

GREEN



COAST

ALBANIA

WELCOME TO THE ALBANIAN RIVIERA

Time to own your piece of paradise

A LAND OF INSPIRING BEAUTY

The Mediterranean has awakened interest and passion, qualities that define an idea, a manner, a world.

The geographical location, the Mediterranean climate, and the constantly shifting

scenery at all seasons provide tourists with the opportunity to experience every day of the year, always providing its full potential.

The sandy and pebbly beaches, and the multitude of

mountains covered in green, are Albania's welcoming invitation and a guide to the alpine heights. Anyone who visits, can see and experience history, the past, cultures, and traditions all at once.

ALBANIA'S POTENTIAL

in the eye of internationals

Explore our remarkable country, nestled between the shimmering Adriatic and Ionian seas. It's a destination where the Mediterranean climate embraces your spirit all year round. Prepare to be constantly amazed by this captivating region.

With membership in the Schengen area and potential EU state status, Albania presents abundant opportunities for travel, exploration, and investment. Positioned as a true Mediterranean gem, our nation offers an exceptional experience that guarantees an immediate sense of belonging.

We invite you to join us in uncovering the awe-inspiring beauty, vibrant culture, and genuine hospitality that define our remarkable country. We are excited to show you what makes us unique and our destination genuinely amazing.



Gastronomy

The widely known Mediterranean cuisine.



Isopoliphony

Iso Polyphony, a Masterpiece of the Oral and Intangible Heritage of Humanity



History

Descended from the Illyrians



Landscape

low coastal land and mountainous



Koman Lake

THE BEST-KEPT SECRET IN THE MEDITERRANEAN

An unexplored place

Albania has a unique cultural and historical heritage; it's praised for its tasteful gastronomy and is also known for the richness of its natural scenery and intact coastline. The country is blossoming but still remains an unexplored gem full of possibilities. Aiming for integration into the European Union, Albania is the ideal place to build the future you always imagined.

An unparalleled climate and landscape

Albania benefits from a delightful Mediterranean climate, graced by a refreshing salty breeze and more than 300 sunny days annually. The winters along the Ionian and Adriatic coasts are mild, while the summers feel like a surreal paradise. This exquisite environment is ideal for experiencing the country's heavenly beaches and enchanting natural treasures, which invite you to immerse yourself in their splendor all year.

A UNIQUE HISTORICAL AND UNESCO HERITAGE TO EXPLORE.



BUTRINT NATIONAL PARK

No local or foreign visitor can escape the enchantment of the beauty and tranquility offered by the Butrint National Park, located 20 km away from Saranda, where unspoiled nature surrounds its ancient ruins like a shield. Butrint National Park is one of Albania's most important archaeological, environmental,

tourist, and historical-cultural heritage areas. Butrint's old city is a very uncommon combination of archaeology and environment. Although archaeological work has never been completed, it is thought that what we see today represents only a fifth of what lies underneath. Butrint is now an architectural complex with 15 zones dating from the fourth century BC to the sixteenth century AD. Kings, conquerors, princes, thinkers, archaeologists, and historians have discovered a symphony of human history in the city's ruins. In 1992, the Butrint National Park was designated a UNESCO World Heritage Site.



THE GJIROKASTRA MUSEUM CITY

Transformed into a tourist attraction by the Albanian state in 1961 and listed as a UNESCO World Heritage Site in 2005, Gjirokastra is situated on such a steep hill. According to Kadare, “this is the only place in the world where if a person fell off the side of the road, instead of falling into a ditch, they would fall onto the roof of another house.” With its stunning panoramic view of the Drino Valley, Gjirokastra’s narrow streets serve as a testament to life in the 14th to 19th centuries.



BERAT MUSEUM CITY

Declared a museum city in 1961 and one of UNESCO’s World Heritage sites in 2008, Berat and its numerous monuments are a living proof of Albania’s special and surprising artistic, cultural, and historical heritage.



ISO POLYPHONY

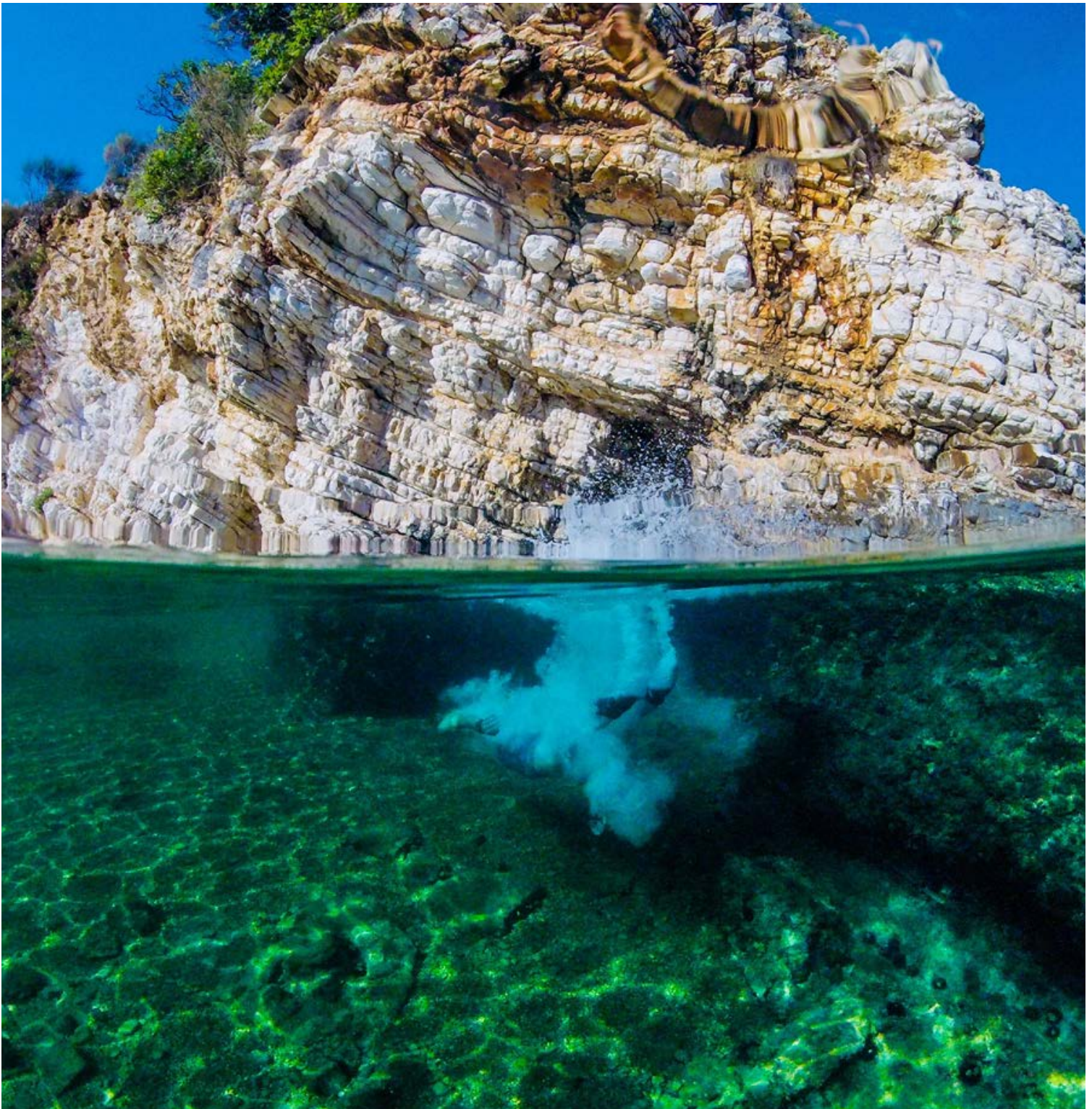
Since 2005, “Albanian folk iso-polyphony” has been added to UNESCO’s list of “Masterpieces of the Oral and Intangible Heritage of Humanity” as a unique heritage that cannot be found anywhere else in the world. Polyphony, the spirit of a distinct personality and spiritual wealth, remains an unfathomable rainbow.



ALBANIA JUBLETA

The Xhubleta is a handwoven garment worn by women and girls in northern Albania that is distinguished by its wavy bell-shaped form. It was recently designated as a UNESCO World Heritage Site. The preparation of the cloth, cutting, sewing, and embroidery of symbolic symbols are all part of the process, which is mostly black with rainbow embroidered designs. From puberty on, the Xhubleta was worn in everyday life to indicate the wearer’s social and economic position.

DYNAMIC ECONOMIC GROWTH - WHY TO INVEST IN ALBANIA!



Investing in Albania can offer several potential benefits and opportunities.

EU Integration:

Albania's aspirations to join the European Union can potentially have a positive impact on the real estate sector. EU membership could attract more foreign investment, stimulate economic growth, and increase property values over the long term.

Tourism Boom:

Albania has experienced a significant rise in tourism, with an increasing number of visitors exploring the country's beautiful coastline, historical sites, and natural landscapes. This growth in tourism creates opportunities for investing in vacation rentals, hotels, or other tourist-oriented properties. Recently, Albania has been regarded as an intriguing potential for international 5* hotel brands.

Rental Income Potential:

With the increasing demand for housing and office spaces, renting out properties can generate a steady stream of income. The increasing trend in property value based on recorded experience by real estate and the tourism sectors, Albania's property prices are increasing. This fact and the incredible development that the area is encountering ensure a quick return on investment.

Economic Growth:

Albania has experienced steady economic growth in recent years, with a positive trend in GDP growth.

Strategic Location:

Albania is situated in a geographically advantageous location, with access to major markets in Europe and the Balkans. Its proximity to the European Union (EU) provides potential opportunities in different industries.

Infrastructure Development:

Improved infrastructure enhances connectivity and accessibility, which can positively impact the value and demand for real estate in various locations like Vlorë International Airport and Llogara Tunnel, Vlorë bypass, Saranda – Himara road, Fier bypass, Kukes International Airport, Tirana-Durrës-Pristina railway.

Affordability:

Compared to many other European countries, the cost of living and real estate prices in Albania are relatively affordable. This presents an opportunity for individuals looking to invest in properties at a lower cost compared to other markets. The property taxes are among the lowest in the EU and the region with no additional fees on second or vacation homes.

UNIQUE PALASA

Along the southern coast, Palasa is the first point of touch with the Albanian Mediterranean, where you can experience every dimension of nature and life...

Palasa offers a new and unique view of touristic spots, with an ideal location where you can start a journey discovering a 450 km long coastline and over 120 beaches in Albania. The Delta of Palasa, located near one of the region's most distinctive landmarks, is also known as the site where the sea and mountains blend

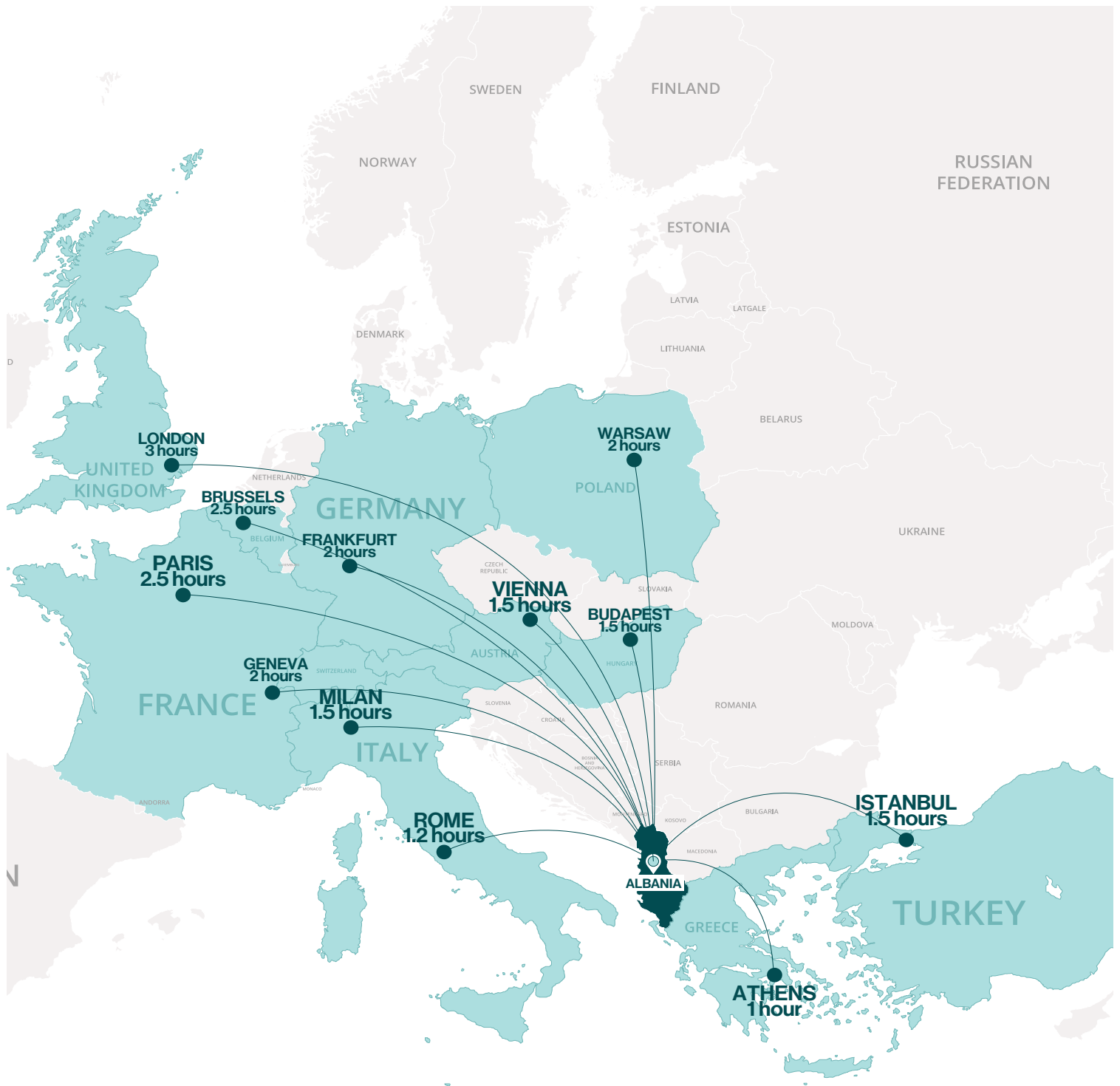
to make the region's most magical coast.

Green Coast - the country's first Blue Flag beach famed for watersports and paragliding due to the favorable terrain for every "adventurer".

According to local legends, Palasa has a history that extends over a thousand

years BC. It is said that in 48 B.C, Julius Caesar, while in pursuit of Pompey, docked his ship and allowed his legion to rest in Palasa. This event has led to the local coastline being known as Caesar Beach, a name that has endured throughout the centuries.





Flight Distance

London	3 Hours	Istanbul	1.5 Hours
Paris	2.5 Hours	Vienna	1.5 Hours
Brussels	2.5 Hours	Budapest	1.5 Hours
Frankfurt	2 Hours	Milan	1.5 Hours
Geneva	2 Hours	Rome	1.2 Hours
Warsaw	2 Hours	Athens	1 Hour

Distance in Nautical Miles (NM) from the Port of Vlora

Durres	Alb	51 NM; N
Corfu	Gre	54 NM; SSE
Brindisi	Ita	71 NM; W
Bari	Ita	126 NM; WNW
Split	Cro	228 NM; NW
Athens	Gre	247 NM; SE

GREEN COAST



















WELCOME TO GREEN COAST

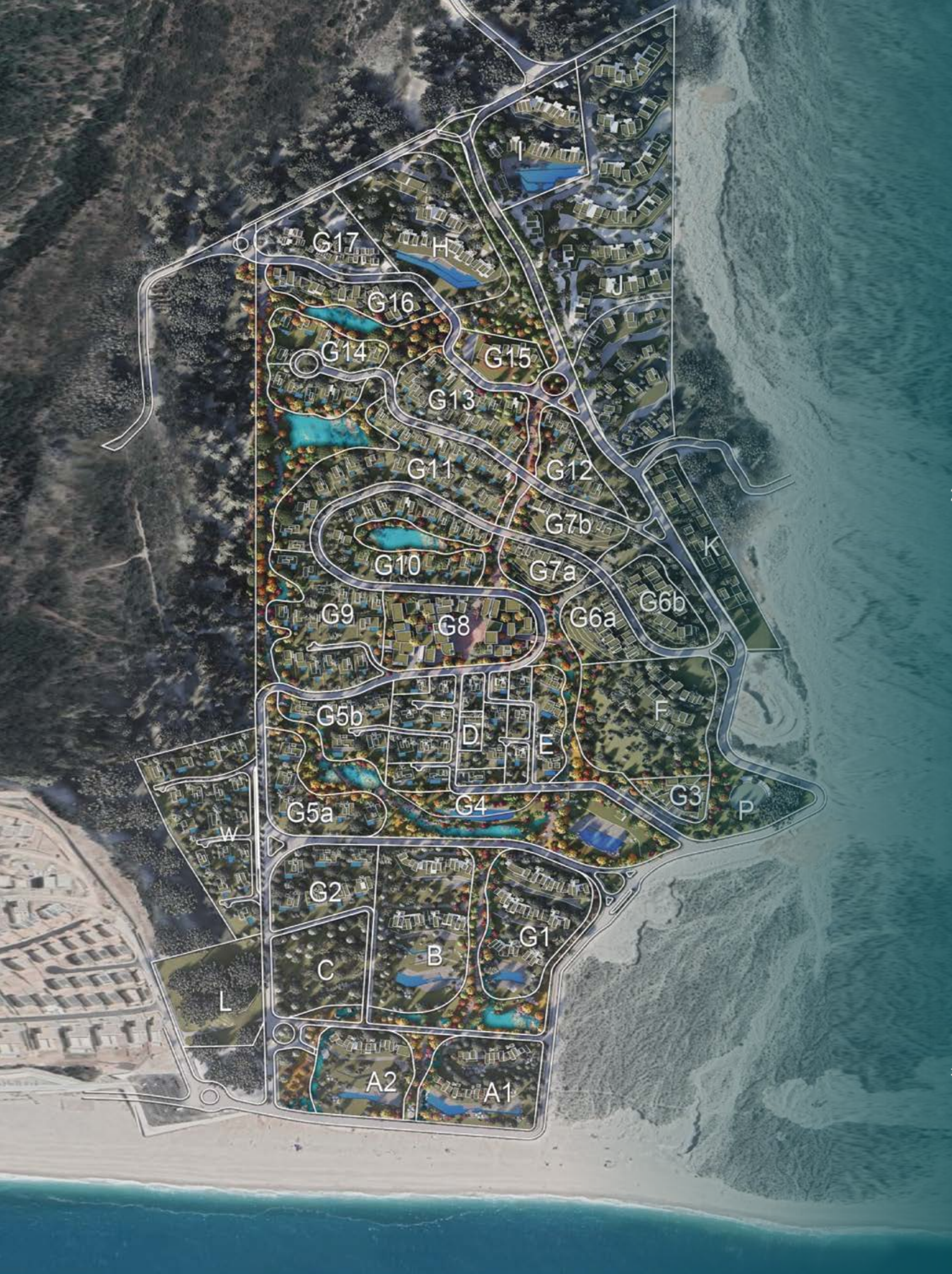
Designed to have inside everything you need for a comfortable living, Green Coast will be a significant symbol of modernity, dynamism and relaxation.

The project architecture connects naturally with the environment, staying close to the natural texture of the rocky area where the project lies. The color range has been selected in a line with the Mediterranean Architecture and the big facades allow for the inside and the outside space to come together and work as one.

EAA-Emre Arolat, an internationally renowned architecture studio has brought this unique project to life. The studio has won various important awards such as “Mies van der Rohe” for European Architecture, the Aga Khan award for Architecture and the “Museum-Designs of the Year” award, they are active in different countries of the

world like the United Kingdom, Italy, Belgium, USA, Portugal, etc. With the guarantee stamp of this architecture studio, come together and work Balfin Group while collaborating with other developers as well, has taken the last steps in creating yet another destination in the Albanian Riviera.







Hotels

- A1
- A2
- B
- D
- H
- I
- G17
- C

Apartments

- G1
- G3
- G6a
- G6b
- G7a
- G7b
- Ja
- G16
- F
- K

Villas

- E
- G2
- G5
- G9
- G10
- G11
- G12
- G13
- G14
- JB
- W

- G3** Retail
- G8** Central square with different shops, hotel and apartments
- G4** Pools, bars, restaurant & fitness
- L** Public parking, stores, services for outdoor sports activities
- G15** Shopping Center



GREEN COAST

Green Coast is intentionally designed to reflect the organized house arrangement and dynamic lifestyle commonly found in the Mediterranean areas. The houses are intentionally grouped together to encourage social interaction and cultivate a vibrant sense of community living.



Main features

Serviced Villas & apartments with sea and mountain view

7 Hotels 5*

Shopping Center-Green

Coast Galeria by TEG

Beachfront promenade

The first Blue flag beach in Albania

Central Square

A truly sustainable project

70,000 m²

Green Corridors

Green Terraces

15 Natural water basins (700 m²)

Use of electric vehicles (buggies)

Water Recycling system

Services & facilities

46 Shops & Restaurants of international brands

100 services units

Beach Clubs

Budha Bar - for the first time in Albania

Supermarket

SPAs & Wellness Centers

800 m² fitness club

Indoor & Outdoor pools
Water sports center

Coffee shops

Sunsets bar lounge

Running track & hiking trails

Health Centers

Casinos

Traditional artisanal Shops

Entertainment Areas

Kids Playgrounds

Summer School

Night Clubs



LIFE AT GREEN COAST

Green Coast is inspired by individuality and committed to the richness of life. It has been conceived, designed and perfected to fulfill dreams, desires and aspirations. Life may now be fully lived to the fullest owing to an endless selection of premium villas and apartments with breathtaking views of the Ionian Sea and the mountain national park.



- Sea and mountain view villas and apartments
- Private garden and common well-curated areas
- Private pool options
- Green terraces
- Large panoramic windows
- Shading systems including brise-soleil
- Guaranteed ground and underground parking

- 24/7 security
- Reception
- All year-round maintenance
- Renting program
- Vacation Exchange
- Property financing with no initial collateral requirement
- Increase of property value over time
- Close to 120 natural beaches

- Close UNESCO Historical monuments, best authentic and Mediterranean culinary
- Right next to the first Blue Flag Beach in Albania & national park
- Maintenance of common areas
- Dedicated resident services (cleaning, plumbing, electrical, greenery, laundry, disinfection, house ventilation, buggy transport)



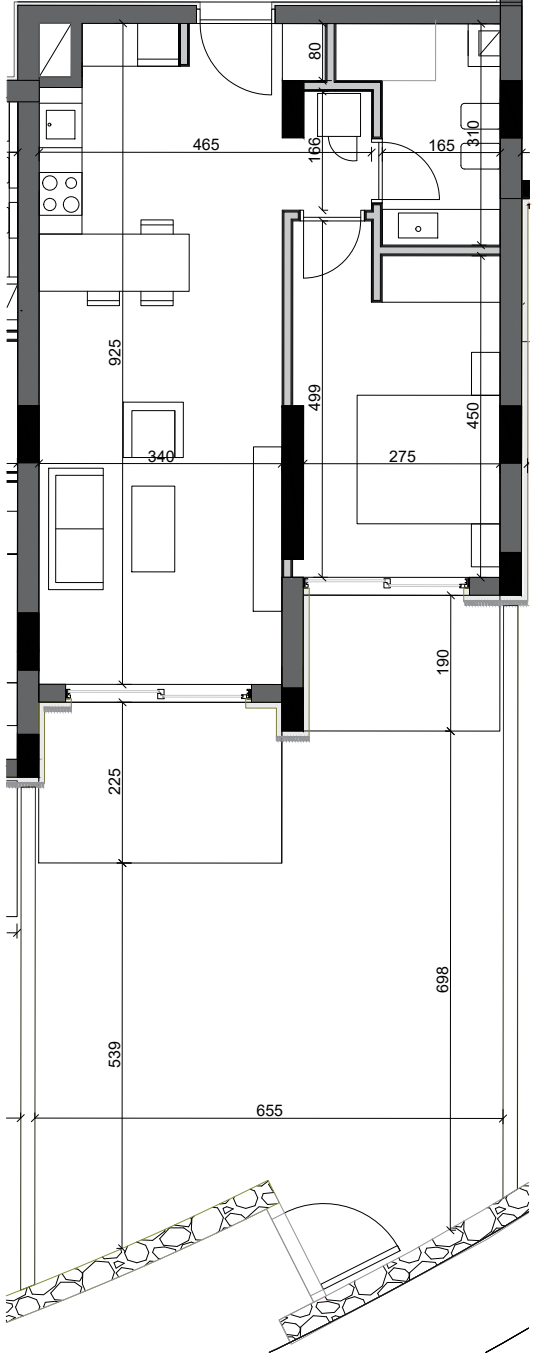
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RESIDENCES



One Bedroom Apartment with yard

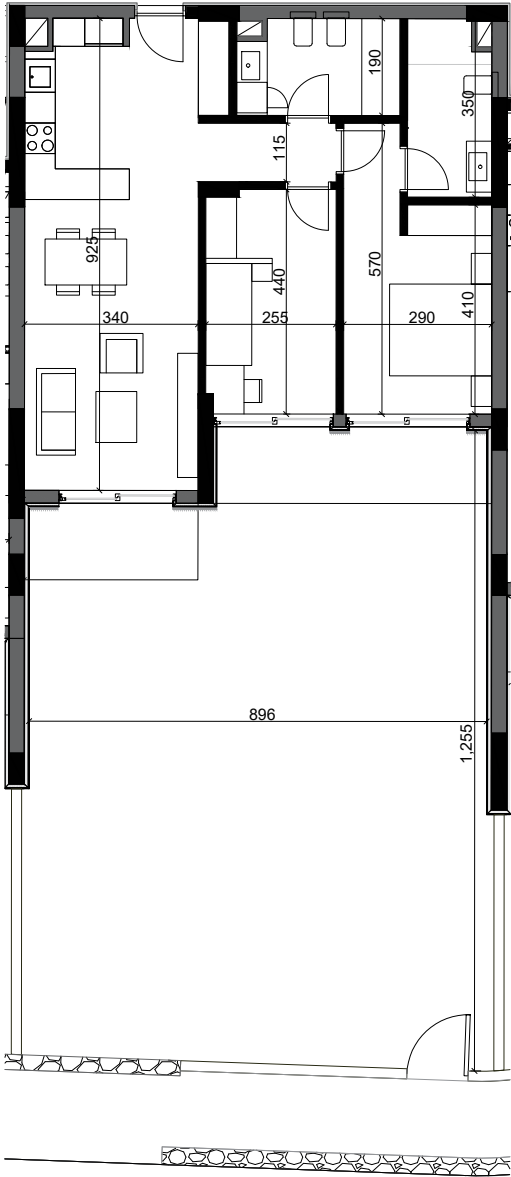







-  Living room + kitchen,
-  bedroom,
-  toilet,
-  loft,
-  yard

1. Total Living Area	76.75 m²
2. Common Area	27.65 m²
3. Total Yard Area	44.15 m²






Two-Bedroom Apartment with yard





-  Living room + kitchen,
-  2 bedrooms,
-  2 toilets,
-  inset balcony,
-  yard

1. Total Living Area	99.28 m²
2. Common Area	35.96 m²
3. Total Yard Area	98.72 m²

One Bedroom Apartment




-  Living room + kitchen,
-  bedroom,
-  toilet,



-  laundry room,
-  balcony, veranda

- 1. Total Living Area** **67.3 m²**
- 2. Common Area** **27.07 m²**
- 3. Total Veranda Area** **7.84 m²**

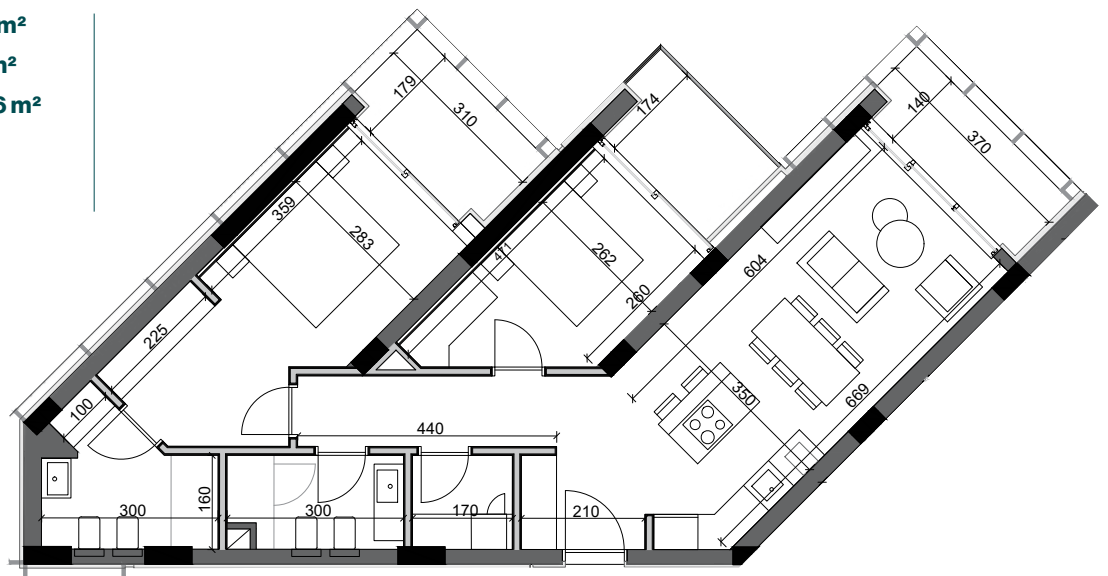


Two-Bedroom Apartment





-  Living room + kitchen,
-  2 bedrooms,
-  2 toilets,

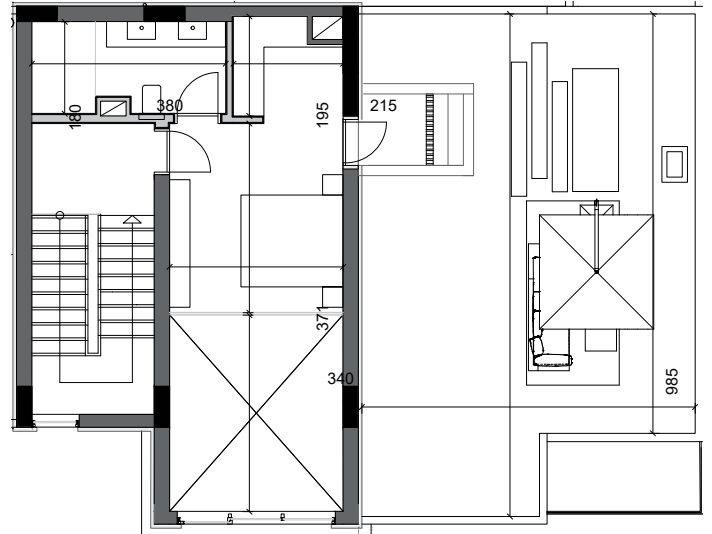
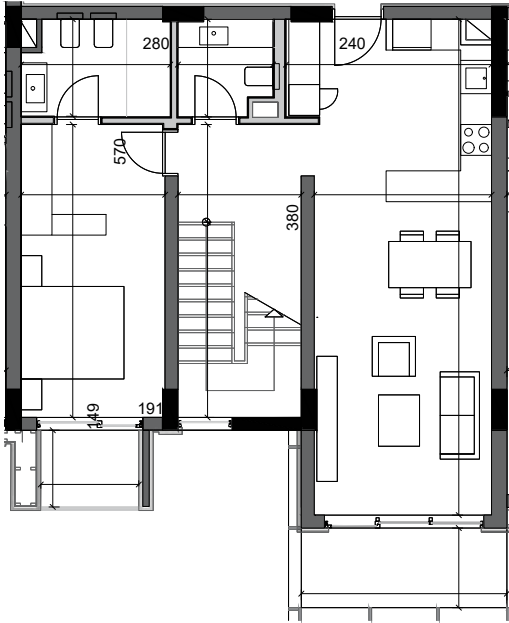
-  1 laundry room,
-  inset balcony, veranda

- 1. Total Living Area** **98.6 m²**
- 2. Total Balcony Area** **11.4 m²**
- 3. Common Area** **39.86 m²**



Three-Bedroom Duplex Apartment

-  Living room + kitchen,
-  3 bedrooms,
-  3 toilets,
-  loft,
-  balcony



1. Total Living Area

143.57 m²

2. Common Area

63.59 m²

3. Total Veranda Area

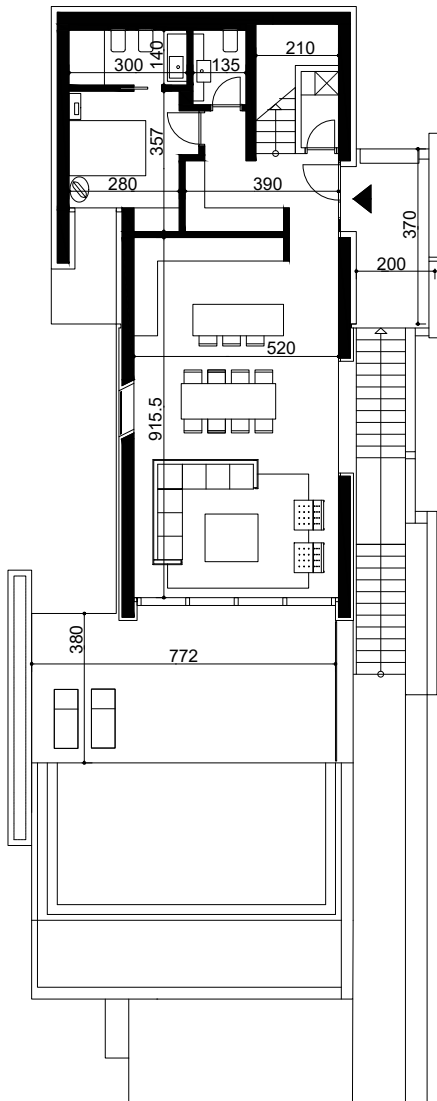
70.2 m²



Three-Bedroom Individual Villa with two floors

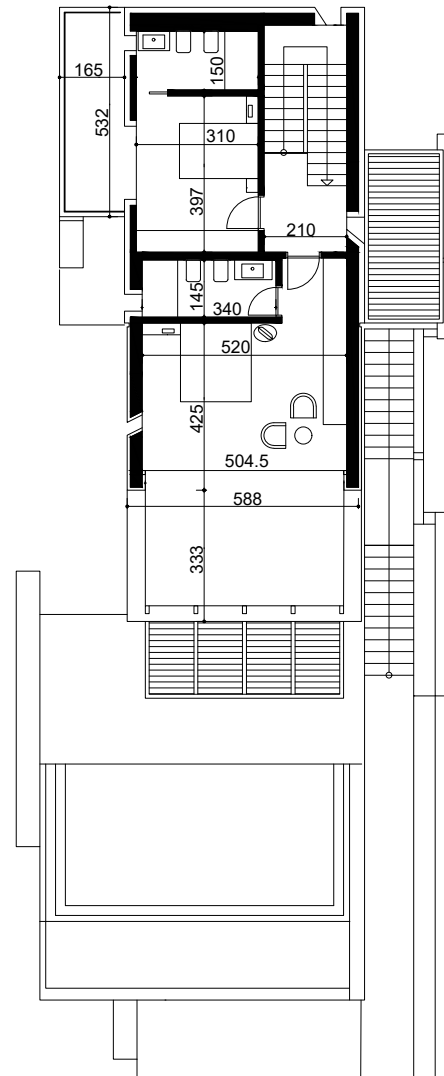
Ground Floor

-  Living Room + Kitchen,
-  Bedroom,
-  2 Toilets,
-  Corridor, Stairs,
-  Terrace,
-  Swimming Pool



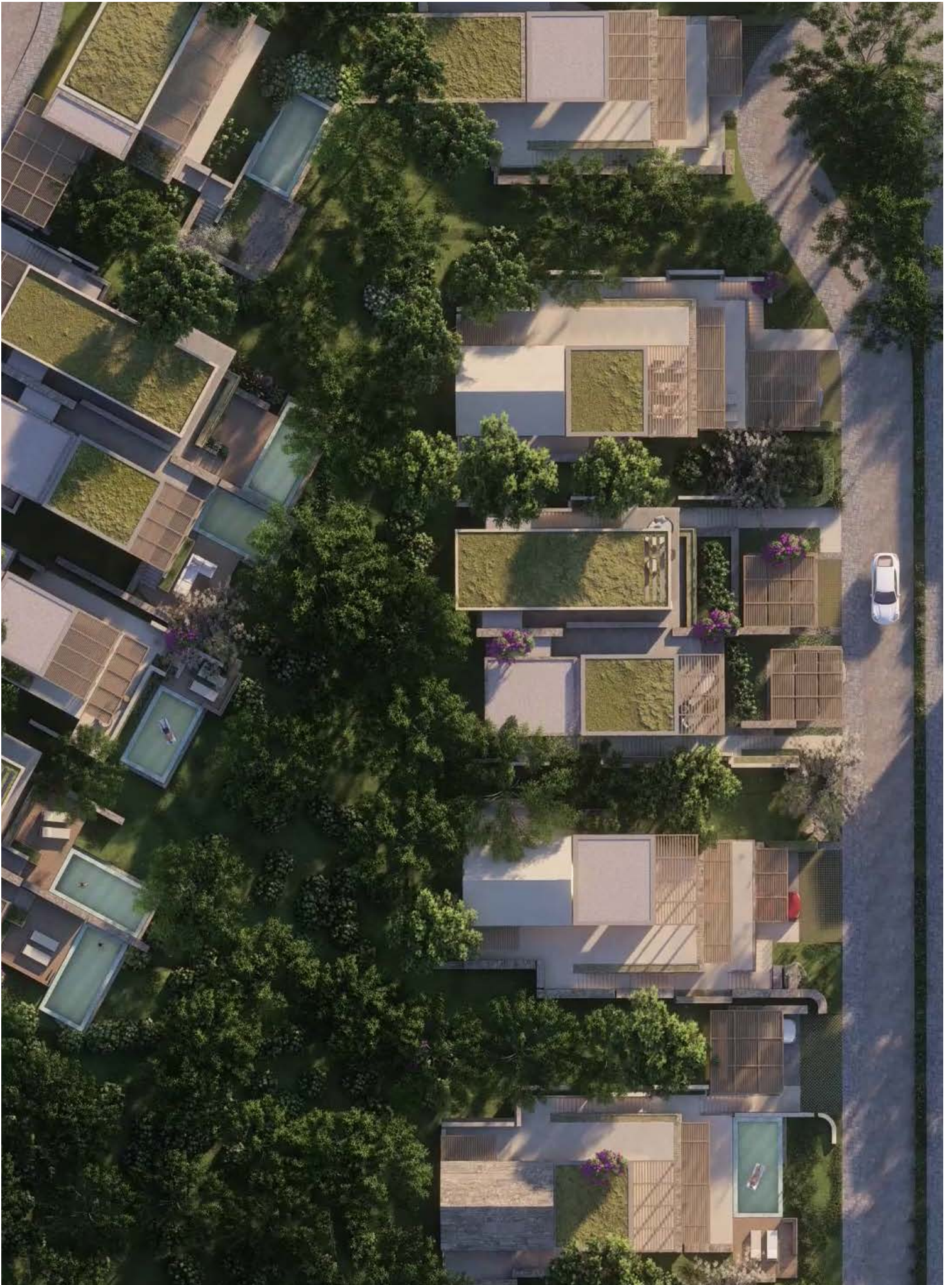
First Floor

-  Living Room + Kitchen,
-  2 Bedrooms,
-  2 Toilets,
-  Corridor,
-  2 Verandas/Balconies



1. Floor Area	101.76m²
2. Inset Area	2.2m²
3. Terrace/Balcony Area	36.99m²
4. Swimming Pool Area	30.88m²

1. Floor Area	70.98m²
2. Inset Area	2.52m²
3. Veranda / Balcony Area	28.38m²










Twin Villa

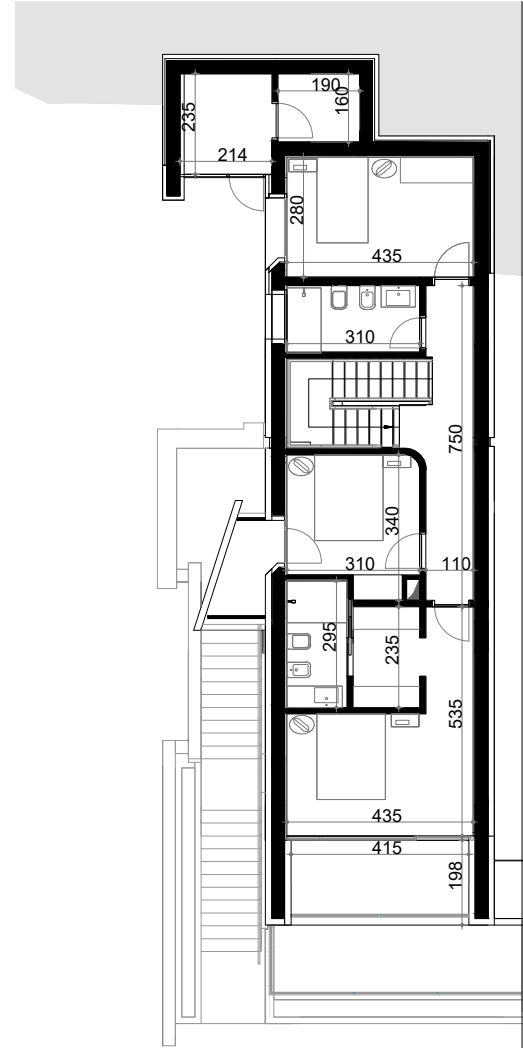
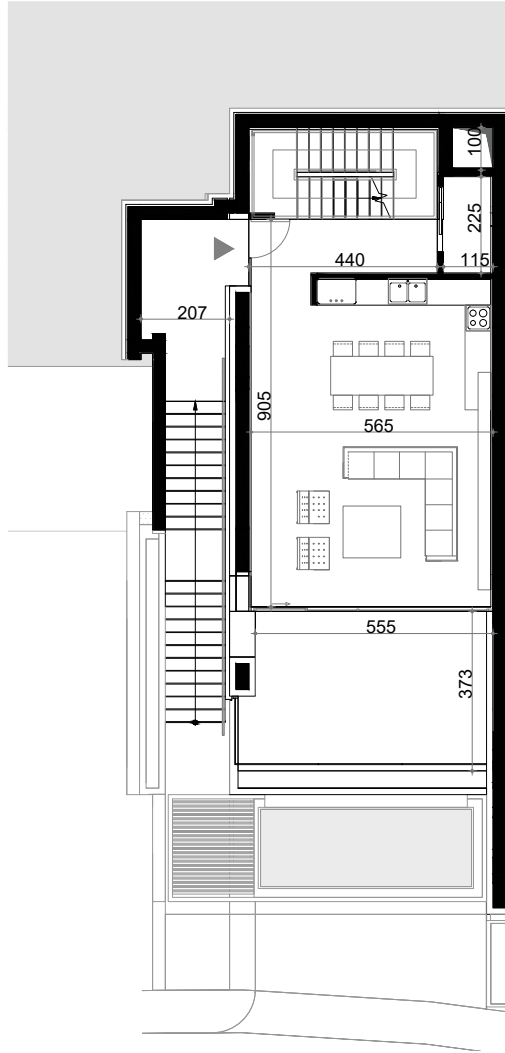
with two floors & three bedrooms

Ground Floor

First Floor

-  Main entrance,
-  living room and open kitchen,
-  laundry,
-  daytime toilet

-  3 Bedrooms,
-  wardrobe,
-  balcony + 2 toilets,
-  technical space



1. Floor -1 Area	19.86 m²
2. Floor 0 Area	86.09 m²
3. Floor +1 Area	98.06 m²

4. Technical Spaces	4.56 m²
5. Total Building Area	208.57 m²
6. Total Veranda Area	21.31 m²


















Individual Villa

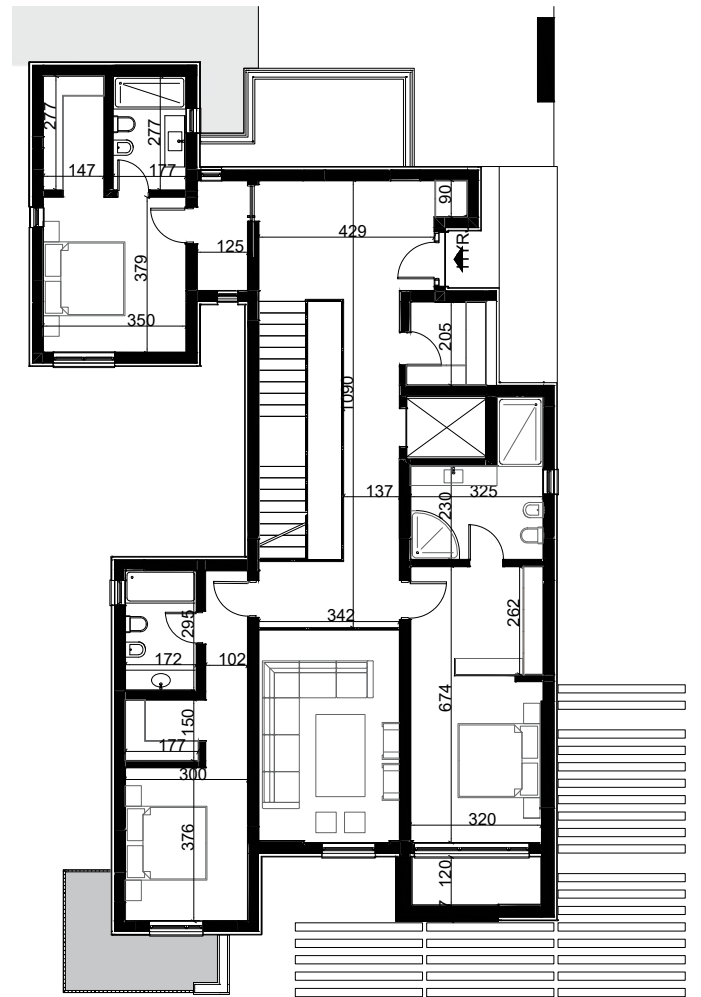
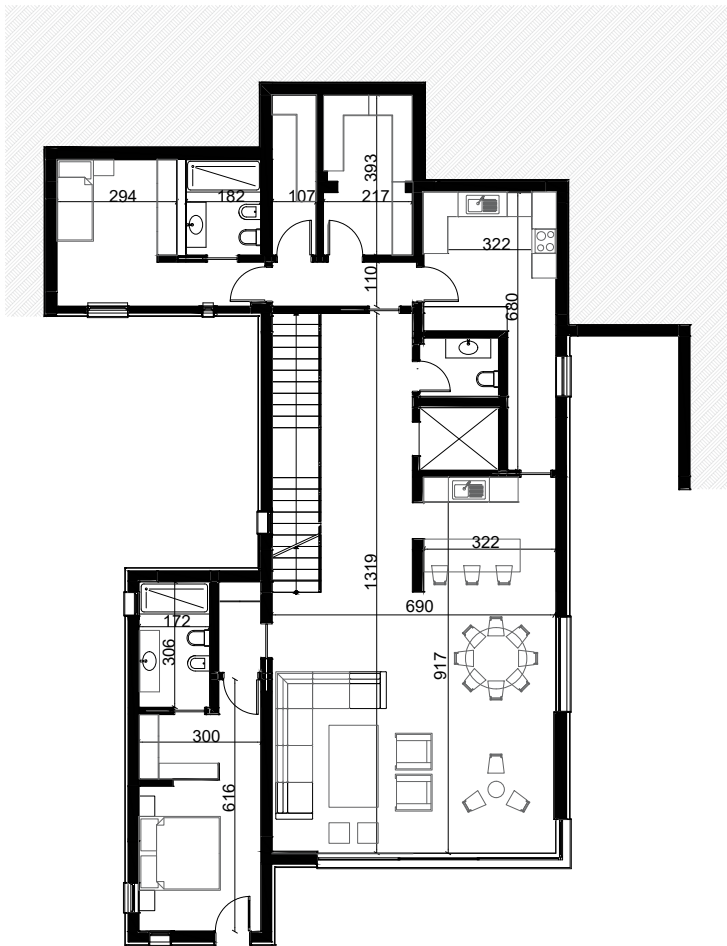
with two floors, yard & six bedrooms

Ground Floor

First Floor

-  Living room and open kitchen,
-  2 bedrooms,
-  3 toilets,
-  elevator,
-  daytime bathroom,
-  closed kitchen,
-  2 storage rooms,
-  single bedroom

-  Main entrance,
-  storage room and elevator,
-  3 bedrooms,
-  wardrobe,
-  3 toilets and balcony



1. Ground Floor Area	184.33 m²
2. First Floor Area	155.75 m²
3. Total Building Area	340.08 m²
4. Total Yard Area	857.63 m²
5. Total Veranda Area	51.98 m²

6. Ground Floor Veranda Area	38.25 m²
7. First Floor Veranda/Balcony Area	13.73 m²
8. Parking Area (3 Units)	58.80 m²
9. Swimming Pool Area	49.31 m²



THE CENTRAL SQUARE

The buzz of market day. Children playing in the parks. And the friendly exchanges between neighbors.

This truly modern development inspires the cherished natural flow of Mediterranean coastal life. It is a warmth that sets it apart from any other of its kind.

- Bars, coffee shops & signature restaurants
- Ice-cream shops
- 3 High-end boutiques
- 2 Furniture store
- Italian restaurant
- Pizzeria
- 7 retail stores including watches, jewelry, sunglasses, cosmetics, home décor, fashion accessories etc.



GREEN COAST GALERIA BY TEG

This is a place where anything could happen. The levels of dynamism made possible by creative collaboration such that Green Coast never stays still. There is always something new to experience. The wonder of a new art exhibition, the seasonal flowering, new chef-crafted dishes or the air of excitement before the show starts. This is a place of endless inspiration.

- Daily bistro
- Coffee Shops
- Ice-cream shops
- Bars & Restaurants
- Summer school
- Art gallery
- Exchange
- Boutiques
- Organic foods store
- Pharmacy
- Supermarket
- ATM
- Foodcourt
- Cultural/entertaining center



THE BEACHFRONT PROMENADE

So instinctively conceived and sensitively designed that it feels like a merge between land and sea. Almost as though it has sprung from the earth, the pure and precious form of which it embraces and cherishes life

- Bars, beach bars & restaurants
- Ice-cream shops
- Boutiques
- Fine cigar shops
- Concept store (beachwear accessories)
- Nightclub

- Kids playground
- Lounge Bar
- Sunglasses store
- Fish & sushi restaurant
- Sales office
- Bakery
- Enoteca
- Drugstore

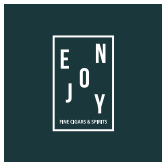
- ATM Machine
- Day lounge with outdoor pool
- Swimsuits store
- Water / sports center
- Barber shop
- Fast food



Green Coast thrives on human energy. There is a natural harmony between the thrill-seekers taking up a water sports challenge and the long-lunchers watching them from their spot on the terrace. And between, the residents who call here home and the visitors who drop in. All of life is here, sharing in the celebration of Albania

- 1,700 m² of SPAs & Wellness Centers including treatment rooms, saunas, relaxation areas, indoor pool with outdoor sun deck, vitality bar, small bistro &
- 800 m² fitness club
- Coffee shops
- Ice-cream shops
- Market
- Exchange office & ATM
- Drugstore
- Beauty Salon
- Clothing Store
- Beachwear & accessories
- Sports store
- Kids Store
- Owners club

THE BRANDS





THE HOTELS A DREAM PLACE TO STAY

Have you ever dreamt of escaping to a Mediterranean destination where you can slow down the pace of your life to the rhythm of the sea, live unforgettable adventures and savor the flavors of its culture? Hospitality lies at the heart of Green Coast values, and you will feel it in every detail of our seven 5*hotels of well-known brands including the prestigious MGallery by Accor.

- SPA, Bars & Restaurants
- Concierge Services
- Swimming pools
- Conference & meeting rooms
- Casinos
- Branded residences
- Parking



SUSTAINABILITY

A perfect image of the Mediterranean landscape identity is the maquis vegetation, as seen in the landscape along all seashores around the Mediterranean basin. The pedestrian movement from the upper levels down to the beach has been considered via green corridors. These are not only for pedestrian access but also for passive landscape zones creating voids between dwellings. These corridors have many different potentials in terms of ecological and landscape design. Green Coast incorporates the latest construction technology and utilizes materials that prioritize environmental sustainability.

The architectural planning respects the natural landscape and includes green terraces, showcasing a commitment to preserving the ecological layers. The well-built structures are designed to facilitate airflow for natural ventilation, promoting a comfortable living environment. The architectural style seamlessly blends with the surrounding nature, providing picturesque sea views from every villa.

Green Coast combines architectural brilliance, ecological awareness, and stunning seaside lifestyle in a seamless way.



YOUR BUSINESS IN GREEN COAST

A once-in-a-lifetime opportunity Green Coast, which is expected to house 10,000 people, will become a hub of favorite brands, well-loved shops, and year-round activities to provide an accessible option to its guests. This is a place where active days and shopping therapy will smoothly transition into evenings of lively family entertainment and dining. A professional management regime, a comprehensive range of centralized services, rewarding local and international marketing campaigns, and established networks will all work together to promote enterprises and the destination as a whole.

New brands will be fully integrated into on-going marketing campaigns, launched via established channels and offered the exclusive opportunity of cross-promotion, partnerships and audience access with Green Coast and existing brands.

Green Coast is supported by a professional team in their respective fields of expertise including Horwath HTL, TEG and BALFIN.

Contact our leasing team and let's start together a prosperous journey.

MORE THAN A HOME

Becoming the owner of a villa or apartment in Green Coast not only means becoming part of a welcoming community where you will feel at home, but also benefiting from exclusive services for the easy and comfortable lifestyle you always imagined.

Renting Program

Managed by a dedicated team and with the security of a signed contract, the program's main goal is quick and safe return on investment. Already present in worldwide recognized resorts, this renting program will be applied in Green Coast and become a once-in-a-lifetime kind of opportunity to generate income for its residents.

Timeshare

This unique program of joint ownership that Green Coast exclusively offers, opens an infinite number of possibilities and vacation opportunities without the financial commitment and strains of buying a second residence on your own.

Vacation Exchange

Owning an apartment in Green Coast not only allows you to enjoy and discover Albania's wonders, but also gives you the opportunity of becoming part of a heart-warming home exchange community. You will be able to spend your vacations in any other home of the resorts included in the program and to discover beautiful places across the seas.

Property Financing

By cooperating with selected banks in Albania, Green Coast offers financing opportunities without collateral requirements both for Albanian residents and non-residents.



CUSTOMER JOURNEY

Reservation

You can reserve your property through an agreement without having to pay an initial fee. A simple first step towards making your dream a reality.

Pre-Sale

A dedicated and professional team is available to customers to support them through this process and assures them they are making the right choice adjusted to their possibilities and requirements.

Sale

After the selection and reservation process has gone through, the contract is drafted. The contract defines the payment method, rights, and benefits based on the agreement.

Ownership deed

At the end of the construction process and after the full payment is done, we follow the cadastral process until handing in the ownership certificate. After buying a new property, we will still provide all the help you need. Our priority is to provide excellent services, so you have an easy and smooth purchase experience.









The group (Balkan Finance Investment Group) founded in 1993 in Vienna by Mr. Samir Mane, is one of the most important and successful investment groups in the Western Balkan and beyond.

BALFIN is a trustworthy partner, carrying out business activities in a wide range of industries on a national and international scale. It currently operates in several countries such as Austria, Albania, Kosovo, Bosnia and Herzegovina, North Macedonia, Montenegro, Switzerland, Croatia, and the Netherlands.

The BALFIN GROUP operates with the highest standards of business and ethics, with significant financial capital, outstanding human resources, and a rigorous focus on innovation, and has made continuous progress in overall growth, improving standards, and moving towards sustainability.

The group counts over 5000 employees, whose dedication and passion remain the key to its success story. Through economic development, employment opportunities, innovation, and social inclusion, the BALFIN GROUP challenges the status quo, driving a positive impact on the community.

GREEN



COAST

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