

" PARADISO "
RESORT & BEACH CLUB
INVESTMENT OPPORTUNITY



KAVAJA, ALBANIA

Balkimo Shpk
Real Estate Agency
Tirana, Albania

Summary

Investing in an apartment at The PARADISO Resort & Beach Club is an amazing opportunity to own property in Albania at a low purchase price and at an extremely low cost of ownership. The PARADISO is the first seaside club resort on the Southern tip of Durres. It is a land marked development which features an abundance of 2 bedrooms apartments with gorgeous, open views to the sea.

Balkimo has the exclusive mandate to sell all of the first 120 apartments for delivery on first quarter 2008. These tangible assets are ready for investors interested to invest in one of the first seaside resort in Albania. Balkimo is a leading Albanian Real Estate Agency established in 2004 and owned by a Swiss and a French citizen leaving for years in the region.

PARADISO CLUB

The most well-known Albanian architect prepared a specific design in line with the concept. PARADISO is a development of 240 apartments on half of the land i.e. 40'000 m². The first phase will go with 120 apartments.

PARADISO concept is based on independent villas of 600 m² with 3 floors. Each villa will have 2 apartments of 100 m² per floor i.e. 6 apartments in total. Each apartment will have two bedrooms, one bathroom, one kitchen and a living room. The apartment can be furnished at additional cost. As well a management service will be offer to investors for the first year.



The resort has a wealth of amenities such as pools, tennis, beach volley, mini football, kinder playground, mini market, shops and a 30 room hotel. The property is located directly on the beach and will be completely gated, guarded and maintained all year long. Please see general plan on page 5.

The property

The total plot size is of 85'000m² (21 acres) in size, and has 220m (722 ft.) of sea frontage. This 8.5 hectares seaside land is located in the village of Qerret next to Golem and before Kavaja; by the beach it is less than 1 km from the Rich & Famous village of Golem; from Durres it is less than 10 km and less than 30 km from Tirana international airport!

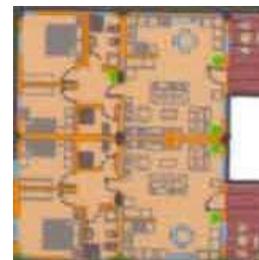
Qerret has the widest beach on the coast, ideal for a pleasant walk! Enjoy the immeasurable expanses of the dunes with their surprising scenery. By the waterline you find the sea, the beach and the sand-dunes all together, undisturbed. The beach is totally unspoilt, unlike areas next to Golem and Durres, with views of the blue sea stretching away in the distance.



Qerret is unique in a number of ways. The miles of sand-dunes form a natural wall in front of the land, which lies below sea level. Here it is delightful to walk or relax. In the summer Qerret is a lively spot where you meet no end of people and will certainly have hours of fun.

The opportunity

The area is currently experiencing a property boom for example the current selling price of basic new apartments in Golem are reaching €800/m² and villas €1'200/m² and they are all in leasehold! As such we believe that with a starting price of €850/m² the potential of capital appreciation over the next years is consistent.



This land is in full ownership with a free and clear taxes paid freehold title. The registered title of the land from the mortgage office and the master plan approval from the state are available. All the property documents are book keeping by a reputable European bank ready to offer mortgage financing to the investors.

All local administration and transfer will be done quickly and safely by the development company.

Conclusion

We believe that it is an interesting investment opportunity notably because of the ever-increasing demand for seaside properties and a restricted supply of lands/developments for sale. The rewards that can be gained from investing in PARADISO are easy to see:

- 1. Competitive advantage i.e. pure seaside development**
- 2. Clear, simple beach front development concept**
- 3. Registered land allowing mortgage financing**
- 4. Several phases development opportunities**
- 5. Virgin area with infrastructure nearby**

Interested parties please e-mail or contact:

Marin le Corre
Tel: +355 69 209 91 19
Email: marin@balkimo.com

Balkimo Shpk
Rruga Dervish Hima, Tirana, Albania
www.balkimo.com

p.s. All photos took on site by Balkimo



**PARADISO
Resort & Beach Club**



- **Segment** first Beach front
- **Area extent:** up to 85'000 m²
- **Dimensions:** 382m x 222m
- **Distance from main road:** 1.5 km
- **Location:** between Golem and Kavaja

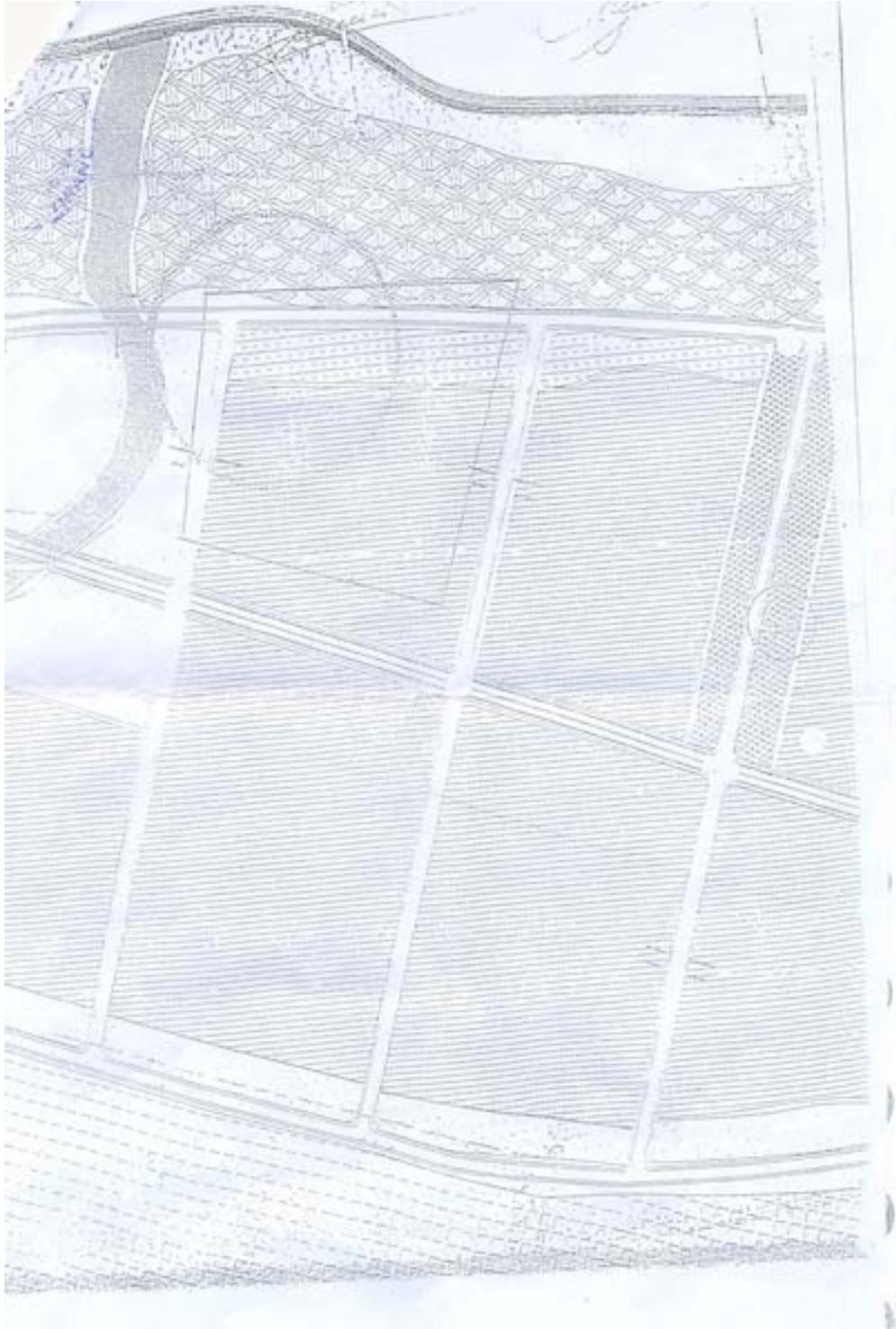


This land is approved in the State Masterplan for tourism development.

PARADISO Masterplan



PARADISO Mapping



PARADISO Location

The property is in red, next to main road Durres- Vlora before Kavaja.

The international airport is stroke in red

