

CAPE OF RODON

HOTEL & VILLAS



CAPE OF RODON & LALZIT BAY

- ✓ Part of larger Durrës area with No.1 port of Albania.
- ✓ Cape of Rodon is located at the north side of Lalzit Bay.
- ✓ A place with history and culture (old churches and castles).
- ✓ Lalzit Bay stretches for 14 km with fine sandy beach.
- ✓ The Cape with forests and Mediterranean bushes stretching from the hills tops to the edge of the Adriatic sea.
- ✓ Destination for lovers of nature and sports (hiking, fishing and swimming in virgin beaches,).

HOW TO GET AT CAPE OF RODON

BY AIR

- ✓ Tirana “Mother Teresa” Airport – 53 km
- ✓ Vlora Airport – 167 km (to start on 2021)
- ✓ Pristina “Adem Jashari” Airport – 271 km
- ✓ Podgorica Airport – 189 km
- ✓ Ohrid “St.Paul the Apostle” Airport – 182 km
- ✓ Skopje “Alexander the Great” Airport – 355 km

BY SEA

- ✓ Port of Durrës – 50 km
- ✓ Port of Vlora – 169 km
- ✓ Port of Bar – 170 km
- ✓ Port of Saranda – 294 km



CULTURE & HISTORY IN THE AREA



BEACH @ CAPE OF RODON



MASTERPLAN OF THE RESORT



COURTYARD VILLAS



- Indoor size – 136.5 m²
- Construction area – 204.7 m²
- Pool size – 23.7 m²
- Land size – 480 m²
- Common area – 161 m²
- Total parcel size – 641 m²
- Three bedrooms
- Three bathrooms
- 2 Parking spaces

COURTYARD VILLAS



- Indoor size – 103.2 m²
- Construction area – 152 m²
- Pool size – 21 m²
- Land size – 345 m²
- Common area – 115 m²
- Total parcel size – 460 m²
- Two bedrooms
- Two bathrooms
- 2 Parking spaces

STAIRS VILLAS



- Indoor size – 122.5 m²
- Construction area – 189 m²
- Pool size – 26 m²
- Land size – 560 m²
- Common area – 187 m²
- Total parcel size – 747 m²
- Three bedrooms
- Three bathrooms
- 2 Parking spaces

GREEN CANYON VILLAS



- Indoor size – 186.5 m²
- Construction area – 282.2 m²
- Pool size – 44 m²
- Land size – 730 m²
- Common area – 244 m²
- Total parcel size – 974 m²
- Four bedrooms
- Four bathrooms
- 2 Parking spaces



CAPE of RODON – PAYMENT TERMS

Stages of Resort Development

The resort is now at approx. 70% completed.

The villas, the infrastructure and the main swimming pool are planned to be completed by the end of 2022.

The 100 rooms hotel to be completed by Summer 2024. At the moment all villas are at the stage of installing the inner doors, and finishing the gardens and the swimming pools.

Payment Terms

- 60% to be paid upon signing of Undertaking Contract.
- 20% to be paid upon finishing the swimming pool.
- 15% to be paid upon delivery of the keys of the property.
- 5 % to be paid upon signing of the final Purchase-Sale Contract.

All the payments to be paid via bank transfer at the bank account of developers.



PRICE LIST

VILLAS	CODE	PRICE	INSIDE SIZE (M2)	TOTAL SIZE (M2)	GARDEN SIZE (M2)	LAND SIZE (M2)	POOL SIZE (M2)	No.PARKING
STAIRS	S01	€ 330,000	122.5	189	515	687	26	2
STAIRS	S09	€ 250,000	122.5	189	510	681	26	2
STAIRS	S05	€ 320,000	122.5	189	480	641	26	2
COURTYARD	C07	€ 320,000	136.5	204.7	480	641	24	2
GREEN CANYON	GC prim 01	€ 550,000	186.5	282.2	730	974	44	2
GREEN CANYON	GC02	€ 400,000	145	234.5	610	814	38.7	2
GREEN CANYON	GC prim 03	€ 550,000	190	291	670	894	44	2
GREEN CANYON	GC04	€ 420,000	145	234.5	610	814	38.7	2
GREEN CANYON	GC05	€ 700,000	185	264.5	460	614	38.5	2
GREEN CANYON	GC01	€ 650,000	157.3	253.5	510	681	55	2

CAPE OF RODON RESORT SERVICES & MORE

- ✓ Garden and pool cleaning
- ✓ Maintenance of the common areas – street, public space, lighting
- ✓ Wastewater disposal and garbage collection
- ✓ Administrative service and postal service
- ✓ Individual safe and secured parking with large spaces dedicated to each villa
- ✓ 24 hour security service that controls the entire resort area
- ✓ Sports facilities which include basketball and tennis courts
- ✓ Resort's management monthly payment varies between 50 – 90 euro



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 9% 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:



Albania Property Group LTD

**Address: Rruga Tish Dahija, Kompleksi Kika 2,
Hyrja 4, Apt.11, Tirana 1019, Albania**

Contact: Ilir Konomi

Phone 1: + 355 69 40 00711

Phone 2: + 355 67 20 80001

Email: info@albaniapropertygroup.com

