



SAN NICOLAS
RESORT & RESIDENCES



EXCLUSIVE RESIDENTIAL COMMUNITY



Plazhi i Palasës është një mjedis i përsosur për t'u kthyer, relaksuar dhe shijuar Detin Jon.

The Palasa Beach is a perfect setting to kick back, relax and enjoy the Ionian Water.



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Rrethuar nga natyra (mali, deti, qielli).
aty ku bukurite natyrore behen bashke dhe
nderthuren me arkitekturen e stilit modern, ne
vendin ku mbizotron gjelberimi.

Surrounded by nature (mountain, sea, sky).
where natural resources come together and
intertwine with modern-style architecture, in
a place where greenery predominates.



01 HOTELI SAN NICOLAS
SAN NICOLAS HOTEL

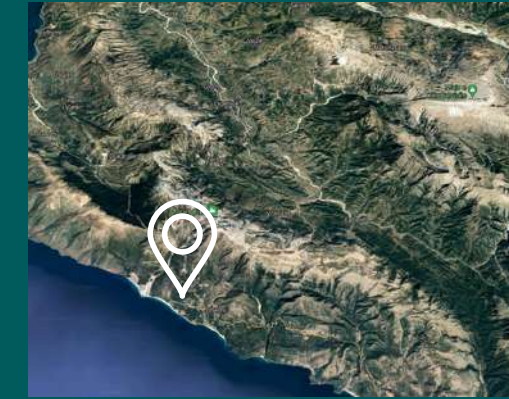
02 VENDNDODHJE
LOCATION

03 PROJEKTI "SAN NICOLAS"
"SAN NICOLAS" PROJECT

04 ARKITEKTURA E ZONËS REZIDENCIALE
THE ARCHITECTURE OF RESIDENTIAL AREA

05 VILAT DHE APARTAMENTET
VILLAS AND APARTMENTS

06 SHËRBIMET KRYESORE
MAIN FACILITIES



HOTELI SAN NICOLAS

SAN NICOLAS HOTEL



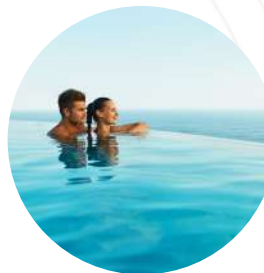
TARACE E
GJELBERUAR



SPA



SHERBIM
ME 5 YJE



PISHINA

Hoteli San Nicolas eshte Hoteli me 5 yje i resortit i cili ka nje siperfaqe prej 15000m² dhe perbehet nga 80 dhoma dhe 10 suita. Pishinat e hotelit do kene nje pjese te rëndesishme, te mjaftueshme per te gjithë mysafiret. Nje nga sherbimet eskuzive do jene Casino dhe qendra SPA, me te medhate ne rajon.

Hotel San Nicolas is a 5 star hotel of the resort which has an area of 15000m² and consists of 80 rooms and 10 suites. The hotel pools will have an important part, enough for all guests. One of the exclusive services will be Casino and SPA center, the largest in the region.







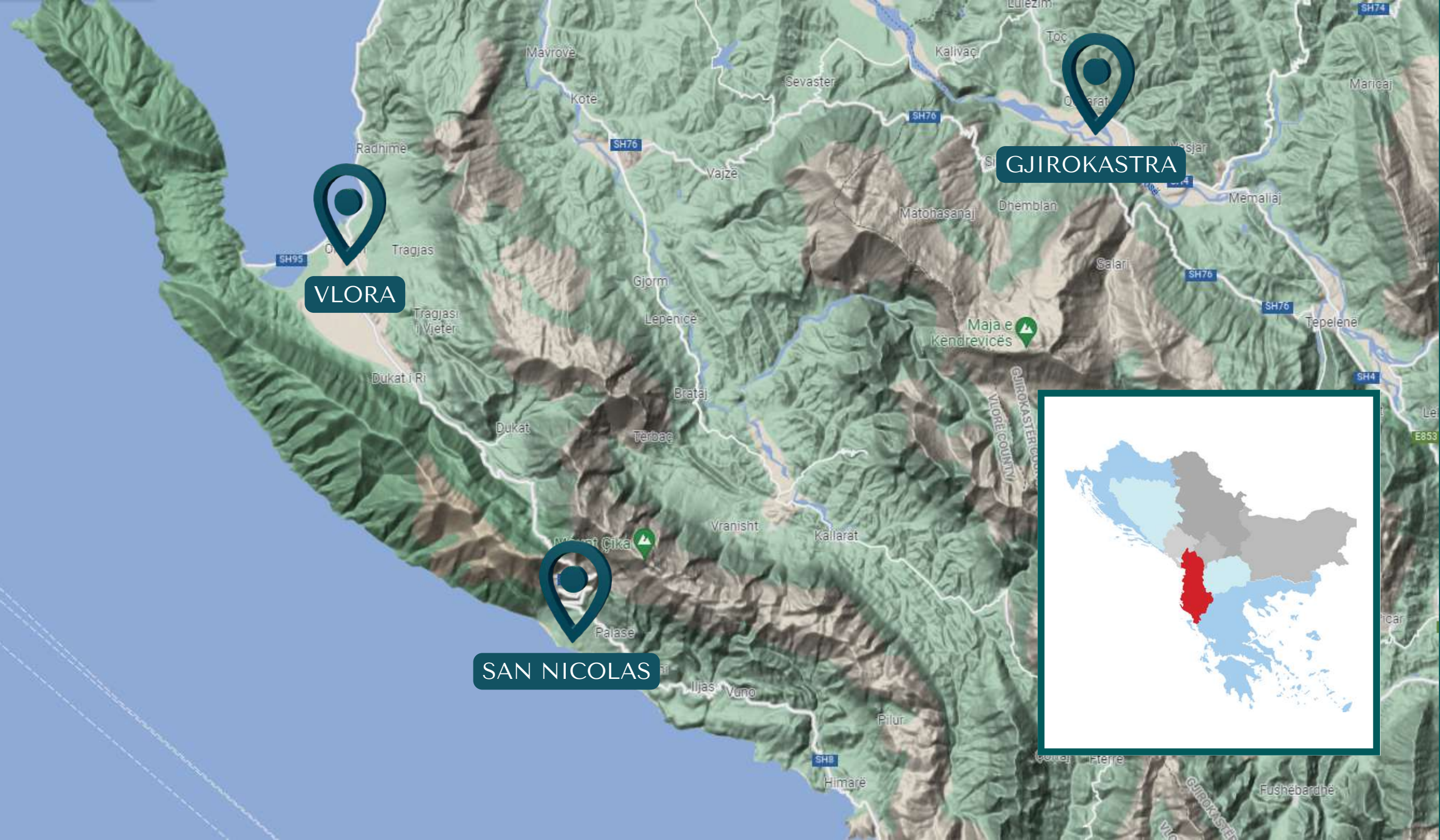
SAN NICOLAS
RESORT & RESIDENCES

TIRANA	215 KM	KOSOVA	450 KM
VLORA	51 KM	GJIROKASTER	120 KM
SARANDA	75 KM	BARI, ITALI	315 KM

INVESTIME TE ARDHSHME QE MENDOHE TË LEHTESOJNE AKSESIN E RESORTIT:

INVESTMENTS THOUGHT TO FACILITATE ACCESS TO THE RESORT:

- AEROPORTI NDËRKOMBËTAR I VLORËS (53 KM NGA SAN NICOLAS RESORT AND RESIDENCES)
- AEROPORTI I FINIQIT (82 KM NGA SAN NICOLAS RESORT AND RESIDENCES)
- BYPASS VLORË
- NDERTIMI I TUNELIT TE LLOGARASE
- VLORA INTERNATIONAL AIRPORT (53 KM FROM SAN NICOLAS RESORT AND RESIDENCES)
- FINIQ AIRPORT (82 KM FROM SAN NICOLAS RESORT AND RESIDENCES)
- VLORA BYPASS
- CONSTRUCTION OF THE LLOGARA TUNNEL





ATRAKSIONE KULTURORE

Palasa ndodhet pas Parkut Kombëtar të Llogarasë, duke qënë njëkohësisht afër qytetit të Gjirokastrës, Vlorës, Dhërmiut dhe pranë Sarandës & Butrintit.

CULTURAL ATTRACTIONS

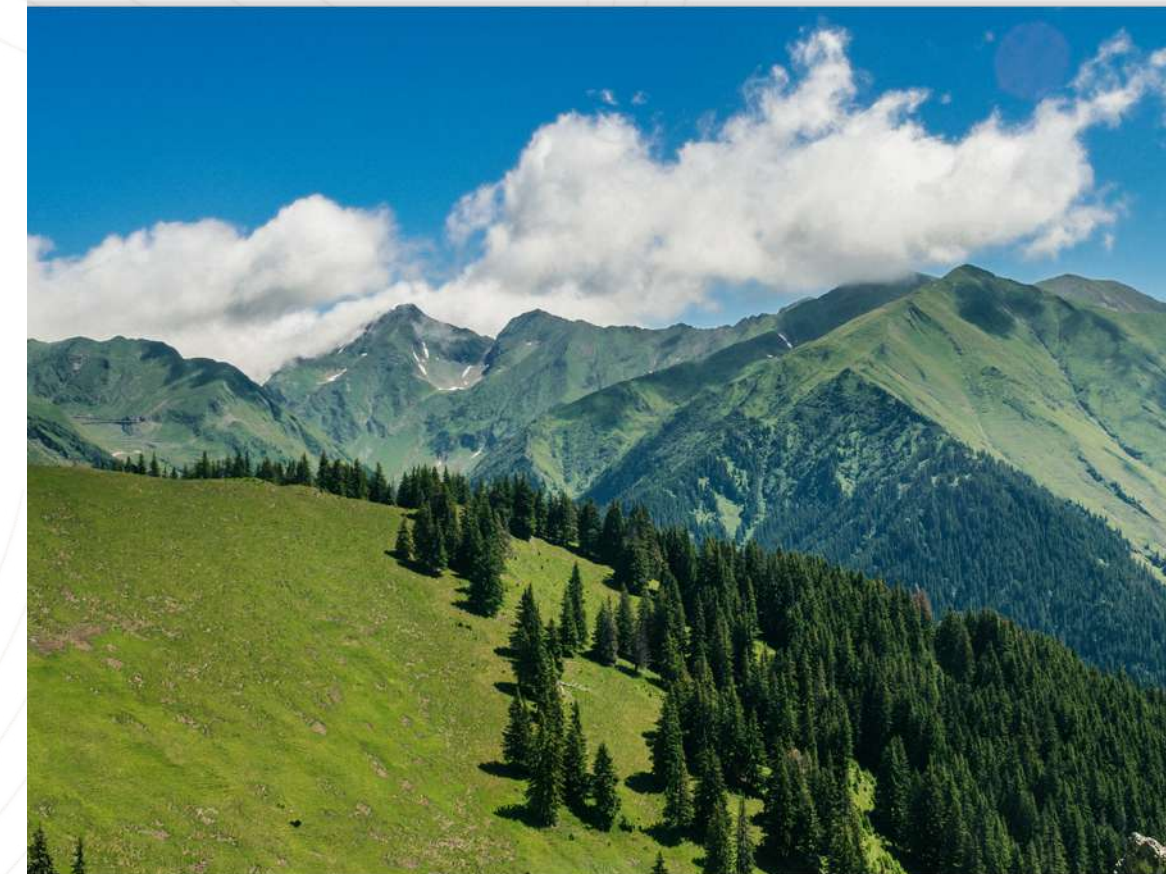
Palasa is located behind the Llogara National Park, being close to the cities of Gjirokastra, Vlorë, Dhërmi and near Saranda & Butrint.





Zona e Palasës është e njohur për vlerat e saj historike dhe kulturore, por edhe për bukuritë e rralla natyrore, si :

- MALI I CIKËS
- PARKU KOMBETAR I BUTRINTIT
- PARKU KOMBETAR I LLOGARASE
- AMFITEATRI I ORIKUMIT



.The area of the Party is known for its historical and cultural values, but also for its rare natural beauties. like:

- CIKA MOUNTAIN
- NATIONAL PARK OF BUTRINT
- NATIONAL PARK OF LLOGARA
- AMPHITHEATRE OF ORIKUM



INSPIRATION

MASTERPLAN

San Nicolas eshte nje resort i perbere nga rezidenca banimi, sherbime, zona rekreative dhe hoteli me 5 yje.

Ne nje siperfaqe totale ndertimi 60.000m², me nje intensitet ndertimi 3-fish me te ulet se ndertimet perreth zones (i=0.3) me nje koeficient shrytezimi 20%.

Një planifikim i tillë i kujdesshëm ruan gjelberimin aktual dhe shkrin ndertimin me natyren duke e bere pjese te saj.

Fokusi i ketij projekti eshte jetesa luksoze dhe kthimi i nje zone ne turizmin elitare, duke ofruar tipologji te ndryshme nga vilat luksoze elitare me siperfaqe mbi 400m² dhe deri tek vilat individuale me siperfaqe 194m².

Karakteristike e projektit eshte fakti se 90% te ndertimit ne zonen rezidenciale e zene vilat te gjitha me pishine individuale.

San Nicolas is a resort consisting of residential residence, services, recreation area and 5 star hotel.

in a total construction area of 60.000m², with a construction ratio 3 times lower than the constructions around (i = 0.3) with an utilization coefficient of 20%.

Such a careful planning preserves the current greenery and seamlessly fuses the construction with nature by making it part of it.

The focus of this project is luxury living and the return of an area to elite tourism, offering different typologies from luxury elite villas with an area of over 400m² up to individual villas with an area of 194m².

Characteristic of the project is the fact that 90% of the construction in the residential area is occupied by villas all with individual pool.



► 250 UNIT

ARKITEKTURA E ZONES REZIDENCIALE

THE ARCHITECTURE OF RESIDENTIAL AREA



VESHJE ME GURË
STONE DRESSING



SMART HOME



TERMOIZOLIM
INSULATION



San Nicolas ofron nje qasje te forte ekologjike e cila perfshin perzgjedhjen e materialeve me te mira natyrore duke garantuar siguri, funksionalitet dhe estetike. materiale sic jane edhe veshja me gure dhe vetratat termike, etj. Jane bere investime ne sistemin avangarde te burimeve te energjise se rinovueshme.

San Nicolas offers a strong ecological approach which includes the selection of the best natural materials guaranteeing safety, functionality and aesthetics. materials such as stone cladding and thermal glass. Investments have been made in the avant-garde system of renewable energy sources.

ZONIMI SIPAS TIPOLOGJISË SË VILAVE

ZONING ACCORDING TO THE TYPOLOGY OF VILLAS

APARTAMENTE - San Nicolas ofron 117 apartamente premium te vendosura ne 13 godina 3 kateshe, te cilat kane 3 apartamente ne kat ku apartamentet e katit per dhe aksesohen nga rruga drejt oborrit me pamje te mrekullueshme nga deti.

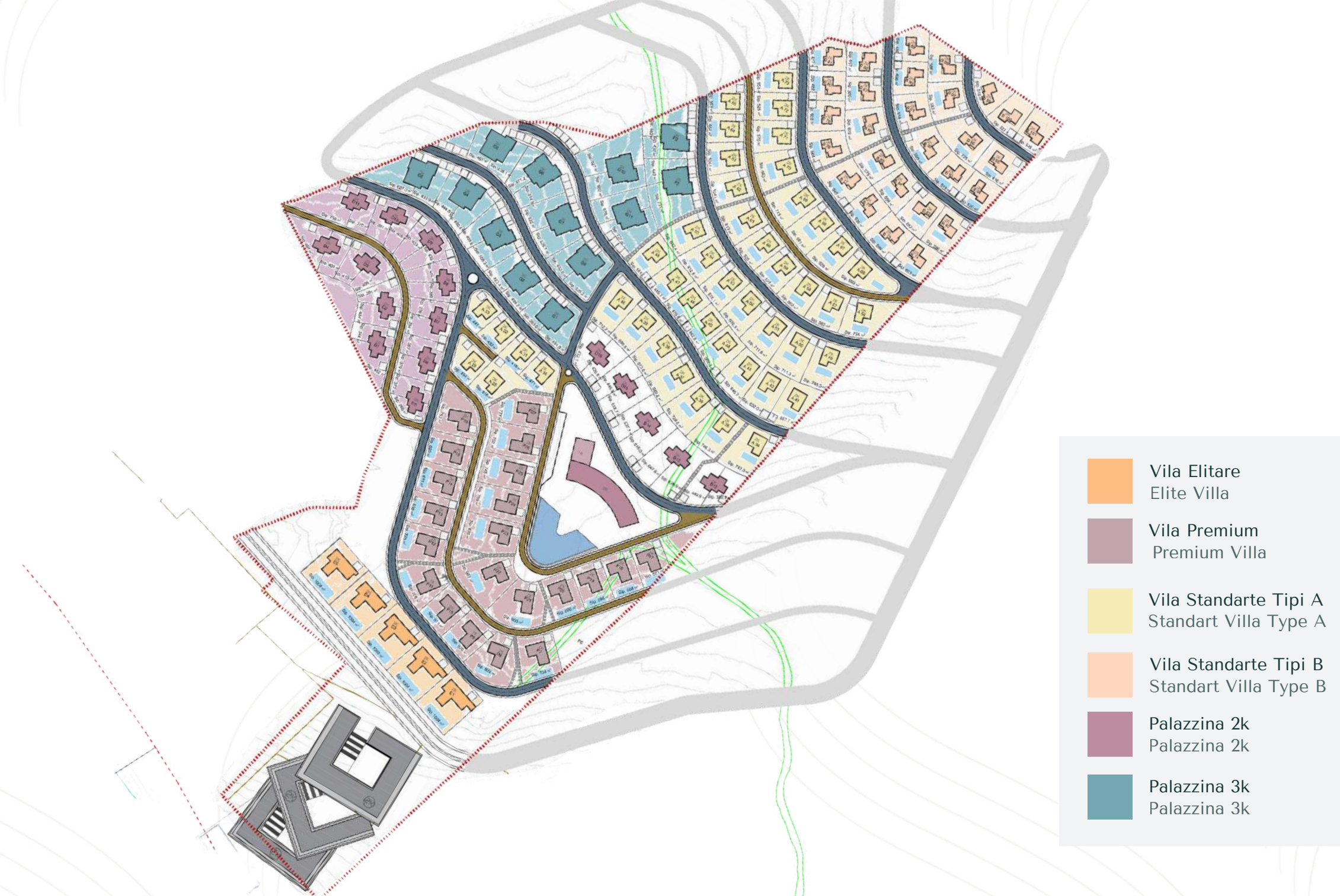
VILA - Vilat ne San Nicolas jane te pozicionuara dhe te grupuara sipas nje shperndarje topografike te konceptuara ne 2 kate. Jane te konceptuara me pishina individuale dhe te gjitha kane pamje nga deti panoramike.

San Nicolas perbehet nga 115 vila me mundesi zgjedhje me siperfaqe te ndryshme nga 194m² e deri tek 400m² siperfaqe ndertimi.

APARTMENTS - San Nicolas offers 117 premium apartments located in 13 3-storey buildings, which have 3 apartments on the floor where the ground floor apartments are accessed from the street to the courtyard with wonderful sea views.

VILLAS - Villas in San Nicolas are positioned and grouped according to a topographic distribution conceived on 2 floors. They are conceived with individual pools and all have panoramic sea views.

San Nicolas consists of 115 villas with the possibility of choice with different surfaces from 194m up to 400m of construction area.



VILA ELITARE ELITE VILLA



PLANIMETRIA E VILES VILLA'S PLAN

KATI PËRDHES
GROUND FLOOR AREA



KATI I PARË
FIRST FLOOR AREA



NJËSI UNITS	5
KATI PËRDHES GROUND FLOOR	245m ²
KATI I PARË FIRST FLOOR	187m ²
SIPËRFAQE TOTALE TOTAL SURFACE AREA	432m ²

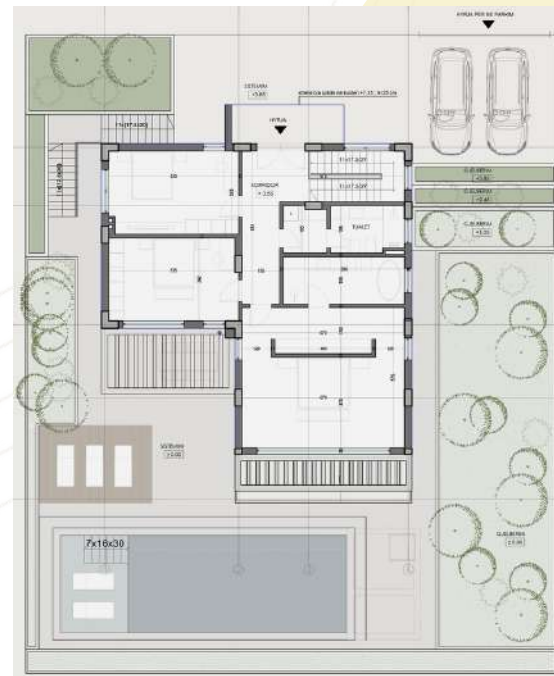
PLANIMETRIA E VILES

VILLA'S PLAN

KATI PËRDHE
GROUND FLOOR AREA



KATI I PARË
FIRST FLOOR AREA



NJËSI UNITS	21
KATI PËRDHES GROUND FLOOR	148m ²
KATI I PARË FIRST FLOOR	148m ²
SIPËRFAQE TOTALE TOTAL SURFACE AREA	296m ²

VILA PREMIUM

PREMIUM VILLA



VILA STANDARTE TIPI A STANDARD VILLA TYPE A

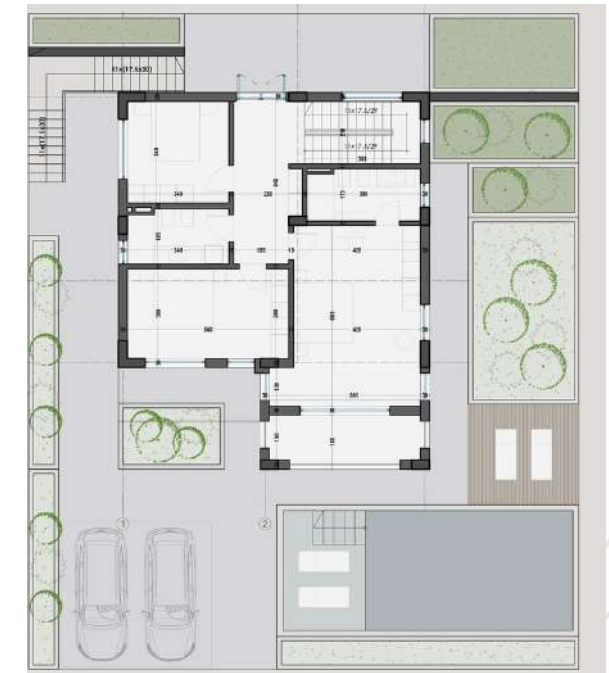


PLANIMETRIA E VILES VILLA'S PLAN

KATI PËRDHE
GROUND FLOOR AREA



KATI I PARË
FIRST FLOOR AREA



NJËSI UNITS	40
KATI PËRDHES GROUND FLOOR	115m ²
KATI I PARË FIRST FLOOR	115m ²
SIPËRFAQE TOTALE TOTAL SURFACE AREA	230m ²

PLANIMETRIA E VILES VILLA'S PLAN

KATI PËRDHE
GROUND FLOOR AREA



NJËSI UNITS	28
KATI PËRDHES GROUND FLOOR	99m ²
KATI I PARË FIRST FLOOR	94m ²
SIPËRFAQE TOTALE TOTAL SURFACE AREA	193m ²

KATI I PARË
FIRST FLOOR AREA



VILA STANDARTE TIPI B STANDART VILLA TYPE B



PALAZZINA 2K

PALAZZINA 2K



PLANIMETRIA E VILES

VILLA'S PLAN

KATI PËRDHE
GROUND FLOOR AREA



KATI I PARË
FIRST FLOOR AREA



NJËSI UNITS	SIPERFAQE TIPI 1 TYPE 1 SURFACE	SIPERFAQE TIPI 2 TYPE 2 SURFACE
16	150m ²	150m ²

KATI PËRDHE
GROUND FLOOR AREA



KATI PARE
FIRST FLOOR AREA



KATI DYTE
SECOND FLOOR AREA



KATI PËRDHE
GROUND FLOOR AREA

TIPOLOGJIA TYPE	SIPËRFAQE TOTALE TOTAL SURFACE AREA
3+1	131m ²
3+1	133m ²

KATI PARE
FIRST FLOOR AREA

TIPOLOGJIA TYPE	SIPËRFAQE TOTALE TOTAL SURFACE AREA
2+1	105m ²
2+1	108.5m ²
1+1	74.2m ²

KATI DYTE
SECOND FLOOR AREA

TIPOLOGJIA TYPE	SIPËRFAQE TOTALE TOTAL SURFACE AREA
2+1	96.5m ²
2+1	100.3m ²
1+1	67m ²



SERENITY



SHËRBIMET KRYESORE

SAN NICOLAS KA PJESE TË TIJ DHE ZONA TË PËRBASHKËTA PËR ARGËTIM APO SHËRBIME TË NDRYSHME.

MAIN FACILITIES

SAN NICOLAS HAS ITS COMMON AREAS FOR ENTERTAINMENT OR DIFFERENT KIND OF SERVICES



QENDER REKREACIONI

Zona e rekreacionit ne San Nicolas do te perbehet nga sherbime te shumta per resortin, duke perfshire:
RESTORANTE, BEACH BAR, PISHINË E HAPUR & ZONA RELAKSi, QËNDËR SHËNDETSORE DHE FARMACI, SUPERMARKET.

RECREATION CENTER

The recreation area in San Nicolas will consist of numerous services for the resort, including: RESTAURANTS, BEACH BAR, OPEN POOL & RELAXATION AREA, HEALTH CENTER AND PHARMACY, SUPERMARKETS.



AVANTAZHET



✓ **VENDNDODHJE STRATEGJIKE** - Kodrinore buze vijes bregdetare dhe ne nje lartesi nga niveli i detit duke ofruar nje pamje horizont nga deti i te gjitha tipologjive te vilave dhe apartamenteve. Kuotat e ndryshme te terrenit bejne te mundur ndertim me terraca te ndryshme me nje pamje te mrekullueshme ku shijon dhe perendimi i detit.

✓ **STATUS STRATEGJIK I INVESTIMIT** - Ky status te jep sherbimin qe e gjithë vija bregdetare prane projektit te jete nen investimin e shoqerise investitore dhe e dedikuar vetem per klientet e San Nicolas.

✓ **INTESITETI I NDERTIMIT** - Intesiteti 0.3 qe mundeson perfitimin e me shume siperfaqe te gjelberuar dhe largesia e godinave dhe vilave ofron siperfaqe te medha te parcelave te prone. Vetem 20% e zene nga siperfaqe ndertimi, 3- fishi nga cfare ofron zona, duke i dhene investimit tuaj nje vlere e cila i qendron kohes dhe rritjes cdo vit 5% te vleres

✓ **SHERBIMI** - Per te garantuar cilesi te larte te jeteses ne resort shoqeror ofron sherbim mirembajtje ne nje eksperience nderkombetare nepermjet SSA.

✓ **SIGURIA** - E rrethuar me mure te gjelberuara me ndricim dhe survejim te banesave 365 dite te vitit e ofruar nga kompani te certifikuara.

ADVANTAGES



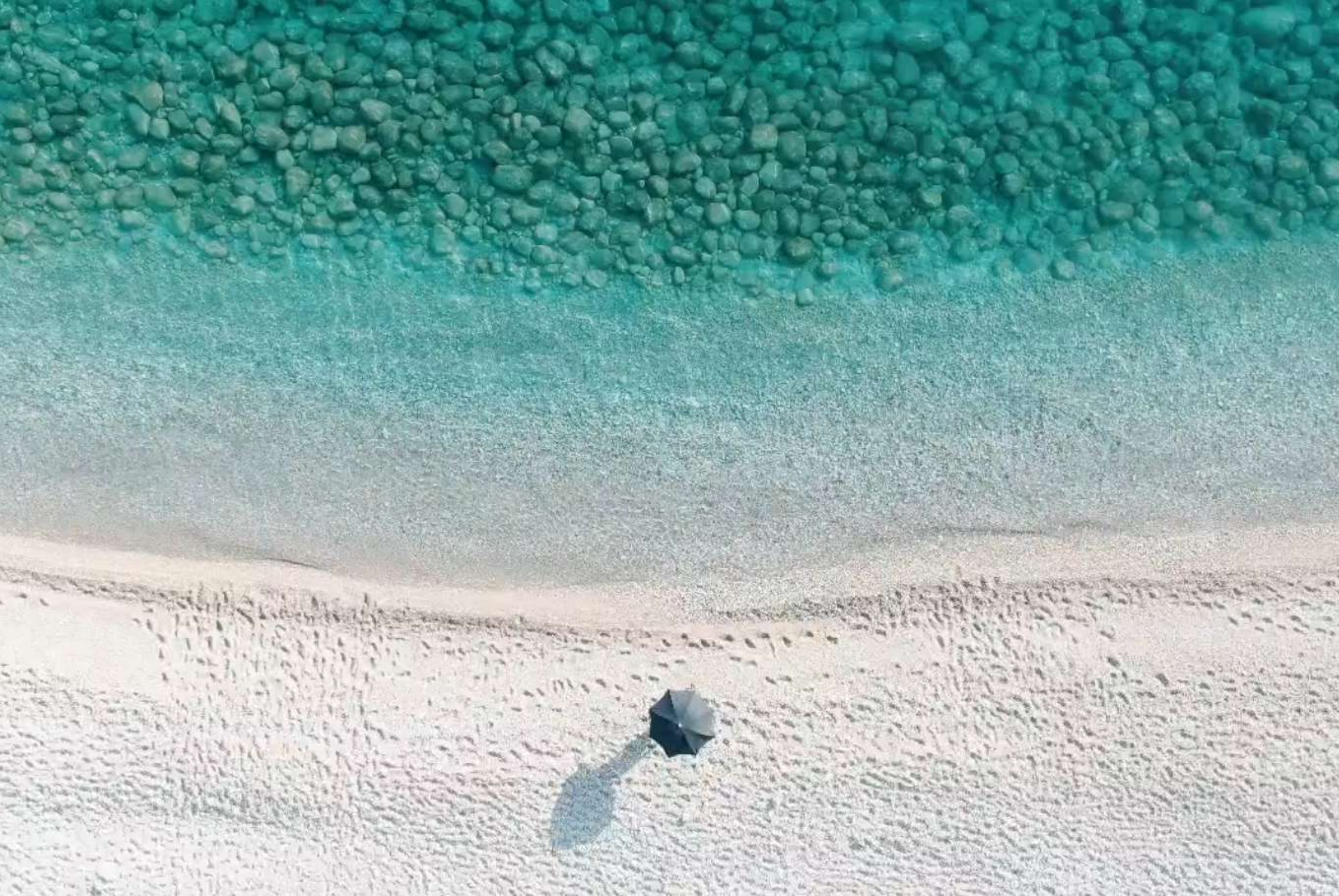
STRATEGIC LOCATION - Hilly along the coastline and at an altitude above sea level offering a sea view of all typologies of villas and apartments. Different terrain quotas make possible construction with different terraces with a wonderful view where the sunset is enjoyed. ✓

STRATEGIC INVESTMENT STATUS - This status provides the service that the entire coastline near the project is under the investment of the investment company and dedicated only to San Nicolas clients. ✓

CONSTRUCTION INTENSITY - Intensity 0.3 that enables the benefit of more green areas and the distance of buildings and villas offers large areas of property plots. Only 20% occupied by the construction area, 3 times what the area offers, giving your investment a value which stands the test of time and growth every year 5% of the value ✓

SERVICE - To guarantee high quality of life in the social resort offers maintenance service in an international experience through SSA. ✓

SECURITY - Surrounded by green walls with lighting and surveillance of apartments 365 days a year offered by certified companies. ✓



PROGRAMI I QIRADHENIES

Nga promovimi i pronës tuaj e deri tek menaxhimi i banesës gjatë kohës që jeni larg, ekipi ynë i dedikuar do t'jua bëjë më të lehtë që të maksimizoni kthimin tuaj nga investimi.

RESIDENTIAL RENTAL PROGRAMME

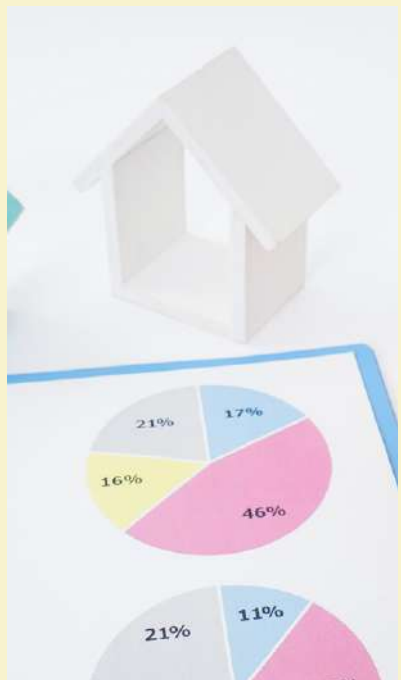
From promoting your property to managing the occupancy while you are away, our dedicated team will make it easy for you to maximise your return on investment.

MUNDESI FINANCIMI

Concord Investment ofron mundesi financimi deri ne 80% te vleres pa kolateral duke dhene asistence maksimale dhe aprovim maksimal te procesit.

FUNDING OPPORTUNITIES

Concord Investment offers financing opportunities up to 80% of the value without collateral by giving maximum assistance and maximum approval of the process.





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