

Turquoise
MARINA

TURQUOISE MARINA

Welcome to *Residence*

...your home near the **boat, bicycle** and **beach!**

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

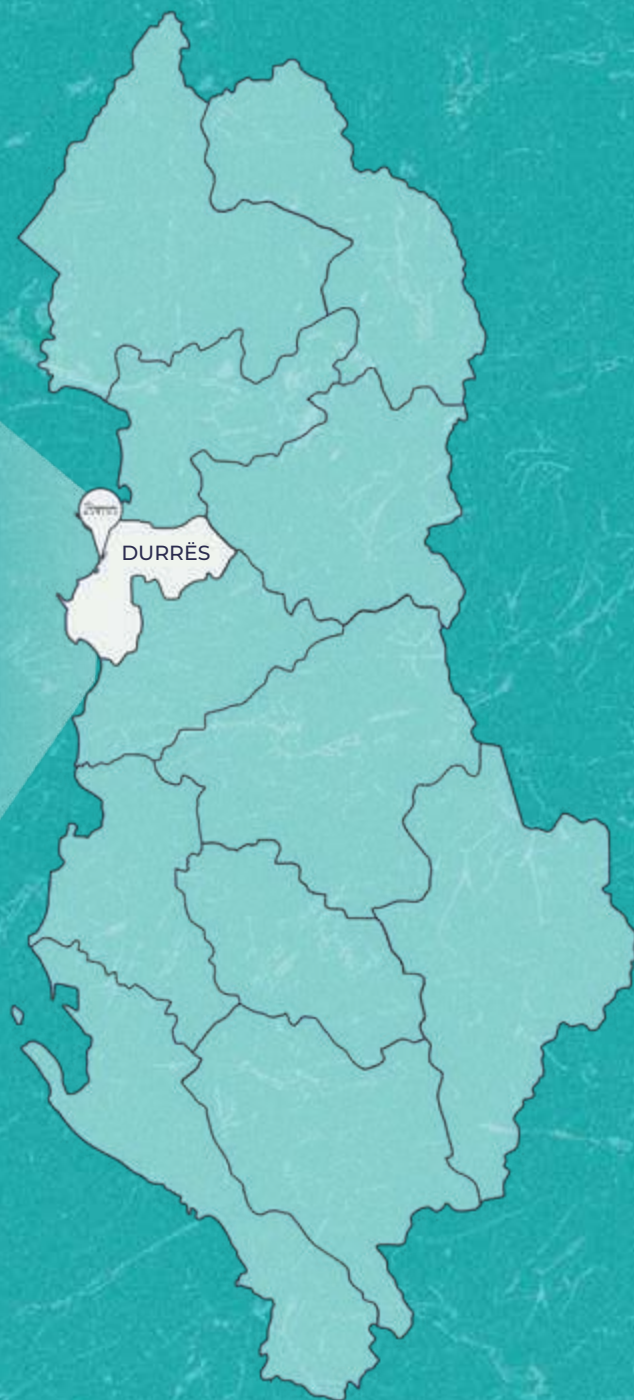
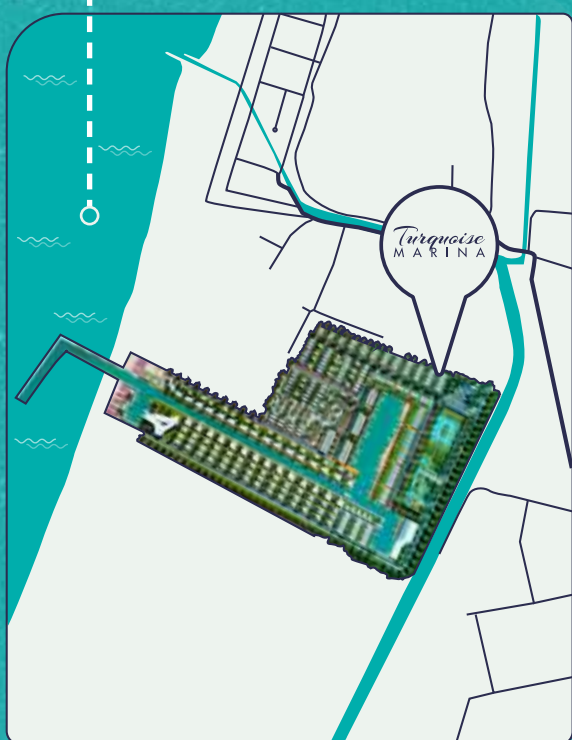


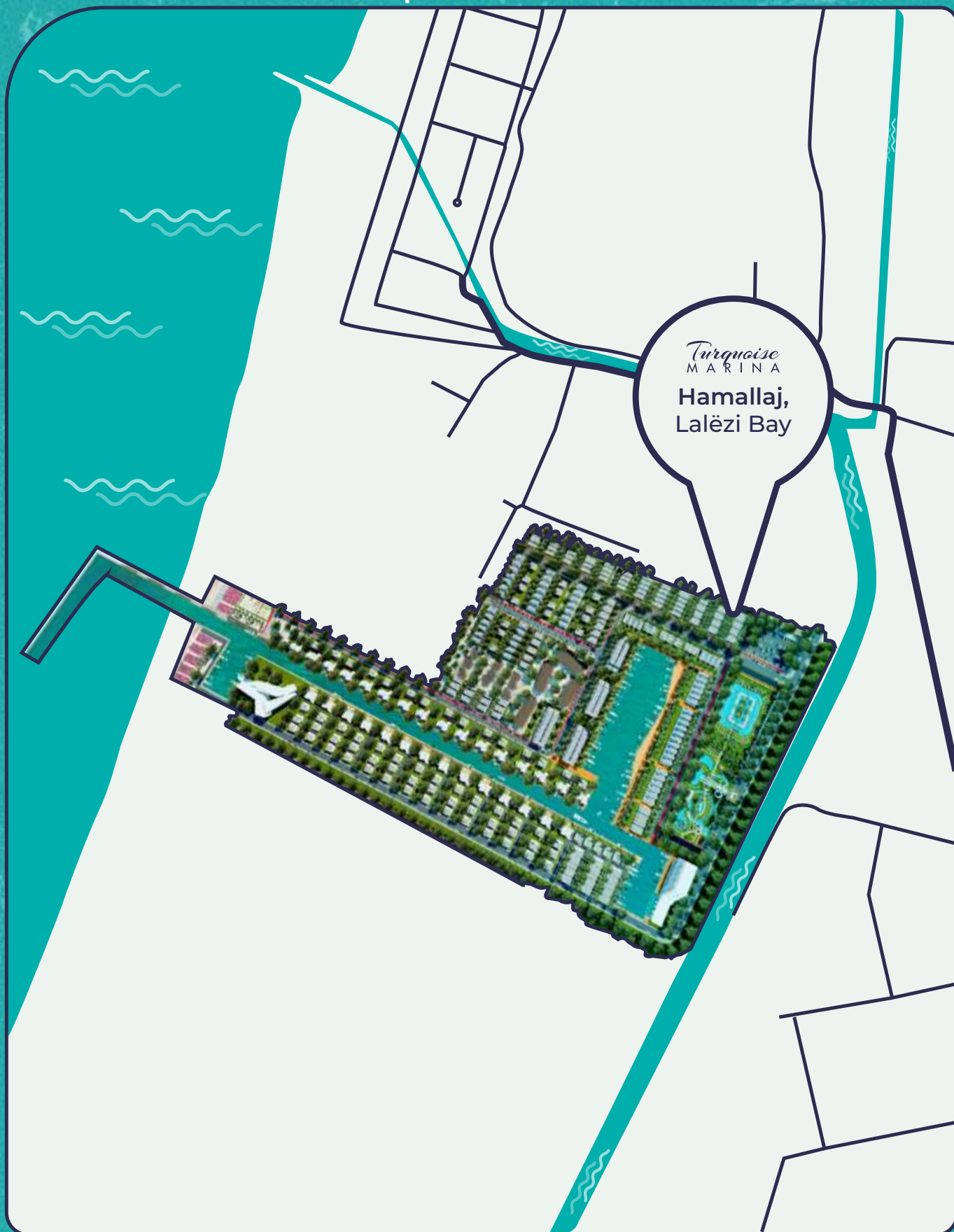
3000 ml
Bike Lane



Your
Coastal Dream

Adriatic
Sea







Very **close** to the main
destinations

Turquoise Marina *Location*





Turquoise Marina
is not just an
investment



An 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

Facilities



Private beach
guaranteed



Mooring port
for vessels



Dedicated parking
for each villa and
guaranteed for visitors



Sports facilities
tennis, basketball,
volleyball, football



5 steps from the *sea*



Away from the **noise**

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

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, 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.



Surrounded
by **nature**

Innovations



Turquoise 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 with 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 *escape*
from your **everyday life**



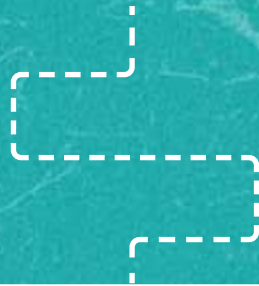
Moments
of **relaxation**, away from the noise,
close to nature.

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
4



Parking
For vehicle
For watercraft



Sea View



SPA



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.





Bedrooms
4-5



Floors
3



Parking
For vehicle
For watercraft



Parcel



Pool

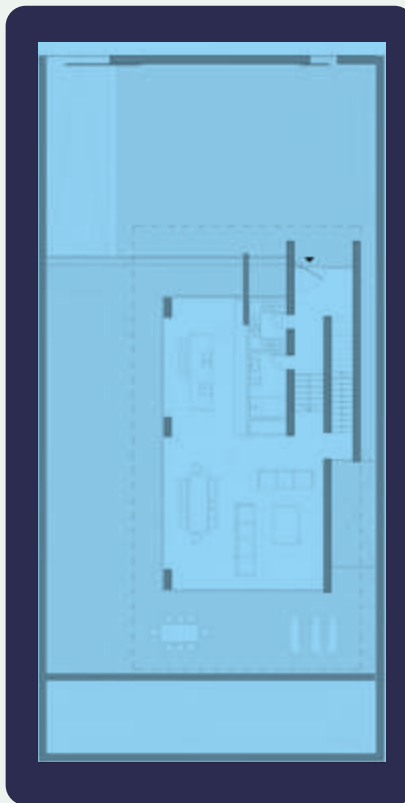


Bicycle Lane

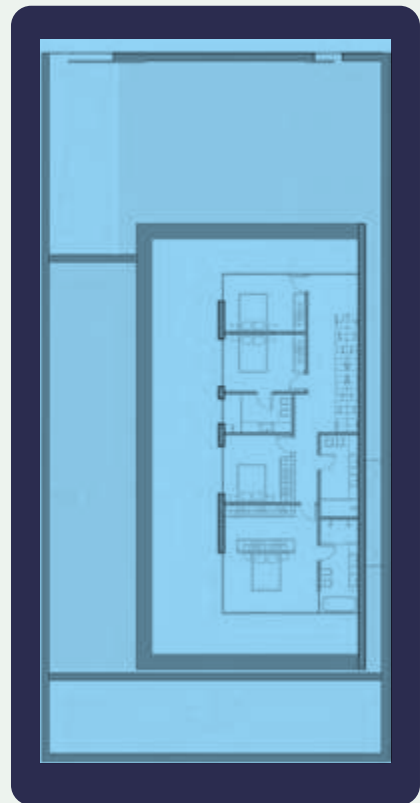
Ground Floor



First Floor



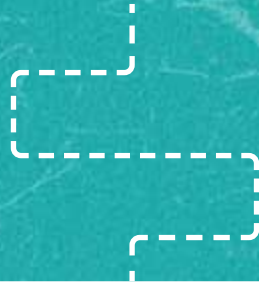
Second Floor



 **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.





Bedrooms
4



Floors
2



Parking
For vehicle
For watercraft



Parcel

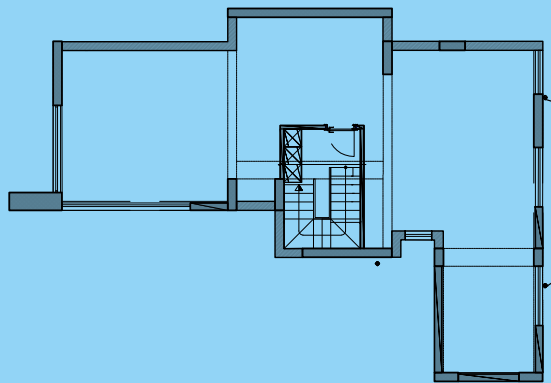


Pool
(optional)

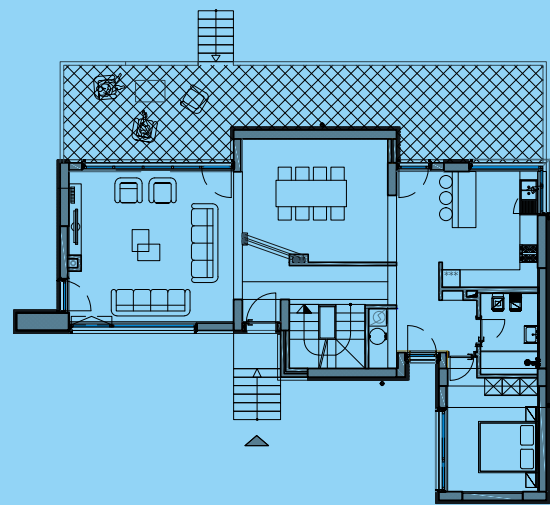


Bicycle Lane

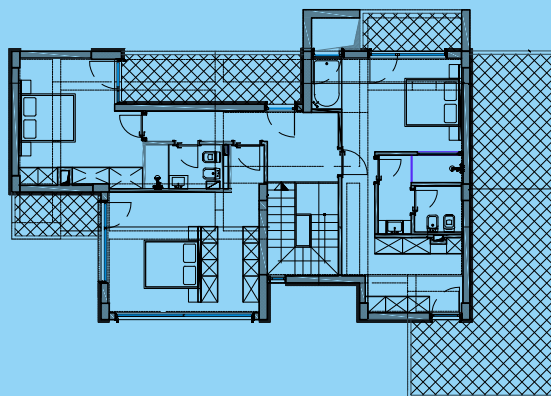
Basement



Ground Floor



First Floor



m² **Surface:** 261sqm

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.





Bedrooms
3



Floors
2



Parking
For vehicle
For watercraft

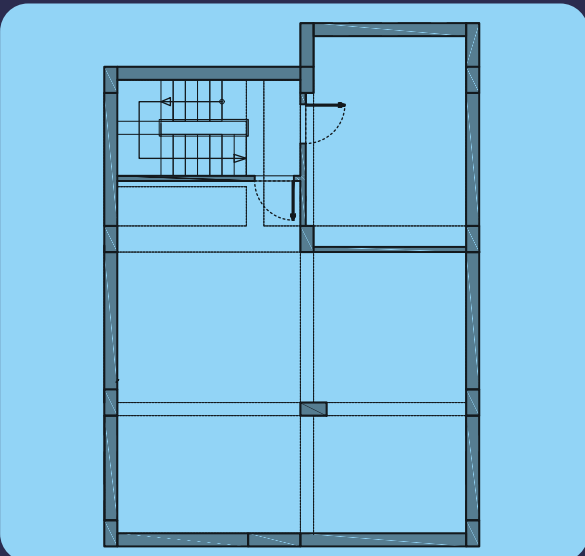


Parcel



Bicycle Lane

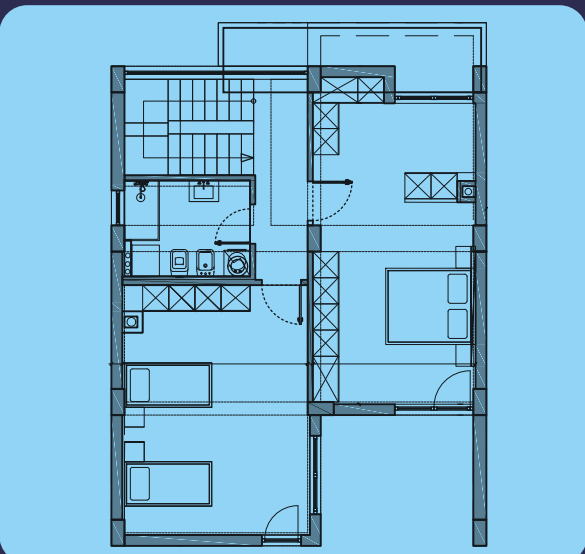
Basement



Ground Floor



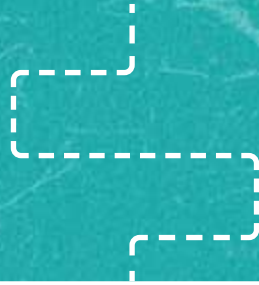
First Floor



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.





Bedroom
2



Floors
2



Parking
For vehicle

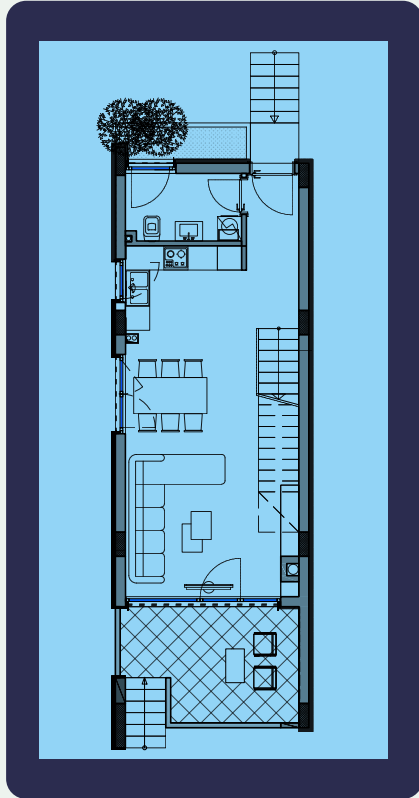


Parcel

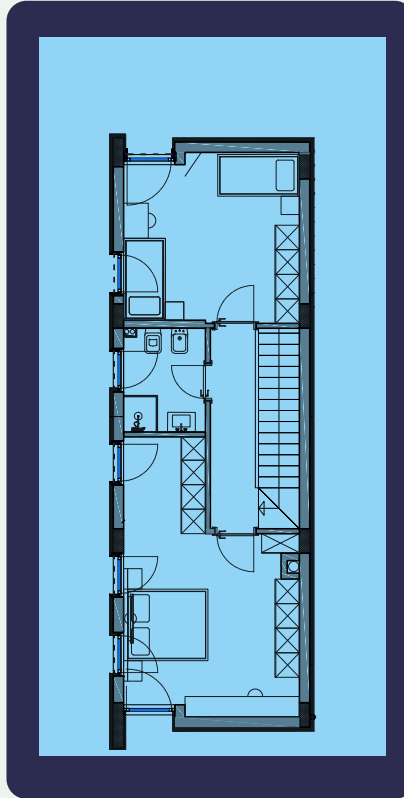


Bicycle Lane

Ground Floor



First Floor



m² **Surface: 121sqm**

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





Bedrooms
3



Floors
2



Parking
For vehicle

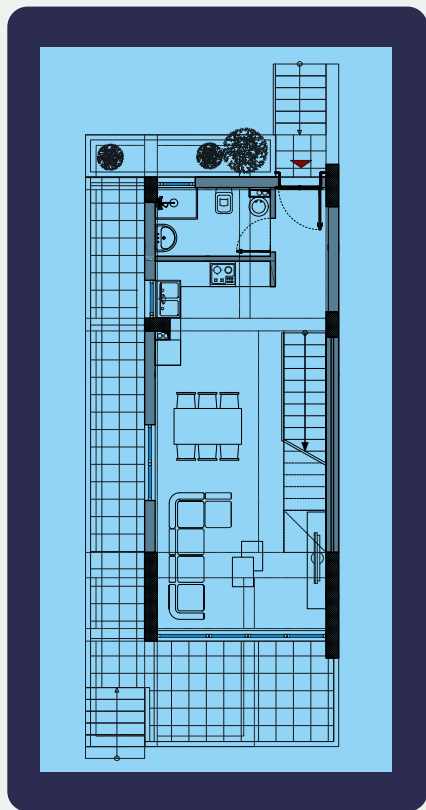


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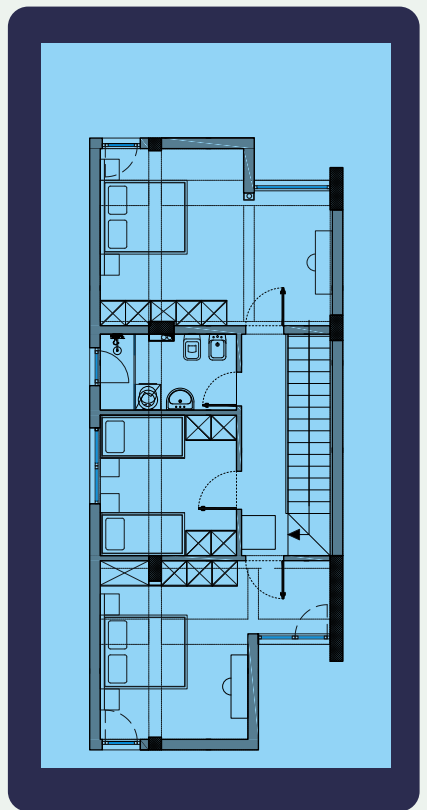


Bicycle Lane

Ground Floor



First Floor



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.





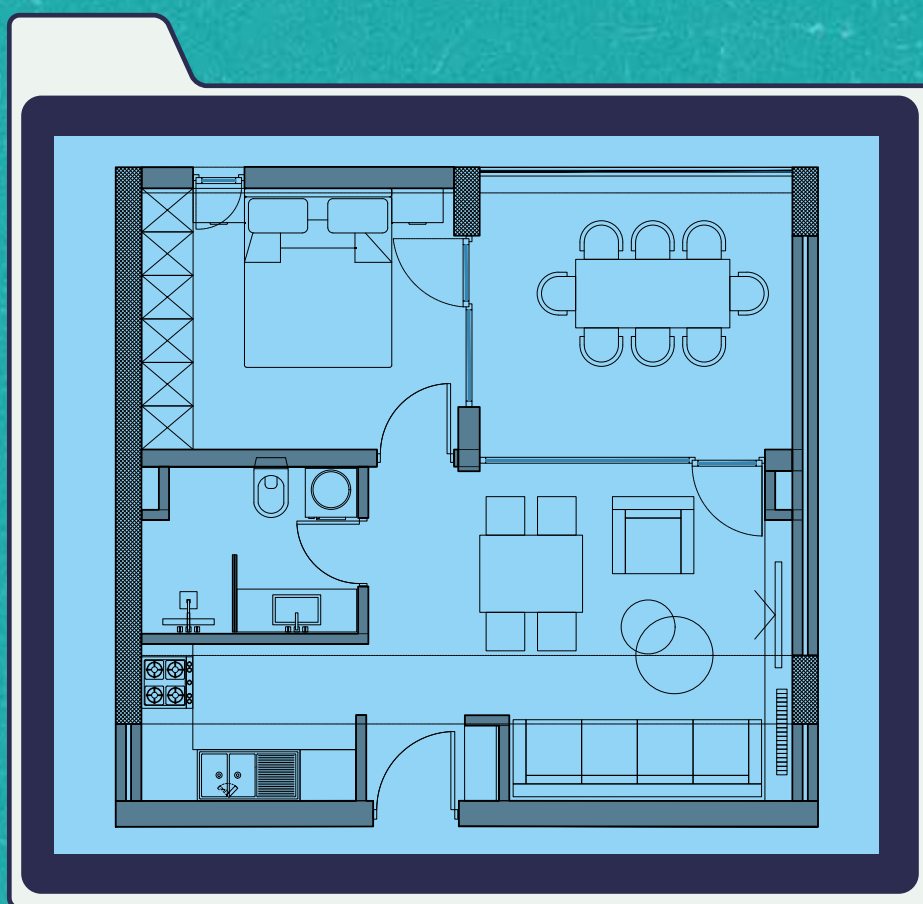
Greenery
Spaces



Bicycle Lane



Parkings
For vehicle



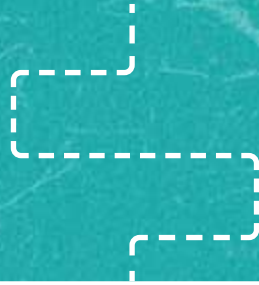
One-bedroom apartment Surface: 60sqm



Two-bedroom apartment Surface: 83-92sqm

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.





Bedrooms
2



Floors
2



Parking
For vehicle

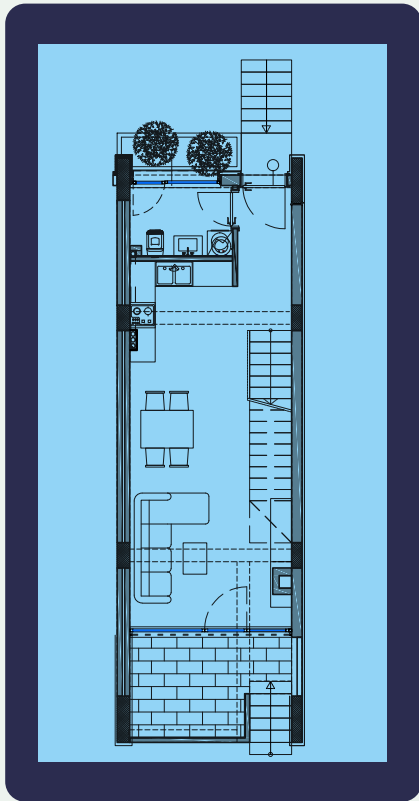


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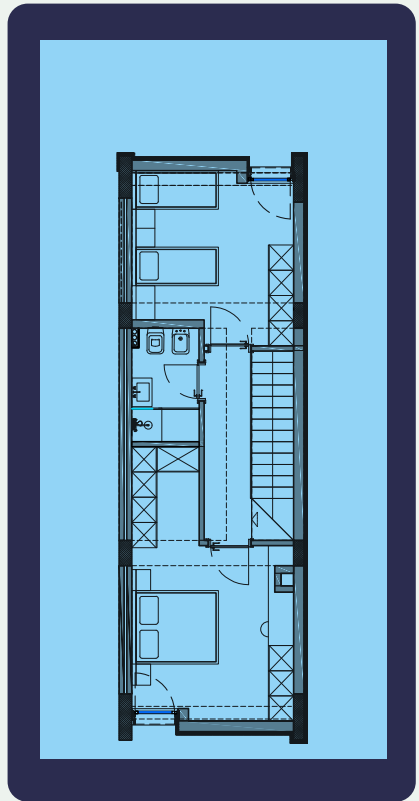


Bicycle Lane

Ground Floor



First Floor



Surface: 108sqm

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.





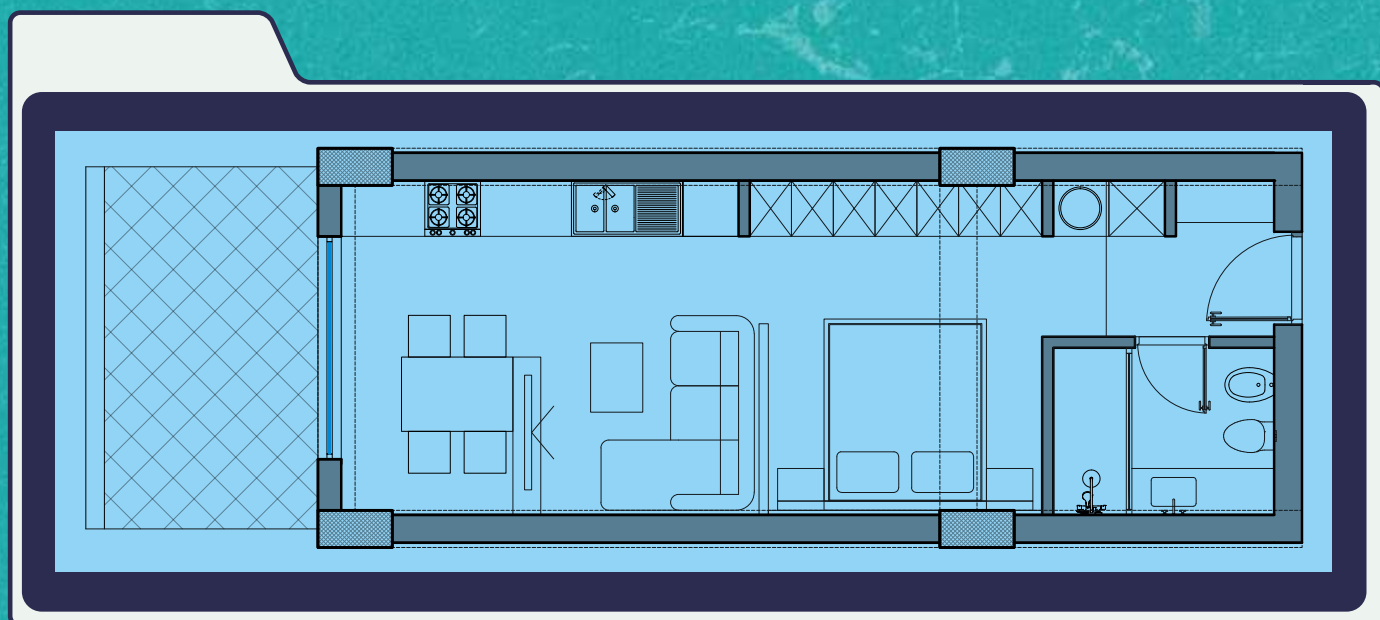
Greenery
Spaces



Bicycle Lane



Parking
For vehicle
For watercraft



Studio Surface: 41sqm



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 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.



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

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

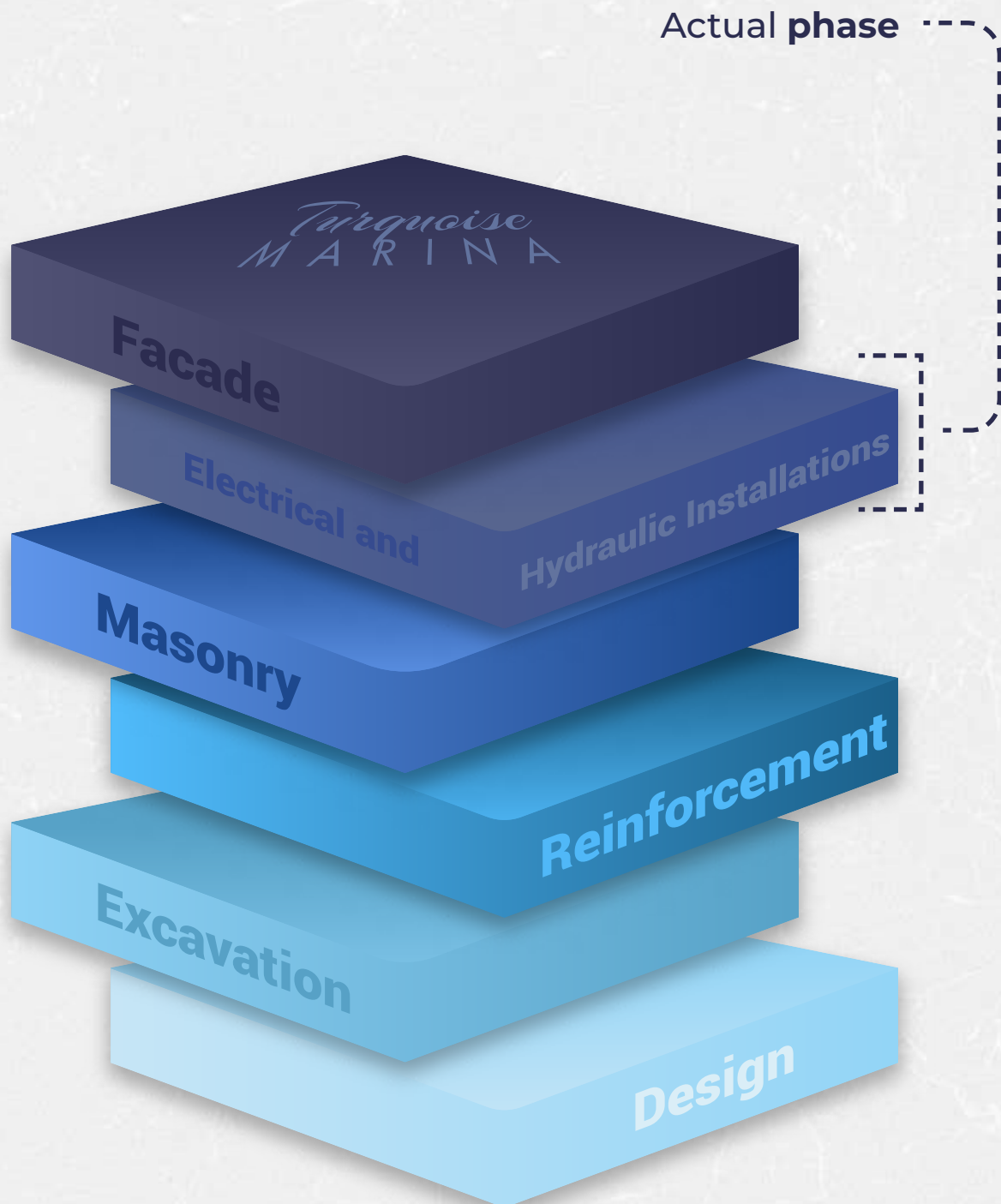


**Technical
Maintenance**



**Electric
Maintenance**

Project *Phase*









WE GO BIG IN *Europe*

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 social inclusion, leaving a positive 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



Collaborators



— — — — —

Zaha Hadid

BIG

BJARKE INGELS GROUP

314

studio

Turquoise
M A R I N A

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