

# San Pietro

HOTEL & RESIDENCES





# DURRES REGION

- ✓ Second most populous region and city in Albania.
- ✓ It is the country's most ancient, economic and historic center.
- ✓ Archaeological city filled with, museums and plenty of monuments.
- ✓ It has the largest port in Albania.
- ✓ Most popular area on the coast with approx 1,000,000 tourists.
- ✓ The presence of foreigners is still in very low numbers.
- ✓ Lalzit Bay is an unexploited area built with residential resorts.
- ✓ A new trend of Tirana families for their second homes by the beach.



# HOW TO GET @ SAN PIETRO

## By Air

- ✓ Tirana "Mother Teresa" Airport – 39 km
- ✓ Vlora Airport – 150 km (to start on 2021)
- ✓ Prishtina "Adem Jashari" Airport – 257 km
- ✓ Podgorica Airport – 176 km
- ✓ Ohrid "St. Paul the Apostle" Airport – 168 km
- ✓ Skopje "Alexander the Great" Airport – 345 km

## By Sea

- ✓ Port of Durres – 35 km
- ✓ Port of Vlora – 150 km
- ✓ Port of Saranda – 281 km
- ✓ Port of Bar – 157 km



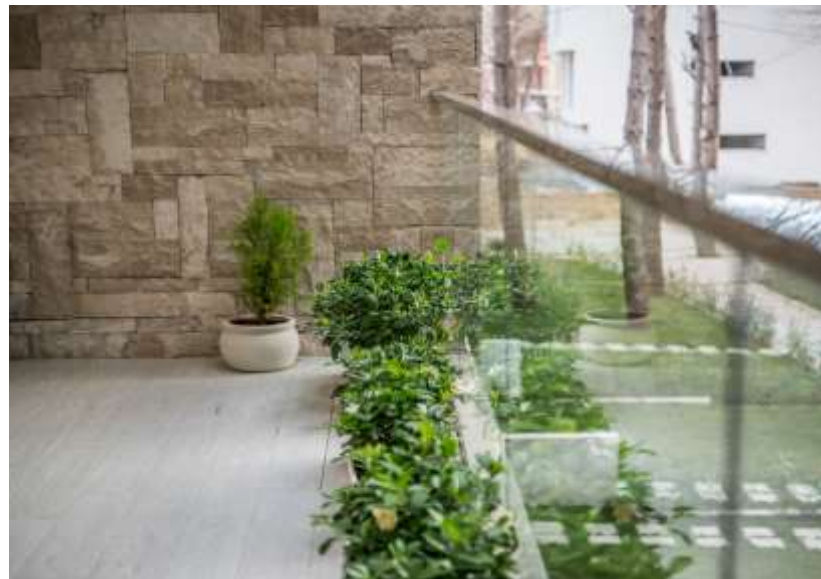


# INSIDE SAN PIETRO RESORT





# TOP QUALITY FINISHES





# PROMENADE ALONG THE BEACHFRONT



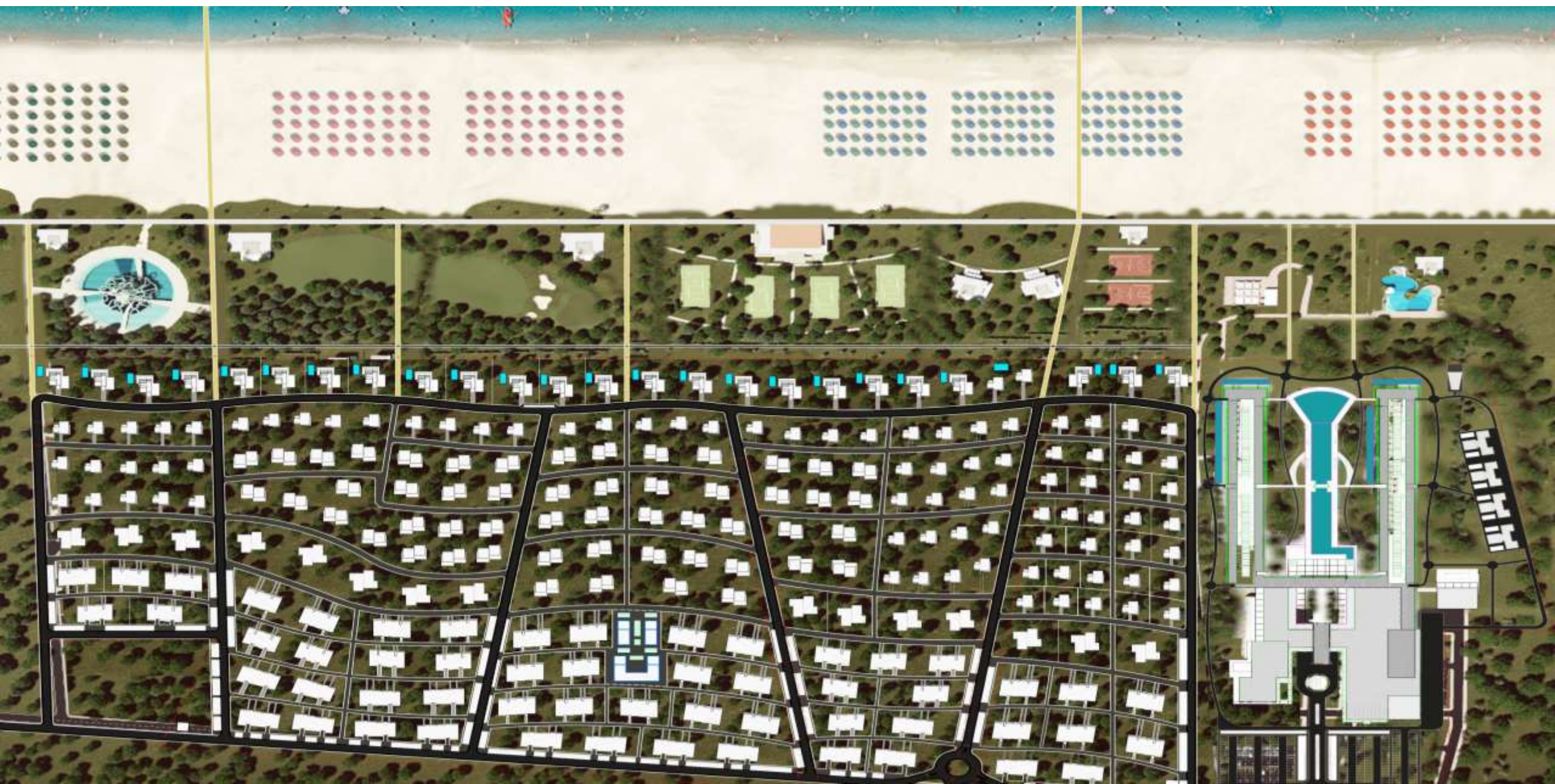


# THE BEACH @ SAN PIETRO RESORT





# SAN PIETRO MASTERPLAN





# Elite Villas



- Located on the first row of the resort.
- Veranda and the balconies facing the sea.
- Large garden and swimming pool.
- Total size – 504.3 m<sup>2</sup>
- Built in three floors:
  - Floor 1 – 176.5 m<sup>2</sup>
    - living room, kitchen, 1 bedroom, 1 bathroom, laundry room.
  - Floor 2 – 213.2 m<sup>2</sup>
    - 4 bedrooms, 1 bathroom, terrace.
  - Floor 3 – 114.6 m<sup>2</sup>
- Offer the best of luxury and privacy at the same time.
- Natural lighting and panoramic view of the surrounding spaces.
- Dedicated parking space.



# Individual Villas



- Located on the second row of the resort.
- Large garden and space for a swimming pool.
- Total size – 204 m2.
- Built in two floors:
  - Floor 1 – 90.4 m2
    - living room, kitchen, 1 bedroom, 1 bathroom, laundry room.
  - Floor 2 – 113.6 m2
    - 3 bedrooms, 1 bathroom, terrace.
- Offer the best of luxury and privacy at the same time.
- Natural lighting and panoramic view of the surrounding spaces.
- Dedicated parking space.



# Twin Villas



- Located on the third and fourth row of the resort.
- Identical twin villas next to each other.
- Two villas in one structure with private entries.
- Built in two floors:
  - Floor 1 – 84.3 m<sup>2</sup>
    - living room, kitchen, 1 bedroom, 1 bathroom, laundry room.
  - Floor 2 – 106.5 m<sup>2</sup> (2 options):
    1. 3 bedrooms, 1 bathroom, terrace.
    2. 3 bedrooms, 2 bathrooms, terrace.
- Offer the best of luxury and privacy at the same time.
- Natural lighting and panoramic view of the surrounding spaces.
- Dedicated parking space.



# Quadruple Villas



- Semi attached villas with private entries.
- 4 identical villas in one structure.
- Located on the fifth row of the resort.
- Built in two floors:
  - 119.3 m2 (original of quadruple villas)
  - 130.0 m2 (new design of quadruple villas)
- Land plots between 200 m2 – 300 m2
- Natural lights through glass windows and doors.
- Offers privacy and optimum plot use.
- Dedicated parking space.



# Apartments



- Located in the last rows of the resort.
- Built in three floors and in four different typologies.
- Spacious and functional apartments.
  - One bedroom apartments – 72.5 m<sup>2</sup> up to 90 m<sup>2</sup>
    - Living room, kitchen, one bedroom, one bathroom.
  - Two bedroom apartments – 90.3 m<sup>2</sup> up to 105 m<sup>2</sup>
    - Living room, kitchen, two bedrooms, one bathroom.
- Large balconies with the barbeque area included.
- The price depends on the apartment's floor location and the position in the resort.
- Dedicated parking space.



# SAN PIETRO RESORT SERVICES

- ✓ Bar and restaurants during 12 months of the year. A bar café with beverages and alcoholic drinks. Restaurant with the best local dishes and fresh seafood. Comfortable facilities at the bar and restaurant.
- ✓ Groceries store opened everyday. The centrally positioned store is easily reachable for everyone in the residences.
- ✓ Beachfront – dedicated beachfront for all the residents. A part of the beach is separated and managed only for the residents.
- ✓ Green space – The green areas surrounds every villa and apartment. The residences offer green spaces for all those who want to spend some moments of tranquility.
- ✓ Parking – available places for every villa and apartment (also the service facilities) monitored 24/7. Besides there are dedicated parking spots for visitors as well.

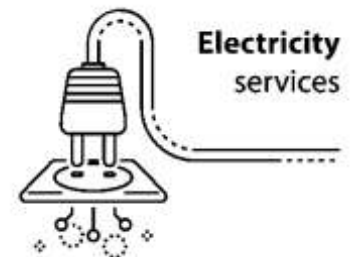




# RESIDENCES MAINTENANCE & MORE

The Residences maintenance is run by the a specialized management company.  
The management company is covering all the services in the communal areas.

- ✓ Security of the residences with guards around the property 24/7.  
Screening of the visitors at the gates, and monitoring technology installed (high resolution cameras) recording activity in the residences throughout the day.
- ✓ Cleaning the common areas, the stairs of the residences. Colleting the trash from the bins which are placed in many collective point among the villas and residential blocks.
- ✓ Gardening of the green areas among the properties and the front part near the pool and the sports area.
- ✓ Other services –maintenance of infrastructure (sewers, lighting, roads, drinking water network), playground for children, sports fields, parking.





# PROPERTY MANAGEMENT

- ✓ A complete “Property Management” program run by Albania Property Group team.
- ✓ Proven experts that can achieve maximum ROI.
- ✓ Target ROI in the range of 7% per year.
- ✓ Dedicated people on the ground providing A to Z for your property:
  - ✓ Shooting professional pictures and listing your property online.
  - ✓ Making sure that it performs at its best on all the online portals.
  - ✓ Check in and Check outs for every client.
  - ✓ Taking care of any repairs necessary, or ware outs.
  - ✓ Paying the utility bills on time.
  - ✓ Cleaning services inside the property.
  - ✓ Looking after the property off season.





# For Detailed Information Contact Us:



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