

# REAL ESTATE

BALFIN Group

# 2023





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# Building

a better future





# about

## BALFIN Group

BALFIN Group is playing its active role as one of the most significant and successful investment groups in Western Balkans for 30 years. It all started with the retail industry in Vienna, Austria. Real estate was the next sector to join the Group's activity in the year 2000. Logistics companies were a natural addition, completing the operation with storage and customs clearing services, as well as order delivery. Then, the first private bank in Albania becomes part of BALFIN Group.

Today, BALFIN Group's portfolio includes commercial activity in real estate, wholesale and retail, banking, asset management, tourism, and logistics. It is a

trustworthy and permanent partner of domestic and international organizations, such as global leaders of consumer electronics, well-known supermarket chains, prestigious development and construction studios, as well as international banks or financial institutions.

More than 5,000 employees are its driving force, belonging to an environment that enables all individuals to express the best of their abilities, with the highest standards of business and ethics. The economic development and employment generated by BALFIN Group, along with its social engagement have made a tangible impact benefitting the community.

# OUR VALUES

BALFIN Group's values are an integral part of the organization so that all our employees can work and succeed together. BALFIN Group takes corporate culture and values to heart, and we believe that the way we achieve results is of the same importance as the results themselves.



## ACCOUNTABILITY

We are responsible for our actions, decisions, and our impact. We have created a culture of transparency and integrity because we believe in lasting relationships with all stakeholders. We are committed to doing the right thing and with the good intent, even in the most challenging moments.



## PARTNERSHIP

We build strong, collaborative relationships based on transparency, trust, and mutual benefit. We leverage our expertise, resources, and networks to create value for our partners, employees, and nearby communities.



## INNOVATION

We embrace change and constantly seek to transform and improve. We encourage new ideas, approaches, and technologies that challenge conventional thinking and drive growth. We value creativity and diversity of thought, and we are not afraid to take calculated risks in pursuit of our goals.



## CONSIDERATION

We care for our people by showing respect for their views, being attentive to their needs and feelings, as well as valuing their contributions to the workplace.



## TEAMWORK

We believe that great results and personal success are achieved by working collaboratively and effectively with each-other towards the common goal. We encourage employees to work together as a team, share ideas, leverage each other strengths and improve themselves from others experience.

# at a glance

## BALFIN GROUP



Presence in **9 industries** and **10 countries**.



Workforce of over **5,000 people**



Total Group's Assets up to now (including financial institution) **€ 2.1 billion Total**



Total Group's Capital Investments up to now **€ 819 million**



Daily reach **80.000 clients** of goods and services in total



Total points of sale **231**



Yearly beneficiaries from CSR projects approx. **35,000 persons**



Higher growth rate than sector's average in country **Tirana Bank**



Reach of the largest international chain of supermarkets in Albania **29.000 clients daily**



Leading chain of consumer electronics in Western Balkans over **68 stores**



Yearly visitors in shopping malls over **+28 million**



Largest loyalty program in Albania, Kosovo, and North Macedonia **900,000 members** in total

# A WORD FROM THE VICE PRESIDENT FOR REAL ESTATE

Real estate development and management constitutes one of the most important and challenging sectors of BALFIN Group. Our rich history with a number of commercial, industrial, residential and touristic projects in Albania, Western Balkan countries and EU market such as Austria, represents just the start of a very challenging path that is expected to guarantee success for the investors under the name of BALFIN Group.

We strive to be an organization that professionally, efficiently and in sustainable way manages investments, and creates difference by introducing best business practices, and our long and promising journey has just started.

In this document you will explore some of our key companies and the most relevant projects.

**Ardiana Sokoli**

*Vice President for Real Estate*



# REAL ESTATE SECTOR

It is more than two decades now that BALFIN Group is heavily involved in real estate activities and its footprint has expanded to include Albania, Austria, Switzerland, Kosovo, North Macedonia, and USA.

It holds a solid position as the most distinguished investor in the sector in Western Balkans, investing in constructing and managing residential facilities, shopping malls, touristic residences, commercial buildings, as well as industrial spaces.

The companies that we are presenting in this publication are the driving force behind the success of our real estate sector; they are perfectly equipped in technological and human resources, as certified from international organizations. These qualities are complemented by a multitude of business partners that further increase our belief in the progress of this sector.



# Real Estate presence

- 📍 Albania
- 📍 Austria
- 📍 Kosovo
- 📍 North Macedonia
- 📍 Switzerland
- 📍 United States of America



# REAL ESTATE IN NUMBERS\*

A new philosophy in real estate, an upgrade of the actual touristic offer, new steps in the customer journey *in retail industry – all these features of our real estate are best expressed in numbers.*

COMPLETED PROJECTS	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>484,581</b>	<b>438,350,612</b>

ONGOING PROJECTS	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>1,452,123</b>	<b>1,235,923,280</b>

Commercial	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>195,196</b>	<b>133,421,293</b>

Mixed-Use	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>78,908</b>	<b>126,250,000</b>

Residential	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>210,477</b>	<b>178,679,319</b>

Hospitality	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>16,379</b>	<b>32,385,652</b>

Mixed-Use	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>617,591</b>	<b>826,179,457</b>

Residential	
Area (in m <sup>2</sup> )	Investment Value (in €)
<b>818,153</b>	<b>377,358,171</b>

ACTUALS	All projects for sale Total area of: <b>1 million m<sup>2</sup></b>	All assets Under Management Total value of: <b>950 million €</b>

\* The data and figures in this page are current as of July 31, 2023

# REAL ESTATE FOCUS

In response to a substantial surge in demand for our Real Estate products and in alignment with the prevailing market trends, BALFIN Group is embarking on a rapid yet sustainable expansion of its real estate activities.



**Expanding internationally through project-based developments**, with a specific focus on mixed-use or stand-alone projects.



**Optimizing operational efficiency in Albania** by replicating and improving our established best practices.



**Seeking an optimized ratio** between hospitality services and residential development.

# WHY WE ARE THE FIRST CHOICE OF CUSTOMERS?

## Sustainable Income

We prioritize secure and stable long-term investments for our clients, ensuring sustainable income streams. We provide comprehensive support to ensure high returns on our clients' investments.

## Sales and Post-Sale Support

We provide continuous support to clients throughout the sales process and beyond. Making investing easy and cost-effective, we handle all necessary procedures and documentation on behalf of our clients.

## Client-Oriented Approach

We present a diverse portfolio of real estate options. Our dedication to professionalism and experience ensures a personalized experience for our clients, maintaining privacy and confidentiality.

## Innovation

We focus on introducing innovative products and concepts, significantly impacting the Real Estate sector in Albania.

## Partnership

Building strong, professional relationships with clients and associates, we offer financial consultations and guarantee confidence and correctness.

## Consulting Services

We provide consulting services in every phase of project development in real estate, up to final implementation.

## Marketing Strategies Execution

Our expertise in marketing ensures effective strategies for property promotion.

**We are dedicated to excellence, innovation, and delivering exceptional service to all our clients!**

# Industry composition

## REAL ESTATE





## INVESTMENT COMPANIES

### MANE DEVELOPMENT

Mane Development has redefined luxury development with some of the most remarkable projects in Albania, e.g., Green Coast, Vala Mar Residences, and Rolling Hills Luxury Residences.

It has also developed underused zones, turning them into communities that live and breathe on their own, with public parks, recreation opportunities, education, and health institutions within their territory.



### » Features

- **Innovative Design:** the company is known for innovative and unique architectural designs in its luxury projects.
- **Sustainable Practices:** it promotes green living and reduces the ecological footprint of its projects
- **Gated Communities:** they provide added security and privacy for the residents.
- **Focus on Connectivity:** residents can easily access the transportation networks.
- **Redevelopment Expertise:** underused areas are constantly transformed into vibrant areas for living and working.





## INVESTMENT COMPANIES

### SKOPJE EAST GATE

Skopje East Gate is an impressive mixed-use development in Skopje, North Macedonia, aiming to inspire a new way of living, working, and staying. Comprising three distinct "projects," this ambitious initiative stands as the largest investment of BALFIN Group in the country. It aspires to set new standards and infuse the city of Skopje with its own unique character and a progressive vision for the future. The development includes the impressive East Gate Mall – the largest new-generation shopping mall in North Macedonia – East Gate Living which comprises 10 residential buildings, and East Gate Business, featuring 5 business blocks.



EAST GATE

#### » Features

- Skopje East Gate is a horizontal mixed-use development with three main lines of business, aiming to create sustainable, vibrant, and inclusive communities that offer convenience, access to amenities, and opportunities for social interaction.
- East Gate Living will have a gross building residential area of 201,000 m<sup>2</sup> and 1,600 residential units. More than 25,000 m<sup>2</sup> will be dedicated to green areas and recreation.
- East Gate Shopping has a gross leasable retail area of 57,000 m<sup>2</sup> and will be opened in October 2021.
- East Gate Business consists of 50,000 m<sup>2</sup> gross leasable office area that will house the most important businesses in Skopje.



## INVESTMENT COMPANIES

### BALFIN AMERICAS

Founded in 2023, Balfin Americas stands proudly as the pioneering venture of BALFIN Group on the other side of the Atlantic. Specializing in real estate development, and with a relentless focus on excellence, Balfin Americas blends innovation and expertise to craft visionary projects that inspire and transform the landscape. The company remains committed to delivering projects that leave a lasting impact on the real estate market in the Americas and beyond. Embracing a core value of sustainability, Balfin Americas ensures that its projects are not only forward-thinking but also environmentally responsible, contributing to a greener and more sustainable future for generations to come.



**BALFIN**  
Americas



### BALFIN HOLDING

Founded in 2018, Balfin Holding operates in the Austrian real estate market through its subsidiaries, TH&B Immo GmbH and PJ 137 Living GmbH. Its portfolio includes two completed residential units in Altmünster am Traunsee, as well as an approved residential project in an exclusive area in the 18th/19th district of Vienna. Properties developed by Balfin Holding are characterized by a distinct architecture and the highest standards of quality, aligning with European standards and demonstrating a strong commitment to sustainability.



**BALFIN**  
**HOLDING**





## CONSTRUCTION COMPANIES

### MANE TCI

With over 20 years of experience in the construction industry in Albania, MANE TCI is the developer behind the biggest and most prestigious residential, touristic, industrial, and commercial projects in the country, including Green Coast Resort and Residences, Vala Mar Residences, Rolling Hills Luxury Residences, Park Gate, QTU, TEG, Ambassador 1, 2, and 3. The company is renowned for its high standards, architectural innovations, and introduction of innovative concepts in the field, such as the European concept of shopping malls.



**MANETCI**

TRADE • CONSTRUCTION • INVESTMENT

#### » Features

- Qualified and trained employees, up to date with the latest innovations and technology trends.
- Quality control procedures to ensure that all construction criteria are met.
- Detailed analysis of construction costs to keep them under control during the entire workflow.
- Consultancy in the field of construction, including a complete and customized package of services.



## ASSET MANAGEMENT COMPANIES

### BALFIN ASSET MANAGEMENT

Balfin Asset Management is a distinguished leader in the management of hospitality structures, an expert in optimizing assets and maximizing operational performance, resulting in increased profitability and market value for their clients' properties. With a passion for delivering unforgettable experiences, the company has earned a reputation for blending local charm and world-class amenities, setting unprecedented standards in the hospitality industry. With a managed area of over 50,000 m2, a renting program of 225 beds and a portfolio of more than 20 different services in asset and property management, the company offers comprehensive solutions to its diverse clientele. From consulting services to residence administration, daily management, and the innovative development of recreational spaces for both children and adults, Balfin Asset Management stands out as a one-stop destination for top-tier hospitality and property management services.

Balfin Asset Management was entrusted to oversee the prestigious MGallery - Green Coast 5-star hotel in Palasa, as well as the luxurious 5-star Vlora Marriott Hotel and Vlora Marriott Branded Residences.

#### » Features

- **Comprehensive Management:** Balfin Asset Management is a reliable partner, optimizing assets and maximizing profits through a wide range of property services.
- **Expert Consulting:** From concept design to market research, Balfin Asset Management offers comprehensive consulting services, ensuring property value growth and cost reduction.
- **Innovative Recreational Spaces:** Creating engaging recreational areas for all ages, from project conception to successful implementation.



 **BALFIN**  
ASSET  
MANAGEMENT



## ASSET AND FACILITY MANAGEMENT COMPANIES

### ACREM

ACREM (Albanian Commercial Real Estate Management), founded in 2007, has firmly established itself as the foremost company in Albania specializing in real estate asset management. Known for its commitment to excellence, ACREM has successfully introduced and implemented the highest standards and best international practices in handling industrial, commercial, and residential properties. With a diverse portfolio of properties under its proficient care, ACREM presently oversees the management of two prominent shopping centers in Albania - TEG and QTU - along with residential buildings comprising apartments and villas, logistic parks, and office spaces. Backed by a large network of seasoned professionals, the company offers a comprehensive range of services dedicated to elevating property asset management to new heights.



### » Features

- Leading expertise in real estate management
- Diverse portfolio: shopping centers, residential buildings, logistic parks, and offices
- Implementation of highest international standards.
- Large network of professionals for enhanced services.





## ASSET AND FACILITY MANAGEMENT COMPANIES

### RETAIL PARK

Established in 2020, Retail Park proudly leads the way as Albania's pioneer in retail parks, bringing the successful Anglo-Saxon concept to the country. Retail Parks offers a vibrant shopping experience with a mix of retail, leisure, and dining options. Retail Park's flagship project, West Park in Korça, showcases modern facilities, ample parking, and renowned brands. With a focus on community and convenience, Retail Park plans to expand this concept to other cities in Albania, North Macedonia, and Kosovo, revolutionizing the retail landscape in the region. Customers are invited to join Retail Park on this exciting journey as it redefines shopping for everyone.



#### » Features

- **Diverse Retail Offerings:** Retail parks house a wide selection of stores from various brands and industries.
- **Ample Parking Availability:** Retail parks provide spacious parking lots for the convenience of shoppers arriving by car.
- **Proximity to Urban Centers:** Retail parks are strategically situated near urban areas, attracting a larger customer base.
- **Family-Friendly Facilities:** They offer family-oriented amenities like playgrounds, enhancing the shopping experience for families.



## SERVICES COMPANIES

### BALFIN REAL ESTATE

Founded in 2018, BALFIN Real Estate is considered a service Hub providing a complete set of solutions in the Real Estate market. With a current elite portfolio of premium properties of 900 million €, yearly revenues of 150 million €, and a considerable customer database, the company manages more than 20 residential and tourism developments in the countries where it operates. The company provides tailored solutions that meet and exceed expectations. Whether it's developing new residential complexes, iconic landmarks, or commercial spaces, the company focuses on ensuring long-term investments that enrich the lives of its clients and yield promising future returns. BALFIN Real Estate offers a comprehensive range of services to support clients throughout every phase of their real estate ventures. Additionally, the company provides expert guidance in marketing, sales, and post-sale processes, including property listing, advisory, pricing strategies, and customer relationship management. Their extensive portfolio of existing, sold-out, and upcoming projects highlights their significant presence and impact in the market, both domestically and internationally. The Company has established offices in key locations, enabling them to cater to a broader clientele and expand their operations in Albania, Kosovo, Switzerland, and North Macedonia.



#### » Features

- Diverse real estate portfolio catering to various needs.
- Customer-centric approach for personalized experiences.
- Strong regional presence and expertise across borders.



**BALFIN  
REAL  
ESTATE**



**COMPLETED REAL ESTATE**

# developments

**TIMELINE  
OF PREVIOUS  
REAL ESTATE**

# developments



Ambasador 1



TEG Shopping Mall

**|| 2009**



Ambasador 2

**|| 2012**

**|| 2005**



QTU Shopping Mall

**|| 2011**



Office building  
in Misto Mame

**|| 2015**



Tirana Logistic Park

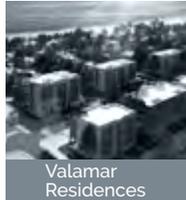


Ambasador 3



Agrocon

## || 2016



Valamar Residences



LUV & Lee Residence

## || 2018



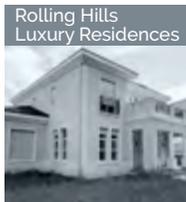
West Park Korça



Green Coast (1<sup>st</sup> phase)

## || 2021

## || 2017

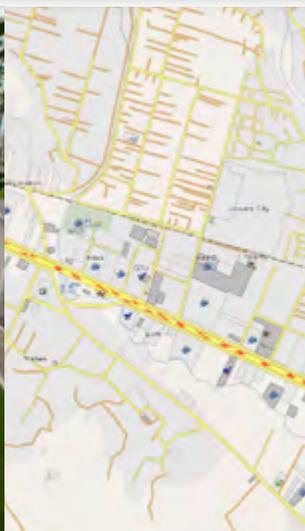


Rolling Hills  
Luxury Residences

## || 2019



Park Gate



Project Name  
**Univers Shopping  
Mall (QTU)**

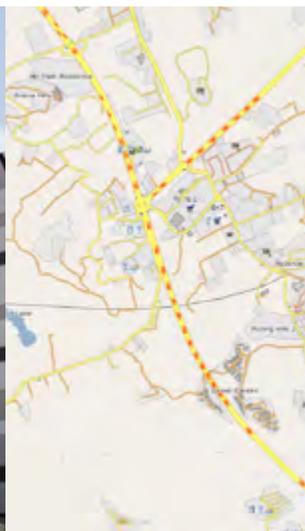
Area (m<sup>2</sup>)  
**56,040**

Investment Value (in €)  
**35,883,590**

Location  
**Tirana**

Typology  
**Commercial**

Status  
**Completed**



Project Name  
**Tirana East Gate  
Shopping Mall (TEG)**

Area (m<sup>2</sup>)  
**112,196**

Investment Value (in €)  
**83,447,477**

Location  
**Tirana**

Typology  
**Commercial**

Status  
**Completed**



Project Name  
**Ambassador 3**

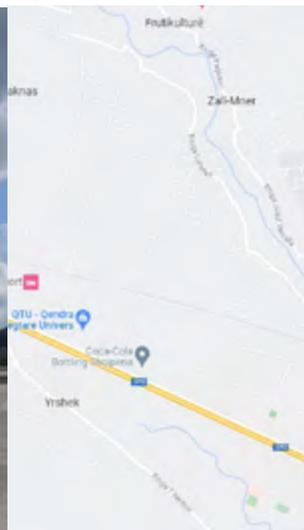
Area (m<sup>2</sup>)  
**34,862**

Investment Value (in €)  
**23,269,800**

Location  
**Tirana**

Typology  
**Residential**

Status  
**Completed**



Project Name  
**Tirana Logistic Park**

Area (m<sup>2</sup>)  
**15,929**

Investment Value (in €)  
**7,439,444**

Location  
**Tirana**

Typology  
**Commercial**

Status  
**Completed**



Project Name  
**Rolling Hills**

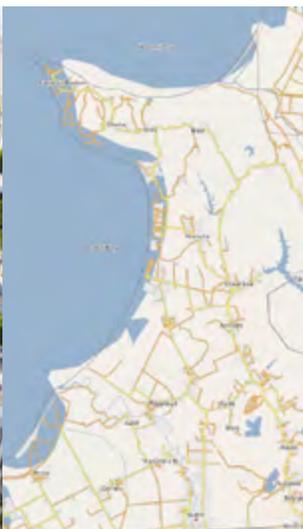
Area (m<sup>2</sup>)  
**97,880**

Investment Value (in €)  
**99,564,903**

Location  
**Tirana**

Typology  
**Residential**

Status  
**Completed**



Project Name  
**Valamar Residences**

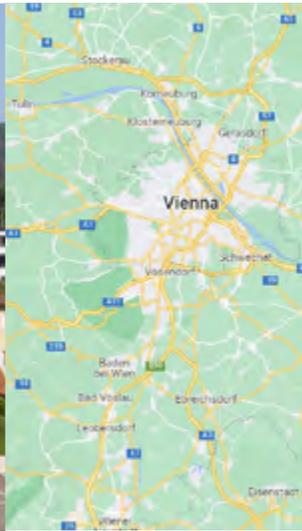
Area (m<sup>2</sup>)  
**12,238**

Investment Value (in €)  
**6,834,455**

Location  
**Hamallaj, Durrës**

Typology  
**Residential**

Status  
**Completed**



Project Name  
**LUV & Lee**

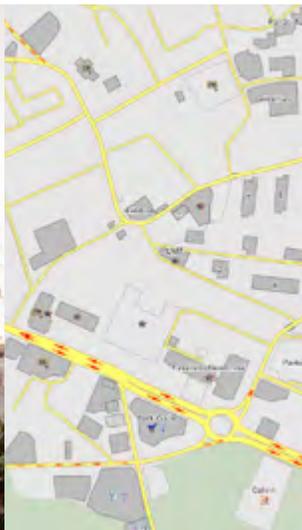
Area (m<sup>2</sup>)  
**11.4 million €**

Investment Value  
**18,322**

Location  
**Vienna, Austria**

Typology  
**Residential**

Status  
**Completed**



Project Name  
**Park Gate**

Area (m<sup>2</sup>)  
**18,322**

Investment Value (in €)  
**11,442,500**

Location  
**Tirana**

Typology  
**Residential**

Status  
**Completed**



Project Name  
**West Park**

Location  
**Korça**

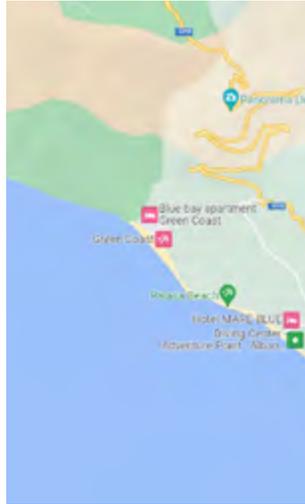
Area (m<sup>2</sup>)  
**5,429**

Typology  
**Commercial**

Investment Value (in €)  
**3,118,567**

Status  
**Completed**





Project Name  
**Green Coast  
(1<sup>st</sup> phase)**

Location  
**Palasa, Vlorë**

Area (m<sup>2</sup>)  
**78,908**

Typology  
**Mixed Use**

Investment Value (in €)  
**126,250,000**

Status  
**Completed**

Green Coast is strategically located in the Ionian coastline, on one of the most beautiful beaches of the Albanian Riviera: Palasa beach. It is the BALFIN's largest investment in the tourism sector and it offers a premium residence with several villas for sale & rent, a beachfront promenade with a variety of services units and a soon to come MGallery hotel, part of Accor International hotel chain.

» Project concept

- Premium residences with villas for sales & rent
- Beachfront promenade with services units
- 1 hotel of an international brand

ONGOING REAL ESTATE

developments

# Green Coast (2<sup>nd</sup> phase)

The second phase of the project comes as a symbol of modernity, dynamism, relaxation, and proximity to nature. As one of BALFIN Group's most significant investments, Green Coast is designed as a new space, offering more opportunities, where there is room to explore and enjoy. Not only different types of villas and apartments, but also a variety of services such as 5-star hotels, restaurants, shops, bars, supermarkets, health center, gym, sports center with pools, entertainment area for children, a dedicated beach, and a central square will be built to turn Green Coast into a unique destination on the Albanian Riviera.

Project Name

**Green Coast**  
(2<sup>nd</sup> phase)

Location

**Palasa, Vlorë**

Area (m<sup>2</sup>)

**310,248**

Investment Value (in €)

**448,022,746**

Typology

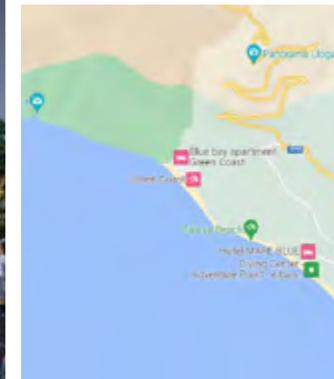
**Mixed Use**

Status

**Ongoing**

» Project concept

- Premium residences with villas for sales & rent
- Beachfront promenade with services units
- 1 hotel of an international brand



# Green Coast MGallery Hotel

Located in the promenade of Green Coast, the hotel is part of Accor international hotel chain operating under the MGallery brand.

Project Name  
**Green Coast  
MGallery Hotel**

Location  
**Palasa**

Area (m<sup>2</sup>)  
**16,379**

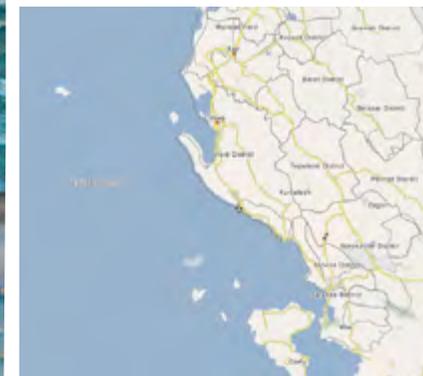
Investment Value (in €)  
**32,385,652**

Typology  
**Hotel**

Status  
**Ongoing**

» Project concept

- Boutique hotel
- 118 rooms
- 5 floors



# Vlora Marina

Vlora Marina is one of the most challenging projects of BALFIN Group, as it aims at making the city of Vlora a worthy addition of international routes of luxury yachts and a direct competitor of established regional marinas. It features a world class marina, a promenade of commercial units, international 5star hotels, and premium seaview apartments.

Project Name  
**Vlora Marina**

Location  
**Vlora**

Area (m<sup>2</sup>)  
**269,289**

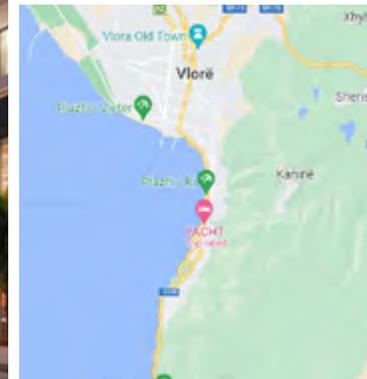
Investment Value (in €)  
**336,297,311**

Typology  
**Mixed Use**

Status  
**Ongoing**

» Project concept

- Gated residence with apartments for sales & rent
- International 5\* hotel with 250 rooms
- Connection with the existing Green Coast, Vlora Airport and the beachfront promenade with services units



# Skopje East Gate

Skopje East Gate is the first mixed-use development project in North Macedonia that incorporates a shopping and entertainment centre, residential complex and office park. Its aim is to raise the living and business standards and bring new energy in the heart of Skopje by introducing a new lifestyle concept.

Project Name

**Skopje East Gate**

Location

**Skopje**

Area (m<sup>2</sup>)

**463,475**

Investment Value (in €)

**283,000,000**

Typology

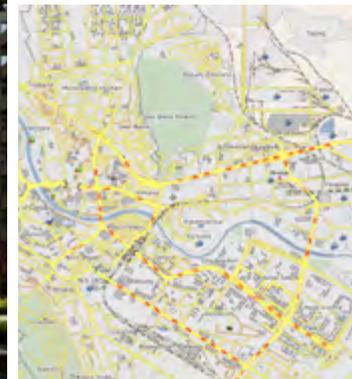
**Mixed Use**

Status

**Ongoing**

» Project concept

- Shopping mall
- Residential units
- Business area



# Rolling Hills Liqeni

The development is going to be located in the lake of Farke, in the middle of the peaceful greenery of the area but very close to the capital center.

Project Name  
**Rolling Hills  
Liqeni**

Location  
**Tirana**

Area (m<sup>2</sup>)  
**113,783**

Investment Value (in €)  
**175,647,547**

Typology  
**Residential**

Status  
**Ongoing**

» Project concept

- Gated residence with villas for sales & rent
- Central plaza with a variety of services units



# Univers City

Located close to Univers shopping mall, the residence features apartments at very convenient prices, a public school, largest in-residence sports field and a variety of services units.

Project Name  
**Univers City**

Location  
**Tirana**

Area (m<sup>2</sup>)  
**444,000**

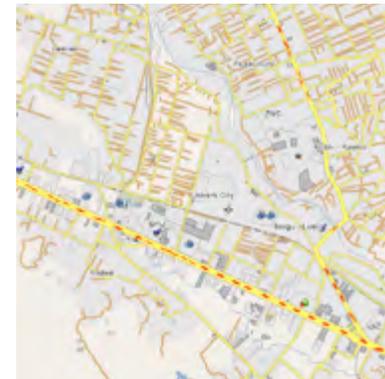
Investment Value (in €)  
**135,996,123**

Typology  
**Residential**

Status  
**Ongoing**

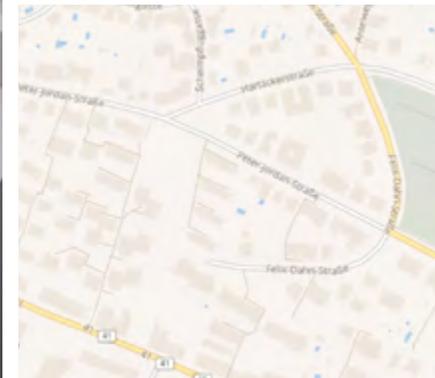
» Project concept

- Gated residence with apartments for sales
- Services units
- Public school and sports fields



# PJ 137 Living

The building is located in the 18th and 19th district of Vienna, Austria and it features apartments for sales.



Project Name  
**PJ 137 Living**

Location  
**Vienna**

Area (m<sup>2</sup>)  
**2,011**

Investment Value (in €)  
**8,533,258**

Typology  
**Residential**

Status  
**Ongoing**

» Project concept

- Gated residence with apartments for sale



# Rolling Hills 2

Rolling Hills 2-Luxury Residences is a continuation of the prestigious project of the same name. Comfort and privacy are keywords of a selected community located in the green hills of Lundra.

Project Name  
**Rolling Hills 2**

Location  
**Tirana**

Area (m<sup>2</sup>)  
**12,777**

Investment Value (in €)  
**13,726,455**

Typology  
**Residential**

Status  
**Ongoing**

» Project concept

- Gated residence with Luxury villas



# Belvedere Korça

It consist of premium villas for sales and rent. The project is located at the heart of Korça, next to the hill park and features wonderful views of the city.

Project Name  
**Belvedere  
Korça**

Location  
**Korça**

Area (m<sup>2</sup>)  
**23,045**

Investment Value (in €)  
**10,731,560**

Typology  
**Residential**

Status  
**Ongoing**

» Project concept

- Gated residence with villas for sales & rent



# Collina Verde

Collina Verde is a new villa complex elegant and stylish, where architecture interacts perfectly with the natural beauties around. This mansion offers a unique living experience to its residents.

Project Name

**Collina Verde**

Location

**Tirana**

Area (m<sup>2</sup>)

**23,913**

Investment Value (in €)

**30,128,487**

Typology

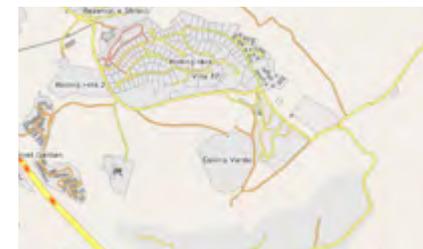
**Residential**

Status

**Ongoing**

» Project concept

- Gated residence with Luxury villas





# Urban Limit

Urban Limit is a multifunctional building and a unique architectural opera. With contemporary infrastructure and elegant design, this project is a meeting point of nature and urban development of the city. This project is an integral part of the urban renewal development of the area near the "Air Albania" Stadium.

Project Name  
**Urban Limit**

Location  
**Tiranë**

Area (m<sup>2</sup>)  
**38,054**

Investment Value (in €)  
**41,859,400**

Typology  
**Mixed Use**

Status  
**Ongoing**

» Project concept

- Shopping mall
- Residential units
- Business area





# OUR people

Real estate companies of BALFIN Group employ over 400 qualified professionals that manage a complete range of operations, starting with planning and development, construction, finance, consulting, marketing, and including sale and post-sale support. Training opportunities and best practices of international partners help these employees advance their career, as well as make their individual contribution to the organization's

goal of offering innovations in real estate and tourism.

This workforce is part of an organization that applies the highest standards of ethics and business. Occupational health and safety principles lay at the core of all operations, so that a safe working environment for all staff is provided.



DIRECT  
EMPLOYEES

427



# sustainability

Preserving natural resources is a key feature of all projects undertaken by BALFIN Group, regardless of whether it is a residential facility, shopping mall, touristic residence, commercial building or an industrial space.

Touristic residences are in harmony with the historical heritage of their surrounding area. Water preservation and plants transplantation is perfectly applied initially in Green Coast. Shopping malls use natural lighting and ventilation; at the same time all their paper waste is responsibly managed. Solar panels are covering increasingly more of their electricity needs. High construction parameters ensure that buildings are energy efficient.

The path is already set and all ongoing projects of BALFIN Group real estate will become perfect examples of sustainable development.

# partners

Each company has established relations with reputable partners, be they business partnerships with world leaders in their fields, such as Accor, Marriott, Lindner, Schindler, financial institutions such as the International Finance Corporation, European Bank for Reconstruction and Development, Raiffeisen Bank, Intesa Sanpaolo Bank, Komercijalna Bank, Stopanska Banka AD-Skopje, or corporate responsibility initiatives with national and international organizations.





## Real Estate Industry

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