Europe



ollaborators

Zaha Hadid



studio

Turquoise MARINA

CONTACTS













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