

INVESTMENT PROSPECTUS



albania

Hotel Complex
ROCABELLA
Saranda, Albania



ALBANIA OVERVIEW

Nestled in the heart of the Mediterranean, on the Adriatic and Ionian Seas, Albania is fast becoming one of the world's interesting getaways and is now beginning to emerge from the shadows as one of the next investment destinations for overseas property buyers. No longer one of the "forgotten" states of Europe and still unspoiled by globalization, one quickly notices an inspiring mixture of civilizations and cultures making this European country truly unique. Located in between Greece, Macedonia, Kosovo, and Montenegro, and across the Adriatic from Italy, Albania boasts blue and turquoise seas, beautiful beaches, snow peaked mountains, rivers, lakes, and forests. As well as stunning nature, Albanians themselves are famous for their hospitality, and tourists are welcomed with heart-warming generosity. The country is a member of the United Nations, the Organization for Security and Co-operation in Europe, Council of Europe, and World Trade Organisation. It is also a potential candidate for membership in the European Union and received a NATO membership invitation on 3 April 2008. With Albania having a developing economy and a government that is committed to economic reform, optimism around Albania is high.

BUYERS GUIDE

- ✓ Tourism market set for growth of 20% pa for the next 10 years
- ✓ Just 3 hours from Western Europe (direct BA flight daily)
- ✓ 11 billion EU infrastructure investment committed
- ✓ GDP at 6% and rising, along with a low 10% rental income tax is assisting the economic overhaul
- ✓ No transfer tax or stamp duty on any property purchased in Albania
- ✓ No Capital Gains or inheritance tax
- ✓ Properties may be purchased in Euros which allows investors to offset risk of devaluation on currency change over.
- ✓ No VAT on property purchases & no withholding tax on repatriation of capital
- ✓ Tirana, the capital city of Albania, is expected to double in size over the next two years
- ✓ The rapid expansion of the capital city, Tirana is being fuelled by incoming international corporations looking to take advantage of the country's low labour costs and its central location as a distribution hub to the rest of the Mediterranean.
- ✓ 250 days of sunshine per year



PROPERTY OVERVIEW

Be at the forefront of the latest investment trend, hotel rooms, where all the hassle of renting out the rooms, cleaning and repairs, are taken care of by the management company. If you are primarily looking for an investment with high revenue and focus on the potential for appreciation the Rocabella is for you. If you want the dual benefits of hassle-free ownership and the use of a luxury hotel room as your vacation home then Rocabella is for you. Nestled on a private beach overlooking the Greek island of Corfu and the bay of one of the most cosmopolitan Albanian cities, Rocabella Saranda will be a unique frontline hotel that offers unrivalled views of the magnificent Sarandan sunset. The Beachfront of the Rocabella Saranda will be designed with the specifications to match any West European hotel and will assure an unforgettable Sarandan experience. This intimate hotel, with traditional stone Architecture, offers the client generous hospitality, comfort and relaxation at the heart of Saranda's most exclusive neighbourhood. Rocabella's amenities will include a fusion

restaurant, a lounge bar, an infinity swimming pool as well as a private beach with a dock. The hotel will be fully managed and marketed by an experienced hotel management team with over 30 years experience. Rocabella will be Saranda's first boutique hotel and will have 30 frontline luxury guestrooms (20 sq.m) all with panoramic sea views and balconies. All rooms will have a bathtub or shower, individual air conditioning, double and king size beds, a hair dryer, bathrobe, mini bar, CD/ DVD player, LCD TV, satellite TV, WIFI Internet access, safety box, smoke detector and a direct telephone line. Rocabella guest services will include 24 Hours reception, room service & security, conference room, twice daily maid service, laundry service, sauna, Jacuzzi and massage therapy.

KEY FEATURES



- ✓ Hotel room investment with own title deeds
- ✓ Off Plan Hassle free investment
- ✓ Investor owns a freehold hotel room
- ✓ Front line coastal location
- ✓ Constructed to 5 star European standards
- ✓ Panoramic Sea Views
- ✓ 50% Finance available
- ✓ 1 hour boat ride to Corfu
- ✓ Construction start date: 3rd quarter 2008 - anticipated
- ✓ Completion: 4th quarter 2009.
- ✓ 70'000 / freehold frontline Luxury Room
- ✓ 14 days personal use per year - split up possible
- ✓ Optional 80% Mortgage refinancing from completion
- ✓ Expected value appreciation of up to 25% by completion
- ✓ Payment Term: 50% now, 25% at roof level and 25% on delivery
- ✓ Up to 20% net annual returns generated from your room revenue
- ✓ 14 days free annual usage which can be split up to include weekends

Disclaimer
The particulars and images in this brochure are set out as general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. In order to have full validity, any type of understanding or agreement between parties must be the object of a written contract duly signed by all the involved parties. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them. Whilst every effort has been made in order to ensure the accuracy of these particulars, they are not guaranteed and do not form part of any contract or offer; they are subject to prior contract of sale. Only the Seller has the authority to make or give representation or warranty whatsoever in relation to this development.



LOCALITY

Saranda is an old town, first settled by the Illyrian tribe of Chaonians who named it Onchesmus. Cicero mentions it as convenient harbour with favourable winds, however it is the bay on which it is built that gives Saranda its charming look.

Near Saranda you will find the “Blue Eye” natural spring and the ruins of the ancient city of Butrint, a World Heritage Site and one of the most important archaeological finds in Albania. Also, close to Saranda is the ancient city of Finiq, which according to Edwin Jacques is found to have had one of the biggest acropolis in the ancient world, roughly 7 times larger than that of Athens.

Whilst visiting Saranda and surrounding areas you might wish to visit the archaeological site of Butrint, Ethnographic Museum, ruins of the ancient town of Onhezmi in Saranda, the ancient temple and other ruins of Foinike in Finiq village, the small Castle of Ali Pasha in Vrinqe village, the Church of Saint Kolli in Mesopotam village as well as the beautiful Ksamili Islands.

