

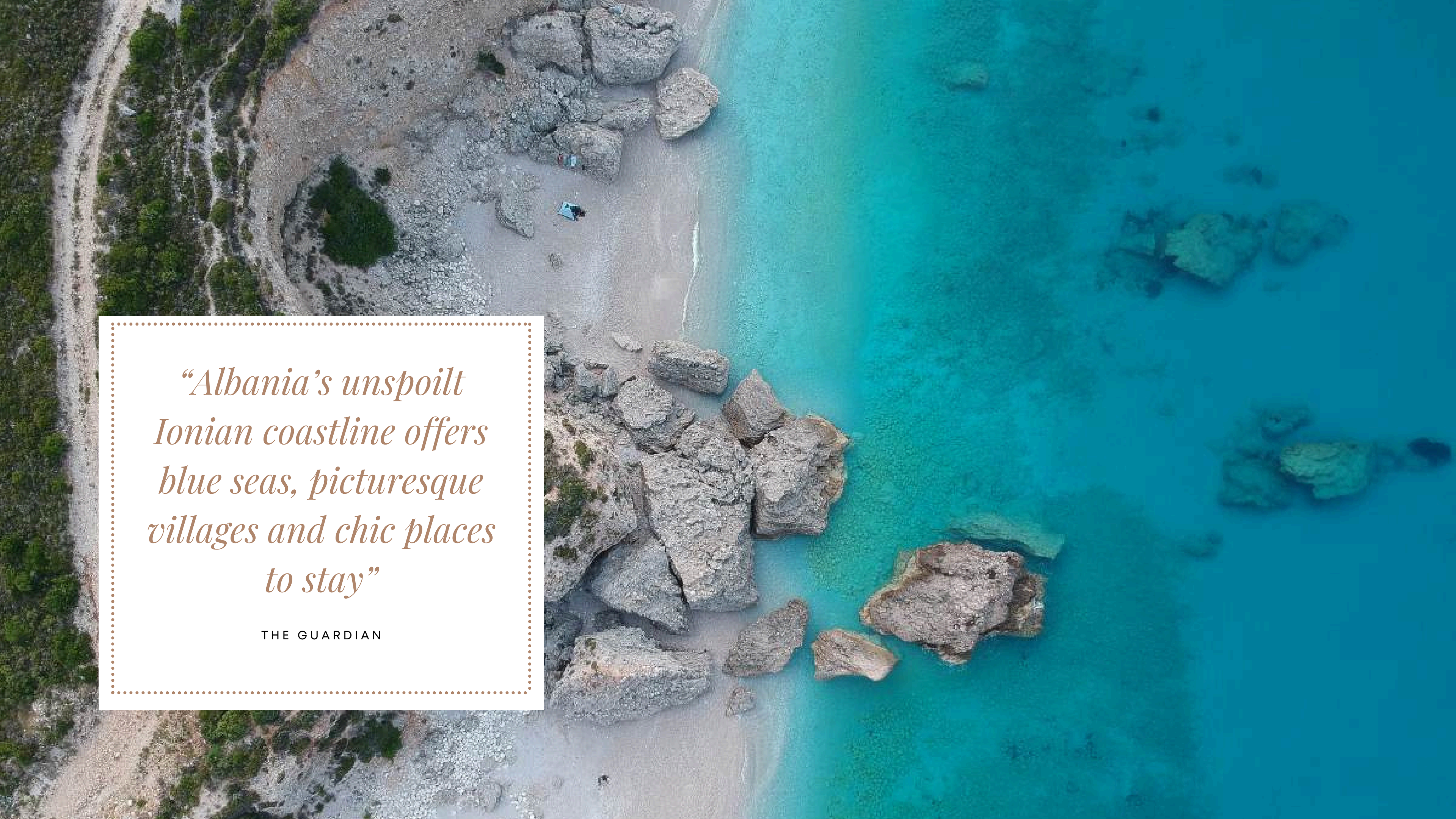


GREEN TERRACE
RESIDENCE

PREMIUM APARTMENTS IN PALASE, ALBANIA

YOUR NEW HOME, NESTLED IN
PARADISE

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An aerial photograph of a rugged coastline. The left side shows a steep, rocky cliffside with sparse green vegetation. A narrow, sandy beach is visible, with a few small blue tents or structures. The water is a vibrant turquoise color, with large, dark grey rocks scattered throughout. The overall scene is serene and picturesque.

*“Albania’s unspoilt
Ionian coastline offers
blue seas, picturesque
villages and chic places
to stay”*

THE GUARDIAN

ALBANIA

Europe's best kept secret

Investing in real estate along Albania's coast offers strong potential as the region becomes a popular tourist destination. The Albanian Riviera, with its pristine beaches and clear waters, is ideal for vacation homes and rental properties. Property prices are still much lower than in nearby Mediterranean countries, presenting a unique opportunity for investors.

Albania's proximity to popular European destinations like Italy and Greece makes it easily accessible for travelers. With government incentives and improved infrastructure, including better roads and airports, the coast is becoming more attractive. As tourism and EU integration progress, property values are projected to rise significantly, making it a smart investment.



| | |
|-----------|---------|
| London | 3 hours |
| Paris | 2h 40m |
| Brussels | 2h 45m |
| Berlin | 2h 25m |
| Frankfurt | 2h 20m |
| Vienna | 1h 35m |
| Milan | 2 hours |
| Rome | 1h 20m |
| Zurich | 2h 10m |



GREEN TERRACE RESIDENCE



GREEN TERRACE

More than a home

Green Terrace Residence is a premier real estate project located in Palasë, Albania, offering a luxury living experience by the Ionian Sea. Combining modern architecture with the serenity of Albania's coastline, this exclusive development is designed to provide a tranquil retreat, whether you're looking for a second home or an investment property.

The residence features a range of high-end apartments, offering a lifestyle centered around comfort, luxury, and well-being. With stunning views, private pools and green spaces, Green Terrace Residence is your gateway to a Mediterranean lifestyle in one of Albania's most sought-after coastal regions.

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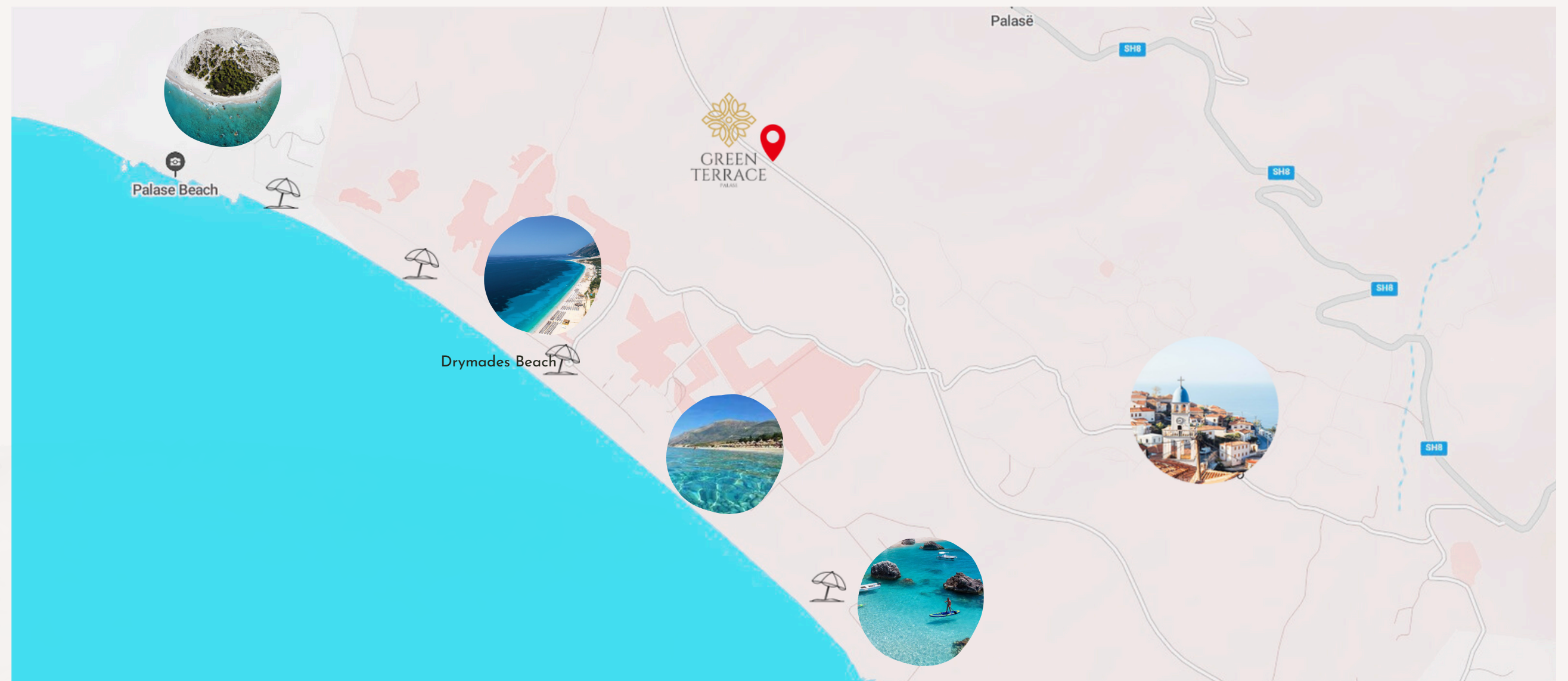


TOP LOCATION

Epicenter of pristine beaches

Situated in the scenic region of Himara Municipality, Green Terrace Residence boasts close proximity to some of the most beautiful beaches along the Albanian Riviera

Palase Beach: 5 minutes
Drymades Beach: 4 mins
Dhërmi Village: 8 minutes
Himara town: 30 min
Tirana Airport: 2h 30 min
Vlora Airport : 1h 05 min



RETURN ON INVESTMENT

Your home works for you

Maximize your return on investment with Green Terrace's **apart-hotel buy-to-let management program**, offering an effortless way to generate passive income. Rent out your apartment when not in use through a fully managed process, with the Green Terrace Residence team handling marketing, guest relations, bookings, and maintenance, ensuring top-notch service for you and your guests.

With potential annual returns of **up to 8%**, Green Terrace takes your investment further by actively working to transform the project into a **branded residence** in collaboration with a top international operator. This partnership will enhance the property's prestige, attract high-end clientele, and significantly boost its value and rental appeal.

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OPTIONAL INTERIOR DESIGN

Your own private retreat

Enhance your new home with personalized interior design services offered by our experienced in-house team. We provide bespoke design solutions tailored to your tastes and lifestyle, ensuring that every detail of your apartment reflects your personality and preferences.

We handle everything from conceptual design to project management and furnishing, making your move-in experience smooth and enjoyable.

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FINANCING OPTIONS

At Green Terrace Residence, we offer a variety of flexible financing solutions to suit your needs, ensuring that owning your dream home is as accessible as possible.

Our partnerships with reputable banks allow us to provide financing options that cater to different financial situations, including innovative no-collateral loan programs.

Let our dedicated team guide you through the financing process, ensuring you find the best solution for your needs, and helping you make the most of your investment at Green Terrace Residence.

Our financing options include:

- **Bank Partnerships:** We collaborate with top-tier banks to offer competitive mortgage solutions, including financing of up to 80% of the property value
- **Deferred Payment Plans:** Take advantage of flexible payment schedules linked to key construction milestones, ensuring your financial contributions align with project completion stages.
- **No-Collateral Loans:** Through our partner banks, you can now access no-collateral financing options, designed to simplify the borrowing process. This unique offering allows you to secure a loan without the need for personal assets as collateral, making it easier and more convenient to invest in your new home at Green Terrace.

Certifikata e Performancës së Energjisë

Paraprake

Adresa: Dhërmi

Kodi i Certifikatës: 202409302589806

Z.K: 1739 Nr. Pas.: 156/1/1 Himarë, Shqipëri

Njesia: Apartament 1/1

Pronari/ Investitori: 'CAPITAL B' Shpk

Koordinatat WGS84: 40°09'38.1"N 19°36'52.7"E

Kjo certifikatë është gjeneruar nëpërmjet programit kompjuterik (EECERT/PEN/v1) dhe aprovuar nga Agjencia përgjegjëse për Eficiencën e Energjisë. Ajo përcakton klasin e performancës së energjisë së ndërtesës dhe shoqërohet nga raporti me të njëjtin kod. Për informacione të mëtejshme vizitoni faqen zyrtare të Agjencisë përgjegjëse për Eficiencën e Energjisë <https://eficenca.gov.al/>



Klasi i performancës energjetike

Kjo tregon se sa me efikasitet është përdorur energjia në ndërtesë. Numrat nuk paraqesin njësi reale të energjisë së konsumuar, ato përfaqësojnë eficiencën e energjisë të krahasuar me një ndërtesë referente.

Ndërtesë Eficiente

A 0-25

23.0

B 26-50

50 janë kërkesat minimale

C 51-75

D 76-100

E 101-125

F 126-150

G Mbi 150

Ndërtesë jo efiçente

| Sistemet alternative te energjise | |
|-----------------------------------------------------------------------------------------------------------------|----|
| Konfirmo nese eshte konsideruar mundesia e perdorimit te sistemeve alternative me eficence te larte energjetike | Jo |
| Sistemet e perdorur ne projektin e propozuar: | |
| Sistem i decentralizuar qe shfrytëzon BRE | Jo |
| Sistem koogjenerues | Jo |
| Sistem me pompa nxehtesie | Po |
| Sistem i ngrohjes/ftohjes se perqendruar | Jo |

Informacion teknik

Kjo tregon informacione teknike se si përdoret energjia në këtë ndërtesë. Të dhënat e konsumit janë të bazuara në lexime aktuale.

Bartësi energjetik primar: Energji elektrike nga rrjeti
Konsumi i energjisë primare: 2.335
Sipërfaqja e dobishme e ndërtesës (m²): 69
Vlerësimi energjetik: 23.0

| | Ngrohje | Ftohje |
|---------------------------------------------------------------------------|---------|--------|
| Energjia vjetore e perdorur e ndërteses aktuale (kWh/m ² /vit) | 2.335 | 1.758 |
| Energjia vjetore e perdorur e ndërteses referente | 1.716 | 6.716 |
| Energjia nga Burimet e Rinovueshme | 0% | 0% |

Erjona Qatipi

Informacion administrativ

Të dhënat e paraqitura në këtë Certifikatë të Performancës së Energjisë janë në përputhje me ligjin Nr. 116 dt. 10.11.2016 për Performancën e Energjisë në Ndërtesa.

Programi kompjuterik: EECERT/PEN/v1
Metodologjia e Llogaritjes: VKM nr.1094 dt.24.12.2020
Audituesi i Energjisë: Erjona Qatipi
Numri i Certifikatës:
Subjekti: Erjona Qatipi
Nipt: M31323018F
Data e Lëshimit: 2024-09-30
Data e Skadimit: 2034-09-29

Rekomandimet për të përmirësuar Eficiencën Energjetike të Ndërtesës janë të përfshira në Raportin e Auditimit me Kod: 202409302589806 i cili mund të aksesohet në faqen e Internetit eficenca.gov.al.

CLASS A ENERGY EFFICIENT

Our building is proudly classified as Class A energy efficient, ensuring the highest standards of sustainability and cost-effectiveness. With advanced insulation, energy-efficient windows, and state-of-the-art systems, the building minimizes energy consumption for heating, cooling, and lighting.

Residents benefit from reduced utility costs, a smaller carbon footprint, and a healthier indoor environment. Choosing our Class A building guarantees a forward-thinking, eco-friendly lifestyle in line with the best modern energy performance practices.



APARTMENT #1

Floor plan



2 Bedroom Apartment with Pool

Living room + kitchen
2 bedrooms
Veranda
Pool



APARTMENT #2

Floor plan



2 Bedroom Apartment with Veranda

Living room + kitchen
2 bedrooms
Veranda



APARTMENT #3

Floor plan



1 Bedroom Apartment

Living room + kitchen
1 bedroom
Veranda









ACTIVITIES FOR ALL

Every day is an adventure

A gateway to adventure and leisure along the stunning Albanian Riviera and there's something for everyone.

- Watersports and Beach Fun: Enjoy kayaking, paddleboarding, and jet skiing in the crystal-clear waters of the Ionian Sea.
- Hiking and Exploration: The surrounding region is home to beautiful hiking trails that wind through lush greenery in Llogara mountain offering stunning views of the coastline.
- Cultural Exploration: Immerse yourself in the local culture by visiting nearby villages like Dhërmi, which offer a glimpse into Albania's rich history and traditions.
- Gastronomy and Dining: Savor the finest local and international cuisine at nearby restaurants and beachside cafés, known for their fresh seafood and traditional Albanian dishes.

Green Terrace Residence provides a perfect blend of luxury living and vibrant experiences, ensuring that your time here is filled with unforgettable memories.

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RESIDENCE

PREMIUM APARTMENTS IN PALASE, ALBANIA

Contact us

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E: info@capitalb.ch

 [greenterrace.residence](https://www.instagram.com/greenterrace.residence)

[GREENTERRACE.AL](https://www.greenterrace.al)