



# REAL ESTATE

INDUSTRY BROCHURE  
2026



# CONTENT

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About BALFIN Group	03
Real Estate Sector	05
Our Presence	06
Real Estate in numbers	07
Real Estates industry focus	08
Why choose our real estate investments	09
Real estate industry composition	10
Real estate activities	11
Asset management activities	18
Completed real estate developments	25
On-Going real estate developments	38
Our people	52
Our partners	55

# about

## BALFIN 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, Serbia, 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

**+80,000**  
customers served daily

**+270**  
points of sale within our retail and service network



## PERFORMANCE AND INVESTMENT

**€985 MILLION**  
in capital investments

**€2.8 BILLION**  
in group assets

**€95.9 MILLION**  
total tax contribution (2025)



## 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 2025

**42,000 BENEFICIARIES**  
implemented across the region in 2025

**43 PROJECTS**  
implemented across the region in 2025

# 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 <sup>2</sup> )		628,313		Investment Value (in €)		565,809,680	
COMMERCIAL		MIXED-USE		RESIDENTIAL		HOSPITALITY	
Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	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 <sup>2</sup> )		1,750,903		Investment Value (in €)		2,328,436,394	
MIXED-USE				RESIDENTIAL			
Area (m <sup>2</sup> )		Investment Value (in €)		Area (m <sup>2</sup> )		Investment Value (in €)	
1,015,714		1,593,757,134		735,189		734,679,260	

**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 projectbased 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

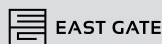
# compositions

## REAL ESTATE

### CONSTRUCTION COMPANIES



### INVESTMENT 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.



[balfinconstruction.al](http://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, Univers 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**  
FOUNTAIN OF LIFE

**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](http://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 m<sup>2</sup> fitness club, running tracks, hiking trails, kids' playgrounds, and beach clubs.

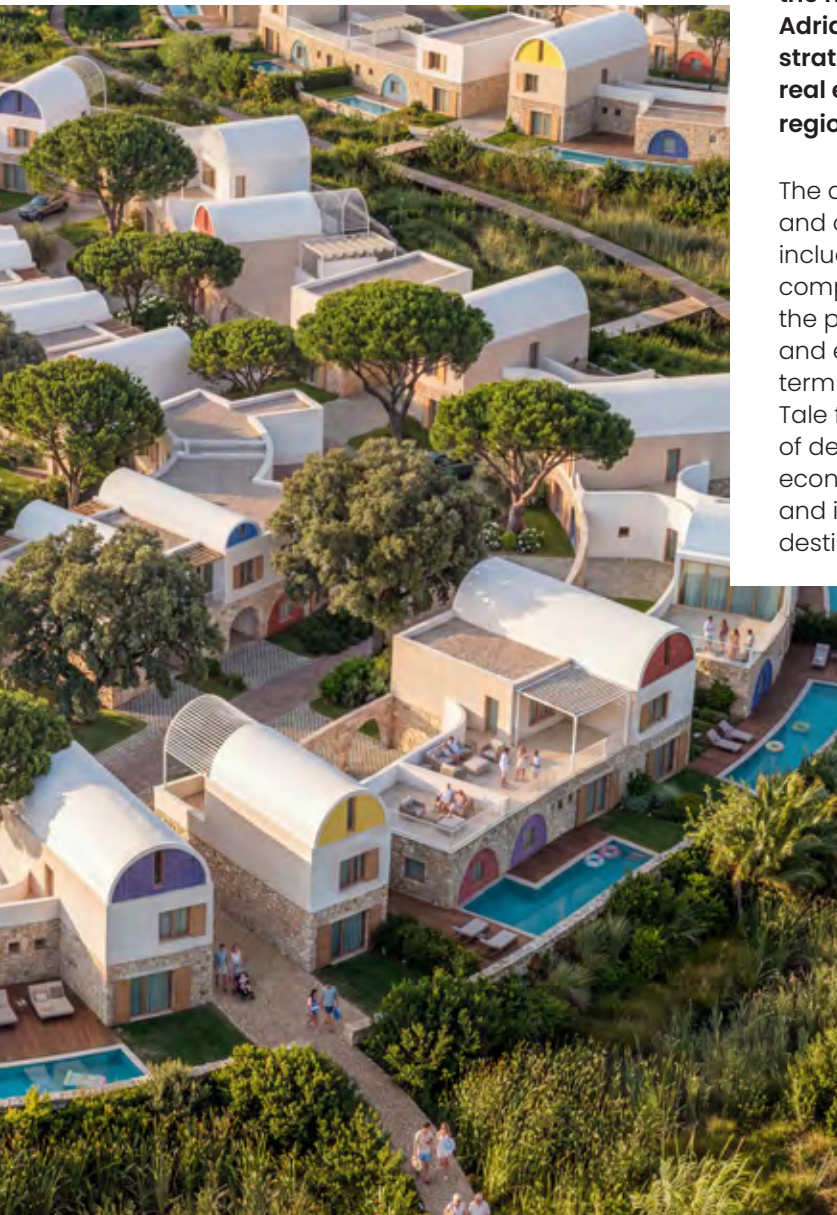
**Commitment to Sustainability and Environment;** 70,000 m<sup>2</sup> of green corridors, 15 natural water basins, a water recycling system, and a Blue Flag beach.

# VALAMAR TALE



**Valamar Tale is a high-end residential and tourism development project by BALFIN Group, located in Tale, Lezhë, in northern Albania. Positioned at the meeting point of the Mat River delta and the Adriatic coastline, the project reflects the Group's strategic focus on expanding premium tourism and real estate developments into new high-potential regions.**

The development includes the design, construction, and operation of a resort comprising residential units, including villas and apartments, alongside hospitality components. Aligned with international standards, the project integrates architecture, infrastructure, and environmental considerations to ensure long-term sustainability and value creation. Valamar Tale forms part of BALFIN Group's broader portfolio of developments aimed at supporting regional economic growth, enhancing tourism infrastructure, and introducing new lifestyle concepts in emerging destinations



# 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](http://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 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 a **50,000 m<sup>2</sup> 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.



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.



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

# 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](http://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](http://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

# RESORT ESTATE MANAGEMENT



Resort Estate Management (REM), part of the BALFIN Group, is an integrated platform in Albania specializing in the management of premium projects.

The company focuses on developing management strategies from the early conception stage, establishing high standards in property and service management to ensure functionality, livability, and outstanding performance from day one of operations.

REM manages properties in line with the community charter, orchestrates operators, and services, and develops tailored products and experiences that reflect the unique standards of each project, with the aim of creating long-term value for both the assets and the communities they serve.



# Activities

Asset Management



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](http://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

# WEST PARK

WestPark

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.

# 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 m<sup>2</sup> of Gross Leasable Area (GLA) and welcomes over 7.1 million visitors annually.

[www.qtu.al](http://www.qtu.al)

## 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



# TEG – TIRANA EAST GATE

**TEG**  
Be happy!

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 m<sup>2</sup> and attracts more than 10.5 million visitors annually.



[www.teg.al](http://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 m<sup>2</sup>, 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 m<sup>2</sup>, and it is visited by 8 million visitors annually.



[eastgatemall.mk](http://eastgatemall.mk)

## 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.



## 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 m<sup>2</sup>, serving as both a shopping destination and a catalyst for community revitalization.

## GALERIA BY TEG

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 m<sup>2</sup> and is designed to enhance the Mediterranean lifestyle of the Albanian Riviera.



## 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 m<sup>2</sup> 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 <sup>2</sup> )		628,313		Investment Value (in €)		565,809680	
COMMERCIAL		MIXED-USE		RESIDENTIAL		HOSPITALITY	
Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	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

**2005**

QTU Shopping Mall

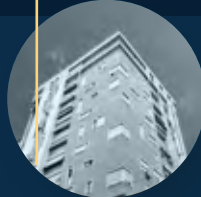


**2009**

TEG Shopping mall



Ambasador 1



**2011**

Business building



**2012**

Ambasador 2



**2015**

Tirana Logistic Park

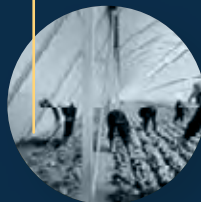


Ambasador 3



**2016**

Agrocon



**2017**

Rolling Hills  
Luxury Residences



**2018**

Valamar Residences



Luv & Lee Residence



**2021**

West Park Korça



Green Coast (1st Phase)



East Gate Mall



**2023**

Green Hill  
Suites



**2025**

East Gate Living



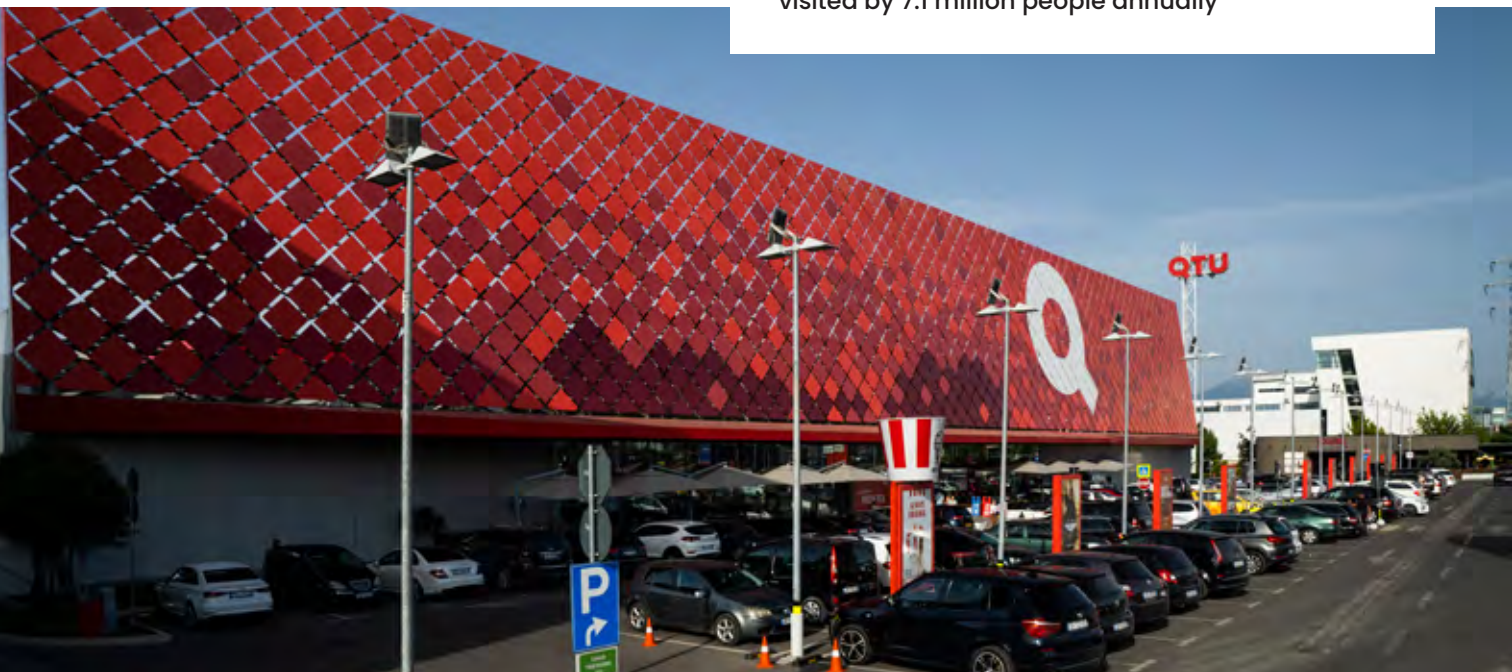
Green Coast Hotel  
MGallery Collection



# 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



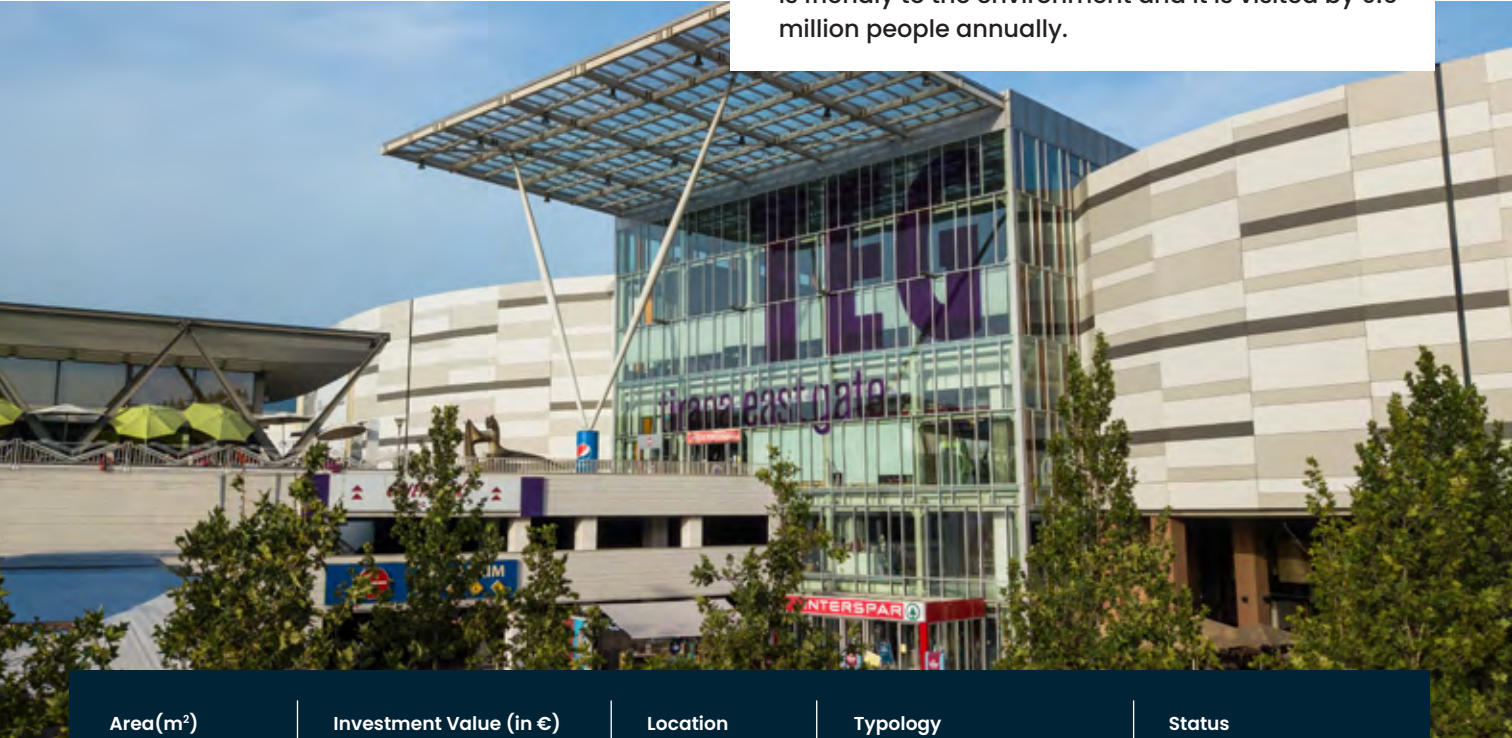
Area(m <sup>2</sup> ) <b>56,040</b>	Investment Value (in €) <b>35,883,590</b>	Location <b>TIRANA</b>	Typology <b>COMMERCIAL</b>	Status <b>COMPLETED</b>
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# TEG

## 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(m <sup>2</sup> ) <b>112,196</b>	Investment Value (in €) <b>83,447,477</b>	Location <b>TIRANA</b>	Typology <b>COMMERCIAL</b>	Status <b>COMPLETED</b>
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## 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(m<sup>2</sup>)  
**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(m<sup>2</sup>)  
**15,929**

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

Location  
**TIRANA**

Typology  
**COMMERCIAL**

Status  
**COMPLETED**



## GREEN SUITES RESIDENCES

Green Suite Residences 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(m<sup>2</sup>)  
**2,011**

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

Location  
**VIENNA**

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

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

Location  
**KORÇA**

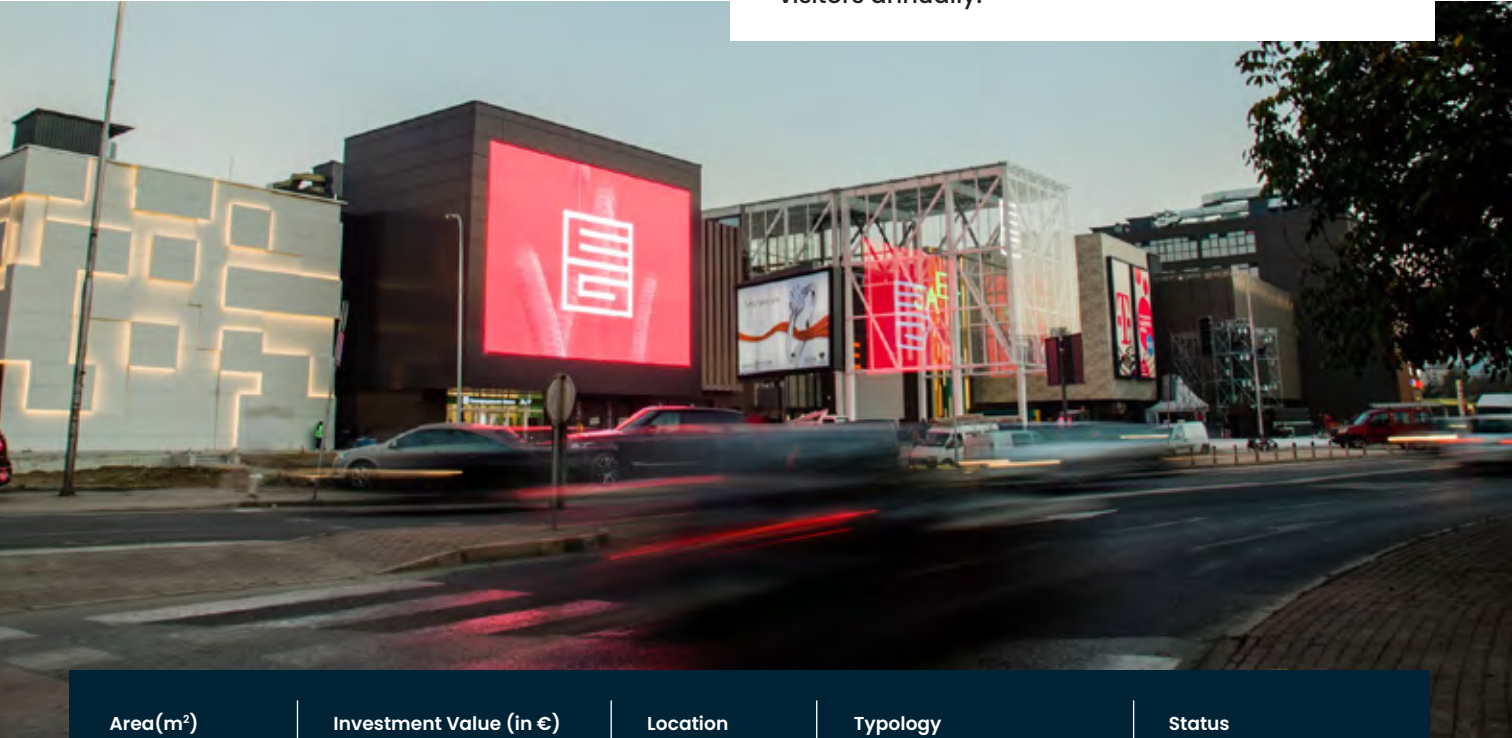
Typology  
**COMMERCIAL**

Status  
**COMPLETED**

# EGM

## EAST GATE MALL

East Gate Mall in Skopje covers 160,000 m<sup>2</sup> 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 m<sup>2</sup> leasable area, and attracts 8 million visitors annually.



Area(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>160,000</b>	<b>103,100,769</b>	<b>SKOPJE</b>	<b>COMMERCIAL</b>	<b>COMPLETED</b>



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

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

Location  
**TIRANA**

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(m<sup>2</sup>)  
**97,800**

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

Location  
**TIRANA**

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.

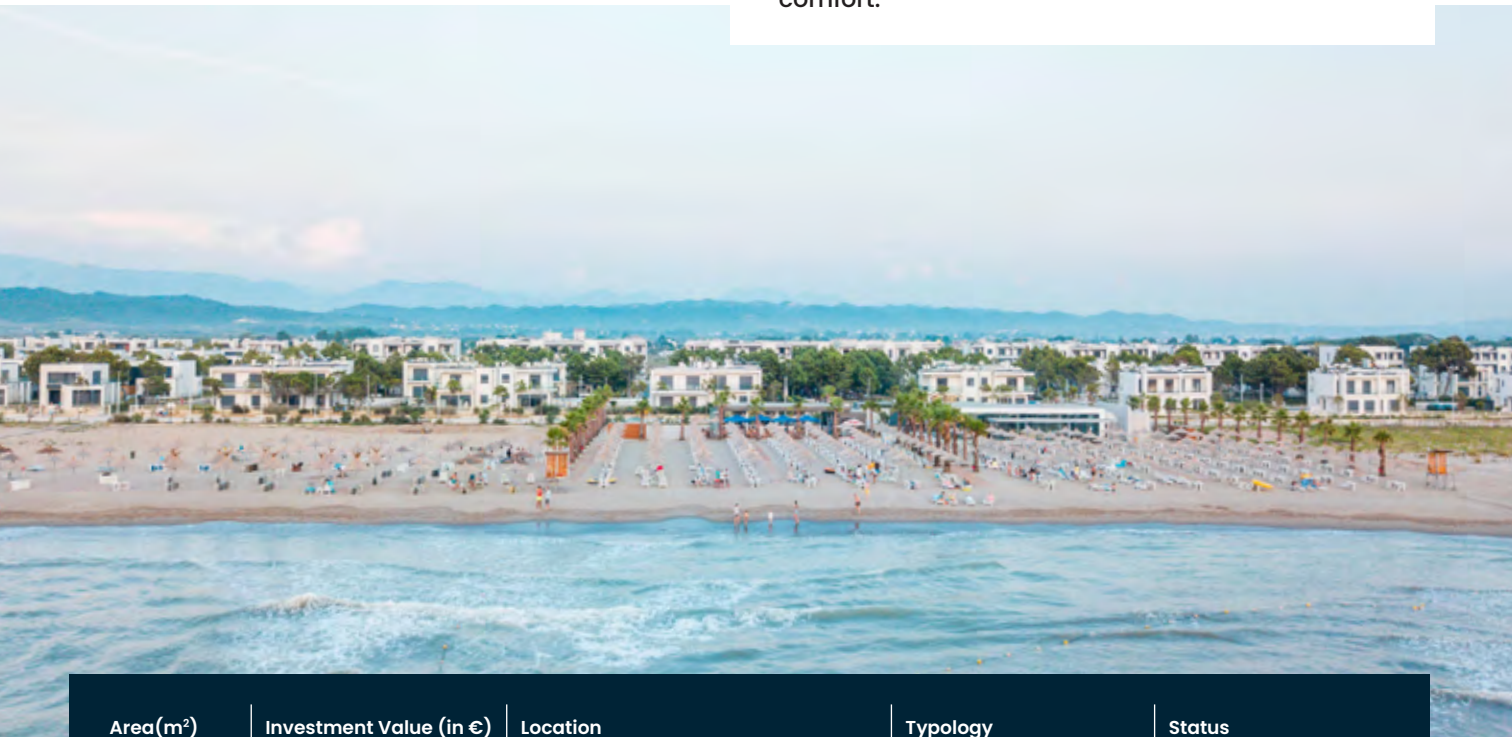


Area(m <sup>2</sup> ) <b>27,212</b>	Investment Value (in €) <b>16,764,803</b>	Location <b>SKOPJE</b>	Typology <b>RESIDENTIAL</b>	Status <b>COMPLETED</b>
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# VALA MAR RESIDENCES

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.



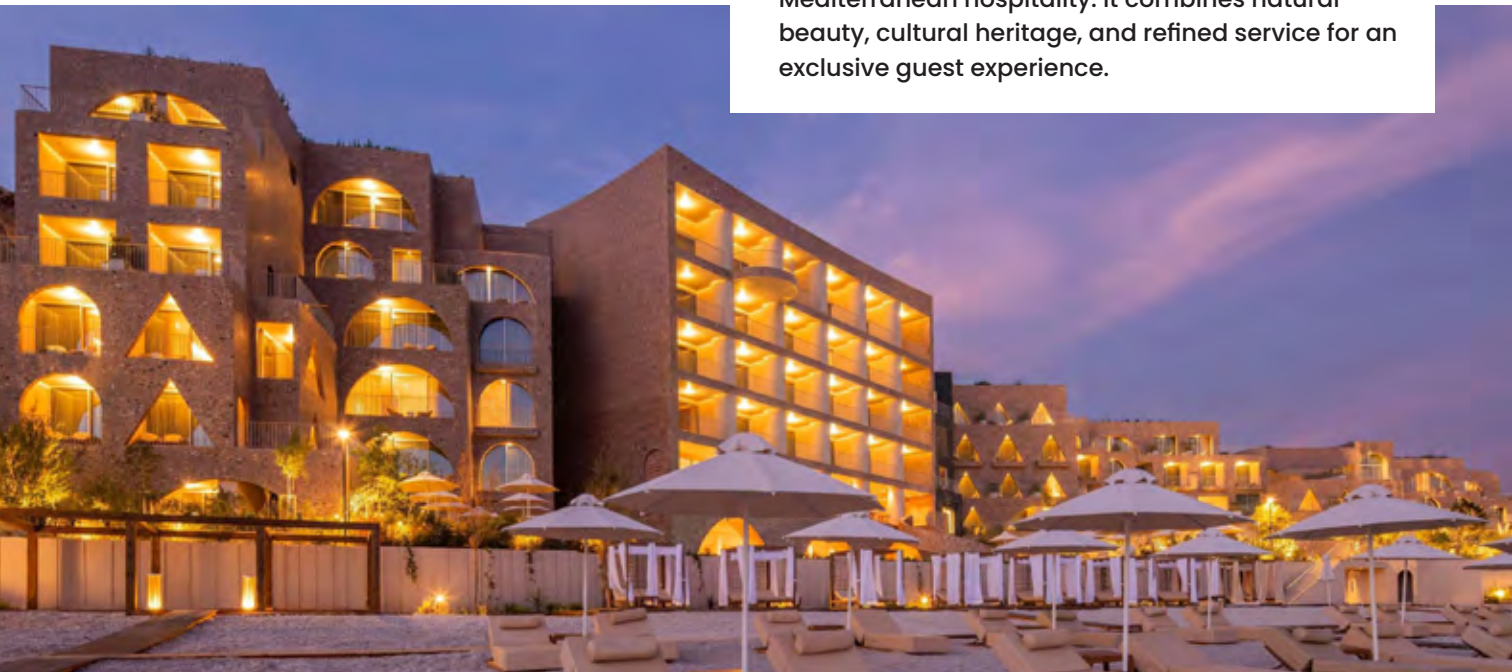
Area (m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
12,238	16,764,803	HAMALLAJ, DURRËS	RESIDENTIAL	COMPLETED



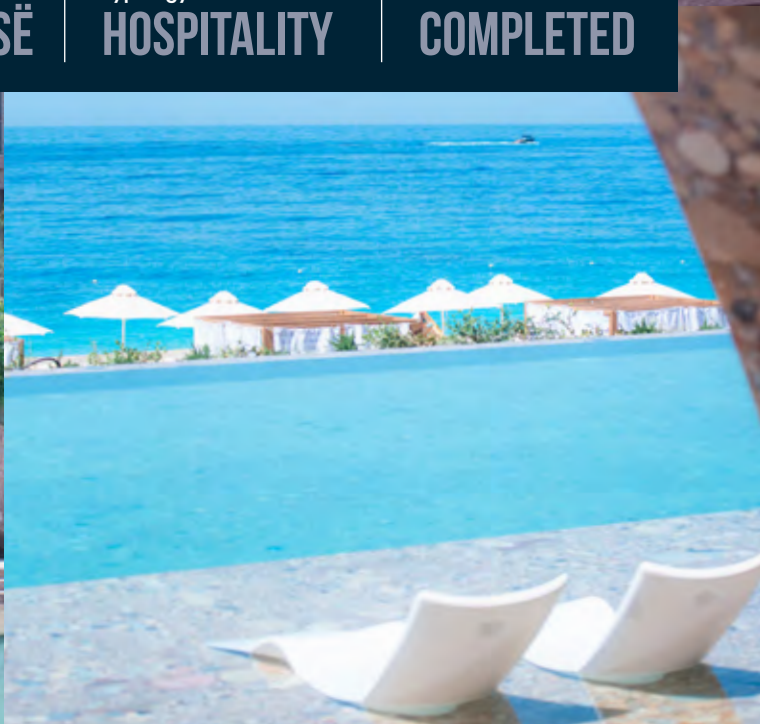
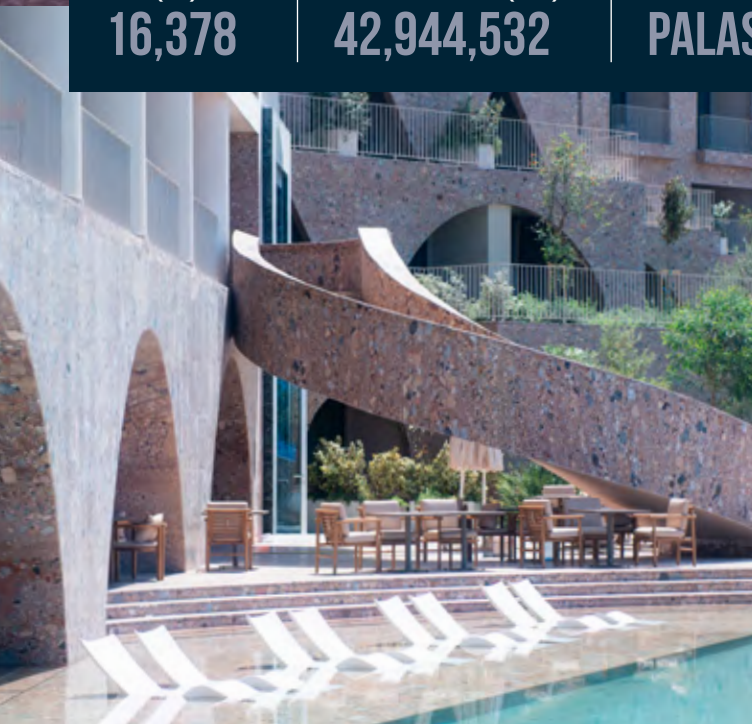
# GREEN COAST HOTEL

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(m <sup>2</sup> ) <b>16,378</b>	Investment Value (in €) <b>42,944,532</b>	Location <b>PALASË</b>	Typology <b>HOSPITALITY</b>	Status <b>COMPLETED</b>
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## 340 MOUNT KEMBLE

“340 Mount Kemble” is a Class A office building in New Jersey, USA, hosting major international financial institutions with 40,000 m<sup>2</sup> of office space on a 160,000 m<sup>2</sup> lot. It offers modern amenities including a conference room, gym, lounge, café, game room, and over 1,600 parking spaces.

Area(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>40,790</b>	<b>122,139,588</b>	<b>NEW JERSEY, USA</b>	<b>COMMERCIAL</b>	<b>COMPLETED</b>

## 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.

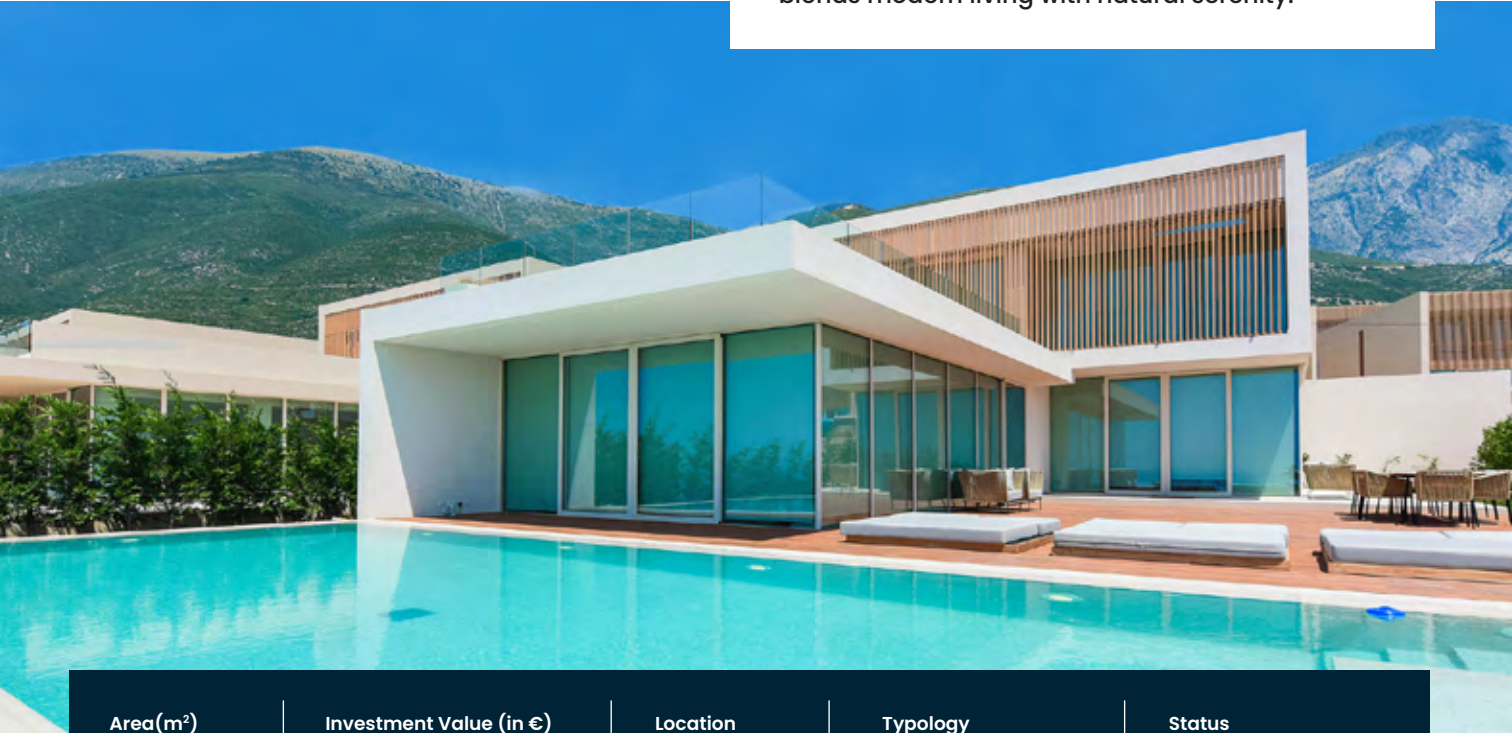


Area(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>1,575</b>	<b>6.800,000</b>	<b>GMUNDEN, AUSTRIA</b>	<b>RESIDENTIAL</b>	<b>COMPLETED</b>

# GREEN COAST

1<sup>ST</sup> 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 (m <sup>2</sup> ) <b>78,908</b>	Investment Value (in €) <b>126,250,000</b>	Location <b>PALASË</b>	Typology <b>MIXED USE</b>	Status <b>COMPLETED</b>
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# Ongoing Projects

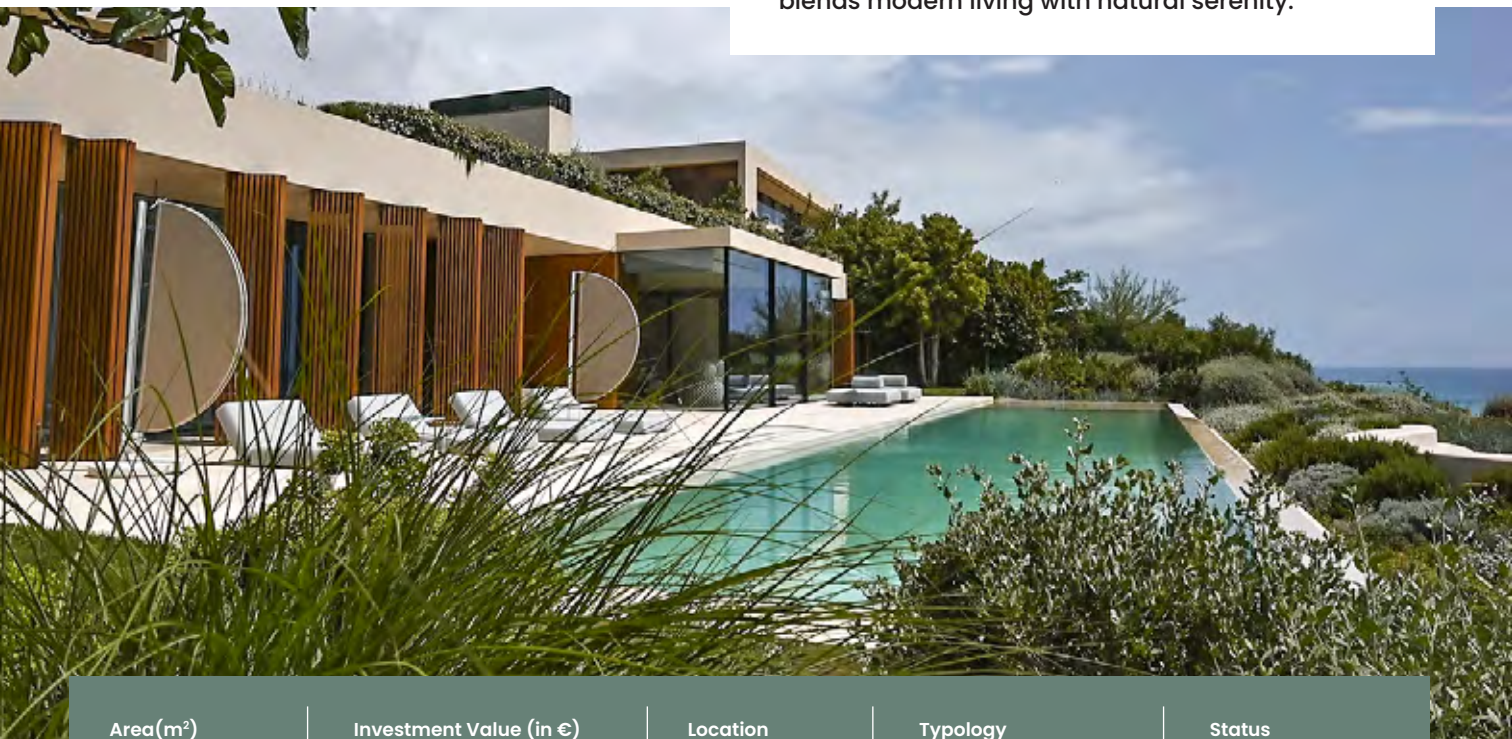


Area (m <sup>2</sup> )	1,750,903	Investment Value (in €)	2,328,436,394
<b>MIXED-USE</b>		<b>RESIDENTIAL</b>	
Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)
1,015,714	1,593,757,134	735,189	734,679,260

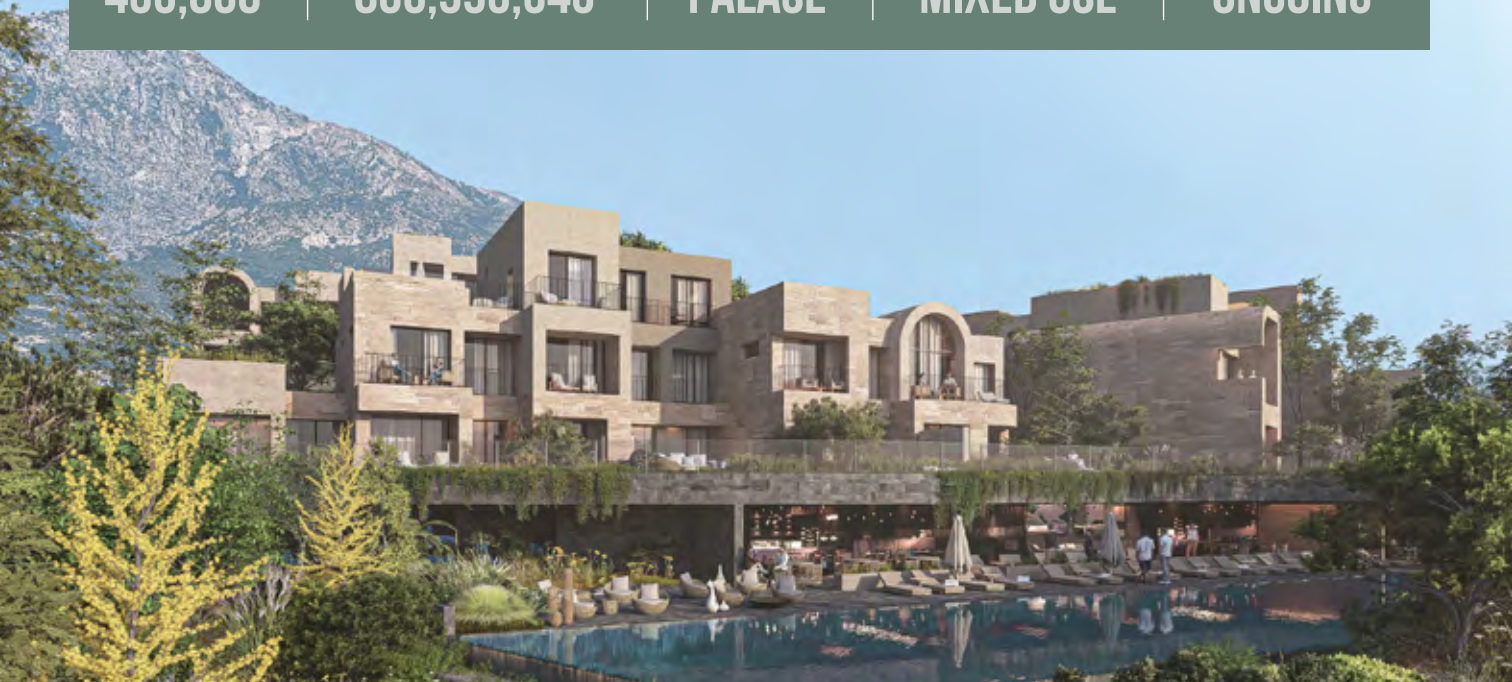
# GREEN COAST

2<sup>ND</sup> 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(m <sup>2</sup> ) <b>433,866</b>	Investment Value (in €) <b>806,993,343</b>	Location <b>PALASË</b>	Typology <b>MIXED USE</b>	Status <b>ONGOING</b>
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# VLORA MARINA

Vlora Marina is a landmark mixed-use development in the heart of Vlora, 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(m <sup>2</sup> ) <b>316,402</b>	Investment Value (in €) <b>480,000,000</b>	Location <b>VLORE</b>	Typology <b>MIXED USE</b>	Status <b>ONGOING</b>
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## 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(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>15,783</b>	<b>18,057,632</b>	<b>TIRANA</b>	<b>RESIDENTIAL</b>	<b>ONGOING</b>

## BELVEDERE KORÇA

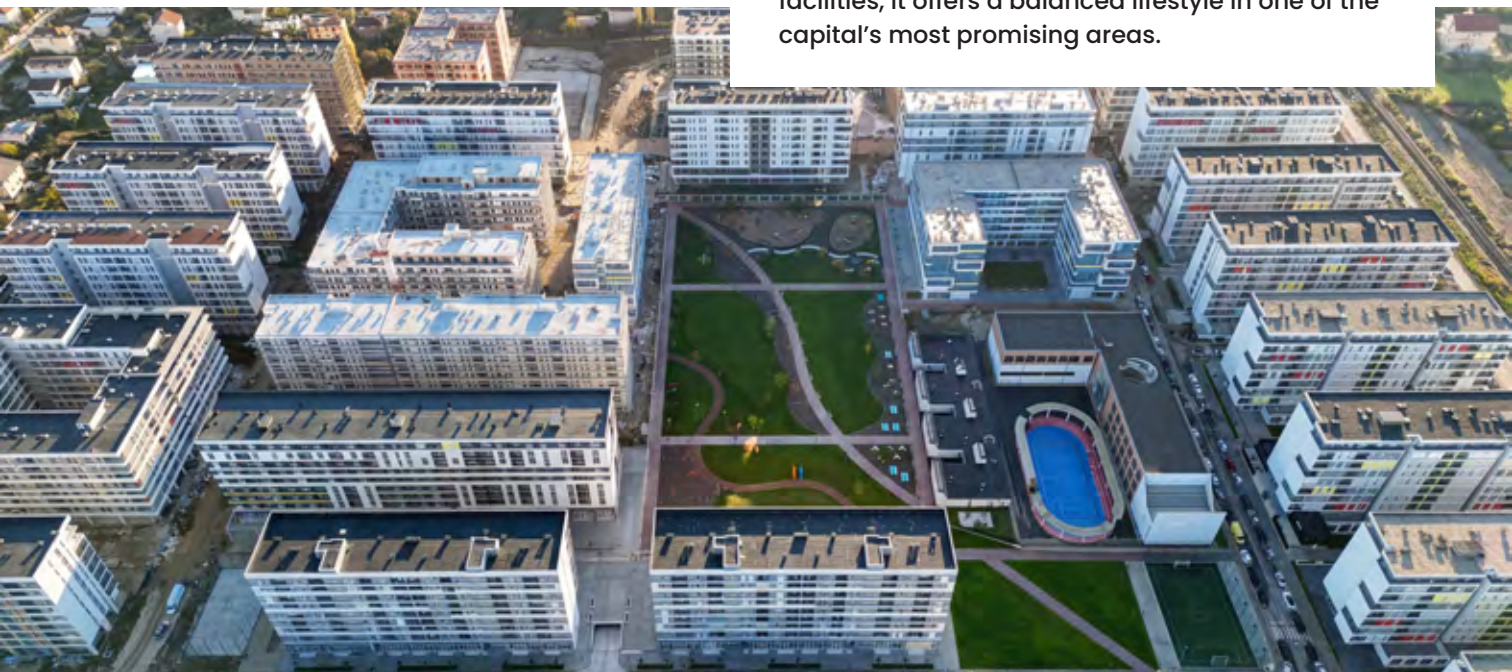
Belvedere Korça, at the foot of Morava Mountain and near Rinia Park, is Albania’s only mountain residence, blending tradition, sustainability, and modern comfort. Inspired by the “Passive House” philosophy, its villas combine timeless design with energy efficiency, offering an authentic retreat and lasting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



Area(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>26,624</b>	<b>31,949,844</b>	<b>KORÇË</b>	<b>RESIDENTIAL</b>	<b>ONGOING</b>

# 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(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>450,291</b>	<b>292,689,150</b>	<b>TIRANA</b>	<b>RESIDENTIAL</b>	<b>ONGOING</b>





## 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(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
275,446	48,067,385	HAMALLAJ, DURRËS	MIXED USE	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(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
13,837	13,955,211	TIRANA	RESIDENTIAL	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(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>139,435</b>	<b>216,064,130</b>	<b>TIRANA</b>	<b>RESIDENTIAL</b>	<b>ONGOING</b>



# VALA MAR TALE

Valamar Tale is a residential and tourism development located in Tale, Lezhë, in northern Albania, set within a unique natural landscape between the Mat River delta and the Adriatic Sea. The project is designed as an integrated resort concept, combining residential units, including villas and apartments, with a dedicated hospitality component.

The development is structured across a series of interconnected zones, planned to ensure continuity between built spaces and the surrounding environment. Designed under the vision of architect Toyo Ito, the project incorporates green areas, leisure spaces, and a waterfront promenade, supported by a commercial and service area that provides the necessary amenities for a comfortable and high-standard lifestyle. Valamar Tale introduces a new approach to coastal living in the north of Albania, combining design, functionality, and environmental integration.



Area(m <sup>2</sup> ) <b>66,435</b>	Investment Value (in €) <b>118,975,487</b>	Location <b>LEZHË, ALBANIA</b>	Typology <b>MIXED USE</b>	Status <b>ONGOING</b>
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## 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(m<sup>2</sup>)  
**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(m<sup>2</sup>)  
**4,350**

Investment Value (in €)  
**23,723,768**

Location  
**GMUNDEN**

Typology  
**RESIDENTIAL**

Status  
**ONGOING**

# New Developments



Area (m <sup>2</sup> )		4,656,546		Investment Value (in €)		7,348,709,279	
RESIDENTIAL		COMMERCIAL		MIXED-USE		HOSPITALITY	
Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	Investment Value (in €)	Area (m <sup>2</sup> )	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



## 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 <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>118,459</b>	<b>2,238,808</b>	<b>SKOPJE</b>	<b>COMMERCIAL</b>	<b>NEW DEVELOPMENT</b>

## EFFINGER

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.



Area(m <sup>2</sup> )	Investment Value (in €)	Location	Typology	Status
<b>5,670</b>	<b>3,234,174</b>	<b>VIENNA</b>	<b>RESIDENTIAL</b>	<b>NEW DEVELOPMENT</b>

# OTHER NEW developments

## AIRPORT CITY

Area(m<sup>2</sup>)  
**165,000**

Investment Value (in €)  
**156,000,000**

Location  
**TIRANA**

Typology  
**RESIDENTIAL**

Status  
**NEW DEVELOPMENT**

## NORDBAHNSTRASSE

Area(m<sup>2</sup>)  
**14,600**

Investment Value (in €)  
**83,000,000**

Location  
**VIENNA**

Typology  
**HOSPITALITY**

Status  
**NEW DEVELOPMENT**

## W54

Area(m<sup>2</sup>)  
**3,751**

Investment Value (in €)  
**33,000,000**

Location  
**VANCOUVER**

Typology  
**RESIDENTIAL**

Status  
**NEW DEVELOPMENT**

## LINWOOD

Area(m<sup>2</sup>)  
**7,437**

Investment Value (in €)  
**36,456,000**

Location  
**VANCOUVER**

Typology  
**RESIDENTIAL**

Status  
**NEW DEVELOPMENT**

## 790 EAST 151<sup>st</sup>

Area(m<sup>2</sup>)  
**3,351**

Investment Value (in €)  
**10,429,524**

Location  
**BRONX, NEW YORK**

Typology  
**RESIDENTIAL**

Status  
**NEW DEVELOPMENT**

## 304 EAST 173<sup>rd</sup>

Area(m<sup>2</sup>)  
**3,244**

Investment Value (in €)  
**15,553,118**

Location  
**BRONX, NEW YORK**

Typology  
**RESIDENTIAL**

Status  
**NEW DEVELOPMENT**



# 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.

# OUR partners

## STRATEGIC PARTNERSHIPS

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**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](mailto: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.

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Email General:  
**info@balfin.al**

Business Enquiries:  
**business@balfin.al**

Media Enquiries:  
**media@balfin.al**

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CSR Enquiries:  
**info@manefoundation.org**

HR Enquiries:  
**hr@balfin.al**

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**+355 44509250**

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

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

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