

GUIDED
BY THE



VLORA MARINA

WINDS

ALBANIA











We celebrate life every day.

We are restless for movement and adventure, but also gentle enough to make you feel at ease and comfortable. Here you can let your worries vanish with the warm breeze. This is where the air is salty and sweet memories are made. So set sail for new beginnings, new tastes, new perspectives, and new possibilities.

You will live, experience, unwind - and above all - enjoy the day. And when sunset melts in the skies, be sure there is a lot more to come. Maybe on your next visit, maybe every day.

Here you are reminded of what really matters in life: human connection, experiences, delicious tastes, and beauty of all sorts. It's the meeting point of heavenly beaches, natural wonders, and a sense of living history, in a place that combines past and future, traditional and modern.

In Vlorë Marina there is so much to discover, and it still feels like home. Inspired by the sea and guided by the winds, we invite you to let the good times come in waves.

Explore Albania

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 enthusiastic about demonstrating the factors that distinguish us and make our destination truly extraordinary.



**+20,5% contribution
of tourism to the
economy**



**300 sunny
days per year**



**2.8 million
residents + 3
million in the
diaspora**



**450 km
of coastline**



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



**The widely known
Mediterranean
cuisine.**



**Low coastal land
and mountainous**



**a total area
of 28,748 km²**



**Descended from
the Illyrians**





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 idyllic climate sets the perfect stage for exploring the country's heavenly beaches and captivating natural wonders, inviting you to immerse yourself in their beauty throughout the year.

A unique historical and UNESCO heritage to explore



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.

BUTRINT NATIONAL PARK

Named "Protected monument" by the Albanian state and registered as UNESCO World Heritage Site in 1992, Butrint also entered the List of Endangered Monuments in 1997. The parks hold huge archeological, scientific, and touristic value as the remains of an ancient civilization coexist with a significant and rich biodiversity.





GJIROKASTRA MUSEUM CITY

Established as a tourist attraction by the Albanian state in 1961 as well as World Heritage Site in 2005, Gjirokastra rises on top of a hill and represents a long-lasting cultural tradition. With incredible views of the Drina Valley, the ancient city and its narrow streets are remaining evidence of life during the XIV-XIX centuries.

ISO POLIFONIA

Since 2005 “Albanian folk iso-polyphony” was added to the list of “Masterpieces of the oral heritage of humanity” protected by UNESCO as an important heritage not only for Albania but also internationally.

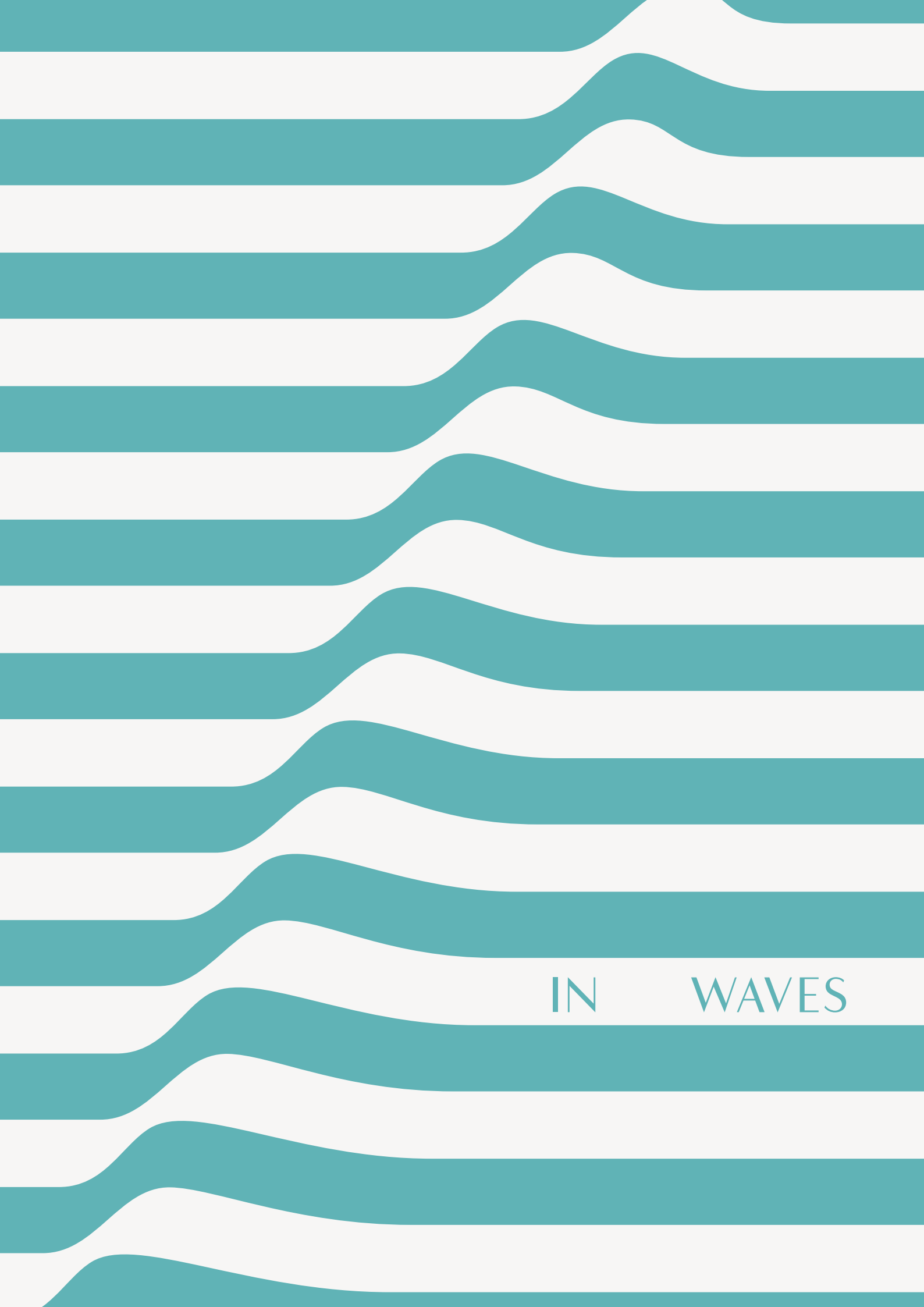


ALBANIAN JUBLETA

The Albanian Jubleta represents the earliest clothing in Albania, but at the same time also the typology of the oldest clothing in the world. Jubleta is now under the protection of UNESCO.

LET THE GOOD TIMES

COME



IN WAVES



Why to invest in Albania

Investing in Albania can offer several potential benefits and opportunities.

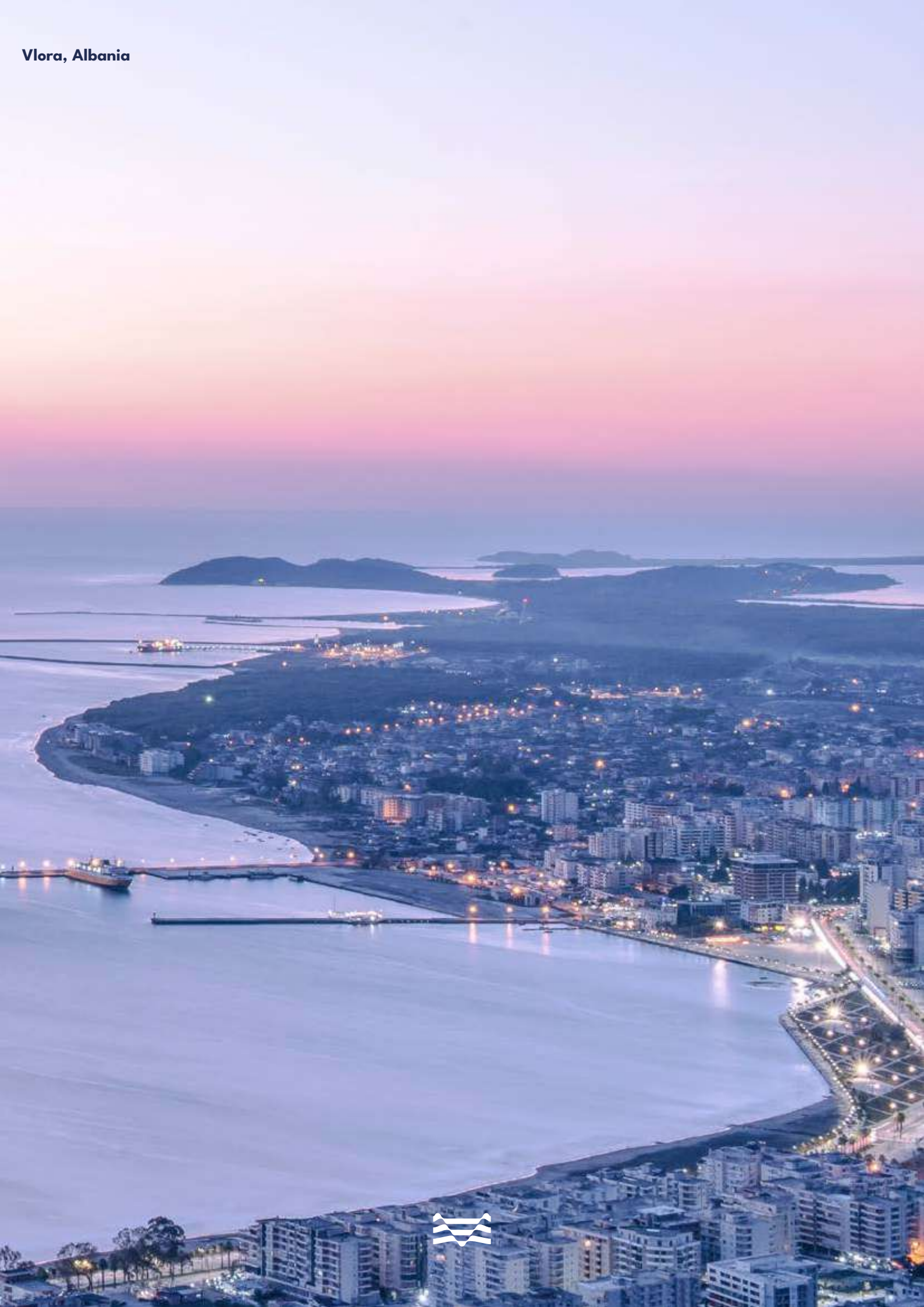
- 1. EU Integration:** Albania's aspirations to join the European Union have a positive impact on the real estate sector. EU membership could attract more foreign investment, stimulate economic growth, and increase property values over the long term.
- 2. Strategic Location:** Albania is situated in 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.
- 3. Economic Growth:** Albania has experienced steady economic growth in recent years, with a positive trend in GDP growth.
- 4. Infrastructure Development:** Improved infrastructure has a positive impact in properties demand and value.
 - Vloora International Airport and Llogara Tunnel
 - Vloora bypass
 - Saranda – Himara road
 - Fier bypass
 - Kukes International Airport
 - Tirana-Durres-Pristina railway



5. 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 considered an attractive opportunity for International 5* hotels brands.

6. 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.

7. Rental Income Potential: With the increasing demand for housing and office spaces, renting out properties can generate a steady stream of income. 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. Albania's property prices are increasing. This fact and the incredible development that the area is encountering ensure a quick return on investment.



VLORA, AN AUTHENTIC PLACE

Vlora is one of the oldest cities in Albania. It was founded by Ancient Greeks and named Aulōn, one of several colonies on the Illyrian coast, mentioned for the first time by Ptolemy. Vlora is a city steeped in history and was the city where Albania declared its independence in 1912 following centuries of Ottoman rule. Between the shores of the Adriatic and the Ionian seas lies a place known, as a vibrant destination rich in traditions and distinguished by the kindness and warmth of Albanian people. Preserving its beauty and authentic history, Vlora is a unique place in which to unwind, lose oneself in its stunning natural scenery, and indulge in Mediterranean gastronomic flavors. In recent years, the country has seen major infrastructure investment, both from the government and from overseas investors.



Vlora: Distance from adjacent ports

IGOUM. GRE	68.5 nautical miles; SSE
CORFU GRE	54 nautical miles; SSE
BRINDISI ITA	71 nautical miles; W
BARI ITA	126 nautical miles; WNW
SPLIT CRO	228 nautical miles; NW
ATHENS GRE	247 nautical miles; SE





Welcome to
Vlora Marina

A world-class destination

A mixed-use urban development in which you will find everything you can imagine and more. Located in a prime position in Vlora it offers a limited number of Premium and Branded apartments, with exclusive sea views.

World-class marina - the first in Albania with 438 berths for all-year-long mooring for yachts and mega yachts.

The promenade of Vlora Marina stretches by the sea and can be considered one of the longest as it connects promenades next to a forest.

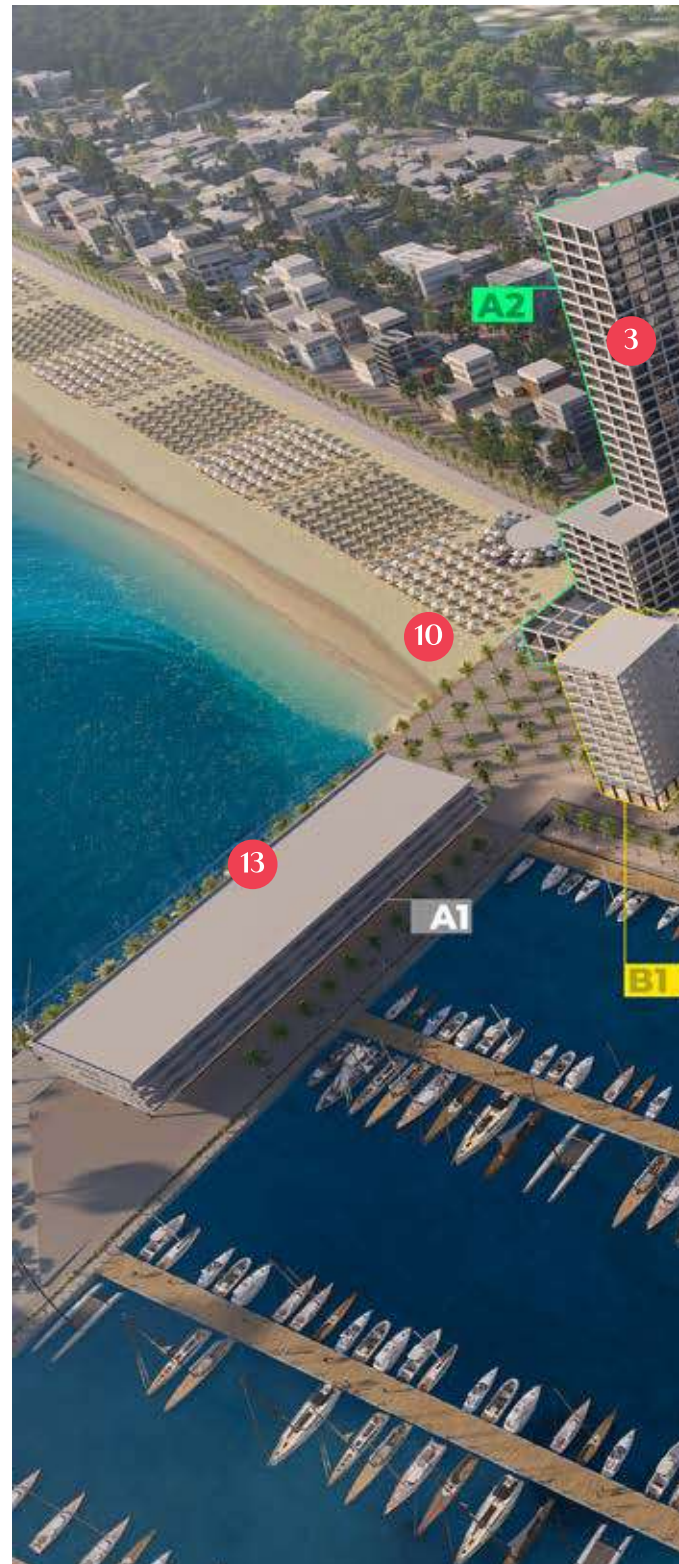
Hotels in Vlora Marina come with international standards. 5* & 4* hotels are part of international hotel chains, present in over 139 countries and over 8,000 accommodation structures.

The awarded Belgian design studio XDGA – Xaveer De Geyter Architects - has brought this unique project to life, setting new standards for what is known as “premium living

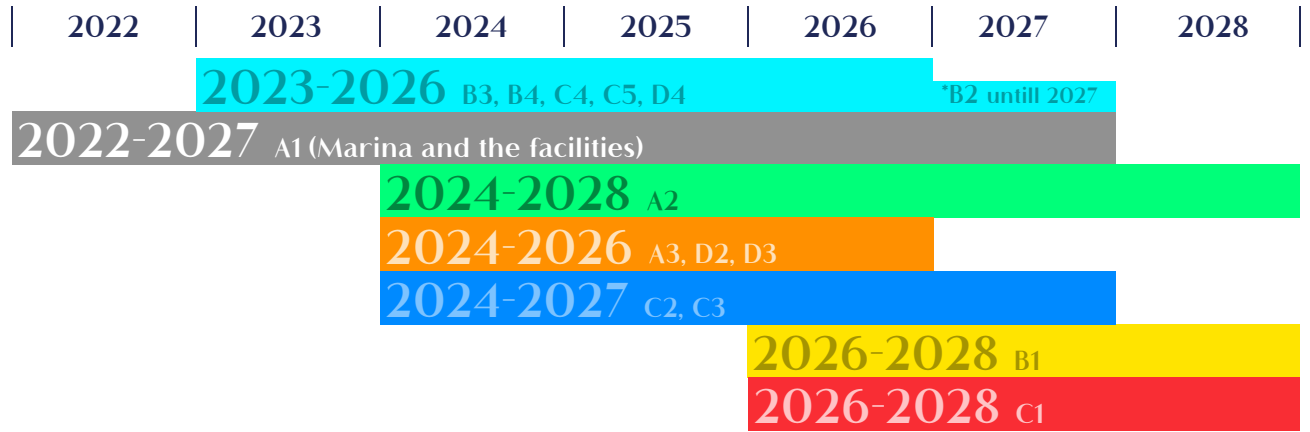


Masterplan

- ① Multi-functional residence
- ② Commercial units & services
- ③ 5 Star Hotel, services, residences
- ④ Marina
- ⑤ Road Infrastructure
- ⑥ Recreational parks
- ⑦ Promenade
- ⑧ Green spaces
- ⑨ Plaza
- ⑩ Private and public beaches
- ⑪ Public parking spaces
- ⑫ 4 Star Hotel
- ⑬ Yacht club, marina services, elite apartments



When is the planned delivery?







VLORA MARINA





A contemporary project that preserves Mediterranean values, linking tradition with modernity and combining past and future. A unique experience that will remind you what really matters in life: human connection and beauty of all sorts.



Unlimited Privileges

Vlora Marina is a new mixed-use development with premium-quality apartments overlooking the coast and a beautiful seafront promenade. Here you can experience unlimited emotions knowing that a unique and special place is waiting for you.

- Premium sea-view apartments
- Limited apartments/floor
- Private terraces & natural light
- All year-long maintenance services
- Vacation exchange program
- 24/7 security
- High and contemporary constructions standards
- Highest-rated area for rentals according to tour operators
- Guaranteed incomes thanks to the renting program
- Property financing with no initial collateral requirement
- Increase of property value over time



- Close to 120 natural beaches
- Close to UNESCO Historical monuments
- Best authentic and Mediterranean culinary
- City center location, 10 min from the airport
- Walking distance from Soda's Park
- Next to the House of Independence
- A new living concept In & next to a World-Class Marina

- 5* & 4* stars Hotels, well-known international brand
- Well-known international restaurants and bars
- International store concepts and Brands
- SPA, wellness centers
- Indoor pool
- Kids club and entertainments areas

- First Albanian World- Class Marina
- 438 berths
- Yacht club
- Marina services
- Private and public beaches

- A new living concept in and next to a Marina
- A new international touristic destination
- A sustainable project
- Best opportunity for young professionals
- A revitalized area that links the city with one of the most important areas like Soda's Park is







Timeless Residences

A place to call home

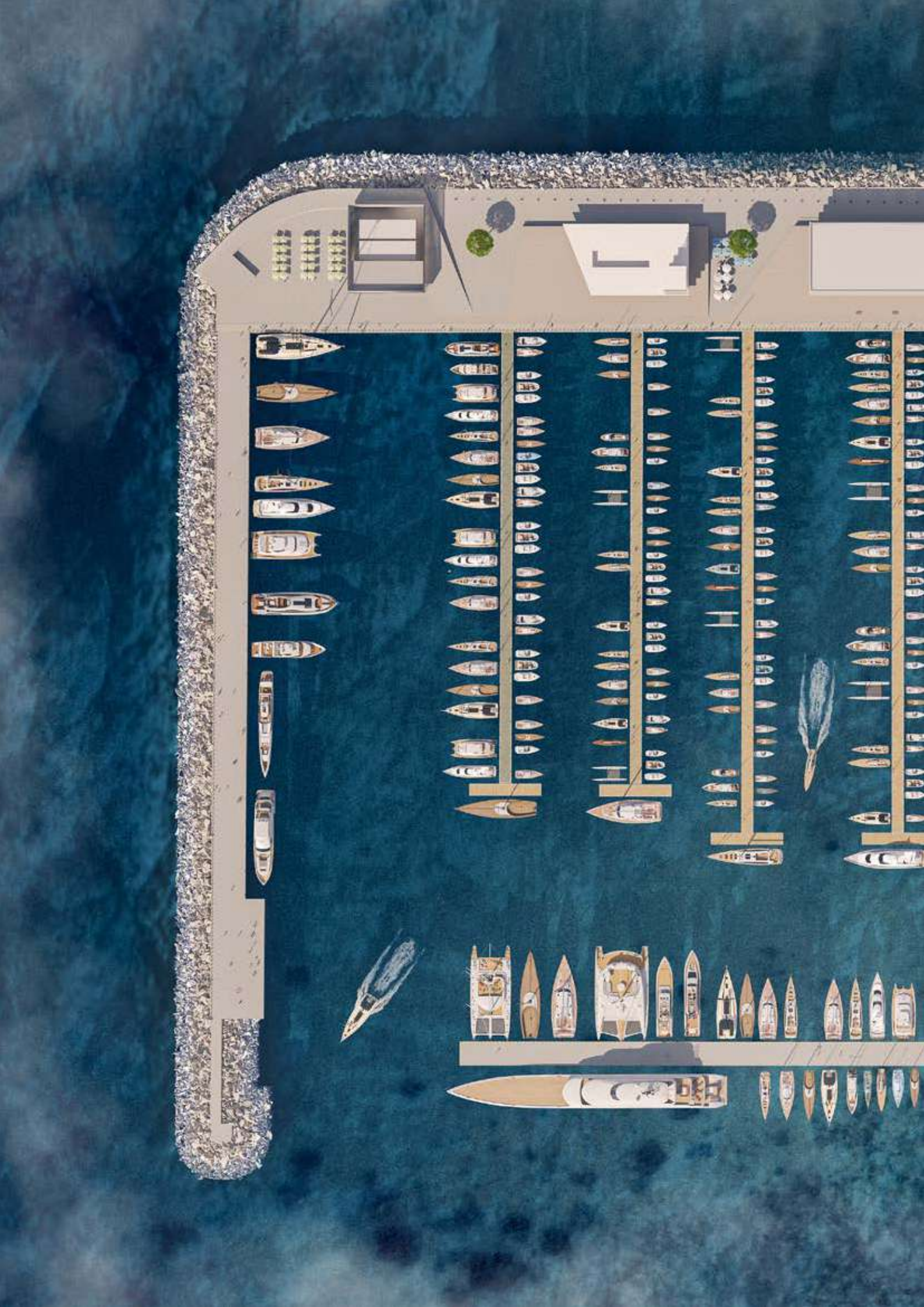
Choose your apartment in Vlora Marina Residences, where the horizon merges with the sun, surrounded by the green of the parks and the blue of the sea. An architectural breakthrough that blends tradition and heritage with contemporary design, while retaining its Mediterranean values. The ideal place to live where you can enjoy a refined lifestyle with all the top-quality services at hand in this unique waterfront marina.

A sight to behold

Living by the sea provides the premium apartments in Vlora Marina with breathtaking views, where you can admire the Adriatic and Ionian seas at a glance, the island of Sazan and the entire bay of Vlora. A memorable setting that will have you daydreaming, while you enjoy the gifts of nature from the view of your private terrace.



-  Apartments with sea view
-  High construction standards
-  Terraces with a broad view
-  Large areas with lots of space
-  A variety of services
-  A helipad easily accessed from the tourist airport of Vlora
-  Parking for each apartment
-  Extra parking space for premium apartments
-  24h security
-  Direct access to the private beach and the park
-  Direct access to the main roads
-  Promenade and sunset square





Apartment Typologies

ONE-BEDROOM APARTMENT



Living + dining room



Bedroom



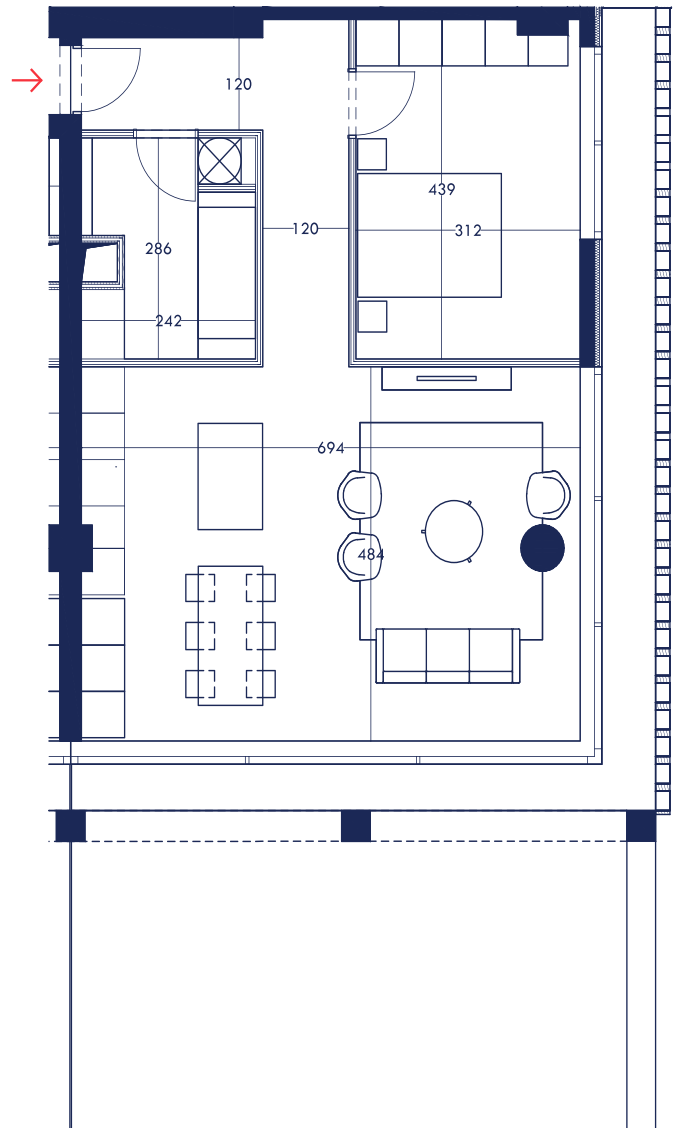
Bathroom



Balcony



Terrace

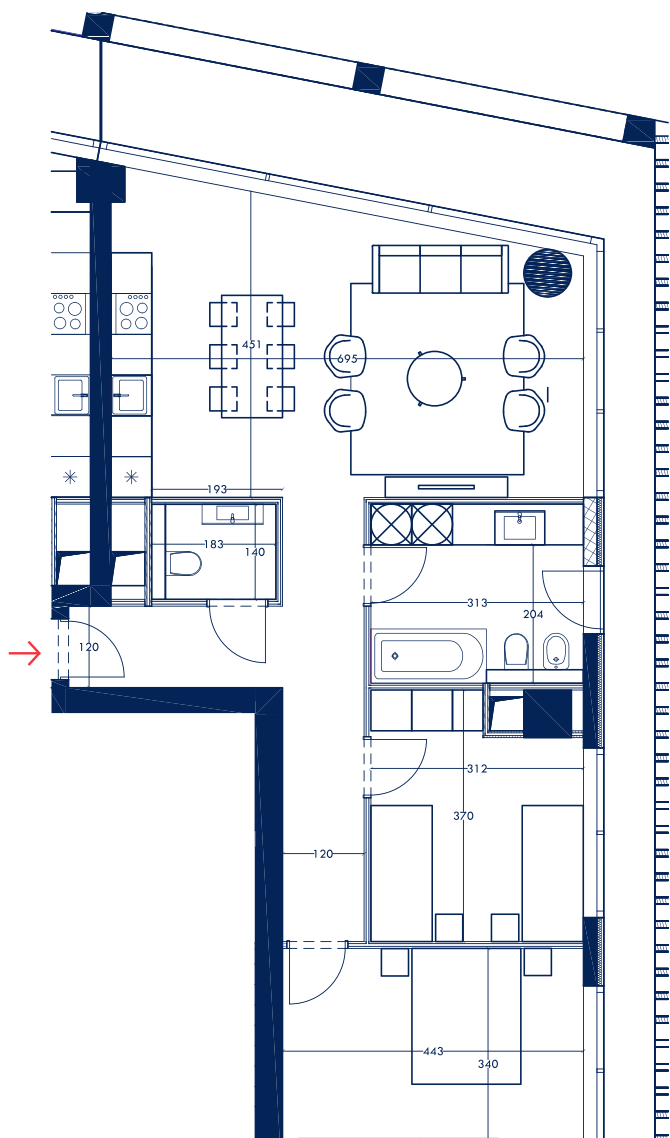


88.9 m² Construction area





10.2 m² Common area

30.6 m² Terrace area

129.7 m² Total area



TWO-BEDROOM APARTMENT - TYPE 1

-  Living + dining room
-  Two bedrooms
-  Two bathrooms
-  Balcony





121 m² Construction area

13.8 m² Common area

134.8 m² Total area

Apartment Typologies

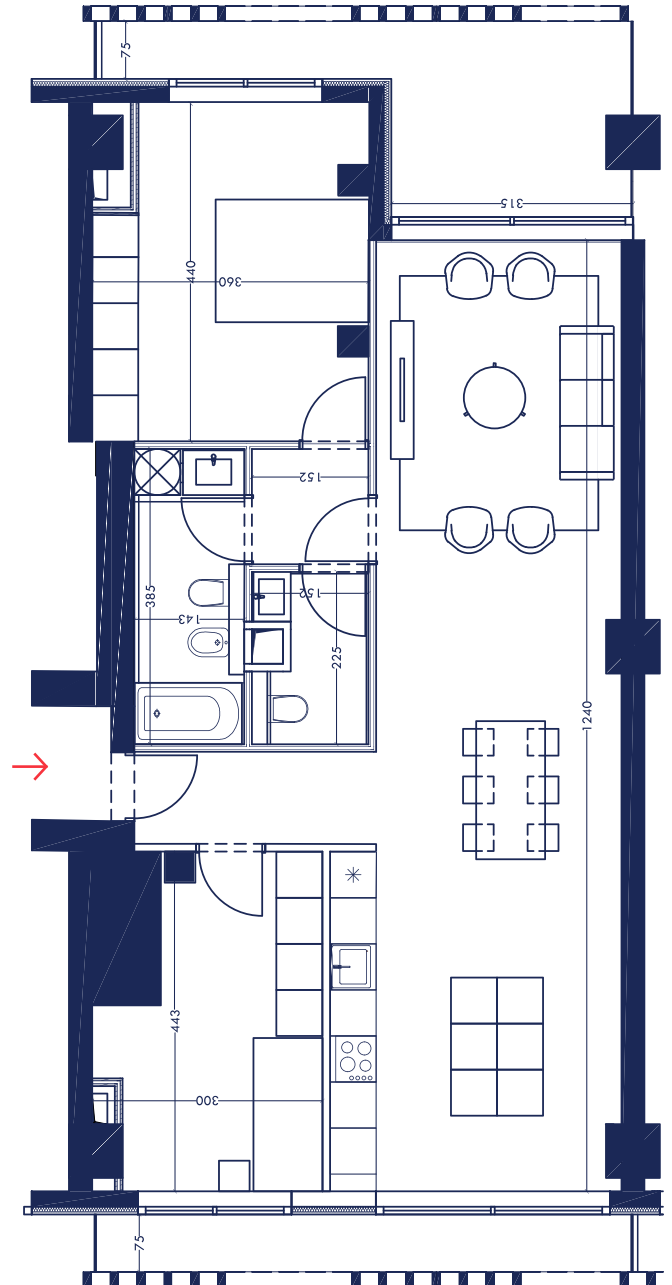
TWO-BEDROOM APARTMENT - TYPE 2

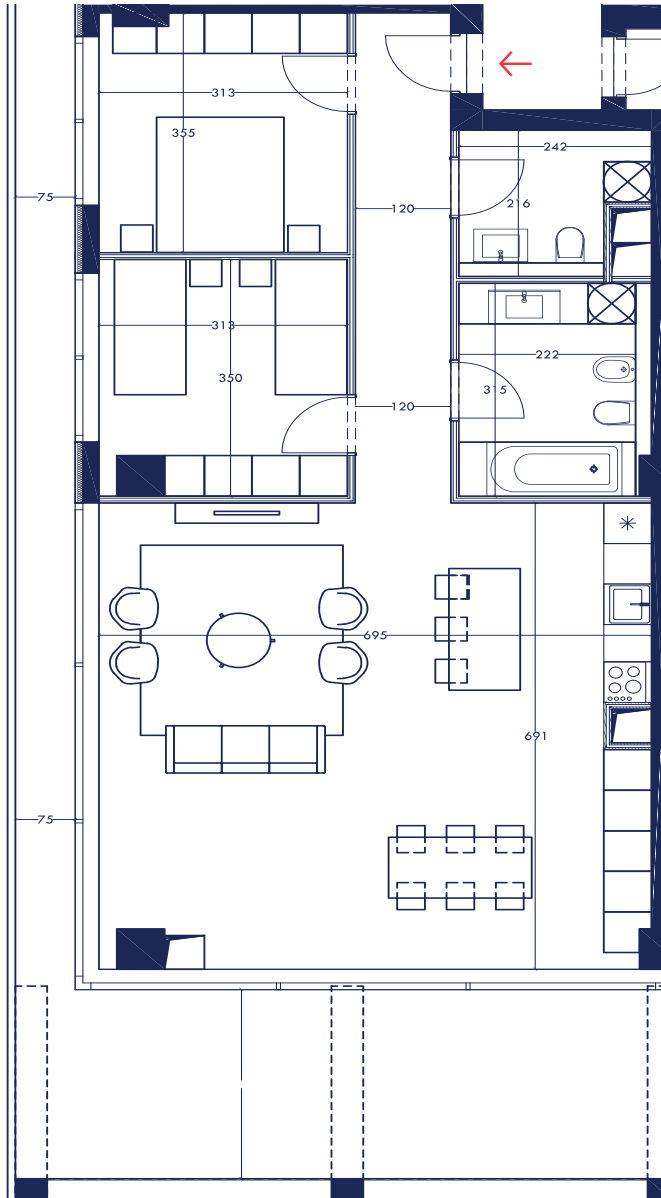
-  Living + dining room
-  Two bedrooms
-  Two bathrooms
-  Balcony

117.66 m² Construction area






14.4 m² Common area

132.06 m² **Total area**





TWO-BEDROOM APARTMENT - TYPE 3

-  Living + dining room
-  Two bedrooms
-  Two bathrooms
-  Balcony
-  Terrace

144 m² Construction area

16.4 m² Common area

160.4 m² Total area

Apartment Typologies

THREE-BEDROOM APARTMENT - TYPE 1



Living + dining room



Three bedrooms



Two bathrooms



Balcony



Terrace



Wardrobe

155.92 m²

Construction area

21.57 m²

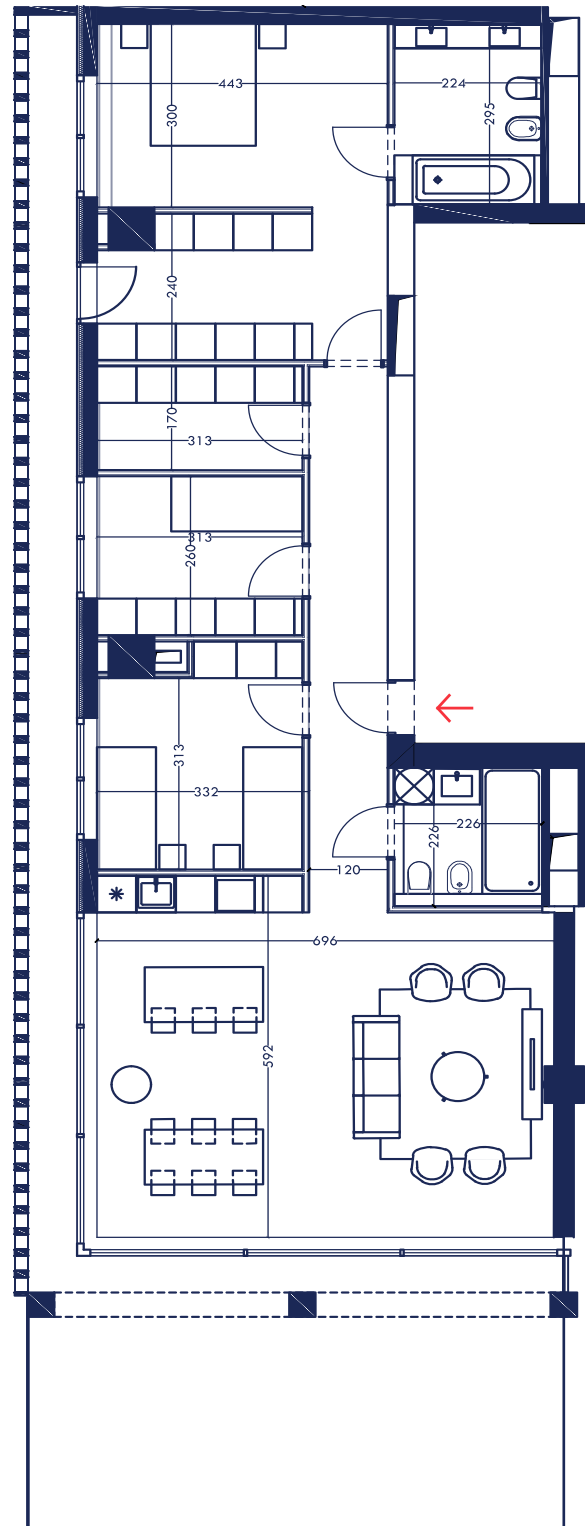
Common area

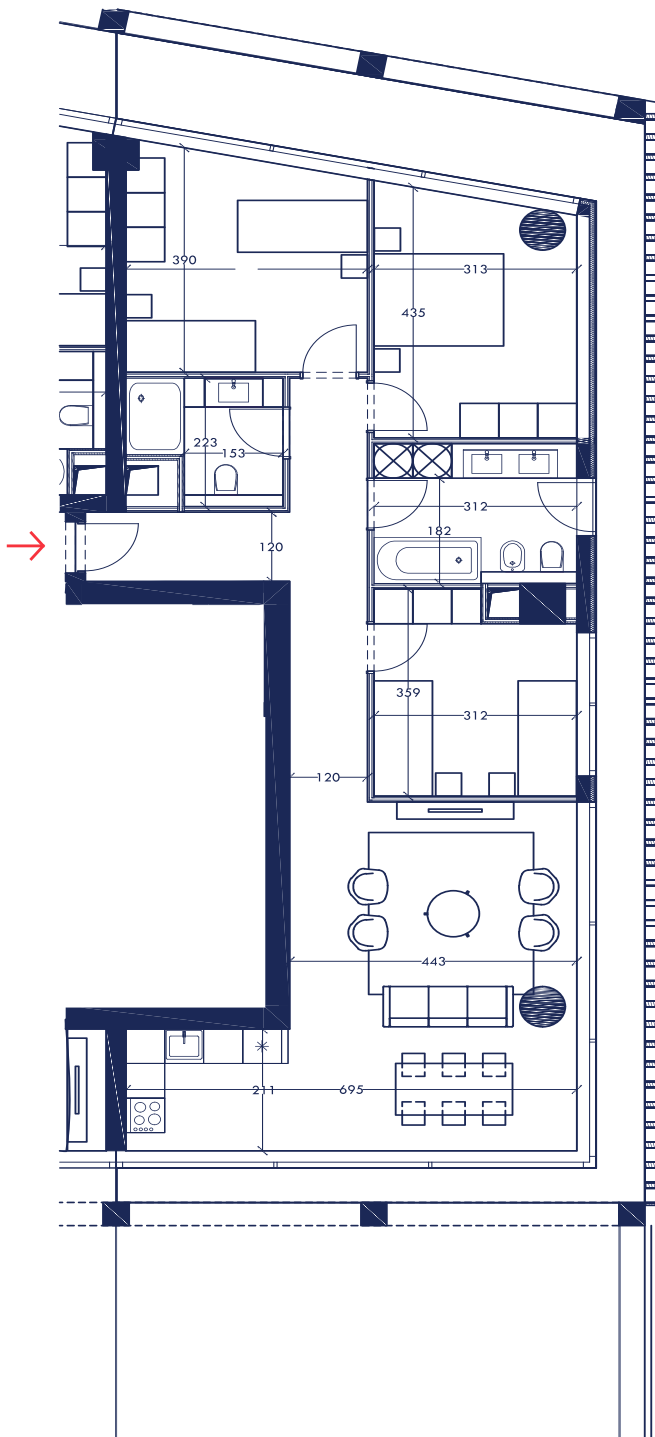
28.52 m²

Terrace area






206.01 m²

Total area





THREE-BEDROOM APARTMENT - TYPE 2

-  Living + dining room
-  Three bedrooms
-  Two bathrooms
-  Balcony
-  Terrace

152.3 m² Construction area

17.4 m² Common area

30.6 m² Terrace area

200.3 m² Total area







Barra Kanto

AVO
KAD

JUICEBAR

CAKERY

A promenade like no other

Everything you can imagine and more

Vlora Marina Promenade is located in a vibrant and dynamic area with incredible potential. Situated close to the seafront, the promenade merges with a 2km long sandy beach where you can rest after a nice stroll through the diverse and endless services of the area.















- 24,000 m² commercial area
- Up to 19 Restaurants & Bars
- Outlets up to 38
- Services up to 15
- International Wellness and Self-Care
- Kids & Family Entertainment
- Branded Roof Top & Club (White Club, NB, Buddha Bar)
- Infinity pool
- Casino
- International 5-star Hotel
- Ulliri, Salt, Aqua di Parma, Women secret, Geox
- Okaidi, Parfois, Carpisa, Aldo shoes

And many others to come ...





A unique marina

Crossing lands, seas and skies, knowing that the comfort of your own harbour will always be waiting for you. Vlora Marina is the perfect starting point to your unforgettable gateway to the Mediterranean, the Balkans, and the unspoiled coasts of the Ionian and Adriatic seas. The place to return to after a long sea voyage, with the capacity to accommodate both yachts and mega-yachts of up to 40m in length. A marina that provides all the comforts for easy, safe and relaxed sailing.

Services

-  Fuel supply
-  24h assistance for the yacht
-  Anchorage for yachts and mega yachts
-  Concierge service
-  Yacht Club
-  Administration office
-  Parking and dedicated roadway
-  24h safety on-shore and off-shore
-  Electricity
-  Food and beverage
-  438 berths
-  Border Checkpoint
-  Various stores
-  Bars and restaurants

Other facilities

-  Sports for the crew
-  Private beach
-  Gym
-  Captain's room



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 Vlora Marina's values, and you will feel it in every detail of our hotels. A seaside getaway where you can unwind and let your worries vanish with the warm breeze, and also discover the thrill of unlimited adventures while feeling at home.

 SPA, Bars & Restaurants

 Swimming pool

 Conference and meeting room

 Casino

 Parking

 Landscape view

 Dedicated roadway for the entrance of the hotel

 Branded residences



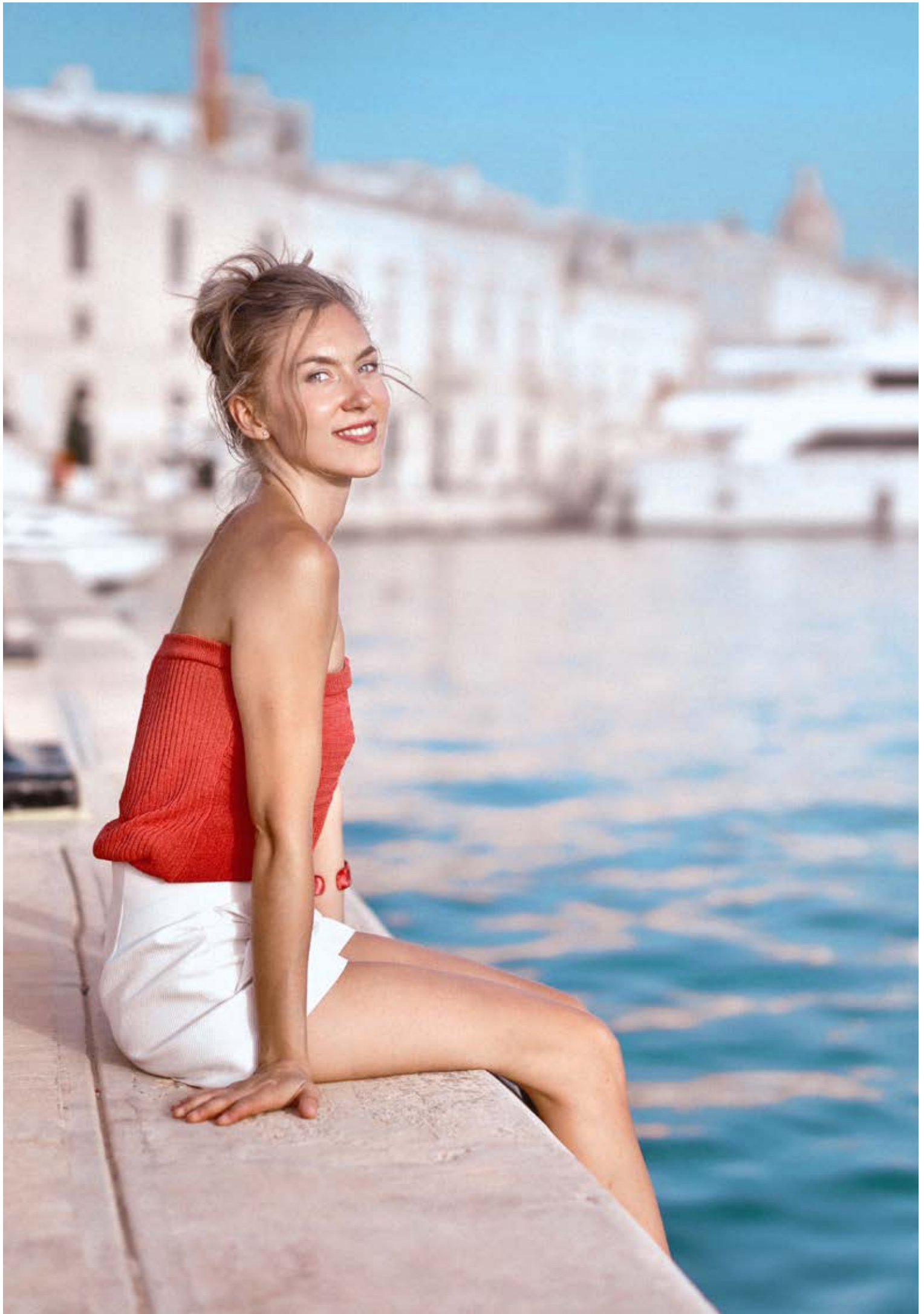


Discover the richness of
Albanian cuisine and the best
Mediterranean fresh seafood

















More than a home

Becoming the owner of an apartment in Vlora Marina 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.

Maintenance and safety services

-  Common areas maintenance
-  Roads maintenance and lighting
-  24h Reception
-  24h Camera surveillance and monitoring

Services dedicated to residents

-  Cleaning and greening
-  Electrical and hydraulic services
-  Laundry
-  Disinfection and ventilation

CROSSING
LANDS,
SEAS AND
SKIES





Smart Investing

Renting Programme

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 worldily recognized resorts, this renting program will be applied in Vlora Morina and become a once-in-a-lifetime kind of opportunity to generate income for its residents.

Vacation Exchange

Owning an apartment in Vlora Marina 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.

Timeshare

This unique program of joint ownership that Vlora Marina 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.

Property Financing

Cooperating with selected banks in Albania, Vlora Marina offers financing opportunities without collateral requirements both for Albanian residents and non-residents.





Purchase Process

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.

Purchase

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

Ownership Act

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.

FAQ

1. What are the apartment types?

Vlora Marina is composed of 850 apartments of which 161 are branded apartments. The apartments are of different typologies; 1+1, 2+1, 3+1

2. Where is the exact location of the project?

Address: Porti Detar, Skele, Vlore/ SeaPort of Vlora.

3. When is the planned delivery?

Project development timeline including the marina

2023-2026 – Buildings; B3, B4, C4, C5, D4 & B2 until 2027.

In this period, a part of the infrastructure related to the mentioned buildings will be completed.

2022-2027 - Marina and the facilities (the buildings dedicated to the Marina es).

2024-2028 - Building A2

2024-2026 - Building A3, D2, D3

2024-2027 - Building C2,C3

2026-2028 - Building B1

2026-2028 - Building C1

4. What is a branded apartment?

Branded residences/apartments are usually a partnership between a brand and a developer.

The brand grants a license to the developer to market and sell residences incorporating their brands.

What distinguishes branded apartments from other apartments in the residence is the service offered.

*This is a general definition just for information purposes

5. If I Include my apartment in the renting program is it possible to use it for vacation?

The clients part of Renting Program will be able to use their apartment 5 weeks/per year but during the summer season, they can use it for 10 days.

6. How will repair or renovation of the building work?

There is a 1-2 year warranty after the delivery of the unit for different categories of works (which will be specified in a second moment)

7. What are the amenities at Vlora Marina

Marina will include concept stores, international restaurant brands, well know national bars and restaurants, working facilities, kids areas, wellness and SPA, etc.

Food and Beverage	2 (Premium national and international brands)
High-end retail	11 (Concepts stores, premium brand)
Retail	16
Supermarket	1 (Local and international products)
Electronics	1 (Well-known brands)
Services	9
Entertainment	2
Kids & Entertainment	5
Wellness SPA	4

8. How do I make a reservation for my new app?

The customer goes through several steps to reserve the unit.

A general presentation of the project is done by our sales Manager presenting also specific options as per client request.

After the customer selects the unit, he has the possibility to negotiate according to the payment method which must be at least 30% of the total value considered as the first installment.

After the client agrees to the offer, the sales managers continue with the reservation of the unit which will be in a reservation status for a certain period.

During this period the clients and the sales manager prepare the agreement ready to be sent to the notary to be signed by the client.

9. What is the payment schedule

30% of the contract amount should be paid within a month from the moment of the contract signing date.

60% of the contract amount will be paid according to the construction phases.

10% of the contract amount will be paid with the unit (- 3 % should be paid once the deed is issued by the respective authority)

10. What are the available commercial opportunities at Vlora Marina?

Vlora Marina will offer a range of commercial opportunities for businesses looking to operate in the area. Some of the available opportunities include retail spaces, restaurants, cafes, bars, and entertainment venues. Additionally, there are also opportunities for businesses that provide services such as travel agencies, boat rentals, and water sports equipment rentals. The marina is a popular destination for tourists and locals alike, providing businesses with ample foot traffic and potential customers.

11. What brands can I find there?

The first brands part of Vlora Marina is mentioned below and so many to come and be part of the premium community of brands that Vlora Marina is welcoming.

Retail Brands Women'Secret, Parfois, Geox, Okaidi, Carpisa, Aldo

F&B Ulliri, Yamato

12. What are the advantages or benefits of establishing a commercial presence at Vlora Marina?

Prime Location: Vlora Marina is situated in a prime location on the Albanian Riviera, with easy access to nearby beaches and attractions. This makes it an ideal destination for tourists and locals alike.

Thriving Commercial Hub: The marina is a bustling commercial hub with a variety of businesses operating in the area. This provides ample opportunities for networking, cross-promotion, and collaboration.

High Foot Traffic: With its popularity as a tourist destination, Vlora Marina enjoys high foot traffic.

Growing Economy: Albania's economy has been growing steadily over the past few years, making it an attractive destination for businesses looking to expand into new markets.

13. What are some of the unique features offered by Vlora Marina?

State-of-the-Art Facilities: Vlora Marina features modern facilities such as 24/7 security, high-speed internet, electricity supply, water, shower, laundry services, parking area, fuel station, technical assistance, and waste management.

Large Berths: The marina has 438 berths that can accommodate yachts up to 40 meters in length, a

Eco-Friendly Initiatives: The marina was developed with eco-friendliness in mind, featuring energy-efficient lighting systems and a waste management system.

Cultural and Entertainment Events: The marina hosts a range of cultural and entertainment events throughout the year, including music concerts, art exhibitions, and international boat shows.

14. Why should a customer invest in buying an apartment in Vlora Marina?

Strategic position- Vlora Marina is hospitable and a modern city which is surrounded by two seas, Adriatic and Ionian. The proximity it will have to Vlora International Airport and the Llogara tunnel will enrich the city with more tourists.

Refined lifestyle- Thanks to the location, the apartments have a beautiful sea view, with large surfaces and open verandas.

-Each building will have a reception on the first floor dedicated to the residents.

-The quality of the construction that will be carried out in the residence will be of a high standard.

-The project offers 24-hours security, various services and activities for residents.

Renting Program-This program is managed by our dedicated team by signing the contract, and it will be a unique opportunity for the residences to generate income.

Property financing- In cooperation with selected banks in Albania, Vlora Marina offers financing opportunities no collateral requirements for the residents and non-residents in Albania.





VLORA MARINA





Vjosa, the last wild river in Europe

Our investors



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.

Our investors



BRUNES CONSTRUCTION, a well-known developer of notorious building projects in Albania. Founded in 1994 by Mr. Geront Cela and Bledar Cela, the company imports and exports tiles, sanitary, ware, and different kind of furniture.

Operating with 8 shops around the country Brunes Group owned facilities like DEKOLL, PintoCOLOR and TERMAX. The Group employs approximately 670 people, whose dedication and passion remain key to our success story.

Partner



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VLORA MARINA



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VLORA MARINA



