
SPECTRA
A CONCEPT BY EMTAN

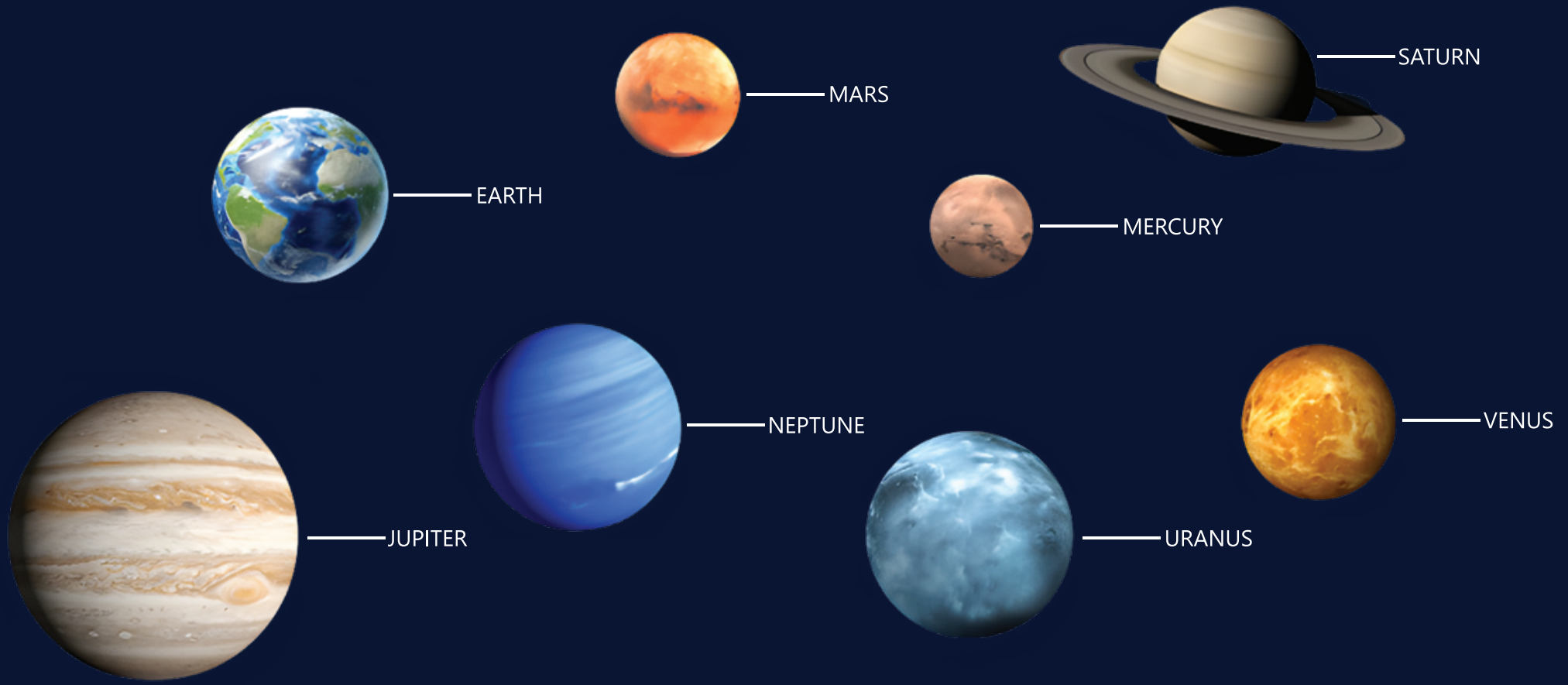
OVERLOOKING THE WORLD

THE NAME OF SPECTRA COMES FROM BAND OF COLORS PRODUCED WHEN LIGHT IS DISPERSED, AS BY A PRISM, ARRANGED IN THE ORDER OF THEIR WAVELENGTHS.



THIS PHOTO WAS TAKEN ON-SITE
ON JAN 16TH 2023 AT 10:30 AM.

www.emtancons.com



Our Concept

Inspired by the wonders of the universe, our house project features eight different planet-themed areas, each with its own unique charm and character. Explore the captivating realms of Mars, Saturn, Jupiter, and much more, as you embark on a celestial journey within the comforts of your own home. Also within the complex, you will enjoy with your loved ones in Nova Center which is located at the entrance of the site containing social and leisure areas.



The Spectra project is located in Lapta region, which is accessible up for growth in an array of locations, close to the primary highway that leads to the city center. The vibrant colors of green and blue merge in a serene setting with the perfect mountain vista.

SPECTRA

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LITERALLY BEYOND & ABOVE

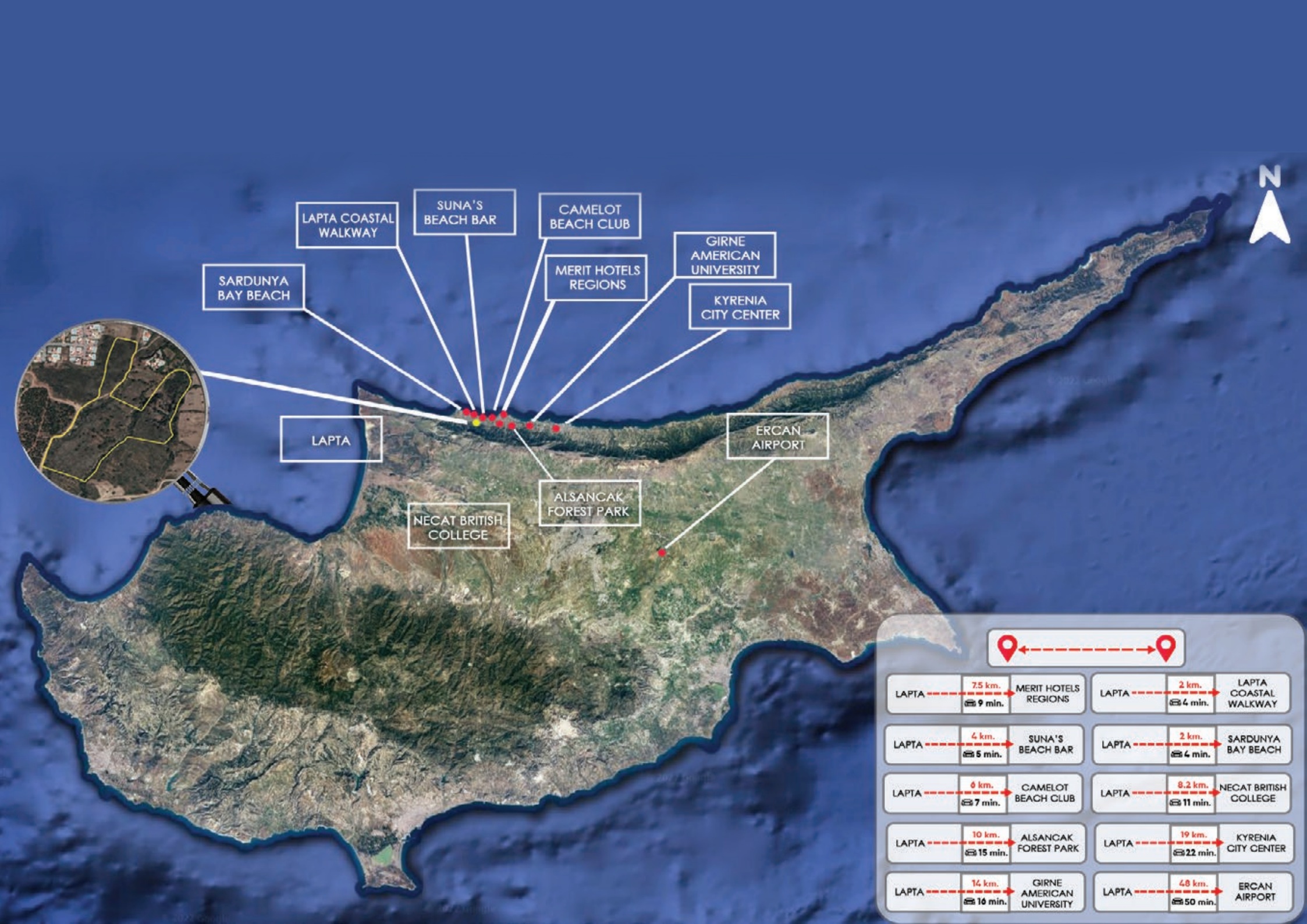




A VIBRANT *Life*

Spectra typically takes 22 minutes to travel from Kyrenia City Center.

You may enjoy the exceptional splendor of the Mediterranean Sea at Spectra Project.


LAPTA COASTAL WALKWAY
SUNA'S BEACH BAR
CAMELOT BEACH CLUB
GIRNE AMERICAN UNIVERSITY
SARDUNYA BAY BEACH
MERIT HOTELS REGIONS
KYRENIA CITY CENTER
LAPTA
ERCAN AIRPORT
ALSANCAK FOREST PARK
NECAT BRITISH COLLEGE
N
LAPTA 7.5 km. 9 min. MERIT HOTELS REGIONS
LAPTA 2 km. 4 min. LAPTA COASTAL WALKWAY
LAPTA 4 km. 5 min. SUNA'S BEACH BAR
LAPTA 2 km. 4 min. SARDUNYA BAY BEACH
LAPTA 6 km. 7 min. CAMELOT BEACH CLUB
LAPTA 8.2 km. 11 min. NECAT BRITISH COLLEGE
LAPTA 10 km. 15 min. ALSANCAK FOREST PARK
LAPTA 19 km. 22 min. KYRENIA CITY CENTER
LAPTA 14 km. 16 min. GIRNE AMERICAN UNIVERSITY
LAPTA 48 km. 50 min. ERCAN AIRPORT



NOVA STAR IS A MYTHICAL & BRIGHTEST STAR
THAT APPEARS ONCE EVERY MILLENNIA...

- Nova Center which is located at the entrance of the site containing social and leisure areas



We provide you social facilities such as restaurant/cafe, gym, sauna, indoor heated pool, outdoor pools, kids pool, mini market, and much more at Spectra, which combines contemporary design with a futuristic line.



Nova Center





Nova Center has an total area of 3.250m2 which provides you amazing views with its spacious leisure areas and you will enjoy most of your time with your loved ones.

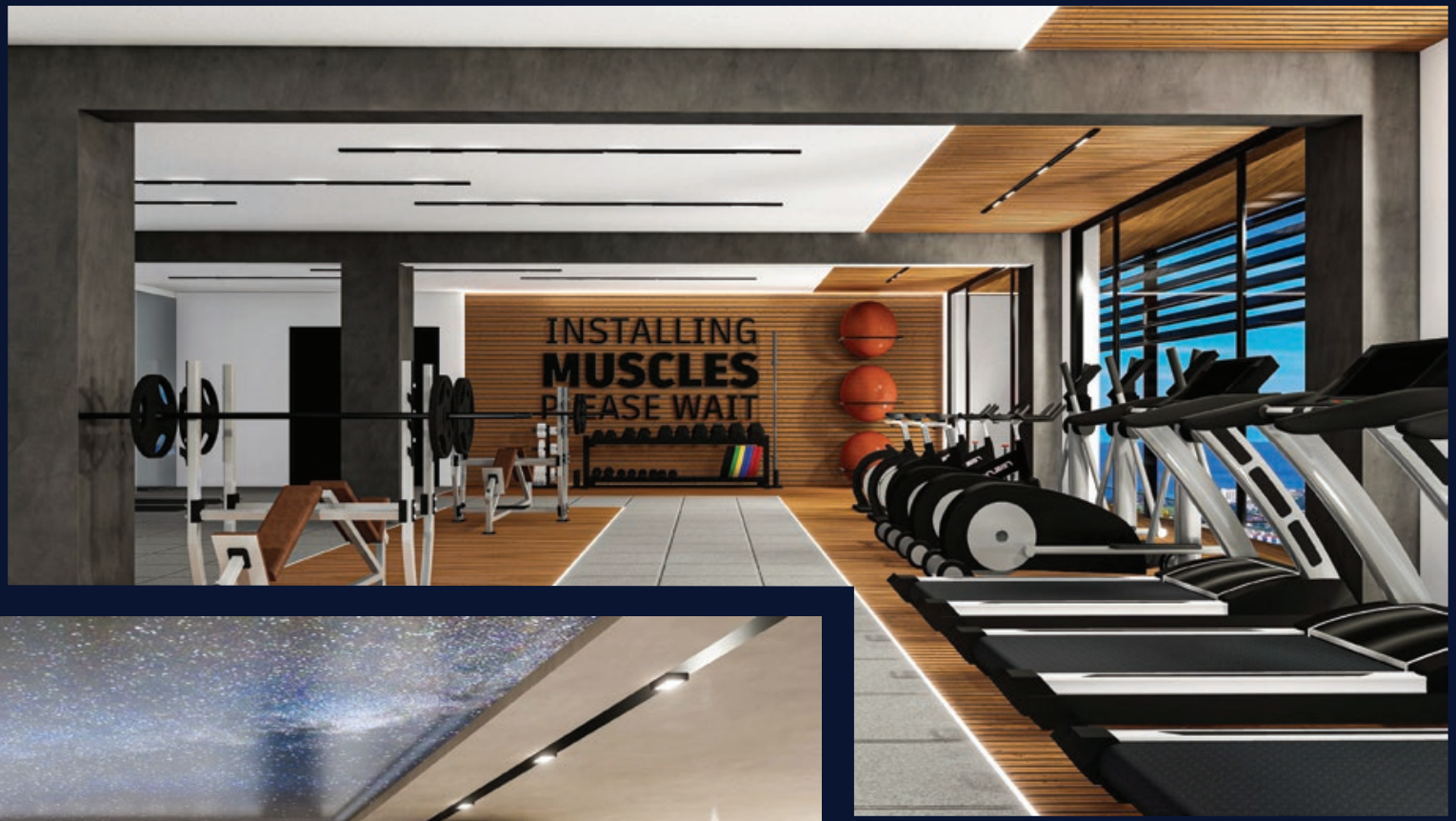
Where Warm
Welcomes Begin





Elegance Served,
Every Plate,
Every Moment

Transforming Today
Shaping Tomorrow





Heat Up Your Dive,
Anytime You Arrive



Flat Types:

1+0 Studio Ground Floor / Penthouse (Mercury)

1+1 Ground Floor / Penthouse (Mars)

2+1 Ground Floor / Penthouse (Venus)

2+1 with Linear Pool Ground Floor / Penthouse (Earth)

3+1 with Linear Pool Ground Floor / Penthouse (Neptune)

Villa Types:

4+1 Villa (Uranus)

5+2 Villa (Saturn)

6+2 Villa (Jupiter)

It has multiple possibilities for housing and provides breathtaking landscape and panoramic ocean views. With its cutting-edge design, profitable revenue, and distinctive layout, Spectra will offer you advantageous opportunities based on the expansion of the real estate industry. It occupies an total land area of 46.500m2 and also total 27.862m2 construction area. Additionally, 8.500m2 communal green spaces shared by all. Nova Center has an total area of 3.250m2 which provides you amazing views with its spacious leisure areas and you will enjoy most of your time with your loved ones.



SOCIAL AREAS & FACILITIES

- Swimming Pool 1 Overflow Pool (875m2)
- Swimming Pool 2 (250m2)
- Fitness Center
- Restaurant & Cafe
- Management Office
- Mini Market
- Beauty Saloon & Hair Saloon
- Pool Bar (In the Swimming Pool 2)
- Elevator
- Outdoor Kids Playground
- Indoor Game Zone
- Sauna
- Reception
- Mini Aqua Park (In the Swimming Pool 1)

TECHNICAL FEATURES / HIGHLIGHTS

- Automatic Central Generator System for all Communal Areas & Houses
- Security & Barrier System
- CCTV Cameras
- Reinforced Concrete Underground Central Water Tanks
- Italian Stone Kitchen Worktop in Villas and Flats
- IP Intercom System in Villas and Flats
- BBQ in all Villas and Penthouses (Except Studio Penthouses)
- Optional Jacuzzi in Penthouses
- Multi-Inverter Air Conditioning System in Flats
- VRF Air Conditioning System in Villas
- Jacuzzi in Villas
- Infinity Pool in Villas
- Fireplace in Villas
- Roof Terrace & Bar in Villas
- Outside Shower (Next to Pool) in Villas
- Italian Stone Worktop for Washbasins in Villas
- Sauna in 5+2 and 6+2 Villas
- Laundry Room in 5+2 and 6+2 Villas
- Interior Garden in 5+2 and 6+2 Villas
- Cellar Room in 6+2 Villas



Jupiter Villas



Situated at the prime location on the land. Offering an unrivaled vista of the sea and majestic mountains, each villa provides an impeccable blend of natural beauty and breathtaking views.



Jupiter Villas

Discover the pinnacle of luxury living at our exclusive Jupiter 6+2 Villas. With private access and sprawling parcel areas for each house, indulge in an ultra-luxurious lifestyle that embraces privacy, sophistication, and opulence. Welcome to a world where every detail has been meticulously crafted to create an extraordinary living experience.



- 6+2 Villa
- 740-790m2 Plot Area
- 725m2 Total Area
- 5 En-Suite Bedrooms
- 7 W.C & 7 Bath in Total
- VRF Air Conditioning System
- Sauna
- Jacuzzi
- Laundry Room





- Interior Garden
- Fireplace
- Infinity Pool
- Roof Terrace & Bar with BBQ
- Cellar Room
- Automatic Central Generator System
- Reinforced Concrete Water Tank
- Outside Shower (Next to Pool)
- Italian Stone Worktop for Washbasins.





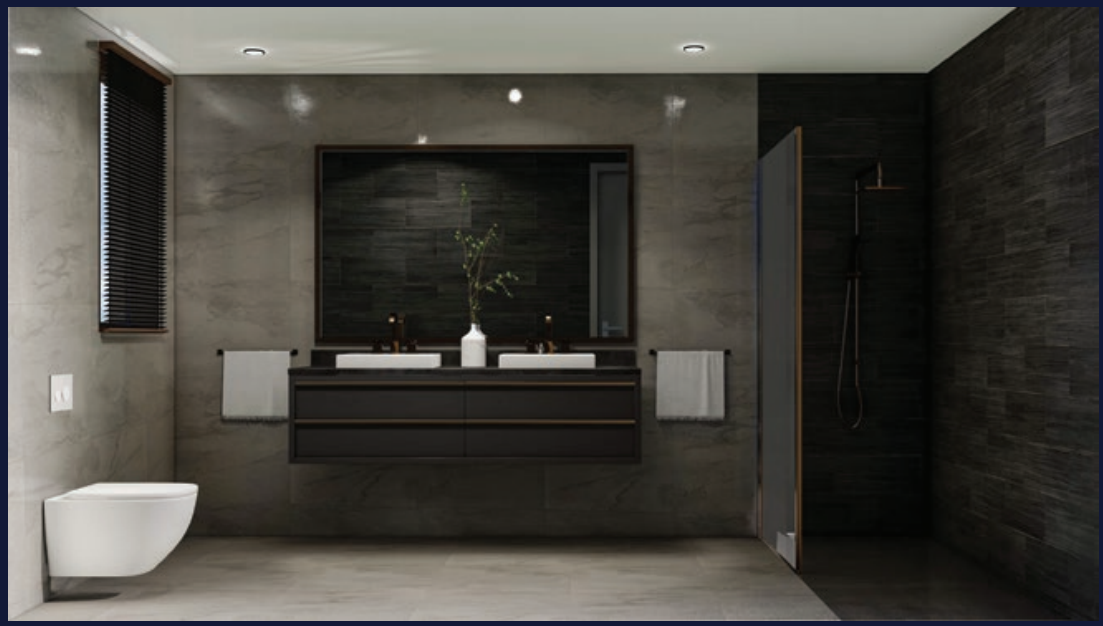
OFFERING AN UNRIVALED VISTA
OF THE SEA AND MAJESTIC MOUNTAINS





















Saturn Villas

This extraordinary four-story villa offers unparalleled features, including a indulgent roof terrace with a jacuzzi-equipped bar and a private infinity pool for a tranquil experience.



Saturn Villas

Magnificent 5+2 Villa located in the enchanting point as part of the Spectra project.The villa also boasts a beautiful interior garden and a private sauna on its basement floor, providing a peaceful retreat. Prepare to be captivated by the luxury, comfort, and breathtaking views that this exceptional villa in the Spectra project offers.



- 5+2 Villa
- 600-625m2 Plot Area
- 611m2 Total Area
- 5 En-Suite Bedrooms
- 7 W.C & 6 Bath in Total
- VRF Air Conditioning System
- Sauna
- Jacuzzi





- Laundry Room
- Interior Garden
- Fireplace
- Infinity Pool
- Roof Terrace & Bar with BBQ
- Automatic Central Generator System
- Reinforced Concrete Water Tank
- Outside Shower (Next to Pool)
- Italian Stone Worktop for Washbasins.







INDULGENT ROOF TERRACE WITH A JACUZZI
BREATHTAKING VIEWS THAT THIS EXCEPTIONAL VILLA
IN THE SPECTRA PROJECT OFFERS.



















Uranus Villas

This extraordinary Two-storey villa offers unparalleled features, including a indulgent roof terrace with a jacuzzi-equipped bar and a private infinity pool for a tranquil experience.





Uranus Villas

Introducing our exceptional 4+1 Villas, located at the most coveted position on the land.With private access and generous parcel areas for each house, immerse yourself in a world of ultra-luxury and exclusivity. Indulge in the epitome of refined living, where every detail has been meticulously designed to provide an extraordinary experience that combines natural beauty, privacy, and lavishness.



- 4+1 Villa
- 480-520m2 Plot Area
- 328m2 Total Area
- 1 En-Suite Bedrooms
- 4 W.C & 3 Bath in Total
- VRF Air Conditioning System
- Jacuzzi





- Fireplace
- Infinity Pool
- Roof Terrace & Bar with BBQ
- Automatic Central Generator System
- Reinforced Concrete Water Tank
- Outside Shower (Next to Pool)
- Italian Stone Worktop for Washbasins













Overflow Pool Concept

Introducing an architectural masterpiece that embodies the essence of luxury and tranquility: the Overflow Pool concept. Meticulously designed by harnessing the natural elevation of the surrounding landscape, this extraordinary pool offers an unparalleled experience.





Linear Pool Concept

Introducing the captivating Linear Pool Concept, an architectural masterpiece seamlessly linked to your house, designed to elevate your living experience to new heights. Nestled at the heart of your residence, this extraordinary pool offers a breath-taking spectacle with its unparalleled features.

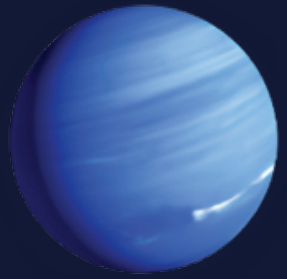


Neptune

3+1 Blocks



Each Neptune block features 4 ground floor and 4 penthouse units, with a total 95m² linear pool.





Neptune
3+1 Blocks

Step onto your terrace for a breathtaking panorama of the Mediterranean.





The contemporary and elegant living space.







Earth

2+1 Blocks



Each Earth block features 6 ground floor and 6 penthouse units, with a total 105m² linear pool.






Relax in Peace,
WHERE ROOF TERRACE MEETS SEA
& MOUNTAIN VIEW AT SUNRISE!





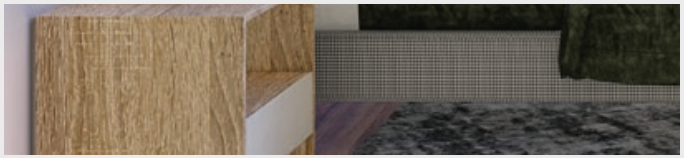


Night's Glow, Sea Whispers,
Mountain Vistas
Peacefully Relaxing















Venus

2+1 Block

Venus block features 6 ground floor and 6 penthouse units.



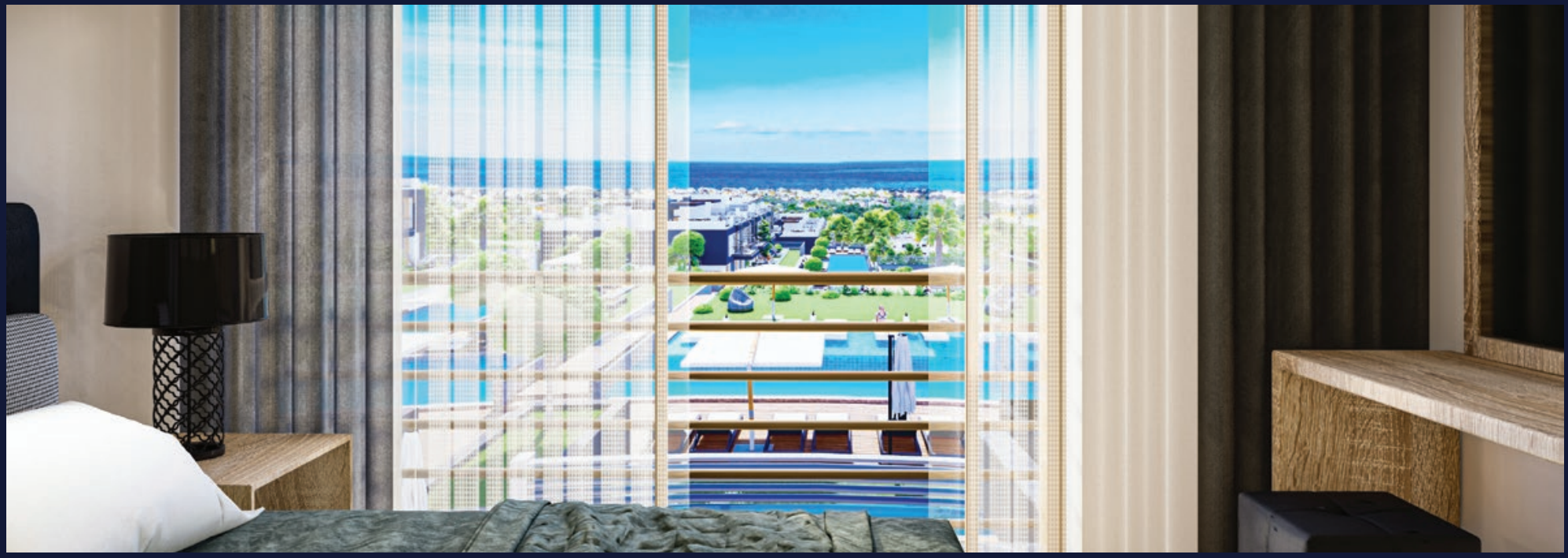




Penthouse View

Where Pool Sparkles
& Sea Unfolds!





Start Your Day with the Sea View from Your Bedroom!







Mars

1+1 Blocks



Each Mars block features 8 ground floor and 8 penthouse units.






EMBRACE THE SEA,
FEEL THE PEACE



Embrace Life: Where Every Moment Counts & Kids Play Freely.







The Heartbeat of Home in the Living Room







Mercury

1+0 Block



Mercury block features 6 ground floor and 6 penthouse units.



Simple Flat Design for Elegant Living














Choose Your Planet
NOVA CENTER
MERCURY
EARTH 1
EARTH 2
EARTH 3
EARTH 4
NEPTUNE 1
NEPTUNE 2
MARS 1
MARS 2
MARS 3
MARS 4
VENUS
J1
J2
J3
S1
S2
S3
U1
U2
U3
U4
SATURN
MARS
EARTH
MERCURY
NEPTUNE
VENUS
JUPITER
URANUS
B
G
K
D



Jupiter

6+2 Villas

BASEMENT FLOOR

Jupiter 6+2 Villas Basement Floor	170m²
Living Room	39
Bedroom 1	30
Bedroom 2	22
Bedroom 1 WC + Bath	6
Bedroom 2 WC + Bath	5
Bedroom 1 Dressing Room	5
Bedroom 2 Dressing Room	6
Sauna	13
Laundry	8
Hall + Stairs	15
Balance Tank	5
Mechanical Room	8
Indoor Shed	8



SPECTRA



Jupiter
6+2 Villas

GROUND FLOOR

Jupiter 6+2 Villas Ground Floor	173m²
Living + Dining	46
Kitchen	24
Cellar	9
Bedroom	16
WC + Bath	6
Entrance Hall + Stairs	22
Balcony	50



SPECTRA



Jupiter

6+2 Villas

FIRST FLOOR

ROOF TERRACE

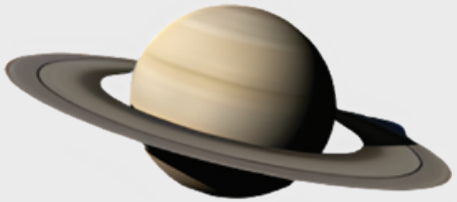
Jupiter 6+2 Villas First Floor	147m²
Bedroom 1	19
Bedroom 2	18
Master Bedroom	26
Bedroom 1 WC + Bath	6
Bedroom 2 WC + Bath	7
Master WC + Bath	9
Bedroom 2 Dressing Room	6
Master Dressing Room	7
Hall + Stairs	24
Balcony	20
Storage	5

Jupiter 6+2 Villas	m²
Terrace	106
Roof Terrace	112
Interior Garden	17
Total Area	725





SPECTRA



Saturn

5+2 Villas

BASEMENT FLOOR

Saturn 5+2 Villas Basement Floor	185m²
Living + Kitchen	43
Bedroom 1	17
Bedroom 2	13
Bedroom 1 WC + Bath	7
Bedroom 2 WC + Bath	3
WC	4
Sauna	8
Hall + Stairs	24
Laundry	6
Garage	45
Balance Tank	5
Mechanical Room	10



SPECTRA



Saturn

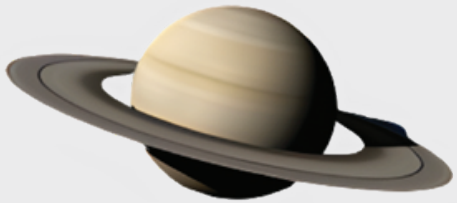
5+2 Villas

GROUND FLOOR

Saturn 5+2 Villas Ground Floor	107m²
Living + Dining	41
Kitchen	22
WC	5
Entrance Hall + Stairs	19
Balcony	20



SPECTRA



Saturn
5+2 Villas

FIRST FLOOR
ROOF TERRACE

Saturn 5+2 Villas First Floor	124m²
Bedroom 1	16
Bedroom 2	18
Master Bedroom	23
Bedroom 1 WC + Bath	5
Bedroom 2 WC + Bath	4
Master WC + Bath	7
Master Dressing Room	7
Hall + Stairs	20
Balcony	24

Saturn 5+2 Villas	m²
Terrace	93
Roof Terrace	90
Interior Garden	12
Total Area	611





SPECTRA



Uranus

4+1 Villas

GROUND FLOOR

Uranus 4+1 Villas Ground Floor	130m²
Living + Dining	30
Kitchen	16
Entrance Hall + Stairs	18
WC	4
Bedroom 1	15
Bedroom 2	15
Master Bedroom	19
Master WC + Bath	5
WC + Bath	5
Hall	3



SPECTRA



Uranus

4+1 Villas

FIRST FLOOR
ROOF TERRACE

Uranus 4+1 Villas First Floor	50m²
Bedroom	24
WC + Bath	6
Kitchen + Hall	20

Uranus 4+1 Villas	m²
Terrace	68
Roof Terrace	80
Total Area	328



SPECTRA

Neptune

3+1 Blocks

GROUND FLOOR

Neptune 3+1 Blocks Ground Floor	m²
Living + Kitchen	32
Bedroom 1	15
Bedroom 2	15
Master Bedroom	19
WC + Bath	6
Master WC + Bath	7
Master Dressing Room	8
Hall	8
Terrace	20
Shared Common Area	11
Total Area	141
Garden	17



SPECTRA



Venus

2+1 Block

GROUND FLOOR

Venus 2+1 Block Ground Floor	m^2
Living + Kitchen	31
Bedroom	16
Master Bedroom	18
Master WC + Bath	6
WC + Bath	5
Hall	5
Terrace	12
Shared Common Area	11
Total Area	104
Garden	15



SPECTRA



Venus
2+1 Block

FIRST FLOOR
ROOF TERRACE

Venus 2+1 Block First Floor + Roof Terrace	m²
Living + Kitchen	31
Bedroom	16
Master Bedroom	18
Master WC + Bath	6
WC + Bath	5
Hall	5
Balcony	9
Shared Common Area	11
Roof Terrace	81
Total Area	182





SPECTRA



Earth

2+1 Blocks

GROUND FLOOR

Earth 2+1 Blocks Ground Floor	m²
Living + Kitchen	31
Bedroom	16
Master Bedroom	18
Master WC + Bath	6
WC + Bath	5
Hall	5
Terrace	12
Shared Common Area	11
Total Area	104
Garden	15



SPECTRA



Earth
2+1 Blocks

FIRST FLOOR
ROOF TERRACE

Earth 2+1 Blocks First Floor + Roof Terrace	m^2
Living + Kitchen	31
Bedroom	16
Master Bedroom	18
Master WC + Bath	6
WC + Bath	5
Hall	5
Balcony	9
Shared Common Area	11
Roof Terrace	81
Total Area	182





SPECTRA



Mars

1+1 Blocks

GROUND FLOOR

Mars 1+1 Blocks Ground Floor	m²
Living + Kitchen	28
WC	4
Bedroom	19
WC + Bath	4
Hall	3
Terrace	12
Shared Common Area	8
Total Area	78
Garden	9



SPECTRA



Mars
1+1 Blocks

FIRST FLOOR
ROOF TERRACE

Mars 1+1 Blocks First Floor + Roof Terrace	m²
Living + Kitchen	28
WC	4
Bedroom	19
WC + Bath	4
Hall	3
Balcony	9
Shared Common Area	8
Roof Terrace	58
Total Area	133





SPECTRA



Mercury

1+0 Block

GROUND FLOOR

Mercury 1+0 Studio Ground Floor	m^2
Living + Bedroom	24
Entrance + Kitchen	6
WC + Bath	6
Terrace	12
Shared Common Area	12
Total Area	60
Garden	10



SPECTRA



Mercury

1+0 Block

FIRST FLOOR

ROOF TERRACE

Mercury 1+0 Studio First Floor + Roof Terrace	m^2
Living + Bedroom	24
Entrance + Kitchen	6
WC + Bath	6
Balcony	8
Shared Common Area	12
Roof Terrace	36
Total Area	92





SPECTRA

Neptune

3+1 Blocks

FIRST FLOOR

ROOF TERRACE

Neptune 3+1 Blocks First Floor + Roof Terrace	m^2
Living + Kitchen	32
Bedroom 1	15
Bedroom 2	15
Master Bedroom	19
WC + Bath	6
Master WC + Bath	7
Master Dressing Room	8
Hall	8
Balcony	9
Shared Common Area	11
Roof Terrace	110
Total Area	240





SPECTRA




WHERE SEA'S BLUE MEETS MOUNTAIN'S GREEN:
LAPTA'S SERENE SANCTUAR
WITH PERFECT MOUNTAIN & SEA VIEWS!

SPECTRA

A CONCEPT BY EMTAN

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