



ISLAND GREEN
c o n s t r u c t i o n

One step into a starry life

Who are we?

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.

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”

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Please feel free to contact our sales office for further details on the project and payment options.

TAKE ONE STEP INTO THE
Nature



A starry life is waiting for you



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.



Splendid Nature

Karpaz is a national park surrounded with maquis and wild olive trees instilled on spits. This region, where a wild species of donkey, originated from Cyprus, wanders freely turns into the emerald green in spring seasons and all fields are covered with chamomiles.



Happy Life

Ruhunuzu doğaya teslim edin! Huzur Surrender your soul to the nature! You can habit a new hobby while fishing on these beaches with your family and friends. How about leaving stress and depression away and welcoming a peaceful and healthy escape? The nature is waiting to hold you.

with the advantages of this project



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?



Natural Sports Field

Akdeniz sahillerinde sahil koşuları için It does not have to be summer for beach joggings in Mediterranean! Beaches, which are available for jogging at all seasons, the soft touch of the sea breeze, sun and sand definitely will make you feel great. Take a step into the nature!



High Quality Life

Located in the northern shores of Karpaz peninsula of Northern Cyprus, Karpaz Gate Marina is a sincere and unique venue. Crystal clear sea waters, sunny climate and warm Mediterranean breeze combine together to create an atmosphere to transport you to another world.



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.



Yalusa
Homes



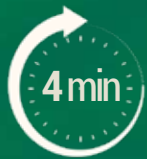
Where Are We?

In the Heart of the Nature



One step to the needs

“Daily needs are a walking distance away in Dipkarpaz Peninsula”



Health Centre



Pharmacy



Supermarket



One step into a starry life

WHICH ONE IS YOUR
STAR? 



Aquila



Lyra



Andromeda



Orion



Ursa Major



Vela





Yalusa Homes

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.

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)	TWIN DUPLEX	2+1	8
VELA (K)	FLAT TYPE	1+1	8
LYRA (L)	TWIN DUPLEX	2+1	2
URSA MAJOR (M)	FLAT TYPE	2+1	18





One Step to Peace

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

Yalusa Homes

DETACHED TWIN (A - B - C - D)	2+1	Indoor Area	BBQ Roof Terrace	Semi-Open BBQ Terrace	Total Area
		80 m²	80 m²	25 m²	185 m²

In ANDROMEDA Houses, main living areas (kitchen + living rooms) and one bedroom are located towards the sea front, thus provide an accompany to day with a splendid view. Fireplace in the living room is made of yellowstones with a great taste of design. Barbeque tools up in the roof is ready to meet you with the unique beauty of the nature while there is an open shower in the greenest garden ready to be used after pool and sea visits. In Roof terrace, there is one barbeque, one sink as well as the electrical infrastructure for TV, mini fridge and fans.



Fireplace



Pool



Terrace



Green Area



BBQ



Outdoor Shower

Features

- Terrace in master bedroom
- Instilled closet in all bedrooms
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- BBQ on ground and balcony
- Roof BBQ (2 in total)
- 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 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.







One step to happiness



AQUILA

Yalusa Homes

DETACHED TWIN

(F)

1+1

Indoor Area

45 m²

BBQ Roof Terrace

45 m²

Terrace

9 m²

Total Area

99 m²

In AQUILA Houses, main living areas (kitchen + living rooms) and one bedroom are located towards the sea front, thus provide an accompany to day with a splendid view. Fireplace in the living room is made of yellowstones with a great taste of design. Barbeque tools up in the roof is ready to meet you with the unique beauty of the nature while there is an open shower in the greenest garden ready to be used after pool and sea visits. In Roof terrace, there is one barbeque, one sink as well as the electrical infrastructure for TV, mini fridge and fans.



Fireplace



Pool



Terrace



Green Area



BBQ



Outdoor Shower

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.







One step to a healthy life



ORION

Yalusa Homes

TWIN DUPLEX
(G - H - I - J)

2+1

Indoor Area
106 m²

Balcony
10 m²

Semi-Open BBQ Terrace
20 m²

Total Area
136 m²

In ORION Houses, main living areas (kitchen + living rooms) on the ground floor are located towards the sea front, thus provide an accompany to day with a splendid view. Fireplace in the living room is made of yellowstones with a great taste of design. In addition to this, a hallway to the backyards are provided through the kitchen with and access to the pool and green areas. There is an open shower in the greenest garden ready to be used after pool and sea visits. There are two bedrooms on the first floor and one of them faces sea while there is a balcony for this room. A semi open area is designed in the centre so that this room could be turned into a suite or laundry room. Second bedroom, on the other hand faces the inner recreational area and mountain view.



Fireplace



Pool



Terrace



Green Area



BBQ



Outdoor Shower

Features

- Terrace in master bedroom
- Instilled closet in all bedrooms
- Guest WC and toilet
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- BBQ on ground floor (2 in total)
- 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.







One step to tranquillity



VELA

Yalusa Homes

FLAT TYPE (K)	1+1		Indoor Area	Semi Open BBQ Terrace	BBQ Roof Terrace	Total Area
		Ground Floor	51 m ²	15 m ²		66 m ²
		1st Floor	45 m ²	6 m ²	45 m ²	96 m ²

VELA Houses are composed of 8 flats with 1+1 housing as 4 are placed on the ground floor and 4 on the 1st floor. main living areas (kitchen +living rooms) on the ground floor are located towards the sea front, thus provide an accompany to day with a splendid view. Fireplace in the living room is made of yellowstones with a great taste of design. Bedrooms of these houses face the pool side. There are four flats on the 1st floor. As two of these face the sea front – while main living area and bedroom located towards the sea – remaining two flats face the inner recreation, that is the pool side, towards the mountain. Living room area is enriched with fireplace. Additionally, on the upstairs of the first floor houses, a BBQ and roof terrace is present. It allows a panoramic view of sea and mountain. In roof terrace, there are one barbeque tool, one sink as well as the electrical infrastructure for TV, mini fridge and fans.



Fireplace



Pool



Terrace



Green Area



BBQ



Outdoor Shower

Features

- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- BBQ area in balconies and roof terrace for the 1st floor flats
- BBQ and roof terrace for ground floor flats
- 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

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.







One step to the dreamy



LYRA

Yalusa Homes

TWIN DUPLEX (L)	2+1	Indoor Area	Balcony	Semi-Open BBQ Terrace	Total Area
		106 m²	10 m²	20 m²	136 m²

In LYRA Houses, main living areas (kitchen + living rooms) are located towards the sea front, thus provide an accompany to day with a splendid view. Fireplace in the living room is made of yellowstones with a great taste of design. In addition to this, a hallway to the backyards are provided through the kitchen with an access to the pool and green areas. There is an open shower in the greenest garden ready to be used after pool and sea visits. There are two bedrooms on the first floor and one of them faces sea while there is a terrace for this room. A semi open area is designed in the centre so that this room could be turned into a suite or laundry room. Second bedroom, on the other hand faces the inner recreational area and mountain view.



Fireplace



Pool



Terrace



Green Area



BBQ



Outdoor Shower

Features

- Terrace in master bedroom
- Instilled closet in all bedrooms
- Guest WC and toilet
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- BBQ on ground floor (2 in total)
- 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.







One step to the future



URSA MAJOR

Yalusa Homes

FLAT TYPE (M)	2+1		Indoor Area	Semi Open BBQ Terrace	BBQ Roof Terrace	Total Area
		Ground Floor	83 m ²	10 m ²		93 m ²
	1st Floor	68 m ²	7 m ²	68 m ²	143 m ²	

URSA MAJOR Houses are composed of 18 flats. Main living areas (kitchen + living rooms) are located towards the sea front, thus provide an accompany to day with a splendid view. Fireplace in the living room is made of yellowstones with a great taste of design. Bedrooms of these houses face the pool, sea and green areas. The back bedroom faces the mountain view. You will feel that you are in a vacation with the BBQ located in the pool front. 6 flats on the ground floor face the pool as remaining three are located in the green area. While main living areas (kitchen and living room) and one bedroom covers the sea and pool view, there are one fireplace and semi open terrace BBQ. Additionally, each flat has a private barbeque terrace on their roofs.



Fireplace



Pool



Terrace



Green Area



BBQ



Outdoor Shower

Features

- Terrace in master bedroom
- Instilled closet in all bedrooms
- Shower, WC and toilet in master bedrooms on the ground floor.
- Pool and green land
- Jog paths
- Air Conditioner infrastructure
- Yellowstone fireplace
- Terrace, roof and BBQ
- Terrace roof and BBQ on the ground floor flats
- BBQ area in balconies and terrace roofs on first floor flats.
- 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
- Outdoor parking plot
- Electrical water heater
- 7/24 Security camera within the site

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.







One step to joy





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