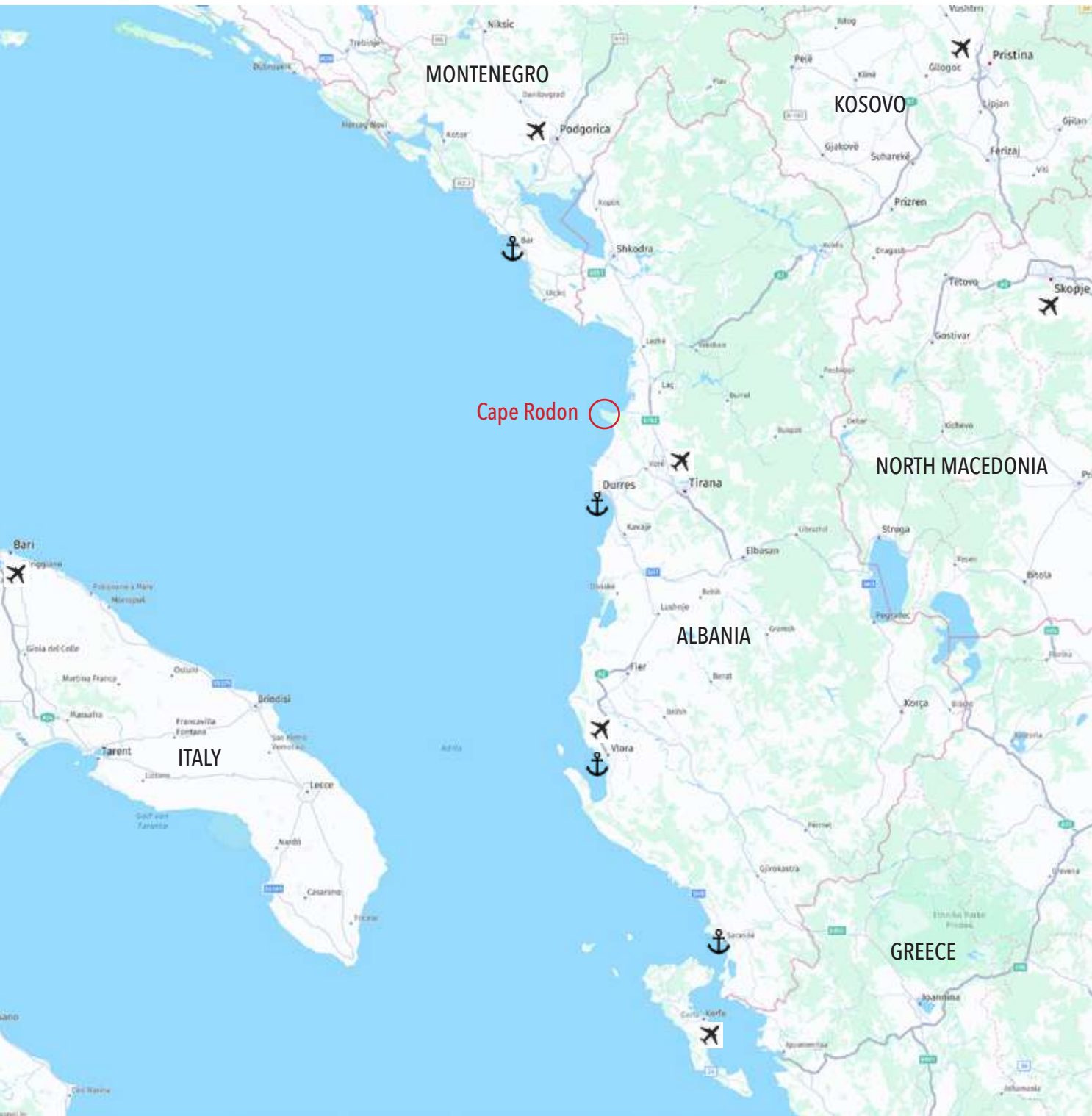


PRIVÉ

BOUTIQUE RESORT

Cape Rodon





HOW TO GET TO CAPE RODON

FROM AIR

International Airport of Tirana	53 km
Airport of Vlora	167 km
Airport "Adem Jashari" of Pristina	271 km
Airport of Podgorica	189 km
Airport of Ohrid	182 km
Airport of Skopje	355 km

FROM SEA

Port of Durres	50 km
Port of Vlora	169 km
Port of Bar, Montenegro	271 km
Port of Saranda	294 km



LANDSCAPE & HISTORICAL SITES

- the biggest cape in Albania
- outstanding natural beauty
- lush evergreen vegetation
- fascinating ancient history
- important historical site
- medieval cultural monuments
- pilgrimage destination
- famous for its sunsets



THE BEACHES OF CAPE RODON

- virgin sandy beaches
- turquoise water
- hidden and secluded areas
- not overcrowded
- private character
- famous for its breathtaking sunsets
- suitable for activities like:
 - exploring caves
 - snorkeling and fishing
- interesting wildlife like dolphins and sea turtles



MASTERPLAN - PRIVÉ RESORT



● PRIVÉ 1

Boutique Resort
Restaurant
Access Control

● BOUTIQUE HOTEL

30 Rooms
25 VIP Apartments
Panorama Pool
SPA
Underground Parking

● 60 SEAVIEW APARTMENTS

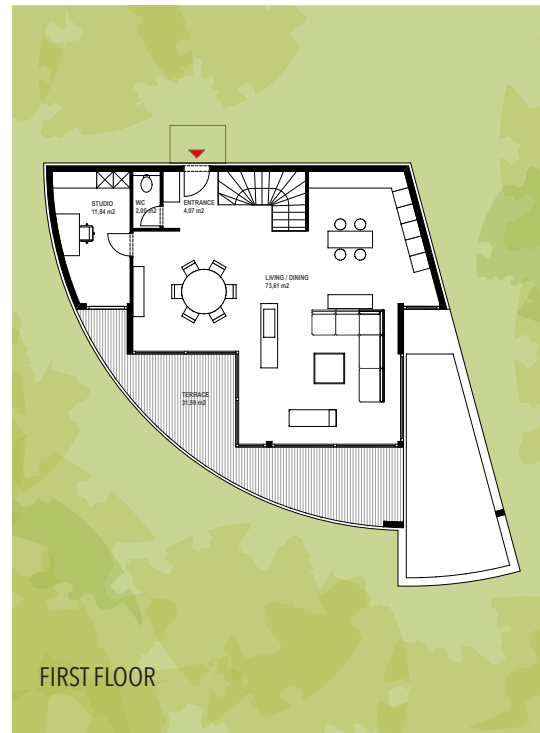
Panorama Pool
Kid's Club
Gym
Mini Market
Underground parking

● 30 SHELL VILLAS

Two different sizes
(3 bedroom and 4 bedroom)
Private pool
Two private parking spaces

● PATHWAY TO THE BEACH

Sandy Beach
Beach Bar



VILLA TYPE A

Total Area: 307 m²

INDIVIDUAL VILLA WITH PRIVATE POOL

Typology: 4+1

4 bedrooms

2 bathrooms

GROUND FLOOR

Living Area: 107,2 m²

Balcony / Terrace: 31,6 m²

Pool: 29,5 m²

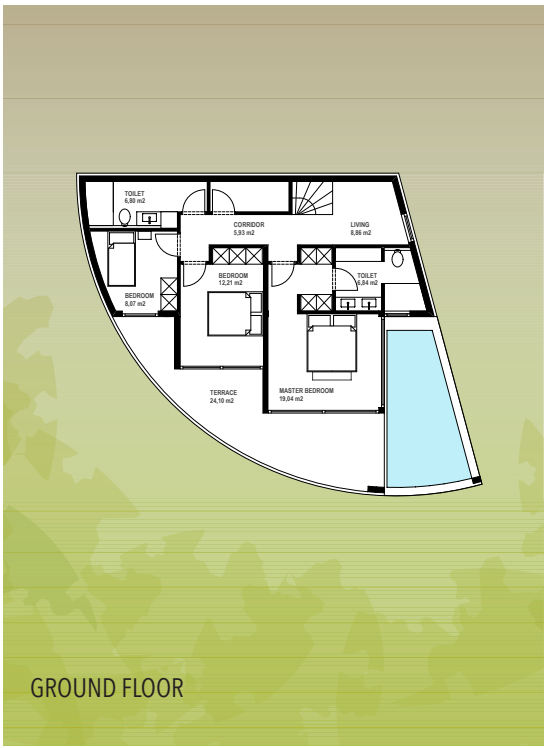
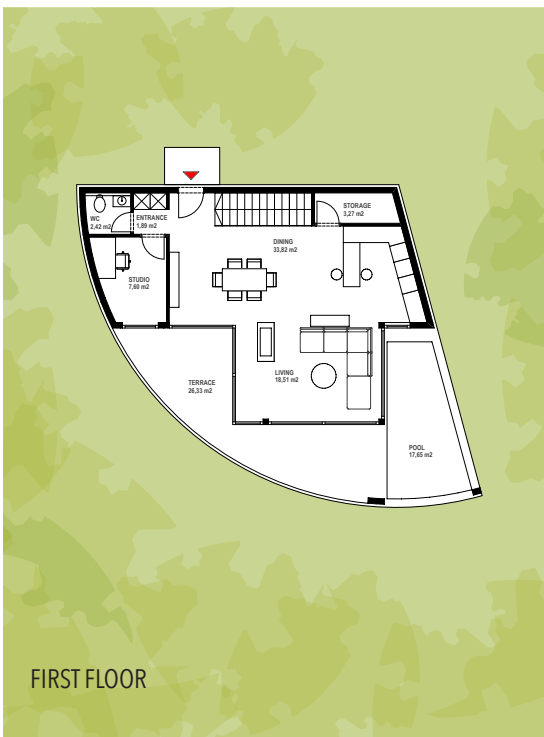
1st FLOOR

Living Area: 104,1 m²

Balcony: 34,6 m²

2 x Private Parking: 6,0 m x 3,0 m

Plot area: 700 m² - 1.100 m²



VILLA TYPE B

Total Area: 234 m²

INDIVIDUAL VILLA WITH PRIVATE POOL
Typology: 3+1

3 bedrooms + office
2 bathrooms

GROUND FLOOR
Living Area: 84 m²
Balcony / Terrace: 24 m²
Pishina: 18 m²

Total Ground Floor: 126 m²

1st FLOOR
Living Area: 81,6 m²
Balcony: 26,4 m²

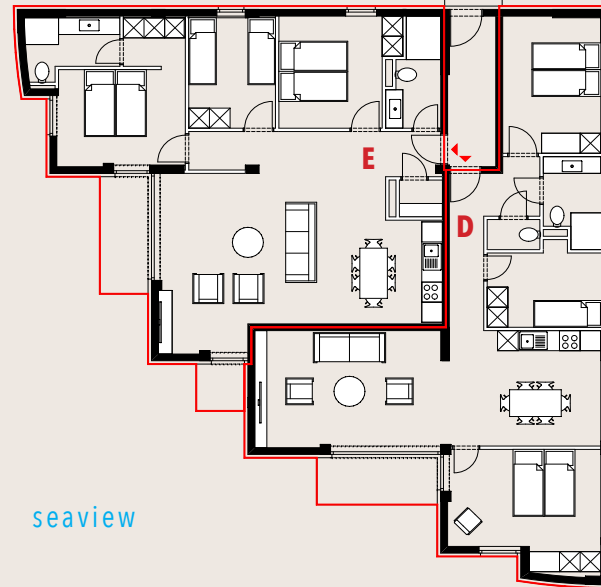
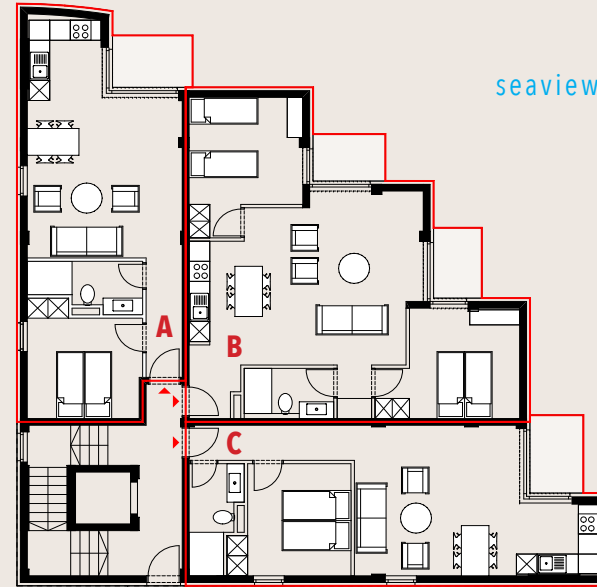
Total 1st floor: 108 m²

2 x Private parkings: 6,0 m x 3,0 m

Plot area: 500 m² - 750 m²



FLOORPLANS



APARTMENT TYPOLOGIES

5 Different Typologies

Type A (1+1)

Area: 66,58 m²

Net area: 54,20m²

Balcony: 3,60 m²

Common area: 8,78 m²

Type B (2+1)

Area: 90,60 m²

Net area: 72,65 m²

Balcony: 6,00 m²

Common area: 10,77 m²

Type C (1+1)

Area: 68,35 m²

Net area: 55,73 m²

Balcony: 3,60 m²

Common area: 9,02 m²

Type D (2+1)

Area: 99,81 m²

Net area: 81,74 m²

Balcony: 4,90 m²

Common area: 13,17 m²

Type E (3+1)

Area: 127,31 m²

Net area: 103,61 m²

Balcony: 6,9 m²

Common area: 16,80 m²



TERMS AND PAYMENTS

STAGES OF CONSTRUCTION

1. START of construction works:
Spring 2024
2. Finished Shell Construction
Beginning 2025
3. Completion of construction works
Summer 2026

PAYMENTS

- 15% Reservation
- 40% Completed shell construction
- 40% Completed interior finishings
- 5% Handover of the property

MAINTENANCE SERVICE



PRIVÉ provides villa owners with a professional maintenance service through the German operator.

These include:

- * 24/7 security service with a strict access control to the private area of the villas
- * Gardening and maintenance of green areas
- * Cleaning and preparation of pools during the warm season
- * Exterior maintenance of villas
- * Maintenance of all common areas - roads, landscape lighting, path to the beach, etc.
- * Beach cleaning and maintenance
- * Garbage collection and disposal
- * Administration services including postal service
- * Annual villa insurance against fire, earthquake, storm and flood (optional)
- * Transportation service (optional)
- * Shopping and laundry service (optional)
- * Leasing management (optional)



For more information contact:

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RESORT ADDRESS

Shetaj, Kepi i Rodonit, Albania

All information in this brochure is subject to change without notice.
The plans shown are for presentation purposes only and not part of any legal document or title.
They are subject to changes during construction and should not be used as a sole and accurate reference for ordering the furniture.