

EMİN İNŞAAT · PRESTIGE

VOL · 01 · KARATAŞ COLLECTION

01 / 15

MEDITERRANEAN · 600 M

EST · 2026 · ADANA

PRESENTING

KARATAŞ

*"Mediterranean blue at your window,
security in your foundation."*

THE NEW ADDRESS OF PRESTIGIOUS LIVING

ADANA KARATAŞ · İSKELE

BLOCK 399 · PARCEL 4

KARATAŞ

EMİN İNŞAAT · PRESTIGE COLLECTION

02 ABOUT US

CHAPTER · II

EMİN İNŞAAT

On Adana's Mediterranean coast we build life.

Karataş is just 600 metres from the Mediterranean — a lasting, secure and elegant life for those who wish to wake to the sound of the sea.

OUR VISION

Every project should be a home its owner embraces over the years and grows truly attached to. With this philosophy, Karataş was built upon the light of the Mediterranean and the calm of the coast.

27 units, a single block, a single story — complete quality and privacy.

HOW WE WORK

A solid foundation, quality materials, honest workmanship — our three promises. Details beyond the standard: a raft foundation, acoustic and thermal insulation, dual elevators and a basement with a shelter.

What we promise, we deliver in full.

27

UNITS

808

M² PLOT

600

M TO SHORE

KARATAŞ EMİN İNŞAAT · ADANA

LIVING · BALCONY · GOLDEN HOUR



*"Mediterranean blue at your window,
security in your foundation."*

MEHMET EMİN KOÇKA

EMİN İNŞAAT · FOUNDER ·
ARCHITECTURE: ÇEKER MİMARLIK

02 / 15

CHAPTER · III

A living space — the architectural expression of quiet elegance.

Karataş is the answer to how gracefully a modern residence can suit family life. The light of the Mediterranean, spacious layouts and premium build standards — all meet in a single vision.



CONTRACTOR

EMİN İNŞAAT

Mehmet Emin Koçka — Founder

Three promises: a solid foundation, quality materials, honest workmanship. What we promise, we deliver in full.



ARCHITECTURE

ÇEKER MİMARLIK

Karataş — project design

Uniting form and function with the character of the Mediterranean — a modern residence drawn in elegant lines.

KARATAŞ

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CHAPTER · IV

BUILDING SYSTEM

OUR BUILD STANDARDS

01

RAFT FOUNDATION

A single-piece reinforced-concrete foundation; distributes earthquake loads evenly and minimises settlement.

02

ACOUSTIC & THERMAL INSULATION

High-standard insulation panels; quiet interiors, heat retention and energy efficiency.

03

DUAL ELEVATORS

Two independent elevators; no waiting, smart distribution and redundancy.

04

CODE-COMPLIANT SHELTER

A regulation-compliant shelter area in the basement — disaster readiness above the standard.

PREMIUM MATERIALS

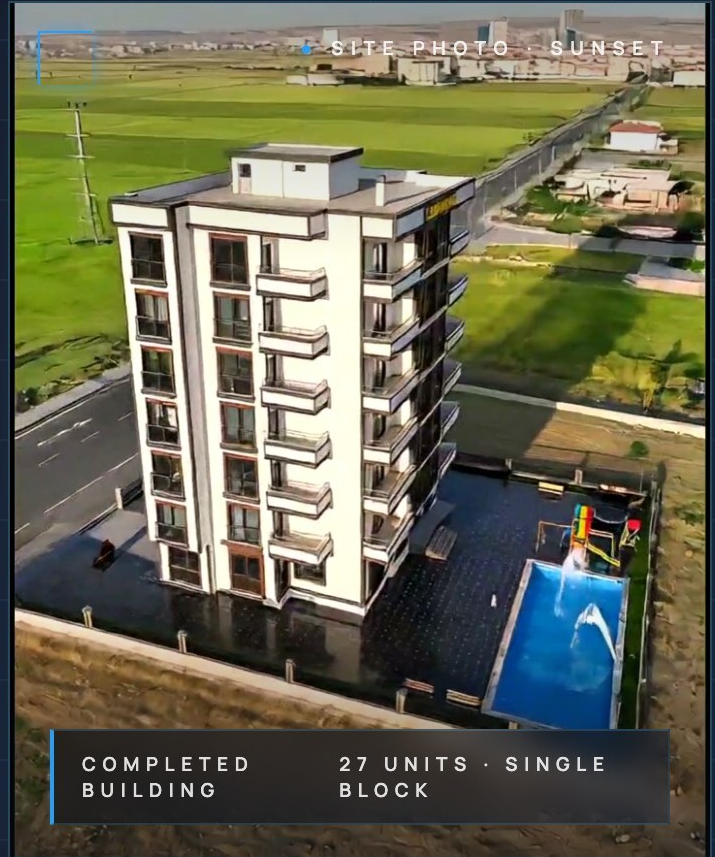
FRONT FACADE · DRONE VIEW

"Signage, pool, landscape — the whole project in one frame."

04 BUILDING SYSTEM

"Safety is the unseen covenant — quietly present in every detail."

SITE PHOTO · SUNSET

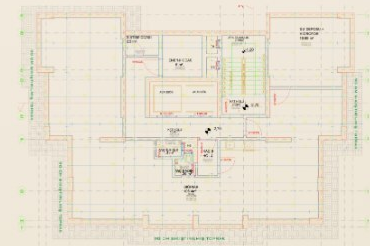


COMPLETED
BUILDING

27 UNITS · SINGLE
BLOCK

BASEMENT FLOOR

B1



SHELTER · CAR PARK

A code-compliant shelter area + enclosed car park.

KARATAŞ

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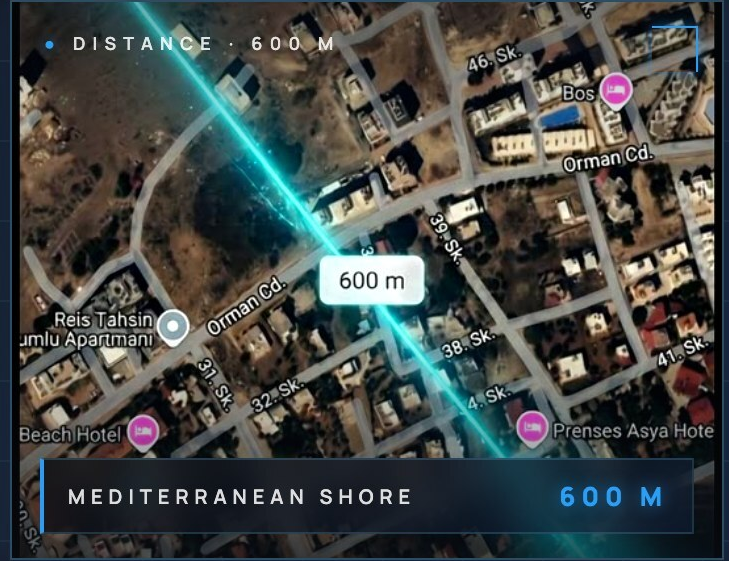
05 LOCATION & SURROUNDINGS

CHAPTER · V

KARATAŞ ADANA · İSKELE

"Karataş İskele, one of Adana's rising districts — the pulse of tourism, the calm of nature."

36.567° N · 35.376° E



01

PROXIMITY

Mediterranean & Shore

Mediterranean shore	600 m
Karataş İskele	walking
Karataş Harbour	nearby
Beach & sea	~ 10 min

02

ACCESS

City & Airport

Karataş centre	~ 1 km
D-825 highway	nearby
Adana centre	~ 45 km
Airport	~ 65 km

03

NEIGHBOURHOOD

Premium Hotel Belt

Port Marina Hotel	nearby
Elysian Resort	nearby
Beach Hotel	nearby
Restaurants & cafés	walking

DUAL ELEVATORS AND SHELTER

*"Comfort and security —
one foundation, different floors."*



• PROMO · HOLOGRAM

Dual Elevators

7 floors — two independent elevators. No waiting, full redundancy.

01

COMFORT · REDUNDANCY

Two Independent Elevators

Two elevators sharing the traffic of 7 floors — no waiting, and an alternative always open in the event of a fault.

- Smart distribution: calls are balanced automatically
- Especially valuable for upper-floor units
- The standard comfort of a premium residence

02

SAFETY · REGULATION

Shelter (Basement)

A regulation-compliant shelter area in the basement — disaster readiness above the standard, peace of mind for residents.

- 105.4 m² of usable area
- Structural integrity with the raft foundation
- Accessible for the building's lifetime

"Mediterranean blue at your window, security in your foundation."

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07 THE VIEW

CHAPTER · VII

THE MEDITERRANEAN ON YOUR BALCONY

*"In the upper-floor units, morning begins with the light of
the Mediterranean;
at golden hour, the terrace becomes your guest."*

600 m

TO SHORE

7 floors

HEIGHT

180°

VIEW ANGLE

KARATAŞ

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08 SOCIAL LIFE

CHAPTER · VIII

SOCIAL LIFE

"Resort comfort right at your door — all year round, every day."



• SITE PHOTO · LIFE

KARATAŞ · ADANA

INCLUDED AMENITIES

01 SWIMMING POOL

An open-air pool with fountains and night lighting — an elegant oasis; wake up in a resort every summer.

02 CHILDREN'S PLAYGROUND

Colourful slides, a trampoline park and safe play flooring — a free garden for the children.

03 LANDSCAPE & OPEN SPACE

Green landscaping, walking paths and the Mediterranean breeze.

04 SPACIOUS CAR PARK

A generous on-site car park layout; reserved spaces for your guests.

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09 INTERIORS

CHAPTER · IX

INSIDE THE HOME

*"The warmth of wood in the morning light
—
a gentle glow from the ceiling at dusk."*

• SITE PHOTO · SHOW UNIT

*"A spacious living room, open kitchen,
luxury living in calm tones."*

1+1

OPEN KITCHEN

01

SPACIOUS & OPEN PLAN

Integrated living room and kitchen,
open plan, large glazing.
Mediterranean light flows in.

02

PREMIUM MATERIALS

Wood accents, granite countertops,
durable ceramics, soft tiling. Quality in
the detail.

03

INDIRECT LED LIGHTING

Warm light concealed within the ceiling
trim — elegant by evening, functional
by day.

KARATAŞ

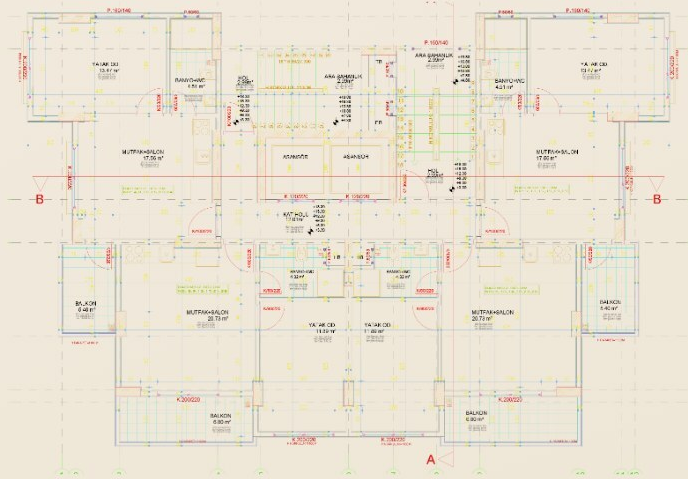
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CHAPTER · X

TYPICAL FLOOR PLAN

TYPICAL FLOOR

N1



ARCHITECTURE ÇEKER MİMARLIK

SCALE 1:100

10 TYPICAL FLOOR PLAN

"Spacious, open layouts — a private living space in every unit."

UNIT DIMENSIONS

Bedroom	~ 13 m ²
Living & Kitchen	~ 17 m ²
Bathroom	~ 4.5 m ²
Entry / Hall	~ 3 m ²
Balcony	~ 9.6 m ²
Net Total	~ 47 m ²

SINGLE BLOCK · 27 UNITS

7 floors × ~ 4 units — complete quality. The comfort of dual elevators.

LARGE BALCONY

A 6–10 m² balcony in every unit. Mediterranean views on the upper floors.

KARATAŞ

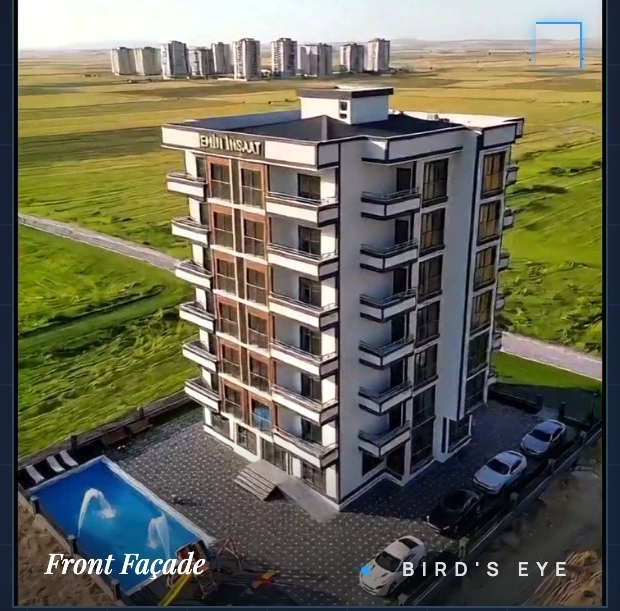
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11 EXTERIOR GALLERY

CHAPTER · XI

DRONE GALLERY

"From the air — a completed building, real life."



"Mediterranean blue at your window, security in your foundation."

KARATAŞ

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12 CONSTRUCTION JOURNEY

CHAPTER · XII

FROM THE GROUND UP

"From the first step to the final touch — a professional construction process."

01



GROUND & FOUNDATION

Soil survey, excavation and raft-foundation preparation.

02



STEEL REINFORCEMENT

High-strength reinforced-concrete rebar work.

03



STRUCTURAL FRAME

Columns, beams and slabs — the building's backbone.

04



FAÇADE & WALLS

Brickwork, thermal insulation and façade works.

05



FINAL TOUCH

Interiors, landscaping and a handover-ready finish.

100% COMPLETE

BUILDING DONE — LIFE BEGINS

"At every stage of this journey — the same discipline, the same promise."

CHAPTER · XIII

INVEST IN KARATAŞ

"Just 600 metres from the shore, a residence within the premium hotel belt — a strategic investment for those who want both to live and to earn."

APPRECIATION

600_m

DISTANCE TO SHORE

Walking distance to the Mediterranean. Homes near the shore appreciate faster than the regional average.

RENTAL YIELD

HIGH

SEASONAL & ANNUAL

A 1+1 unit in a holiday region — high daily rent in summer and long-term annual income alike.

NEIGHBOURHOOD

PRIME

PREMIUM HOTEL BELT

Within the Port Marina Hotel, The Elysian Resort and Beach Hotel belt — a tourism-focused neighbourhood.

BUILD QUALITY

A+

RAFT FOUNDATION · DUAL ELEVATORS

Premium build standards — lasting value, lower maintenance, easy to rent.

THE NEW ADDRESS OF PRESTIGIOUS LIVING

"Not just a home — a complete, income-generating, lasting living space."

OUT OF REACH?

"To reserve your place in Karataş, see your home in person or ask a question — a single message is enough."

PHONE · WHATSAPP

0530 430 45 59

Directly Mehmet Emin Koçka. Weekdays 09:00–19:00.

E - MAIL

info@emin-insaat.com

Detailed information, presentations, appointment requests.

LOCATION

399/4

Adana / Karataş / İskele — 600 m to the Mediterranean shore.

PROJECT AREA

808 m²

Single block, 27 units, completed building.

MEHMET EMİN KOÇKA

EMİN İNŞAAT · FOUNDER



CONTRACTOR

EMİN İNŞAAT



ARCHITECTURE

ÇEKER MİMARLIK



FILM

IDA VISION AI

FIN · VOL · 01

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EMİN İNŞAAT · 2026

MEHMET EMİN KOÇKA · FOUNDER

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ADANA KARATAŞ · İSKELE · 399 / 4



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EMİN
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ARCHITECTURE

ÇEKER
MİMARLIK



FILM

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