



REAL ESTATE

INDUSTRY BROCHURE **2026**





Copyright © 2026 by BALFIN Group

All rights reserved. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of BALFIN Group.



**INTERNATIONAL
STANDARDS,**

**LOCAL
EXPERTISE.**



TABLE OF CONTENTS

About BAI FIN Group

Real Estate Sector

Our Presence

Real Estate in numbers

Real Estates industry focus

Why choose our real estate investments

Real estate industry composition

Completed real estate developments

On-Going real estate developments

Our people

Sustainability

Main partners

ABOUT THE GROUP



BALFIN Group is one of the most successful investment groups in the Western Balkans. Established in 1993 in Vienna by Samir Mane, the Group today operates across Austria, Albania, Kosovo, Bosnia and Herzegovina, Croatia, North Macedonia, Switzerland, Montenegro, the Netherlands, Canada, and the United States of America.

The Group's diversified investment portfolio spans multiple sectors, including banking, real estate development, wholesale and retail, asset management, tourism, energy, logistics, education, and entertainment.

With a workforce of approximately 5,500 professionals, BALFIN Group's sustained success over more than three decades is driven by the dedication and passion of its people. As a trusted partner, BALFIN conducts business across a broad spectrum of industries on an international scale. The Group is committed to upholding the highest standards of business and ethics, maintaining strong financial stability, leveraging exceptional human capital, and prioritizing innovation.

Since 2023, the Group's social initiatives have been unified under Mane Foundation, further strengthening its commitment to community empowerment and social impact.

FACTS & FIGURES



SCALE AND PRESENCE

12 Countries with international operations

9 Industries spanning diverse sectors

+270 Points of Sale within our retail and service network

+ 80.000 Customers served Daily



PERFORMANCE AND INVESTMENTS

€985 million in capital investments

€2.8 billion in group assets

€87.8 million total tax contribution in 2024



OUR PEOPLE

5,500 Employees directly engaged

10,000+ Indirect Jobs supported via subcontractors

60% of Employees are Women

70% of Leadership Roles are held by women



SOCIAL RESPONSIBILITY AND IMPACT

€800,000 allocated to social projects in 2024

42,000 beneficiaries from social projects in 2024

43 projects implemented across the region in 2024



REAL ESTATE

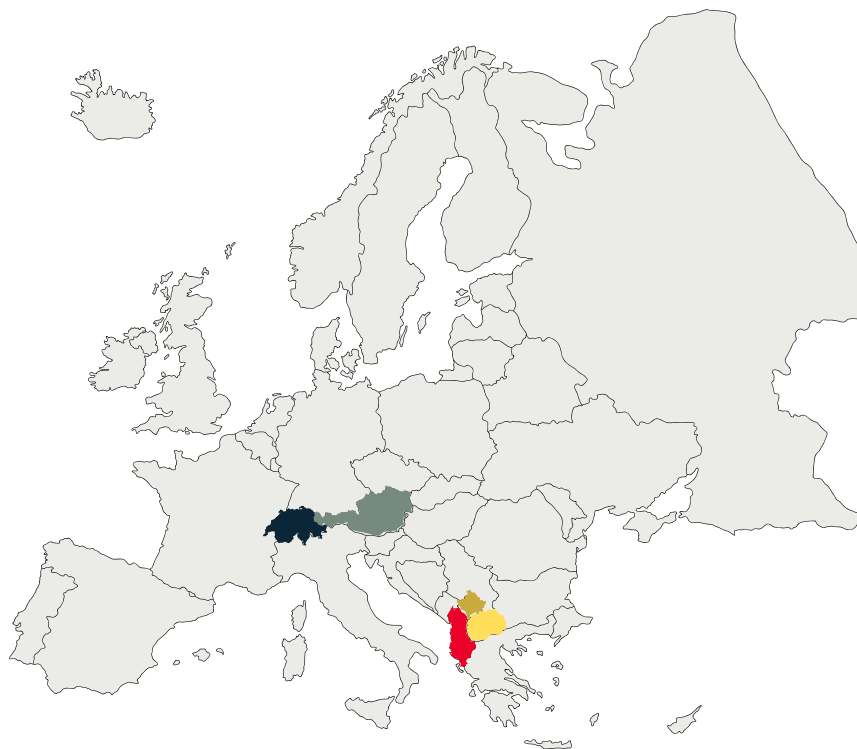


Innovating the property experience across markets

BALFIN Group is a recognized leader in real estate development, management, and services, delivering high-quality projects across multiple sectors and markets. With a strong foundation in Albania and North Macedonia, and expanding presence in Austria, Switzerland, the United States, and Canada, the Group drives urban transformation through residential, commercial, mixed-use, hospitality, and tourism projects.

From landmark destinations like Skopje East Gate and Green Coast Resort to international ventures such as Balfin Americas and Balfin Canada, BALFIN Group combines innovation, architectural excellence, and sustainability to shape vibrant communities. Through its construction and real estate services companies, the Group ensures full lifecycle expertise, from development to post-sale management, reinforcing its leadership and expanding its vision across regions and continents.

REAL ESTATE *presence*



PRESENCE IN EUROPE

Austria
Albania
North Macedonia
Switzerland
Kosovo



PRESENCE IN NORTH AMERICA

United States of America
Canada

REAL ESTATE *in numbers*

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

Completed Projects

Area (m ²)		628,313		Investment Value (in €)		565,809,680	
COMMERCIAL		MIXED-USE		RESIDENTIAL		HOSPITALITY	
Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)
349,767	233,403,495	91,146	133,084,455	171,022	156,377,198	16,378	42,944,532

Ongoing Projects

Area (m ²)		1,750,903		Investment Value (in €)		2,328,436,394	
MIXED-USE		RESIDENTIAL					
Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)
1,015,714	1,593,757,134	735,189	734,679,260				

New Developments

Area (m ²)		4,656,546		Investment Value (in €)		7,348,709,279	
RESIDENTIAL		COMMERCIAL		MIXED-USE		HOSPITALITY	
Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)
201,187	205,360,886	159,249	122,139,588	4,281,510	6,938,208,805	14,600	83,000,000

REAL ESTATE *industry 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.



our strategy approach

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

Seeking an optimized ratio between hospitality services and residential development.

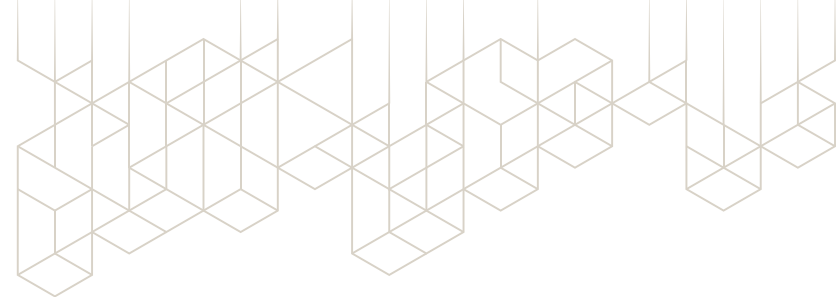
Expanding internationally through project-based developments, with a dedicated focus on mixed-use and stand-alone projects.

why choose our real estate investments?



- **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. By 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 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 our markets.
- **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 the effective promotion of properties.

RELATED INDUSTRIES *compositons*



REAL ESTATE

Investment Companies



Construction Companies



Real Estate Services



ASSET MANAGEMENT

Management Companies



Integrated Retail Destinations





Real Estate Activities



BALFIN CONSTRUCTION

With over two decades of expertise, Balfin Construction is one of Albania's leading forces in modern construction, having delivered high-quality residential, commercial, industrial, and touristic projects. The company is recognized for managing projects of varying complexity, combining functionality, innovation, and architectural excellence. Completed signature projects such as Green Coast, Vala Mar Residences, Rolling Hills Luxury Residences, QTU, and TEG showcase the company's commitment to quality.

www.balfinconstruction.al

FEATURES

- **Qualified and trained employees** – always up to date with the latest innovations and technology trends.
- **Quality control procedures** – ensuring that all construction criteria and standards are met.
- **Detailed cost analysis** – keeping construction costs under control throughout the entire workflow.
- **Comprehensive consultancy** – offering complete and customized packages of services in the field of construction.



BALFIN DEVELOPMENT

Balfin Development began its journey in 2002 as Mane TCI (Trade, Construction, Investment) and evolved in 2022 into an investment company that develops and manages some of the most prestigious residential, tourism, industrial, and commercial real estate projects across Albania. It has set new market standards by significantly enhancing community lifestyles through projects such as Green Coast Resort & Residences, Vala Mar Residences, Rolling Hills Luxury Residences, Vlora Marina, Unvers City, and more. Balfin Development also revitalizes underused areas, transforming them into self-sustaining communities with public parks, recreational spaces, and educational facilities. Our company goes beyond construction, crafting sustainable, elevated lifestyles, and reshaping the perception of urban living.

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 transportation networks.
- **Redevelopment Expertise:** Underused areas are constantly transformed into vibrant areas for living and working.



GREEN COAST

Green Coast is an investing company dedicated to developing and managing premium tourism and residential assets along Albania's Ionian Riviera. As a key player in the region's upscale real estate and hospitality landscape, Green Coast champions visionary development with long-term value creation, offering discerning investors and residents a unique blend of natural beauty, architectural excellence, and high-end services.



The company's flagship destination includes exclusive villas, a vibrant beachfront promenade, Galeria by TEG, and Albania's first Blue Flag-certified beach, setting a new benchmark for coastal living in the region. Continuing its growth trajectory, Green Coast has expanded its portfolio with the introduction of the Green Coast Hotel – MGallery Collection by Accor, complemented by a curated selection of dining, wellness, and entertainment experiences.

www.greencoast.al



FEATURES

- **Luxurious Accommodations and Hotels;** Premium villas and apartments available for sale and rent, and home to seven 5-star hotels.
- **Extensive Shopping and Dining Options;** Over 100 shops and restaurants ensure a blend of modern and cultural shopping and dining opportunities.
- **Comprehensive Recreational Facilities;** pools, water sports, an 800 m² fitness club, running tracks, hiking trails, kids' playgrounds, and beach clubs.
- **Commitment to Sustainability and Environment;** 70,000 m² of green corridors, 15 natural water basins, a water recycling system, and a Blue Flag beach.



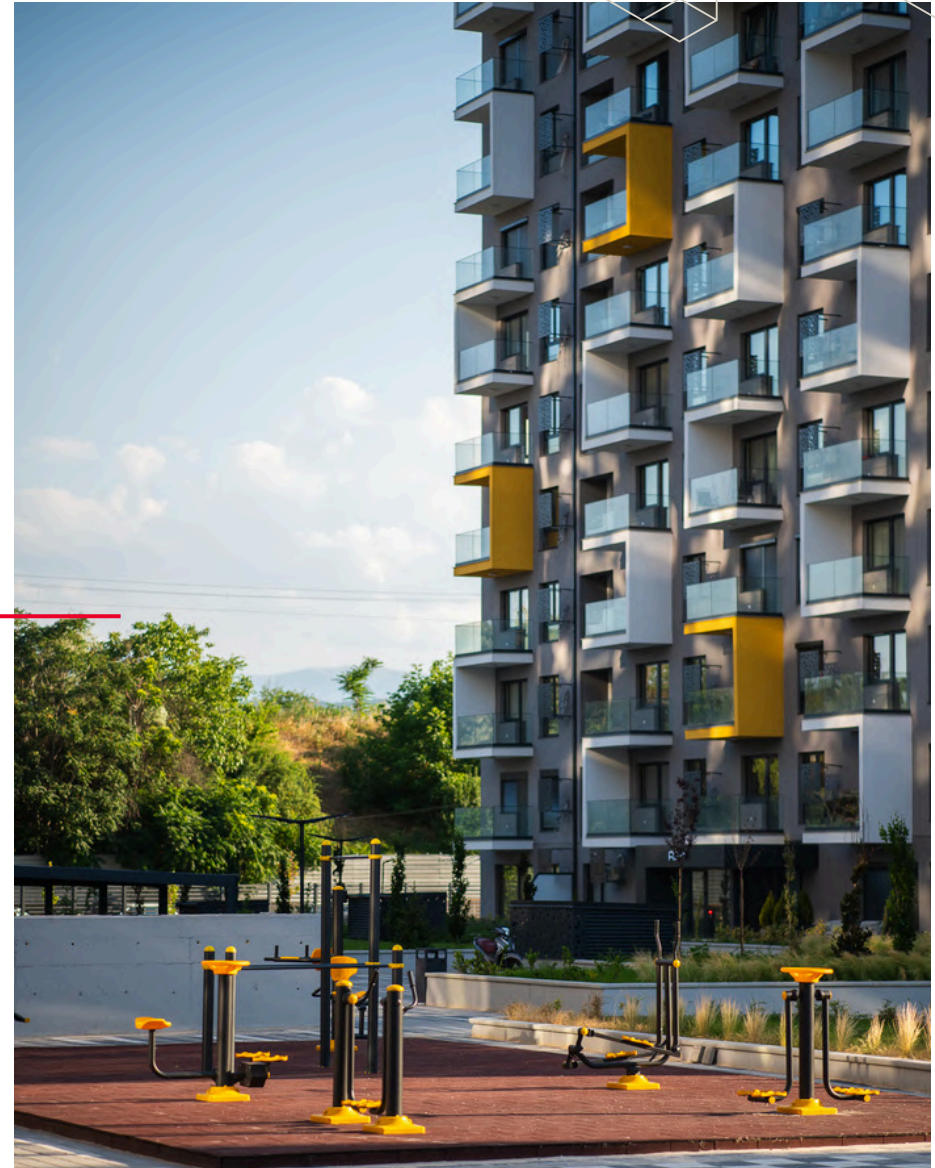
SKOPJE EAST GATE

Skopje East Gate is the visionary company behind North Macedonia's first integrated mixed-use project, Skopje East Gate. Combining East Gate Mall, East Gate Living residential complex, and East Gate Business offices, the development delivers a 360-degree urban lifestyle. The project transforms the heart of Skopje with modern retail, residential, and business spaces, reflecting BALFIN Group's commitment to shaping vibrant, future-ready city environments across the Western Balkans.

www.eastgate.mk

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 m² and 1,600 residential units**. More than 25,000 m² will be dedicated to green areas and recreation.
- East Gate Shopping has a **gross leasable retail area of 57,000 m²** and will be opened in October 2021.
- East Gate Business consists of a **50,000 m² gross leasable office area** that will house the most important businesses in Skopje.





BALFIN AMERICAS

Founded in 2023, Balfin Americas is making significant strides in the U.S. real estate market through strategic investments. The company's portfolio includes 4 key projects, including a prestigious commercial property in New Jersey, along with several impactful developments focused on sustainability and community growth. These projects prioritize affordable housing, local economic development, and high-quality living spaces. With a commitment to thoughtful design and community-oriented planning, Balfin Americas aims to drive long-term value and contribute to the revitalization of key urban neighborhoods.

www.balfinamericas.com



BALFIN AMERICAS

Balfin Canada marks BALFIN Group's strategic entry into the Canadian real estate market by delivering high-quality residential solutions tailored to local needs. Upholding its core values of innovation, quality, and sustainable growth, the company is making its mark with its first project in Vancouver and a second development underway in Langley City. In collaboration with experienced local developers, Balfin Canada reflects the Group's commitment to excellence and long-term value creation, reinforcing its vision to grow and strengthen its presence in North America.





BALFIN AUSTRIA

Founded in 2018, Balfin Austria focuses on real estate investments that combine distinctive architectural design with the highest quality standards. Operating through its subsidiaries, Balfin Austria has developed six projects, each aligned with European sustainability benchmarks, embodying BALFIN Group's commitment to innovation, responsibility, and excellence at the heart of Europe.

www.balfin.at





BALFIN REAL ESTATE

Founded in 2018, Balfin Real Estate is a leading provider of integrated real estate services, supporting clients across the full property lifecycle. With a portfolio of 25 managed projects and an elite portfolio of premium properties valued at €1.3 billion, the company has achieved an impressive annual sell-out of approximately €170 million in 2024. Balfin Real Estate delivers comprehensive solutions in sales, marketing, property advisory, and customer relationship management, ensuring excellence at every stage of the process. Operating in Albania, Kosovo, North Macedonia, Switzerland, Austria, and soon expanding to the United States, the company is rapidly extending its international footprint. With 37 partnerships with international agencies, Balfin Real Estate combines global expertise with a strong focus on innovation, client satisfaction, and long-term value creation.

● www.balfinrealestate.com

FEATURES

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



Asset Management Activities

BALFIN Group is a regional leader in asset management, delivering high-performance solutions across retail, commercial, and hospitality sectors. Through its specialized companies, ACREM, Retail Park, and Balfin Asset Management, the Group manages a diversified portfolio of shopping centers, retail parks, residential spaces, and hospitality assets. With a focus on operational excellence, tenant experience, and sustainable innovation, BALFIN Group sets new standards for property management and value creation. Its flagship projects, including TEG, QTU, East Gate Mall, Galeria by TEG, West Park, and La Vista, are benchmarks of experience-led retail and integrated commercial environments in the Western Balkans.



ACREM



Established in 2007, ACREM is Albania's leading real estate and commercial asset management company. Introducing international standards to the local market, ACREM manages premier shopping centers like TEG and QTU as well as residential properties, logistics parks, and office spaces. With a strong team of experienced professionals, ACREM provides a full range of services, enhancing operational efficiency, customer experience, and asset value across its diverse portfolio.

www.acrem.al

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.

WestPark

WEST PARK

West Park, established in 2020, is Albania's pioneer in the retail parks sector, introducing the innovative “big box” shopping concept, by offering a lively shopping experience featuring multiple retailers, entertainment, and dining options, all within modern facilities and convenient parking. Its first location in Korça set a new standard for retail in the region, delivering not just convenience but a vibrant and engaging customer experience. Building on this success, West Park is actively expanding to new cities across Albania and North Macedonia, aiming to reshape the regional retail landscape through innovation. Our focus on sustainability and eco-friendly solutions ensures that we not only meet customer need, but also contribute to a better future shopping experience.

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.





BALFIN ASSET MANAGEMENT & HOSPITALITY

Founded in 2019, Balfin Asset Management & Hospitality goes beyond traditional mixed use management by shaping and operating high-end destinations with a strong tourism and lifestyle focus. It integrates asset management, operations, and destination development to drive long-term value and a fulfilling guest experience. The company oversees over 50,000 m² of hospitality and commercial spaces, delivering more than 20 tailored services, including strategic consulting on mix use development, operations leadership, and commercial concept development. Flagship projects include Galeria by TEG, La Vista, Green Coast, Green Coast Promenade, and Vala Mar Coastline.

FEATURES

- **Comprehensive Management:** 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:** Excels in creating engaging recreational areas for all ages, from project conception to successful implementation.

QTU – UNIVERSE SHOPPING CENTER

Opened in 2005, QTU is Albania's first shopping center and a milestone in the country's retail evolution. With a modern interior design and a wide range of offerings – from fashion and electronics to dining and entertainment – QTU redefined the shopping experience for Albanian consumers. It hosts popular brands like Neptun, Jumbo, and SPAR Hypermarket, catering to every family need under one roof. QTU spans 29,000 m² of Gross Leasable Area (GLA) and welcomes over 7.1 million visitors annually.

www.qtu.al

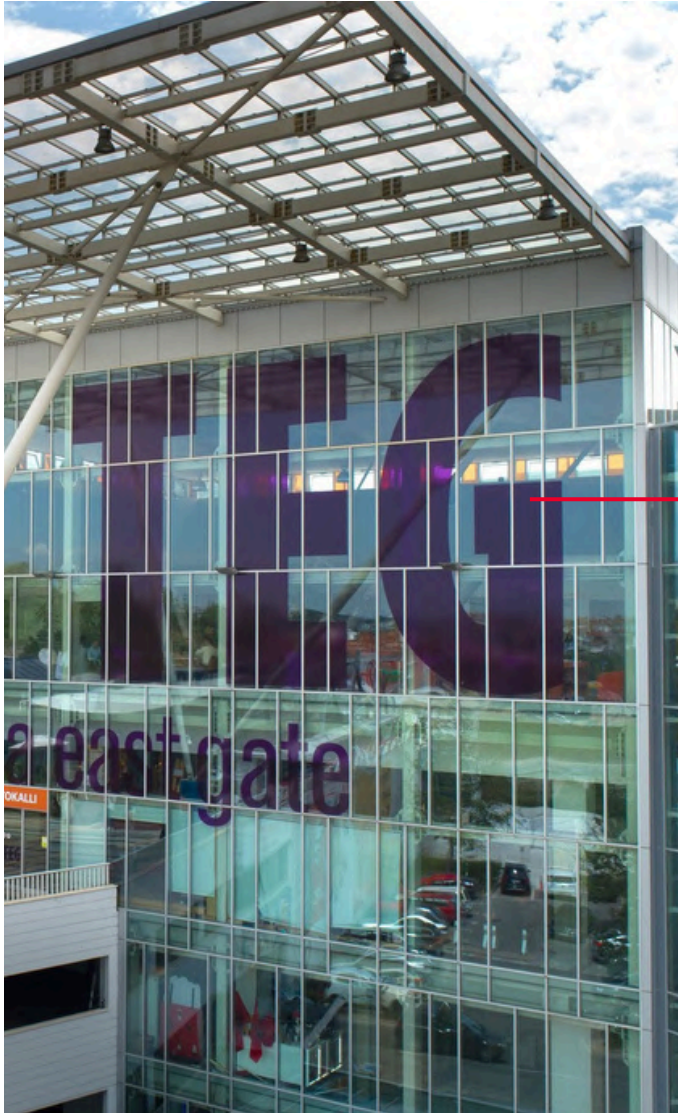
QTU
E GJITHA RRETH TEJE



FEATURES

- **Modern Interior Design:** A contemporary interior that enhances the shopping experience with stylish aesthetics and comfortable amenities.
- **Diverse Retail Options:** Wide range of business units, including a cinema, clothing stores for all ages, popular electronics and home appliances
- **Food and Beverage Variety:** Multiple dining options, including several coffee shops and fast-food chains, catering to various tastes and preferences.
- **Family Destination:** As a multidimensional center it attracts a substantial number of visitors, reflecting its popularity as a family destination

INTEGRATED RETAIL DESTINATIONS



TEG
Be happy!

TEG – TIRANA EAST GATE

TEG is the largest and most diverse shopping destination in Albania, offering exclusive brands, entertainment areas, restaurants, and cafés, all in an eco-friendly architectural design utilizing natural light and solar energy. A benchmark for modern retail experiences, TEG combines shopping, leisure, and gastronomy to provide maximum comfort for visitors. It features a Gross Leasable Area of 56,000 m² and attracts more than 10.5 million visitors annually.

www.teg.al

FEATURES

- Diverse Service and Product Offerings: Wide variety of services and products, including the introduction of exclusive brands.
- Entertainment and Dining Options: Numerous entertainment areas, providing a comprehensive and enjoyable shopping and leisure experience for visitors.
- Environmentally Friendly Architecture: Eco-friendly architecture that utilizes natural light, air flow and solar energy.
- Large Gross Leasable Area and High Foot Traffic: Major commercial hub for retailers attracting a large number of shoppers annually.



EAST GATE MALL

East Gate Mall is the new urban center of Skopje and the third shopping mall of BALFIN Group. It offers the largest commercial spaces and is the only fifth generation shopping center in the region.

East Gate Mall stands out for its great dimensions, with 5 floors, a total area of about 160,000 m², and 2,000 parking spaces. Its 220 stores present a choice of over 600 brands, 40 of which are introduced for the first time in the country. The Gross Leasable Area is 57,000 m², and it is visited by 8 million visitors annually

www.acrem.al



FEATURES

- **New Urban Center:** East Gate Mall is the new urban center of Skopje.
- **Third Shopping Mall of BALFIN Group:** It is the third shopping mall developed by the BALFIN Group.
- **Largest Commercial Spaces:** The mall offers the largest commercial spaces in the region.
- **Fifth Generation Shopping Center:** East Gate Mall is the only fifth generation shopping center in the region.

INTEGRATED RETAIL COMPANIES DESTINATIONS



WEST PARK

WestPark

West Park in Korça is a flagship project showcasing a unique commercial facility featuring well-known brands and inviting public areas. Officially opened on August 2020, it marks the first investment of its kind in BALFIN Group's portfolio in Albania. The selected brands have been carefully chosen to meet the daily lifestyle needs of consumers, offering products across key sectors such as food, toys, electronics, fashion, and home interior. Strategically located to stimulate regional development, West Park covers a Gross Leasable Area of 5,500 m², serving as both a shopping destination and a catalyst for community revitalization.

www.acrem.al

GALERIA BY TEG

The first and only shopping center in the Albanian Riviera, Galeria by TEG is a must-visit destination for all tourists along the southern coast. Located within Green Coast Resort, it offers a curated selection of mid to high-end fashion, and dining brands. Conceived as a leisure hub that blends global retail with local culture, Galeria by TEG spans 5,015 m² and is designed to enhance the Mediterranean lifestyle of the Albanian Riviera.

GALERIA
by TEG



LA VISTA

LA VISTA
GREEN COAST

The first and only lifestyle center in the Albanian Riviera, La Vista is a unique commercial and leisure destination within Green Coast Resort, blending retail, dining, and entertainment into a modern Mediterranean oasis. Spread over 17,717 m² across two levels, La Vista hosts 17 commercial and service units, offering restaurants, cafés, shops, clubs, and recreation areas. Designed to elevate the resort experience, it also provides 362 parking spaces to accommodate both residents and visitors.

COMPLETED PROJECTS

Area (m ²)		628,313		Investment Value (in €)		565,809680	
COMMERCIAL		MIXED-USE		RESIDENTIAL		HOSPITALITY	
Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)
349,767	233,403,495	91,146	133,084,455	171,022	156,377,198	16,378	42,944,532

TIMELINE of completed projects

2009

TEG Shopping Mall

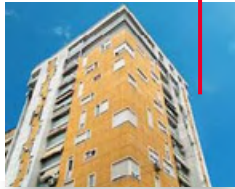


2005

QTU Shopping Mall



Ambasador 1



2011

Business Building



2012

Ambasador 2



2015

Tirana Logistic Park



Ambasador 3



2016

Agrocon



2018

Valamar Residences

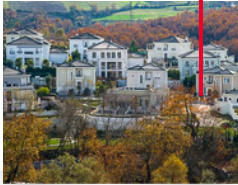


Luv & Lee Residence



2017

Rolling Hills Luxury Residences



2019

Park Gate residence



2021

West Park Korça



Green Coast (1st Phase)



East Gate Mall



2025

East Gate Living



2023

Green Hill Suites



Green Coast Hotel - MGallery Collection



QTU Qendra Tregtare Univers



QTU is the first shopping center in Albania, and it set off a major turning point in the retail system of the country, by revolutionizing the way Albanians shop. It features a modern interior design, many business units that cater to the needs of all family and it is visited by 7.1 million people annually



Area(m²) ————— **56,040**

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

Location ————— **Tirana**

Typology ————— **Commercial**

Status ————— **Completed**

TEG Tirana East Gate



TEG is the largest shopping center in Albania, easily differentiated by the diversity of services and products, the introduction of exclusive brands, entertainment areas, restaurants, coffee shops and maximum comfort for customers. Its architecture is friendly to the environment and it is visited by 9.6 million people annually.



Area(m²) ————— **112,196**

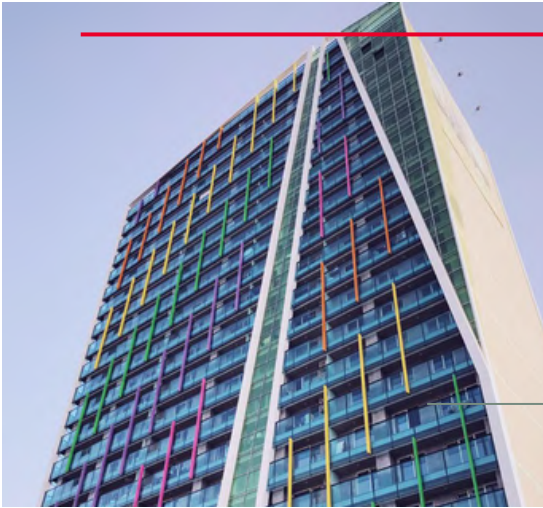
Investment Value (in €) ————— **83,447,477**

Location ————— **Tirana**

Typology ————— **Commercial**

Status ————— **Completed**

AMBASADOR 3



A residential building like no other in Albania. Positioned close to the center of Tirana and the Main Park of the city, the project is designed to offer many facilities and a different way of living. The project includes 4 underground parking floors, space for commercial activities, 2 office floors, and 20 residential floors.

Area(m²) ———— ◦ **34,862**

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

Location ———— ◦ **Tirana**

Typology ———— ◦ **Residential**

Status ———— ◦ **Completed**

TIRANA LOGISTIC PARK



Tirana Logistic Park (TLP) is the biggest project in the field of logistics in Albania and one of the most modern in the Western Balkans. Tirana Logistic Park is intended to serve businesses operating in Albania and those operating in Kosovo, Macedonia, Montenegro and wider in the region.

Area(m²) ———— ◦ **15,929**

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

Location ———— ◦ **Tirana**

Typology ———— ◦ **Commercial**

Status ———— ◦ **Completed**

GREEN SUITES RESIDENCES



PJ 137 Living is a residential project developed by Balfin Austria. One of the latest projects comprises a residential building in Vienna, between the Döbling and Währing districts. It is an investment of approximately €8.5 million.

Area(m²) 2,011

Location Vienna

Investment Value (in €) 8,533,258

Typology Residential

Status Completed

WEST PARK KORÇA



At West Park in Korça, selected brands are carefully handpicked to meet the basic consumer's daily life requirements. The location of West Park is strategically chosen to establish the basis for the re-qualification of the entire area, so that the project itself becomes a catalyst for the development of Korça's district.

Area(m²) 5,429

Location Korça

Investment Value (in €) 3,118,567

Typology Commercial

Status Completed

EGM East Gate Mall



East Gate Mall in Skopje covers 160,000 m² with 220 stores and more than 600 brands, including 40 new entries for North Macedonia. It features five retail and entertainment levels, 2,000 parking spaces, a 57,000 m² leasable area, and attracts 8 million visitors annually.



Area(m²) ————— ◦ **160,000**

Investment Value (in €) ————— ◦ **103,100,769**

Location ————— ◦ **Skopje**

Typology ————— ◦ **Commercial**

Status ————— ◦ **Completed**

PARK GATE



Park Gate, designed in a modern urban style, is a multifunctional development offering a healthy lifestyle near the Artificial Lake Park and the center of Tirana. Its strategic location, varied structures of 7 to 13 floors, and select community provide premium living and business opportunities

Area(m²) 18,322

Location Tirana

Investment Value (in €) 11,442,500

Typology Residential

Status Completed

ROLLING HILLS



Located in Farka, Rolling Hills Luxury Residences is Albania's first exclusive villa complex, a €133 million investment that sets new standards for premium living. With panoramic views of Petrela Castle and Mount Dajti, its neoclassical-style villas combine elegance, privacy, and nature just 8 km from Tirana.

Area(m²) 97,800

Location Tirana

Investment Value (in €) 99,564,903

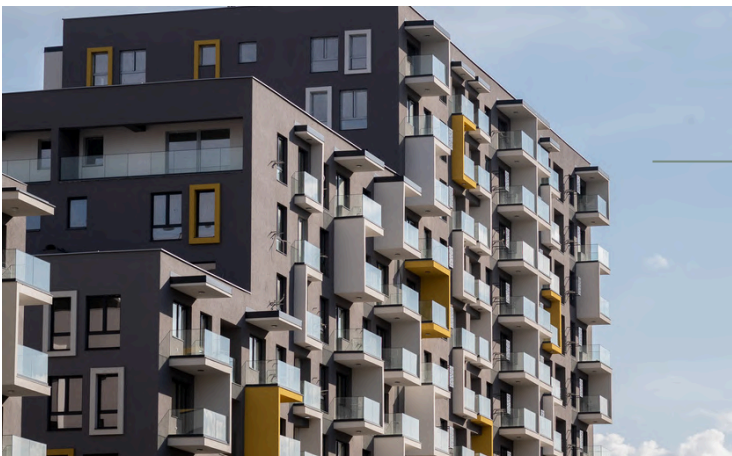
Typology Residential

Status Completed

EAST GATE LIVING



East Gate Living is part of Skopje East Gate, North Macedonia's first mixed-use project, featuring 1,600 residences across 10 buildings. Surrounded by green areas and modern amenities, it offers a refined urban lifestyle just minutes from the airport, city center, and university campus.



Area(m²) ————— **27,212**

Investment Value (in €) ————— **16,764,803**

Location ————— **Skopje**

Typology ————— **Residential**

Status ————— **Completed**

VALA MAR RESIDENCES



Vala Mar Residences, located in the greenery of Hamallaj, is a fully sold residential complex and a premier destination on the Adriatic coast. It offers year-round living and recreation, allowing residents to enjoy both holiday moments and everyday comfort.



Area(m²) ————— ◦ **12,238**

Investment Value (in €) ————— ◦ **16,764,803**

Location ————— ◦ **Hamallaj, Durrës**

Typology ————— ◦ **Residential**

Status ————— ◦ **Completed**

GREEN COAST HOTEL MGallery Collection



Green Coast Hotel – MGallery Collection is the first MGallery in Albania, located on the Blue Flag beach of Green Coast promenade. With 131 sea-view rooms, a five-story wellness spa, and four dining venues, it sets new standards for premium Mediterranean hospitality. It combines natural beauty, cultural heritage, and refined service for an exclusive guest experience.



Area(m²) ————— **16,378**

Investment Value (in €) ————— **42,944,532**

Location ————— **Palasë**

Typology ————— **Hospitality**

Status ————— **Completed**

340 MOUNT KEMBLE



“340 Mount Kemble” is a Class A office building in New Jersey, USA, hosting major international financial institutions with 40,000 m² of office space on a 160,000 m² lot. It offers modern amenities including a conference room, gym, lounge, café, game room, and over 1,600 parking spaces.

Area(m²) ———— **40,790**

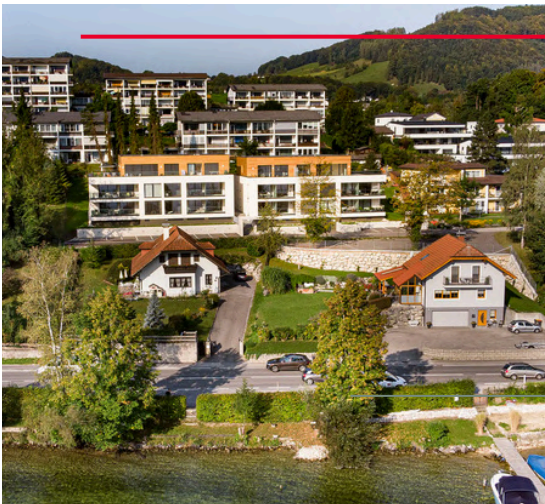
Location ———— **New Jersey, USA**

Investment Value (in €) ———— **122,139,588**

Typology ———— **Commercial**

Status ———— **Completed**

LUV & LEE



Luv & Lee is a luxury residential complex near Traunsee Lake in Gmunden, Austria, offering modern living spaces with stunning views in a serene setting. With a €6.8 million investment, it combines contemporary architecture with natural beauty as Balfin Austria’s first completed project.

Area(m²) ———— **1,575**

Location ———— **Gmunden, Austria**

Investment Value (in €) ———— **6.800,000**

Typology ———— **Residential**

Status ———— **Completed**

GREEN COAST^{1st Phase}



Green Coast, on the Ionian coastline, is BALFIN's flagship tourism investment in Albania, featuring premium residences and a beachfront promenade. With restaurants, a mall, sports centers, a health facility, and the country's only Blue Flag Beach, it blends modern living with natural serenity.



Area(m²) ————— ◦ **78,908**

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

Location ————— ◦ **Palasë**

Typology ————— ◦ **Mixed Use**

Status ————— ◦ **Completed**

ONGOING PROJECTS

Area (m ²)	1,750,903	Investment Value (in €)	2,328,436,394
MIXED-USE		RESIDENTIAL	
Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)
1,015,714	1,593,757,134	735,189	734,679,260

GREEN COAST^{2nd Phase}



The second phase of Green Coast embodies modernity, relaxation, and harmony with nature, standing as one of BALFIN Group's most important investments. In addition to villas and apartments, it will include hotels, restaurants, shops, sports and health facilities, and a central square, shaping a distinctive destination on the Albanian Riviera.



Area(m²) ————— ◦ **433,866**

Investment Value (in €) ————— ◦ **806,993,343**

Location ————— ◦ **Palasë**

Typology ————— ◦ **Mixed Use**

Status ————— ◦ **Ongoing**

VLORA MARINA



Vlorë Marina is a landmark mixed-use development in the heart of Vlorë, combining premium apartments with sea and mountain views and the region's first world-class marina. With international hotels, branded residences, and modern amenities, it blends Mediterranean tradition with contemporary design and is Albania's first EDGE-certified urban residential project.



Area(m²) ————— ○ **316,402**

Investment Value (in €) ————— ○ **480,000,000**

Location ————— ○ **Vlorë**

Typology ————— ○ **Mixed Use**

Status ————— ○ **Ongoing**

NEXT TO VALAMAR



Next to Valamar and Next to Valamar Premium are exclusive gated residences with villas and apartments, featuring recreational areas, a central plaza, and two hotels. Located on the Adriatic coast in the Bay of Lalzi, they offer contemporary living with direct sea access and a navigable canal surrounding the complex.



Area(m²) ————— **275,446**

Investment Value (in €) ————— **48,067,385**

Location ————— **Hamallaj, Durrës**

Typology ————— **Mixed Use**

Status ————— **Ongoing**

COLLINA VERDE



Collina Verde is a new complex of elegant villas in the hills of Farka, where architecture blends with natural beauty, tranquility, and clean air. With its refined design, strategic location, and private layouts, it offers an exclusive lifestyle close to Tirana's landmarks and green surroundings.

Area(m²) ———— ◦ **15,783**

Investment Value (in €) ———— ◦ **18,057,632**

Location ———— ◦ **Tirana**

Typology ———— ◦ **Residential**

Status ———— ◦ **Ongoing**

BELVEDERE KORÇA



Belvedere Korça, at the foot of Morava Mountain and near Rinia Park, is Albania's only mountain residence, blending tradition, sustainability, and modern comfort. Inspired by the "Passive House" philosophy, its villas combine timeless design with energy efficiency, offering an authentic retreat and lasting value.

Area(m²) ———— ◦ **26,624**

Investment Value (in €) ———— ◦ **31,949,844**

Location ———— ◦ **Korçë**

Typology ———— ◦ **Residential**

Status ———— ◦ **Ongoing**

UNIVERS CITY



Univers City is Tirana's newest residential and commercial complex, designed as a self-sustaining community where people can live, work, study, and connect in a modern urban setting. With homes, shops, schools, green areas, and recreational facilities, it offers a balanced lifestyle in one of the capital's most promising areas.



Area(m²) ————— ○ **450,291**

Investment Value (in €) ————— ○ **292,689,150**

Location ————— ○ **Tirana**

Typology ————— ○ **Residential**

Status ————— ○ **Ongoing**

ROLLING HILLS LIQENI



Rolling Hills Liqeni is a lakeside residential community in Farka, featuring elegant villas and apartments with stunning views and tailored designs. With a central Piazza, recreational park, and direct access to the lake promenade, it blends serene living with convenient access to Tirana's city center.

Area(m²) ———— ◦ **139,435**

Location ———— ◦ **Tirana**

Investment Value (in €) ———— ◦ **216,064,130**

Typology ———— ◦ **Residential**

Status ———— ◦ **Ongoing**

ROLLING HILLS 2



Rolling Hills 2 Luxury Residences, located in the serene hills of Farka near Tirana, offers a lifestyle where comfort meets tranquility. With French neoclassical architecture, panoramic views, and refined details, each villa blends elegance, privacy, and harmony with nature.

Area(m²) ———— ◦ **13,837**

Location ———— ◦ **Tirana**

Investment Value (in €) ———— ◦ **13,955,211**

Typology ———— ◦ **Residential**

Status ———— ◦ **Ongoing**

ANDEA Parkside Residence



ANDEA – Parkside Residences is a residential and office development in central Vienna, positioned between the historic center and a major transport hub. Combining elegant apartments with Class A office spaces, it reflects Balfin Austria’s vision of giving existing buildings a modern urban identity.

Area(m²) 3,000

Investment Value (in €) 23,343,043

Location Vienna

Typology Residential

Status Ongoing

GMUNDEN Riverside Forest & Bright Side



Riverside Forest Residences and Bright Side in Gmunden, Austria, combine natural beauty with refined living. Riverside Forest offers sustainable homes by the forest and lake, while Bright Side provides a private retreat on Sunny Hill with panoramic views of Lake Traunsee.

Area(m²) 4,350

Investment Value (in €) 23,723,768

Location Gmunden

Typology Residential

Status Ongoing

NEW DEVELOPMENTS

Area (m ²)		4,656,546		Investment Value (in €)		7,348,709,279	
RESIDENTIAL		COMMERCIAL		MIXED-USE		HOSPITALITY	
Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)	Area (m ²)	Investment Value (in €)
201,187	205,360,886	159,249	122,139,588	4,281,510	6,938,208,805	14,600	83,000,000

NEW APOLLONIA



New Apollonia, inspired by the ancient city of Apollonia, is a visionary coastal development on Albania's Adriatic coast. With a 5 km beachfront promenade, it brings together residences, resorts, senior living, a golf course, marina, cultural venues, and retail spaces, creating a vibrant year-round destination. For investors, it opens early access to Europe's newest Riviera, offering unique opportunities in residential, hospitality, and cultural assets.

Area(m²) ———— ◦ **2,118,702**

Investment Value (in €) ———— ◦ **3,702,038,643**

Location ———— ◦ **Fier, Albania**

Typology ———— ◦ **Mixed Use**

Status ———— ◦ **New Development**

UMEA



Umea is a landmark coastal development on Albania's Adriatic, just minutes from Vlora International Airport, designed as a year-round destination for living, leisure, and culture. With neighborhoods, seafront hotels, a 3 km promenade, and attractions from a lagoon aquapark to a golf course and event venues, it blends convenience with vibrancy. For investors, Umea offers early access to one of Europe's last untapped coastlines, with flexible models and long-term growth potential, set to redefine Albania's Riviera.

Area(m²) ———— ◦ **1,599,373**

Investment Value (in €) ———— ◦ **2,817,194,675**

Location ———— ◦ **Fier, Albania**

Typology ———— ◦ **Mixed Use**

Status ———— ◦ **New Development**

VALA MAR TALE



Valamar Tale is a residential and tourism development located in the Tale area, between the Mat River delta and the Adriatic coastline. The project spans seven islands, six dedicated to villas and apartments and one to a five-star hotel, all designed in harmony with the surrounding natural environment. Developed under the vision of architect Toyo Ito, it integrates green spaces, leisure areas, a waterfront promenade, and a commercial zone, offering a balanced, modern lifestyle with high standards of comfort and functionality.

Area(m²) ————— ◦ **66,435**

Investment Value (in €) ————— ◦ **118,975,487**

Location ————— ◦ **Lezhë, Albania**

Typology ————— ◦ **Mixed Use**

Status ————— ◦ **New Development**

SKOPJE EAST GATE BUSINESS

East Gate Business, only five minutes from Skopje's city center, offers excellent connectivity to all parts of the capital. Positioned by Alexander the Great Boulevard, it ensures high visibility and direct access to the M4 highway and Skopje International Airport.



Area(m ²)	118,459
Investment Value (in €)	2,238,808
Location	Skopje
Typology	Commercial
Status	New Development

EFFINGER



Area(m ²)	5,670
Investment Value (in €)	3,234,174
Location	Vienna
Typology	Residential
Status	New Development

Effinger is a modern residential complex in the heart of Vienna, created for middle-market living with functional and affordable homes. Located in a peaceful, family-friendly area with excellent transport links, it offers a convenient and balanced lifestyle at high standards.

OTHER NEW DEVELOPMENTS

AIRPORT CITY

Area(m²) ————— 165,000
Investment Value (in €) ————— 156,000,000
Location ————— Tirana
Typology ————— Residential
Status ————— New Development

NORDBAHNSTRASSE

Area(m²) ————— 14,600
Investment Value (in €) ————— 83,000,000
Location ————— Vienna
Typology ————— Hospitality
Status ————— New Development

W54

Area(m²) ————— 3,751
Investment Value (in €) ————— 33,000,000
Location ————— Vancouver
Typology ————— Residential
Status ————— New Development

LINWOOD

Area(m²) ————— 7,437
Investment Value (in €) ————— 36,456,000
Location ————— Vancouver
Typology ————— Residential
Status ————— New Development

790 EAST 151st

Area(m²) ————— 3,351
Investment Value (in €) ————— 10,429,524
Location ————— Bronx, New York
Typology ————— Residential
Status ————— New Development

112 EAST 167th

Area(m²) ————— 12,914
Investment Value (in €) ————— 86,688,070
Location ————— Bronx, New York
Typology ————— Residential
Status ————— New Development

304 EAST 173rd

Area(m²) ————— 3,244
Investment Value (in €) ————— 15,553,118
Location ————— Bronx, New York
Typology ————— Residential
Status ————— New Development

A photograph of a construction site featuring a complex network of metal scaffolding against a clear blue sky. Two construction workers, wearing hard hats and safety gear, are silhouetted against the sky as they work on the structure. The overall scene is captured in a semi-transparent, muted color palette.

OUR PEOPLE



576

DIRECT EMPLOYEES

Real estate companies of BALFIN Group employ over 550 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.



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, the only Blue Flag beach in Albania.

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.



A background image showing two people in business attire shaking hands. The image is semi-transparent and serves as a backdrop for the text.

OUR PARTNERS

STRATEGIC PARTNERSHIPS

BALFIN Group collaborates with world-leading companies to bring innovation, quality, and excellence to the markets we serve. Combining global expertise with local insight, we have built strong partnerships across Europe and North America, reinforcing our position as a truly international investment group.



In real estate and hospitality, BALFIN partners with Accor, Marriott, Lindner, Schindler, and D-Marin, while its alliances with leading financial institutions — including EBRD, IFC, Raiffeisen Bank, Intesa Sanpaolo Bank, OTP Albania Bank, Société Générale, Halk Bank, Erste Bank, Sparkasse Bank, NLB Banka, Komercijalna Banka, Stopanska Banka — and investment partners such as First Mile Capital in the United States, further strengthen our growth strategy.

By blending global standards with local expertise, BALFIN Group is a trusted partner for visionary ideas, shaping the future of the markets where it operates.



If you are interested in exploring partnership opportunities with BALFIN Group, we invite you to contact us. Together, we can build sustainable value and create new opportunities across industries and regions.

Business Enquiries: business@balfin.al

For all inquiries and further information about our company, please do not hesitate to reach out to us. You can contact us at the email addresses listed below. We are committed to providing prompt and professional assistance to address any of your questions or concerns.

Email General:

info@balfin.al

CSR Enquiries:

info@manefoundation.org

Phone:

+355 44509250

Business Enquiries:

business@balfin.al

HR Enquiries:

hr@balfin.al

Business Enquiries:

**St 'Papa Gjon Pali II',
ABA Business Center,
11th Floor, Tirana, Albania**

Media Enquiries:

media@balfin.al

www.balfingroup.com





For a digital copy of this document, scan this QR Code with your phone camera.



Print Less. Scan More!
Make your impact on the environment!