# CAPE OF RODON HOTEL & VILLAS

# **CAPE OF RODON & LALZIT BAY**

✓ Part of larger Durres 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 starching 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

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

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

BY AIR -

**BY SEA** 



#### **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**

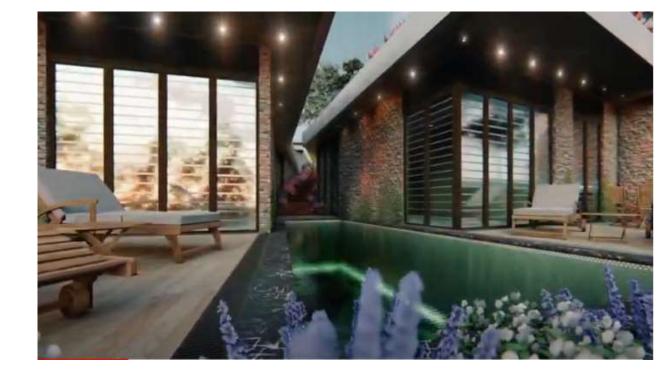




- Indoor size 122.5 m2
- Construction area 189 m2
- Pool size 26 m2
- Land size 560 m2
- Common area 187 m2
- Total parcel size 747 m2
- Three bedrooms
- Three bathrooms
- 2 Parking spaces

### **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**

- $\checkmark$  Garden and pool cleaning
- ✓ Maintenance of the common areas street, public space, lighting
- $\checkmark$  Wastewater disposal and garbage collection
- $\checkmark$  Administrative service and postal service
- $\checkmark$  Individual safe and secured parking with large spaces dedicated to each villa
- $\checkmark$  24 hour security service that controls the entire resort area
- ✓ Sports facilities which include basketball and tennis courts
- $\checkmark$  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.
- $\checkmark$  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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