



GREEN COAST

RESORT AND RESIDENCES

Welcome to Green Coast Resort and Residences!

Green Coast Resort and Residences is one of the largest projects in Albania and the Mediterranean which is built in Palasa, one of the most beautiful locations in the Albanian Riviera. It is the largest investment of Balfin Group in the tourism sector, amounting to 100 million €. Spread over 20 hectares of land, the resort offers the highest lifestyle standards. It combines villas overlooking the sea with a 5-star hotel of an international brand and a promenade along the seashore with commercial units.



Albania, Europe's hidden gem

"The scene was savage, but the scene was new; This made the ceaseless toil of travel sweet"

Lord Byron*

Think of Albania as a beautiful sonnet, that begins with a traveler's questioning the unknown that awaits before him, upon setting foot in one of Europe's smallest countries and ends with his/her amazement in finding a divine harmony between the wilderness of the mountains and the soothing view of a crystal blue coastline, between a history as ancient as the continent itself and a thriving new population embracing the modern, between Roman ruins and flamboyant contemporary architecture.

Tourists and international media that had a chance to visit, praise Albania as the hidden gem of Europe. Spanning just short of 29,000 square meters, Albania is a land of treasures, including 4 UNESCO World Heritage Sites, one of the most ancient lakes in the world Ohrid, 30% of Europe's flora and 45% of Europe's fauna, beautiful valleys, mixed forests, canyons and caves and a magnificent Riviera of golden and white beaches lapped by turquoise waters of Adriatic and Ionian Sea.

Albania's location in the southeastern part of Europe favors a Mediterranean mild climate of 300 sunny days, which allows for a joyful exploration of the country and its neighboring Greece, Montenegro and Italy (separated by sea).

Its natural wild beauty, its unique history, the rich culinary tradition, the generosity and vitality of its people, make Albania an unforgettable experience and for many, a never-ending love story.

"I bit my tongue and savoured the sweetness of the perfectly ripe tomato that I had devoured en route from Ciflik. I wondered how soon it would be before i could taste Albania once more." - The Telegraph 2015

"This a spectacular high country, riven by limestone canyons, at times soaring and majestic like the Atlas Mountains, at times bony and threadbare like the Anatolian plateau, at times bucolic and terraced with fruit trees like Alpine France, at times steeply plunging into sea like the Amalfi coast." - Financial Times 2013



Nature Attractions of the Albanian Riviera

Albanian Riviera is a beautiful seashore in the Mediterranean Sea. There's so much to explore in this gorgeous part of Albania, such as stunning beaches with deep and very clean waters, turquoise bays with fascinating scenery, beautiful caves, traditional villages, mountain passes, and a lot of groves of oranges, lemons and olives.

With perfect and breathtaking spots along the rugged coast, you will have the most unforgettable experience. With plenty of natural beauty and a remarkable collection of exceptional attractions, South Albania is basically a new paradise to be discovered.

We warmly invite you to come and enjoy some memorable experiences visiting: Llogara National Park, The Blue Eye, Butrint National Park, Gjipe Beach, Dhermi Beach, Grama Bay and much more.



Cultural attractions of the Albanian Riviera

The Albanian culture is a combination of the culinary, literary, political, musical, and artistic aspects of the Albanians, elements that have been nurtured over time and inherited from generation to generation.

Despite the gorgeous natural beauty, the Albanian Riviera has a considerable number of places with valuable cultural and historical importance. During the entire historical path, can be found a lot of ancient churches and cathedrals, antique castle ruins and old monasteries. These numerous historical and archeological values represent a great interest for the visitors.

Several landmarks with cultural and historic beauty, have been recognized by UNESCO as World Heritage Sites, such as: National Park of Butrint (the largest and most important archaeological site of Albania), The Museum City of Gjirokastra, the City of Berat, etc.

Why to invest in Albania?

Climate

Albania offers 300 days of sunshine, the swimming season extends more than 180 days. Temperatures reach more than 30 degrees Celsius in the summer, while winter is relatively mild on the coast, with average high ranging from 10-16 degrees Celsius.

Stability

Politically stable, in 2014 Albania was granted with candidate status for European Union Membership. Albania is also a member of the UN, Nato, the Organization for Security and Cooperation in Europe, the Council of Europe, the World Trade Organization and it is one of the founding members of the Union of the Mediterranean. Tirana is the capital of Albania.

A land of many beauties

Tourism is a government's priority and a highly regarded investment potential. Albania harbors are great attractions for tourists - mountains, lakes, rivers, natural forests, 470 km coastline, rich cultural background, beautiful ethnic architecture, historical remnants and nightlife.

Low cost of living

Albania has a low cost of living compared to most of Europe. Albania has lower prices on property purchase even compared to the neighboring countries: 56% lower than Greece, 50% lower than Montenegro, 60% lower than Croatia and 75% lower than Italy. Property prices have increased gradually approximately by 20 per cent for the past five years and are expected to increase further.

Other Advantages

Albania favors a liberal and reformist investment climate. Due to its low minimum wage, it provides competitive labor cost, young, well-educated and multi-lingual population, competitive taxation and incentives, strong growth potential, free economic zones free access to large markets and macroeconomic stability.

Why to invest in Green Coast Resort and Residences

Strategic location

Green Coast Resort and Residences is strategically built in Palasa, one of the best locations in Albanian Riviera, with a rare natural beauty, very rich in historical and cultural values and well known for its proximity with different attraction sites including UNESCO Heritage. It is also close to different landscapes and protected areas such as Canyon of Gjipe, Blue Eye Spring, Llogara national park, Dafina Underwater Cane, Pirates cave, Borsh Spring etc.

High quality of construction

The first large-scale project with a high quality being constructed in the astonishing bay of Palasa, Green Coast Resort and Residences, boasts one of the most magnificent architectural designs in the region, facing the breathtaking views of the Ionian Sea. Italian architecture Iraci studio brought in the Green Coast Resort and Residences the best international experience of different projects worldwide.

A safe investment

Green Coast Resort and Residences is part of Balfin Group, the largest and most innovative investment group in Albania and one of the biggest in the region, guaranteeing a very safe and secure investment. Green Coast is the largest and most important project of the group in the tourism sector, with a value of 100 million Euros. In July 2016 to Green Coast was granted the "Strategic Investor Status with Special Procedure", due to its significant contribution to the tourism industry and economic growth.

Increasing prices

Based on the long group's experience in the real estate and tourism field, there is an expected increase of property prices every year, which combined with the development of the area that will take place soon, will guarantee the increase of the value of the property in a few years and a quick return on investment.

Smart Investment and other advantages

For those looking to make an investment in the growing vacation and property market in Albania, Green Coast Resort and Residences offers the following investment opportunities:

- **Renting Program**

All the residents of Green Coast can be part of this program with a quick return of investment, which will be supported by an exceptional and dedicated team, committed to provide a great accommodation experience and property maintenance to its clients and visitors.

- **Vacation Ownership**

Timeshare is a form of purchase of a specific period of time that puts holiday-home ownership within the financial reach of those who would like Shared holiday ownership gives holiday makers the opportunity to purchase a lifetime of holiday at today's prices. Purchasers aspiring to a second home lifestyle can afford it by buying shared holiday ownership properties without the financial commitment of a wholly owned second home purchase.

Property Management and Maintenance during the entire year

The management of the resort will be a high, 5 stars standard level. It will be managed by a consolidated company with a long experience in the Albanian market, in order to ensure a quiet and secure living due to security system with private guard and camera 24/7, maintenance, cleaning, common spaces greenery, etc.

The rhapsody of Palasa



The village of Palasa overlooks a marvellous panorama, considered as one of the most beautiful bays of the Albanian Riviera. A white fine pebbled beach gleams from afar, surrounded by crystal turquoise waters and beautiful green hills of Olives, Citrus and Oaks, making this area a dream vacation destination.

The bay of Palasa is love at first sight. Its striking beauty is the first thing one encounters while driving down the winding roads from the National Park of Llogara (1200 m above sea level).

The steep Ceranunian mountains embrace and protect the bay from the open sea and cold winter breeze.

With a unique geographical position between the harbors of three ancient port towns, Vlora, Himara and Saranda, the village is easily accessible by sea or by car.

Palasa's history dates back more than a thousand years B.C. In 48 B.C, during his pursuit of Pompey, Julius Ceasar anchored his ship and rested his legion at Palasa.

At that time, Palasa was an important port town, thriving economically until it became a target for pirates, who permanently damaged its prosperity.

Today Palasa is still a significant village, known for its long-standing tradition in cultivating medicinal herbs such as oregano and sage and beekeeping, producing one of the highest quality honey in the region.



Distance from Tirana (capital of Albania): 3.5 hours (200 km)
 Distance from Vlora: 1 hour (40 km)
 Distance from Saranda: 2 hours (77 km)
 Distance from Corfu (Greece): 4 hours (110 km)
 Distance from Bari (Italy): 8 hours (300 km)



Location

Green Coast - a brand new resort and residential project in the Mediterranean is strategically built in Palasa, one of the best locations in Albanian Riviera. Palasa is one of the most picturesque places, with a breathtaking Ionian sea view, located between Vlora and Saranda, very close Dhërmi, Himara and easily accessed from Corfu by sea. It is also near the ancient city of Butrint and other villages with exquisite natural beauty, vivid history and where traditional crafts are still practiced.

Albania has been identified and increasingly evaluated as an upcoming world-class destination for foreign tourists. A warm climate and 300 sunny days annually offer the opportunity to enjoy the sea tourism, mountain tourism, cultural and historic tourism, the agriculture and the gastronomy.

Being located next Italy, Montenegro, Greece and Croatia, having rich natural resources and a welcoming nature and being also a low-cost destination, Albania is becoming the favorite Mediterranean destination.

Green Coast is accessible via direct flights to Tirana International Airport and then by regular car from Tirana to the project. The ports of Vlora, Saranda and Himara offer another possibility to reach the resort by sea. The depth of the sea permits yachts to get near the beach.

"Albania is full of magical places: Gjirokaster City, the Blue Eye, Lake Skadar, Ksamil, Butrinti, and more".
 Bridge Side, 2018

"Albania's star has been rising, with more travelers each year wanting to explore its treasures, such as the Accursed Mountains of the north, and wild beautiful white beaches of the south".
 The Guardian, 2018

"The beaches are beautiful, the villages quaint - look towards the medieval town of Kruja, Apollonia's ruins and Berat, the Unesco World Heritage site famous(ish) for Byzantine churches and Ottoman architecture".
 The Irish Times, 2018

Discover
the **Quintessential**
Mediterranean
Lifestyle

Green Coast Resort and Residences



The first large-scale project to be constructed in the astonishing bay of Palasa, Green Coast, boasts one of the most magnificent architectural designs in the region, facing the breathtaking views of the Ionian Sea.

Green Coast Resort and Residences is a unique investment in Albania and an elegant new addition to the Mediterranean.

Spread over 50 acres of land, fully respecting the ecosystem, the culture and the history of Palasa, the premium resort offers the best of a high-quality lifestyle, comprised of gracefully-designed villas and 4-Family Villas inspired by the old houses of Palasa, a 5* star hotel, upscale service and entertainment, traditional and gourmet restaurants and a picturesque promenade along the sea.



Master plan

1 Hotel

2 Promenade

3 Residences

1 Elite Deluxe Villas

2 Elite Villas

3 Individual Villas

4 Small Individual Villas

5 Twin Villas

6 4-Family Villas



Elite Deluxe Villas

The Elite Deluxe Villas are located at the forefront of the resort, thus enjoying the privilege of the closest proximity to the beach.

These deluxe villas, consisting of two floors, provide the largest residential and parcel area of all Green Coast's residences. Their contemporary architecture is simple with clean lines and large windows, which open up to a breathtaking view of the sea.

These villas also include a barrier reef swimming pool and a sufficient land surface that can be adapted into a garden, children's playground, or into a patio for social dining and other recreational purposes. It can also be used as a parking area.

The Elite Deluxe Villa provide all the amenities of a comfortable and premium lifestyle all year-round, are an ideal choice for families and social gatherings.



Elite Villas

Separated from Elite Deluxe Villas by a beautiful lane of trees, the Elite Villas face the sea and are positioned very close to the beach.

This type of villa features large indoor areas, as well as exterior space sufficient to create an entertaining family environment with games for children, small resting and reading angles, barbecue, etc.

The villa's project includes also parking places.



Individual Villas

Close to the forefront, the Individual Villas are the epitome of contemporary sea view houses. This residence is sufficiently distant from the beach, to create a more intimate retreat for those who appreciate more privacy.

Although smaller in size than the Elite Villas, the surrounding area of land is adequate for constructing a children's playground and a swimming pool.

The villa's project includes also parking spaces.



Small Individual Villas

Positioned in the second and third lines of the project, the Small Individual Villas enjoy the quietness of the surrounding area and beautiful panoramic views of sea, sky and the mountain.

These residences share the same architectural concept as the Individual Villas. The land is sufficient for setting up playgrounds, dining parties and other recreational activities.

The villa's project includes also parking spaces.



Twin Villas

Twin Villas are found at the heart of the resort, at various positions of the project. From the bedroom windows, one can enjoy breathtaking views of the sunrise over the mountain and sunset on the Ionian sea. Its position aids in the intimacy of a home away from home. With a few smart arrangements, a family can maximize the surface and enjoy a comfortable and spacious living.

The villa's project includes also parking spaces.



4-Family Villas

4-Family Villas at Green Coast share the same unique style as the other villas, with contemporary architecture, private garden and panoramic sea view. They are situated in various lines of the project, offering the possibility of choices. These types of villas are smaller and affordable, very appropriate for young couples and small families.

The villa's project includes also parking spaces.

Elite Deluxe Villas

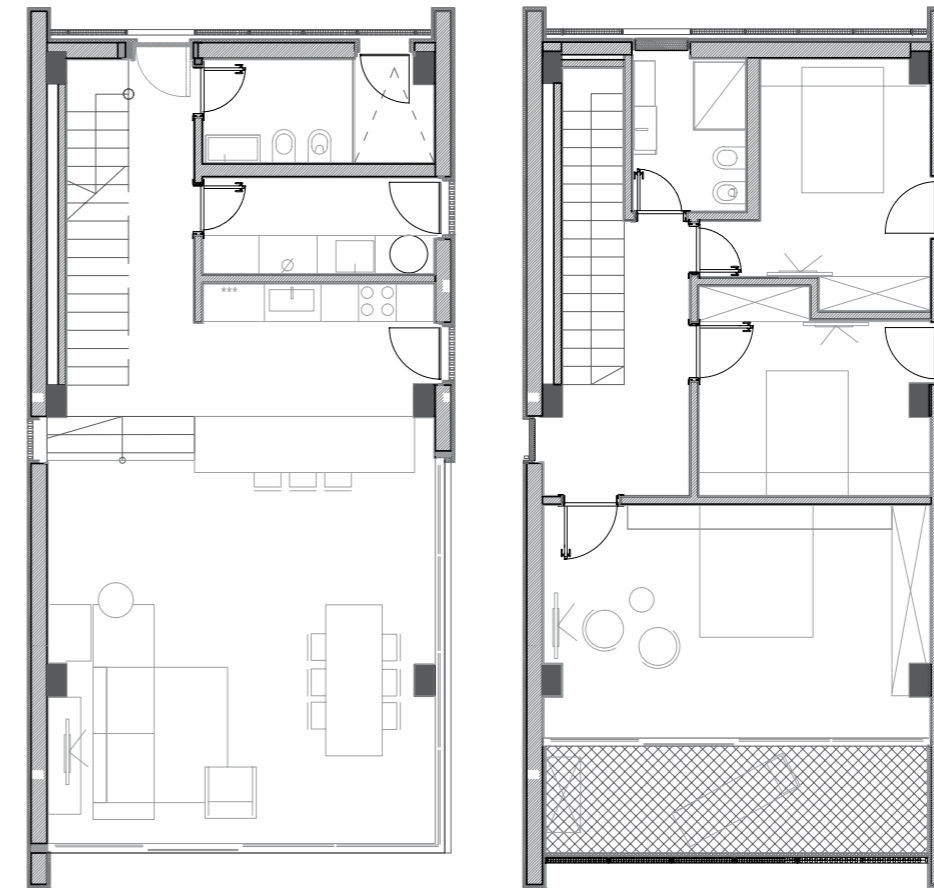


Elite Deluxe Villa 464-540 sq m

Ground Floor
living area, kitchen and dining room, 1 bedroom, veranda, 3 toilets and a space for storage/laundry.

First Floor
3 bedrooms, a studio, 3 bathrooms, balcony and terrace.

Individual Villas



Individual Villas 177 sq m

Ground floor
living area, kitchen and dining room, 1 toilet and a space for storage/laundry.

First floor
3 bedrooms, 1 toilet, balcony.

Elite Villas

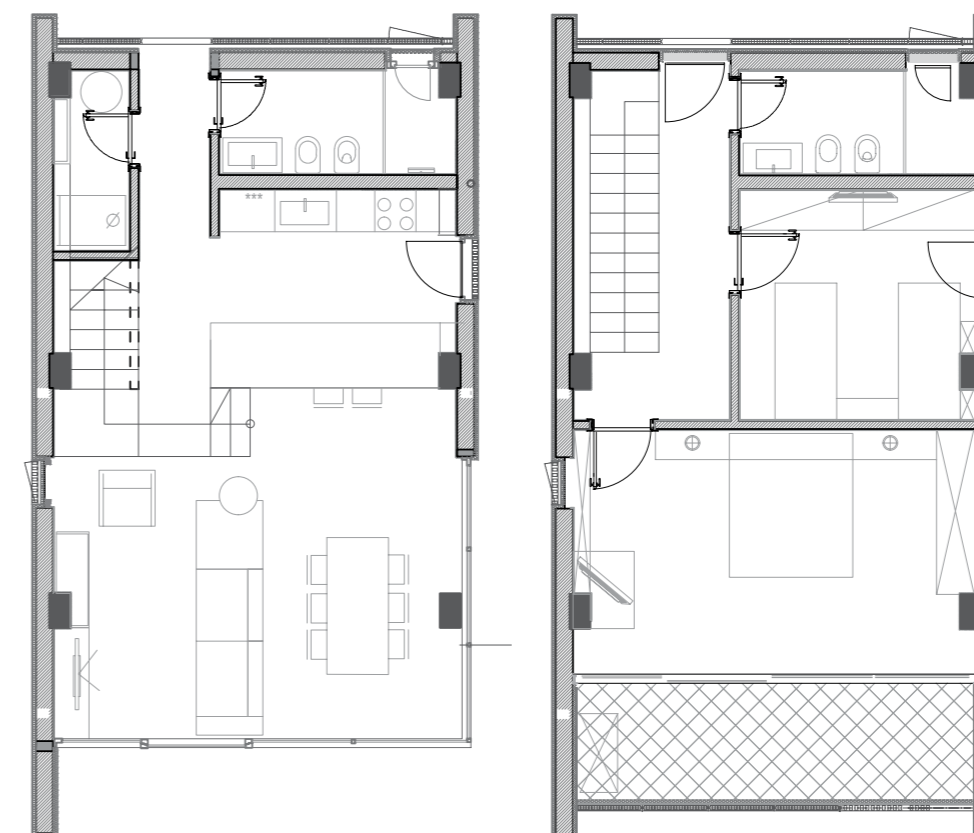


Elite Villas 348-378 sq m

Ground Floor
living area, kitchen and dining room, a space for storage/laundry, 1 toilet and veranda.

First Floor
3 bedrooms, 3 toilets, balcony, terrace.

Small Individual Villas

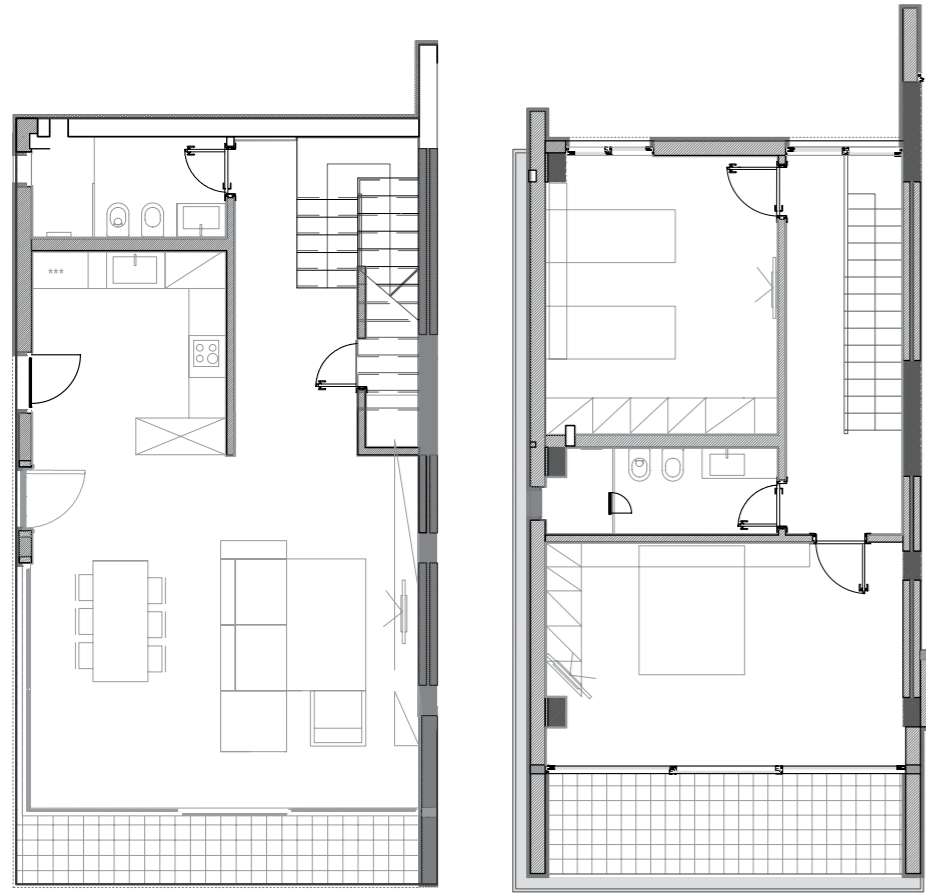


Small Individual Villas 140 sq m

Ground floor
living area, kitchen and dining room, 1 toilet.

First Floor
2 bedrooms, 1 toilet, balcony.

Big Twin Villas

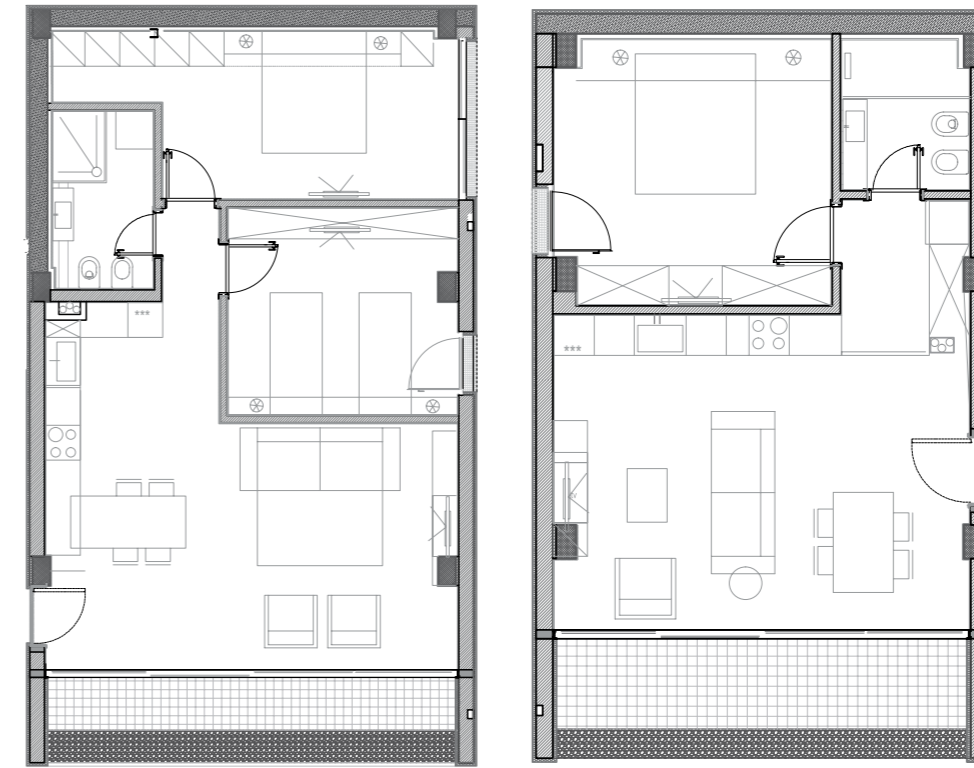


Big Twin Villas 171 sq m

Ground floor
living area, kitchen and dining room, 1 toilet and a veranda.

First Floor
2 bedrooms, 1 toilet, balcony.

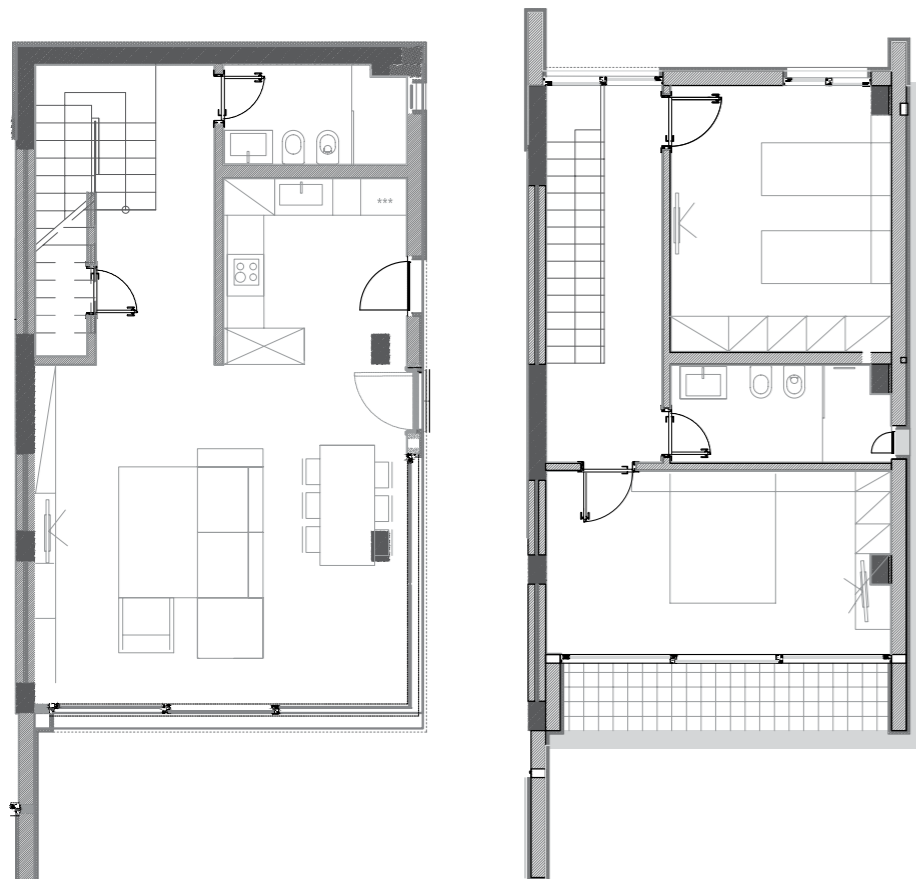
4-Family Villas



4-Family Villas 1, ground floor 97 sq m
2 bedrooms, open kitchen, living room, toilet, veranda.

4-Family Villas 2, ground floor 74 sq m
1 bedroom, open kitchen, living room, toilet, veranda.

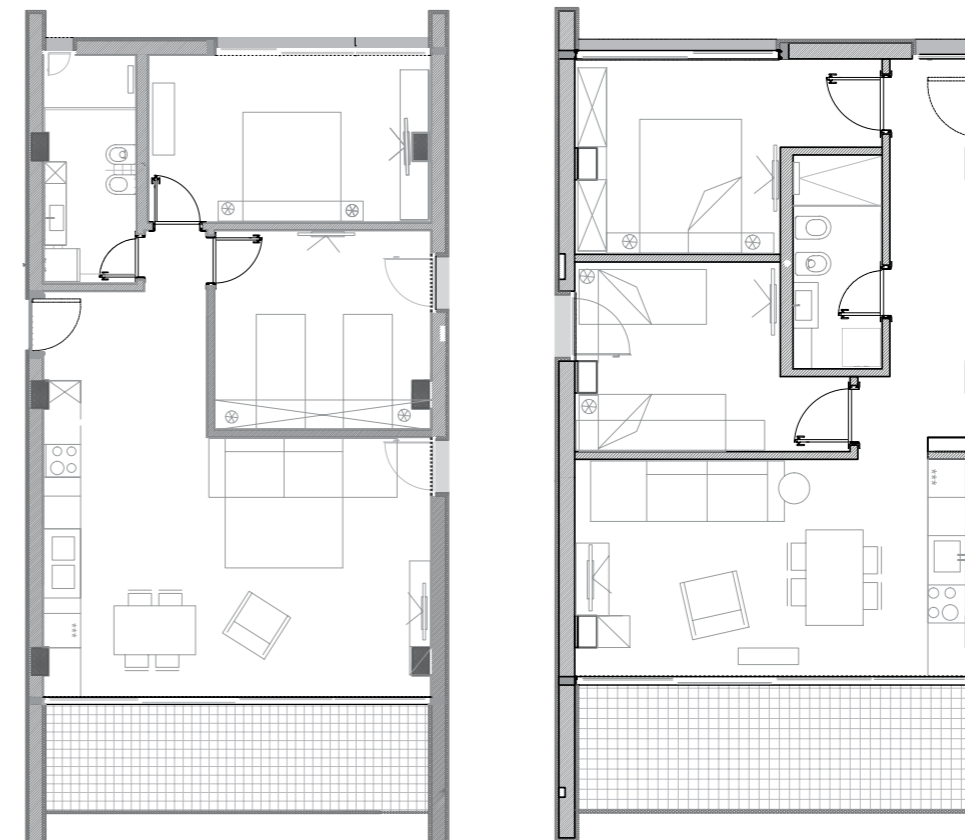
Small Twin Villas



Small Twin Villas 148-150 sq m

Ground floor
living area, kitchen and dining room, 1 toilet and a veranda.

First Floor
2 bedrooms, 1 toilet, balcony.



4-Family Villas 3, first floor, 111 sq m
2 bedrooms, living room, open kitchen, toilet, balcony.

4-Family Villas 4, first floor, 83 sq m
2 bedrooms, open kitchen, living room, toilet, balcony.

Green Coast Hotel The Grandeur of Mediterranean





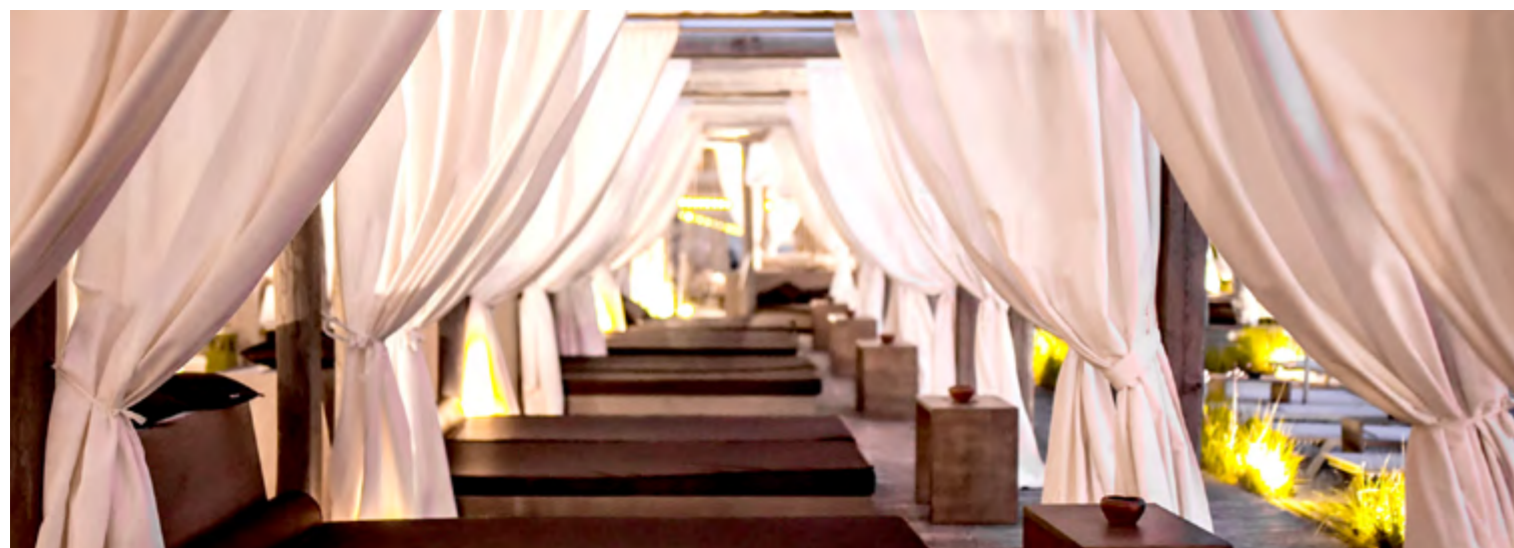
The structure of the Hotel is scheduled at the final stage of the Green Coast Resort and Residences construction and will begin its operation after 2021.

Green Coast Hotel is planned with 139 rooms and suites, different gourmet restaurants, bars and a SPA ensure an upscale comfort and entertainment.

The architecture of the hotel will follow the same philosophy as the rest of the resort: A modern design based on tradition. The materials used for the construction will be mostly of local origin, used along the centuries to build houses in this region of Albania.

The international chain hotel will provide all the necessary deluxe amenities and services to ensure a comfortable and an unforgettable stay.

Green Coast Resort and Residences Promenade



Green Coast Resort and Residences is a social heaven, starting with an elegantly designed promenade along the beach with 10 business units.

This infrastructure will act as a pleasant buffer between the real estate and hotel development areas and the beach, featuring non-invasive structures, partially hidden in the sand and the green.

Green Coast residents and visitors have an easy access to all facilities located on the Promenade. The seafront walk hosts walking area, an event plaza, several cocktail and beach bars, a limited number of seasonal shops, a supermarket, a maritime sports platform and of course, private lidos.

The main Beach Club, Nazar Beach, offers a variety of cocktails and is located at the base of the cliff just a few minutes walk beneath the residential part of the project. Set within a grove of coconut palms and partially shaded by a Frangipani tree, the club makes for a refreshing ending to scorching days and an ideal option for parties lasting all-day long.

A large amphitheater reserved for shows and film projection, various bars, traditional and gourmet restaurants will enrich the nightlife experience.

Green Coast a resident's paradise



Butler Service

Green Coast is entirely dedicated to its residents all-year-round, by providing a 5-star quality service and ensuring a comfortable, relaxed and healthy living, as high living standards require.

Our customized Butler Service will cater to the needs of each resident.

Security

Green Coast guarantees maximum security through guard posts and cameras situated at different areas of the project.

The residents of Green Coast will receive a great variety of benefits such as transport service within the facility through Buggies cars, as well as preferential prices for the services and facilities provided by the hotel.

Amenities

The residents can enjoy a comfortable living, as Green Coast provides all the amenities necessary to ensure a pleasant residence. A dedicated area is reserved for the supermarket, pharmacy and the health center as the resort is cooperating with the best brands to provide superior quality services and products.



Sports and Exploration

Green Coast Resort and Residences has built a special sports platform that offers excellent services by well-experienced sport trainers. Paragliding offers a magnificent view and a fantastic experience!

Lovers of outdoor sports can enjoy a great match with friends at our volleyball and basketball courts and many water activities such as snorkeling, diving, canoeing, paragliding, sailing and fishing.

The beautiful hills surrounding the area provide for an unforgettable skydiving and hiking experience.

Just a few minutes of boat ride away, Green Coast residents can experience a day of sunbathing and tasting local organic cuisine at charming and yet unspoiled little bays, hike the stunning Canyon of Gjipe, sail inside the "Pirate Cave" or visit the archeological site of Grama Bay, famous for its emerald green water and 1500 ancient rock inscriptions dating from the 3rd century BC.

Customized tourist guides around the Albanian Riviera will be offered in collaboration with travel agencies.

Additional Benefits

Property financing

In collaboration with selected banks, Green Coast offers the possibility of loan financing of up to 70 %. No initial collateral is needed. The loan can be granted to all new Green Coast customers, employed or self-employed individuals.

Our offer includes:

- Financing up to 70% of the total price of individual, twin or 4 family villas
- Loan duration: up to 20 years
- Collateral: No initial collateral required as Green Coast guarantees the loan for you. Upon the end of construction and issue of the property deed, your new house is used as collateral
- Currency: EUR

Upon the full loan repayment, you will obtain from the bank the deed of your property pledged as collateral.

Renting Program

This program is fully managed by the Green Coast dedicated team and aims to provide a quick return on your investment starting from 13 years. Being present in well-known resorts around the world, the Renting Program is fully operational also in Green Coast Resort and Residences.

Part of this program may become all the Green Coast owners of individual, twin or 4 family villas.

It offers a rich portfolio of services including:

- Identification of potential tenants;
- Online advertising of your property in different communication channels (websites or online portals dedicated to property renting);
- Administration of renting process through the entire phases;
- Advisory on rental rates based on market prices and property features, in order to define an optimal renting price;
- Tenant screening in order to guarantee an elite selection;
- Displaying the property to potential tenants;
- Gathering the rent incomes and payment to the property owner;
- Periodic inspection of the property in order to verify the compliance with rental conditions;
- Supplementary services in cooperation with our partners

Vacation Ownership

Shared holiday ownership gives holiday makers the opportunity to purchase a lifetime of holiday at today's prices. Purchasers aspiring to a second home lifestyle can afford it by buying shared holiday ownership properties without the financial commitment of a wholly owned second home purchase.

Investor & Partners

Balfin Group

Balfin Group is one of the most successful and most important businesses in Albania and one of the most active Groups in Southeast Europe, with its beginnings in 1993. All the companies, part of Balfin Group, represent a success story in itself, being the leader of the relevant sector. As the Group is always on the implementation of innovative ideas, it is creating successful businesses but also offering the Albanian and regional markets a solid benchmark to be followed. Today, Balfin Group is also considered one of the few Albanian businesses that have managed to be successful and competitive even outside the country.

About Balfin Group:

- Over 5'000 people work in our Group companies:
- Group Yearly Turnover is more than 600 million Euros:
- Group Total Assets are more than 500 million Euros:
- We are present in Albania, Austria, Macedonia, Dubai, Kosovo, Greece, Italy and Bosnia Hercegovina:
- Balfin Group holds a diversified investment portfolio.

Balfin Real Estate - Your Property Expert!

As an exclusive partner of Green Coast, Balfin Real Estate offers premium properties to both Albanian and International clients. With a current portfolio of 250 million Euros and a large database of clients, it offers the highest standards of professionalism, not only in property purchase but also management, sale or rental of the properties and projects in the real estate market. Its portfolio includes luxury projects, residential buildings and touristic resorts.

Balfin Real Estate services include:

- Residential & Commercial Sales
- Real Estate of properties in touristic areas
- Property Management
- Property Lease
- Vacation Ownership
- Marketing Management

Balfin Real Estate is headquartered in Tirana and is part of Balfin Group.

Horwath HTL is the world's largest consulting organization specialized in the hospitality industry, with 45 offices around the globe, who have successfully carried out over 20,000 assignments for private and public clients. Horwath HTL IS recognized as the pre-eminent specialist in Hotels, Tourism and Leisure, providing solutions through a combination of international experience and expert local knowledge.

Iraci Architeti is a well-known Italian and International architecture studio, which deals with private residential construction, commercial, industrial and public works, accommodation facilities and industrial design, managing the process of creation, from design to the construction site. Through its extensive professional activity, it carries out small and large scale architectures, addressing all the compositional choices towards a strong figurative dislocation of the project from the existing one and thus conducting a new aesthetic concept through the signs of pure minimalism.

