

INVESTMENT PROSPECTUS



albania

Investment Prospectus
TIRANA CENTRAL
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

- ✓ 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.
- ✓ 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.



PROPERTY OVERVIEW

Tirana Central is a contemporary city style development of 1, 2 and 3 bedroom apartments and forms part of the UNAZA new quarter which is currently undergoing selective development and has been designed to be an up-market yet affordable area of Tirana. This 100 unit development offers a perfectly balanced lifestyle for its residents and an unrivalled opportunity for investors. Tirana Central is a freehold mixed use building comprising commercial ground and lower ground and residential upper parts with a total of 10,000m². The commercial areas comprise mini-market, laundry services, restaurant and some bars on the ground floor. Secure parking is located on the underground floor.

This development is designed for the growing mid-market sector of the residential market. The developing economy of Albania and Tirana in particular has witnessed a high demand for quality residential accommodation. Investors can take advantage of this emerging population who wish to improve their status through moving to new higher specification apartment buildings.



KEY FEATURES

- ✓ Very central location
- ✓ Close proximity to contemporary mini markets and restaurants
- ✓ Excellent transport links
- ✓ Investor Payment Plan (50% deposit, 50% finance payable on completion)
- ✓ Lowest Price per sq m amongst any European capital city
- ✓ Secure underground parking
- ✓ Strong rental yields on offer due to recent wage increases



LOCALITY

The capital city of Tirana is in central Albania on the Ishm River. It is the largest and the most commercial and cultural centre of the country and so compact that it is best explored on foot. It has a large Italian architectural influence as well as Turkish Monuments, lying exactly between Rome and Istanbul. Major products include textiles, metal goods, agricultural machinery and processed food. The Scanderbeg Square is a huge open space in the centre of the city, while Mount Dajti, at 5,030ft, towers over the eastern side.

Tirana Central is built on a plot situated 400m away from the new Tirana ring road and the Kavaja Street, this being one of the two main access roads in to Tirana. Situated next to the new Tirana ring road, the development is aimed at young upwardly mobile professionals. This infrastructure also brings more and more visitors, both tourist and commercial. Tirana offers excellent growth prospects as it's economy is flourishing. A buoyant local rental market and plenty of regeneration means Tirana has the potential of being a very successful investment area.





FLOOR PLANS

