

Green Coast

Luxury living in the Albanian Riviera

Tourism has without doubt been hit hardest by the 2020 Covid-19 pandemic, but hope is on the horizon for the industry, particularly in Albania. Benefitting from lack of entry restrictions and the strong presence of low-cost carriers, Albania has been less affected by the pandemic than other European countries. Prior to the pandemic, international visitor arrivals had already soared over the previous five years - inbound tourist arrivals jumped from 484,000 in 2013, to nearly 3 million in 2019. With the end of the pandemic now in sight, Albania is set to remain at the forefront of regional tourism growth.



With its unrivalled views and ideal location in the heart of the Albanian Riviera, Green Coast Resort and Residences offers prescient investors the chance to benefit from Albania's impending tourism rebound. Developed by the country's largest investment firm, Balfin Group, through its real estate arm Balfin Real Estate & Hospitality, Green Coast Resort and Residences is a premium Mediterranean resort located in the village of Palasa, one of the Albanian Riviera's most pristine and picturesque locales. Palasa's history runs deep; Julius Caesar described it as a quiet spot amongst the dangerous cliffs of the Ceranunian Mountains in 48 B.C. Residents of Green Coast can see the same mountain views from their villas today. They also have easy access to many nearby historical attractions

Offering spectacular views of the Ionian Sea, the development is ideally situated between Vlorë and Saranda, close to Dhërmi and Himara, and offering easy access to Corfu in Greece. Once an important port town that declined after being targeted by pirates for decades, Palasa today is known for its longstanding tradition of cultivating medicinal herbs, including oregano and sage, as well as beekeeping and high-quality honey production.

Accessible by sea, or overland via a winding mountain road tracing through the National Park of Llogara, Green Coast stretches across 50 acres of prime real estate across the Bay of Palasa's white pebble beach, surrounded by crystalline turquoise waters and lush green hills. Green Coast sets the standards for tourism in Albania, offering the highest-quality premium living and all the modern conveniences. Its large-scale residential development includes a variety of artfully designed villas, a five-star internationally branded hotel, upscale services



and entertainment options, and traditional and gourmet restaurants.

The cherry on the cake is an award-winning beachside promenade that is tailored for tourists and residents alike, offering an adventure sports center for paragliding, tandem flight, and water sports enthusiasts, as well as supermarkets and beach bars.

Designed by Italy's Iraci Architetti, Green Coast's villa residences are notable for their minimalist Mediterranean design. A host of villa options are on offer within Green Coast's harmonic mixed-use residential space, including the "Elite Deluxe" villas, featuring private pool and beachfront villas, and standing closest to the waterfront. Individual villas, the epitome of

contemporary sea view living, are also located close to the seafront, while the "4 Family" villas offer a more compact and affordable option for young couples and small families looking to escape the urban grind. All villa residents can enjoy a panoramic sea view, as well as breathtaking views of the mountain sunrise from their bedroom windows.

The recent announcement of new and highly effective Covid-19 vaccines has set the stage for a massive recovery in global tourism, and Albania stands to benefit. Green Coast offers great opportunities to potential investors, and the resort's management team will continue providing round-the-clock support and assistance for potential buyers and investors, from rental management services to assistance in procuring quality interior furnishings and carrying out design and décor projects.

For those looking to make an investment in the growing vacation and property market in Albania, Green Coast Resort and Residences offers investment opportunities for current and future clients, both local and international. Options include a rental program, timesharing, and vacation ownership. Anyone seeking to invest in a holiday property can also benefit from loan financing from selected banks in Albania, which could cover up to 70% of the property price with no initial collateral requirements.

Green Coast is a project of Balkan Finance Investment Group, BALFIN Group. It is one of the most significant and successful investment groups in the Western Balkans region present in Austria, Albania, Kosovo, Bosnia and Herzegovina, North Macedonia, Montenegro and the Netherlands, employing approximately 6000 people. The activities of the BALFIN Group comprise the development and management of real estate, retail, mining industry, banking, tourism, energy, and logistics.

