

# VALAMAR RESIDENCES



Albania  
Property Group

[www.AlbaniaPropertyGroup.com](http://www.AlbaniaPropertyGroup.com)

# 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.

# GETTING @ VALAMAR

## 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



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# PROMENADE ALONG THE BEACHFRONT



# THE BEACH @ VALAMAR RESIDENCES



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## MASTERPLAN



# 1 BEDROOM APARTMENTS

- ✓ Very well lighted with sea view.
- ✓ Located in the second floor.
- ✓ The residence has three floors.
- ✓ Cooking and dining area, living room, one bedroom, one bathroom, balcony.
- ✓ Apartment size: 56 - 72 m<sup>2</sup>.
- ✓ Price — 1000 Euro/m<sup>2</sup>.
- ✓ One parking place — 3000 Euro.



# 2 BEDROOM APARTMENTS

- ✓ Very well lighted with sea view.
- ✓ Located in the second floor.
- ✓ The residence has three floors.
- ✓ Cooking and dining area, living room, two rooms, one bathroom, balcony.
- ✓ Apartment size: 73 - 77 m<sup>2</sup>.
- ✓ Price — 1000 Euro/m<sup>2</sup>.
- ✓ One parking place — 3000 Euro.



# 2 BEDROOM VILLAS

- ✓ Located in the middle of the resort's green spaces.
- ✓ Villa's total surface — 132 m<sup>2</sup>.
- ✓ Construction surface — 370 - 410 m<sup>2</sup>.
- ✓ Ground Floor — 66 m<sup>2</sup>:
  - ✓ Cooking & eating area, living room, bathroom, veranda.
- ✓ First Floor — 66 m<sup>2</sup>:
  - ✓ Two bedrooms, bathroom, two balconies.
- ✓ Surrounded by a large garden.
- ✓ Two dedicated open space parking spots.



# VALAMAR RESIDENCES SERVICES

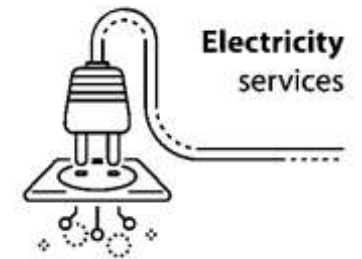
- ✓ Bar and restaurants during 12 months of the year. A bar café with beverages and alcoholic drinks. Restaurant with the best local dishes and fresh seafood. Comfortable facilities at the bar and restaurant.
- ✓ Groceries store opened everyday. The centrally positioned store is easily reachable for 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 sports 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 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 Brigada VIII, No.16, Ap.29,  
Tirana 1019, Albania

Contact: Ilir Konomi

Phone 1: + 355 67 20 80001

Phone 2: + 355 69 40 00711

Email: [info@albaniapropertygroup.com](mailto:info@albaniapropertygroup.com)

