



**AGIKONS**  
CONSTRUCTION COMPANY

**WE GO BIG IN EUROPE**

*1,570,829 sqm*

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# Who is Agikons?



Established in 1996, AGIKONS SH.P.K. is one of the largest companies of residence development in Albania, which has been operating for years in the domestic market and in the field of real estate and tourism management.

## Our Mission

Through a detailed analysis and in-depth knowledge of climatic, geographical, cultural, legal and economic qualities of the spaces, we manage to successfully develop residential and tourist areas throughout Albania.

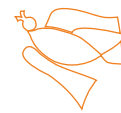
## The AGIKONS experience is materialized in:



7000 houses



x10s parks



x1000 urban art projects



550 commercial spaces



X1.000.000s m<sup>3</sup> of structured and balanced excavation and filling works



X10s of km tunnels for roads and hydropowers



X100s of km roads of all types

Each construction is of the highest quality as defined by Eurocode, with strict application of the 10 European standards for structural design.

## Our values and strengths

- Transparency
- Social responsibility
- Effectiveness & collaboration
- Continuous improvement
- Return on investment
- Preservation of diversity, appreciation and protection of nature
- Education with tradition and artistic values

## The Agikons Team



500

administrative staff



2000

specialist and technical staff



KODRA E DIELLIT



SWAN LAKE RESIDENCE



TURQUOISE MARINA



BOUGAINVILLE BAY



FLOWERS HILL RESIDENCE



MËSHTEKNA



# TECHNOLOGICAL CAPABILITIES

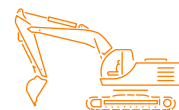
## AGIKONS SH.P.K: Advanced Equipment for High-Quality

AGIKONS SH.P.K is equipped with a diverse range of state-of-the-art machinery and tools, enabling us to execute projects efficiently, meet strict deadlines, and maintain exceptional quality standards. Our advanced fleet supports a variety of construction and infrastructure projects, making us a reliable partner in the industry.

### Main Heavy Equipments



Dumper  
18



Tracked  
excavators  
9



Wheeled  
excavator  
6



Mini  
excavators  
8



Wheeled loaders  
12



Vibratory  
compactors roller  
9



Concrete  
factory  
3



Concrete  
auto pump  
4



Concrete  
auto mixers  
16



Tower cranes  
5



Trucks crane  
3



Asphalt cutting  
machine  
5



Moto generator  
13



Scaffoldings  
10'000 m2



Scaffold  
boards  
12'000 m2



Paving pump  
3



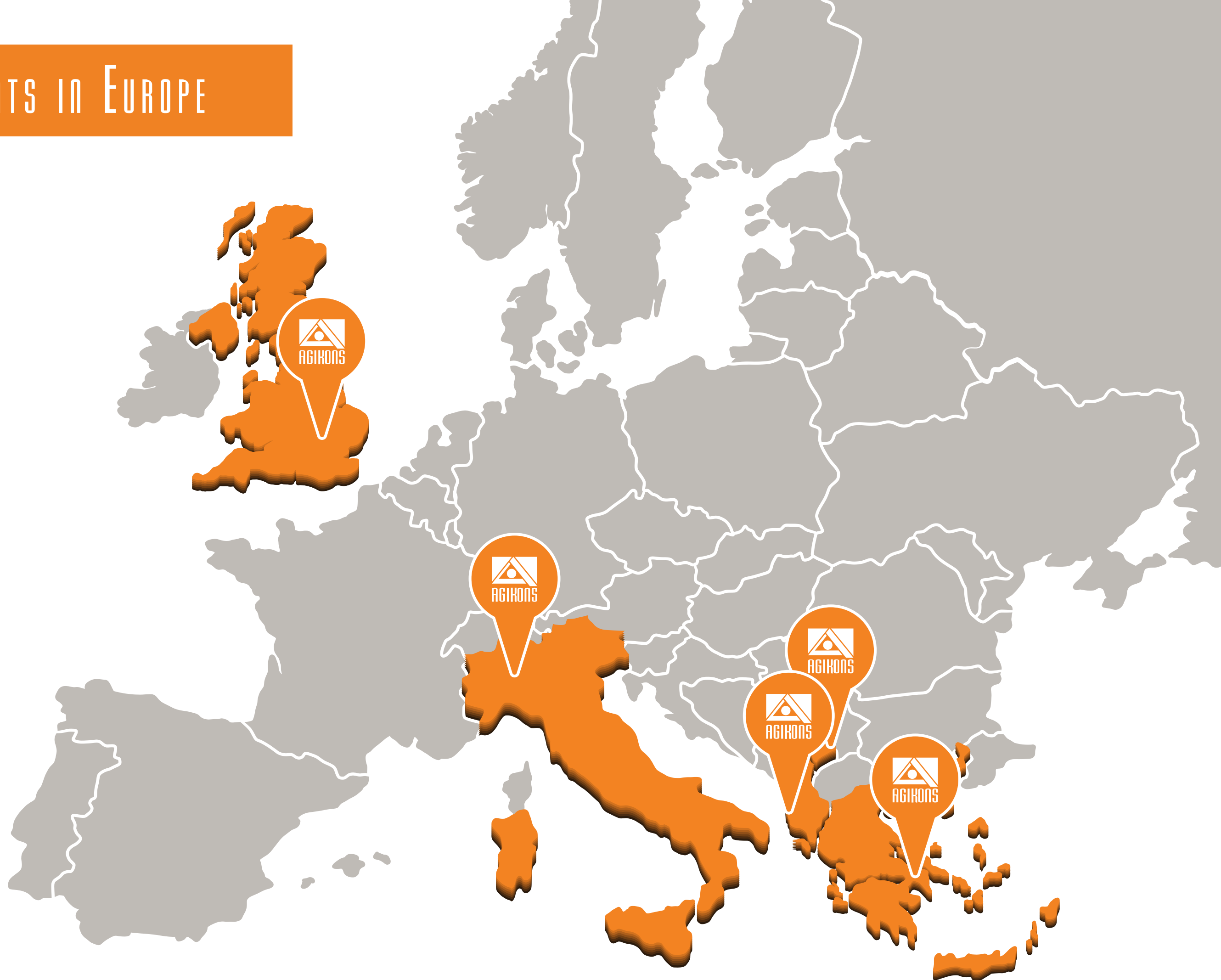
Piling  
machine  
2



Minipiling and anchors  
machine  
1



# INVESTMENTS IN EUROPE



# PARTNERS

## Our Valued Partners

We are proud to collaborate with a distinguished group of organizations—S&D Invest, Art & Tourism Development Group, GA Construction, GE Invest, and Astrit Development—each contributing unparalleled expertise, innovation, and a shared commitment to excellence across multiple sectors, including development, construction, real estate, hospitality, and human resources.

Together, we drive transformative projects in Albania, Kosovo, Italy, the United Kingdom, and Greece, delivering sustainable, high-quality solutions that shape communities, enhance economies, and elevate living standards. Our partnerships are rooted in trust, shared values, and a vision for progress, enabling us to create impactful developments that meet local needs while setting global benchmarks.







S&D INVEST is located in "Magnolia Blv",  
"Kodra e Diellit" 2 Residence, Tirana.

## S&D INVEST







S&D INVEST SH.A., established in 2008, is one of the largest companies in residential development in Albania. We have been operating in the domestic market for years, with a focus on development and real estate. Additionally, we have significant experience in professional co-ownership management.

We take pride in our expertise and experience across all areas of development and co-ownership management. Our in-depth knowledge of the Albanian and Balkan markets positions us as major players in the industry.

Our commitment to innovation and excellence consistently yields successful projects that are completed on time, within budget, and of high quality. We believe in partnering with our clients to ensure their goals are achieved.

## EXTRA SERVICES

S&D INVEST company offers a range of services and packages to help the residents better managing their homes. Below are some of the services:

- |  |  |
|--|--|
|  Administration |  Security service       |
|  Gardening      |  Technical maintenance  |
|  Cleaning       |  Electrical maintenance |





## LOCATION

“Kodra e Diellit” Residence is located in the south of Tirana.



3  
km

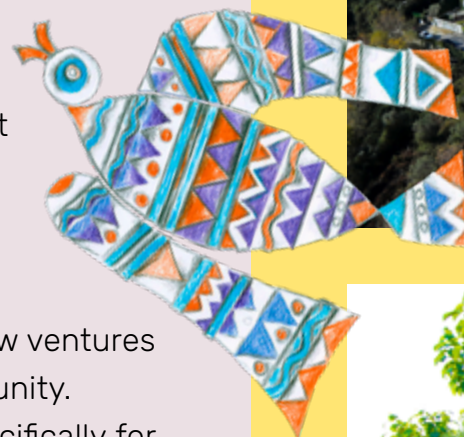
from Skanderbeg  
Square

1.8  
km

from the Grand  
Park of Tirana

1  
km

from the nearest  
health center



## HOMES

1+1

2+1

3+1

4+1

Vila

“Kodra e Diellit” Residence offers a variety of residential typologies, ranging from apartments with individual entrances, panoramic views, as well as villas or villettas. This makes the community of “Kodra e Diellit” Residence, one of the most diverse of the capital.

## ADMINISTRATION

“Kodra e Diellit” Residence always stands regular, comfortable and safe thanks to the professional management of common spaces.



Administration



Gardening



Cleaning



Technical maintenance



Electrical maintenance



Security service

• Security gate

• CCTV 24/7

• Online monitoring center

• Security team

## COMMERCIAL UNITS

The residence always welcomes new ventures that bring added value to its community. Commercial units are designed specifically for businesses, guaranteeing logistical advantages for them and customers, dedicated parking spaces, daily maintenance and 24/7 security.



20,000 m<sup>2</sup>  
commercial units



1500  
houses



2500  
parking spaces



## “Kodra e Diellit” 1 Residence

“Kodra e Diellit” is a space where order and urban security intertwined with aesthetics and art, provide a green and inspiring lifestyle. The unique architecture found in each unit, with a courtyard or a veranda, offers comfort and complete privacy.



## Commercial Units

Magnolia Boulevard,  
“Kodra e Diellit” 2 Residence.

30 businesses have entrusted “Kodra e Diellit” on the exercise and the development of their activities, transforming the residence in an independent and multifunctional “town”. Thousands of m<sup>2</sup> dedicated to commercial units are still filling up. Thus, residents can meet almost every need they have without leaving the neighbourhood.



## Sun Square

Jasmine Street, “Kodra e Diellit” Residence 1.

At “Kodra e Diellit” Residence, the combination of art with architecture begins in the genesis, where in the creative desk architects, technical experts and artists sit and work together as a team.

## ART AND ARCHITECTURE

The residence is conceived as a proper art exhibition where the facades, terraces, sidewalks, stairs, lights, chimneys, and even bins are treated as genuine works of art by local artists.



## SERVICES



## FACILITIES

### + GUARANTEED PARKING FOR CARS AND BICYCLES

### + PUBLIC TRANSPORTATION

- Dedicated taxi fleet
- Bus station

### + SPORT UNITS

- Basketball, volleyball, football court
- Tennis court
- Jogging tracks

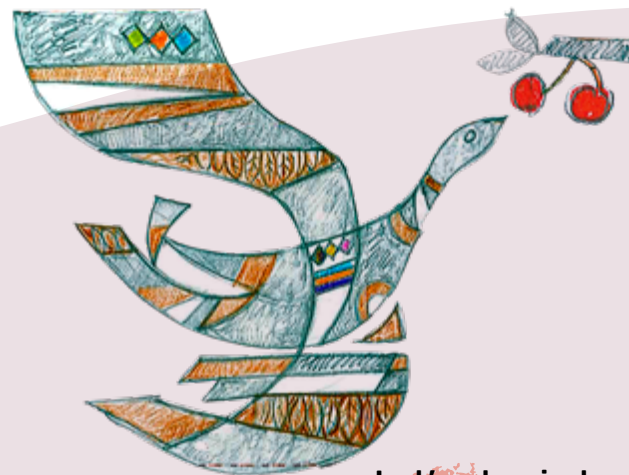
### + DEDICATED AREAS FOR CHILDREN

- Playgrounds
- Parks

## A GREEN LIFE

65.000 m<sup>2</sup>  
Green area

3000 Trees    365 Green days



## COMMUNITY

Large traditional families as well as young families, young couples and even seniors, students and professionals, find themselves easily in the Residence "Kodra e Diellit" due to the variety of housing typologies and the most competitive prices in the market.

### Let's stay in touch:

- @kodraediellitresidence
- @kodraediellit.tirana
- @Kodra\_e\_Diellit
- Rezenca Kodra e Diellit
- Rezenca Kodra e Diellit
- Rezenca Kodra e Diellit



## "Kodra e Diellit" 2 Residence

Kodra e Diellit Residence helps parents in raising their children in a safe and quiet environment, away from the smog and the noise of the capital. At Kodra e Diellit, the young residents can have fun through playing in dedicated spaces, going to school and learning through activities that are organized specifically for them.



## "Forest with trees" Facade

Magnolia Boulevard,  
"Kodra e Diellit" 2 Residence.

All houses at "Kodra e Diellit" are "passive houses", which means they have high thermal efficacy and guaranteed transverse ventilation. Thermal insulation enables resistance to indoor temperature by keeping the house cool in summer and warm during the winter.



## Leaf Terraces

Rruga e Ftonjve  
Technique: mosaic, ceramics  
Author: Genci Shkodrani

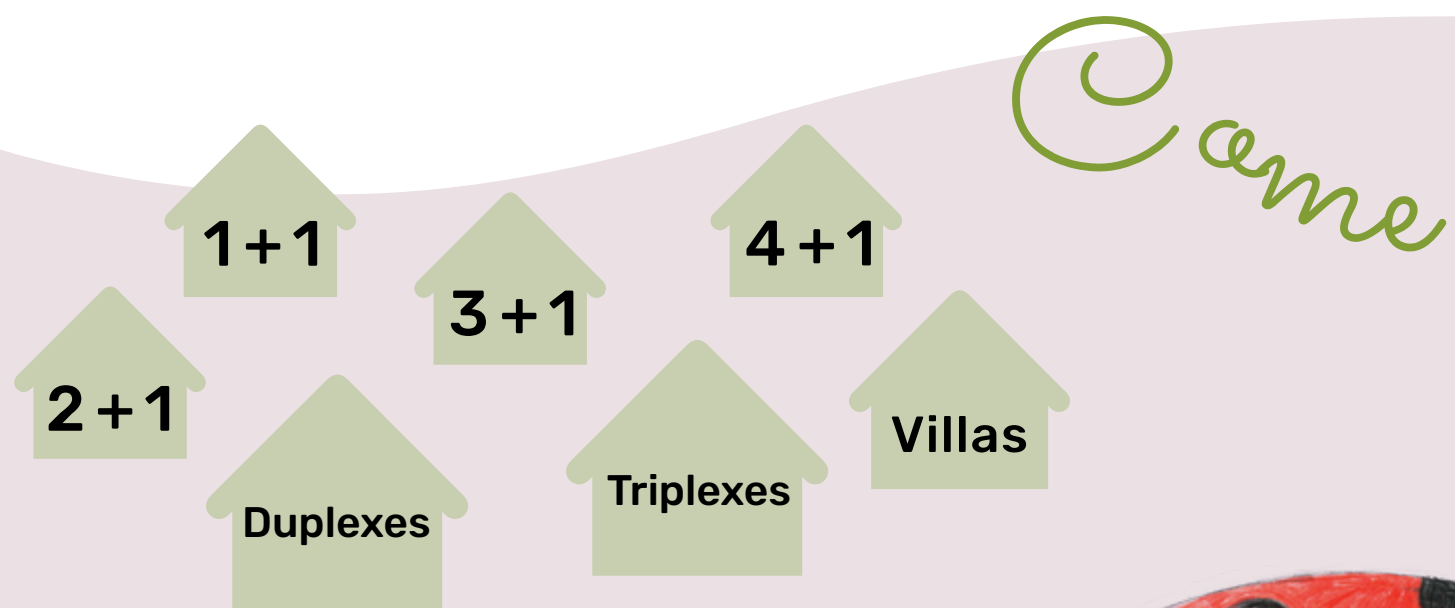
From 3000 tree roots found and grown with great care at "Kodra e Diellit", 2000 are fruit trees. Their organic products are procured by residents regularly and among them you can find: olives, cherries, apples, pomegranates, hazelnuts, etc.



# A NEW DEVELOPMENT

*"Kodra e Diellit" 2, East*

- Apartments, from 1+1 to 4+1;
- Duplexes, with individual entrances organized in 2+1; 3+1 & 4+1
- Triplexes with individual entrances organized in 3+1 & 4+1;
- Villas, with yard, terrace, swimming pool.



Come home!







SWAN LAKE RESIDENCE is positioned along the edge of Farka Lake, facing East.

5  
Km

from "Dëshmorët e Kombit" boulevard

2  
Km

from the University Hospital "Shefqet Ndroqi"

6  
Km

from the access with the Great Ring Highway (East Segment)

25  
Km

from Tirana Airport

### ...A NEW FAMILY DREAM INSIDE FARKA LAKE!

Farka Lake is one of the largest lakes in the capital of Tirana. Swan Lake Residence has the perfect positioning in the western part of the lake in front of Dajti mountain and offers fantastic views at any moment of the day. The residence is the ideal place to live in harmony with nature, without giving up the benefits of the capital city. Comfort, privacy, tranquility and outdoor activities are the keywords that will welcome an elite lifestyle.

### SERVICES



Bar



Restaurant



Supermarket



Dry cleaning



Medical center

### VILLA 3+1 / 4+1

A typical villa at the Swan Lake Residence is 340 m<sup>2</sup>, organized with 3 to 4 bedrooms, one living-dining area with an open or closed kitchen, 3 to 4 bathrooms, and/ or a yard with a pool.

### FACILITIES



Dedicated parking for each villa and guaranteed for visitors



Parking and bike lanes



Sports facilities and playgrounds.

### Let's stay in touch:

@swan\_residence

Swan Residence

sales@swanresidence.al







Flowers Hill Residence positioned on the "Xixi" street, Lundër, Tirana.

3  
min

from TEG  
by the Great Ring  
Road

15  
min

from Scanderbeg  
Square

7  
min

from Farka Lake

25  
min

from Tirana Airport  
"Mother Teresa"  
(Great Ring Road)

### A HOME FOR YOUR FLOWERS!

Flowers Hill is earth-friendly, respecting its shape and surrounding landscape elements. The area has been the subject of significant investments in the last decade, both in real estate with large residences and in business. Our project offers villas, luxurious apartments, and duplexes for 49 families, turning them into tiny, exclusive homes. Flower Hill is designed as a residential garden away from the capital's noise, chaos, and pollution. Very soon, you will have the opportunity to live in the center of a community with high standards that promise an elite coexistence close to Tirana.

### INVEST FOR THESE REASONS

Small Number Of Apartments,  
Duplexes & Villas  
Developed Area  
Escape From The Noisy Center  
Suitable Climate

### VILLA 3+1 / 4+1

A typical villa at the Flowers Hill Residence spans 290 sqm. It features three to four inviting bedrooms, a spacious living-dining area with the option for an open or closed kitchen, three to four well-appointed bathrooms, a charming yard complete with a pool, and convenient accommodation for two vehicles.



### FACILITIES

- Dedicated parking for each typology and guaranteed for visitors.
- Security Service
- Administration and management of common spaces

### Let's stay in touch:

@ flowers\_\_hill  
f Flowers Hill  
✉ sales@agikons.al





# Turquoise MARINA



The Turquoise Marine Complex is positioned in the area of Lalëzi Bay.

40 Km

from Tirana

23 Km

from Durrësi Port

35 Km

from Tirana Airport

100 m

from Lalëzi Bay

15 min

from the Cape Rodon & the Venetian fortification

307 Villas

350.000 m<sup>2</sup> Total area

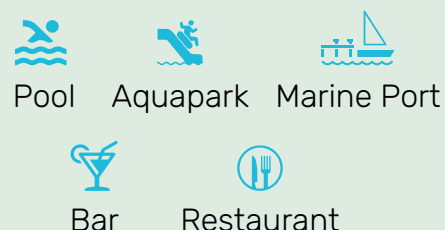
5.000 m<sup>2</sup> Areas dedicated to sport

216 Apartments

35.000 m<sup>2</sup> Water surface

3000 m Bicycle lanes

## SERVICES INSIDE THE RESIDENCE



## NATURE

The Albanian Adriatic coast has a mediterranean climate with considerable maritime and subtropical influences. The woodlands are dominated by evergreen forests with associated broadleaved sclerophyllous evergreen trees and shrubs. The forests range from mixed broadleaf forests, at lower elevations, to conifer forests, at higher elevations.

## 3+1 Villas

The most typical villa in the residence is the one with a total area of 150 m<sup>2</sup>, organized with 3 bedrooms, 1 living/dining room area, 2 bathrooms and a large yard.

## FACILITIES

- Guaranteed private beach
- Anchorage port for vessels
- Dedicated parking for every villa and guaranteed for all visitors. Parking spots and lanes for bicycle
- Areas sedicated to sport - tennis, basket-ball, volleyball, football



## Let's stay in touch:

@turquoise\_\_marine  
@marineturquoise1



## Year-round vacations

Residential life, amidst evergreens, meets year-round vacations by the Adriatic Sea.

At your home in Turquoise Marina, you have the space and infrastructure to spend quality time and relax with family and close friends.

At your home in Turquoise Marina, you have the space and infrastructure to spend quality time and relax with family and close friends.

*...your home near  
the boat, the beach  
& the bicycle!*

## INVESTMENT OPPORTUNITIES

Turquoise Marina offers property and rental management services to investors to ensure their home is safe and secure while providing a regular income.

Turquoise Marina offers Rental Programs with a dedicated on-site management team to take care of all maintenance and administration requirements. Meanwhile, you can enjoy a true ROI through the convenience of the Rental Program



# MARA RESIDENCE



MARA Residence is located in the Don Bosco area, on Ibrahim Pashë Bushatlliu Street.

1.6 km

Tirana Ring Center

2.5 km

Skënderbej Square

15 km

Tirana International Airport

3.8 min

Paskuqani Lake

MARA Residence is strategically located in the Don Bosco area, a critical point in the capital's urban planning.

This location offers a favorable position and promises a sound investment in the future. Positioning in the northwest of Tirana, Don Bosco has easy accessibility to the exits of the capital and the center.

The developed area offers all the facilities for a healthy and comfortable lifestyle.

In addition to easy accessibility to transport and nearby urban stations, near Mara Residence, you will find state institutions, education, health, vital services and green areas without using your vehicle.

MARA Residence is a new building with 10 floors above ground and 2 floors of underground parking. It includes 8 floors of one, two, and three-bedroom apartments, and 2 floors of service spaces.

8  
RESIDENTIAL  
FLOORS

2  
SERVICE  
FLOORS

2  
PARKING  
FLOORS



## APARTMENTS

ONE; TWO;  
THREE-BEDROOM



## SERVICE SPACE

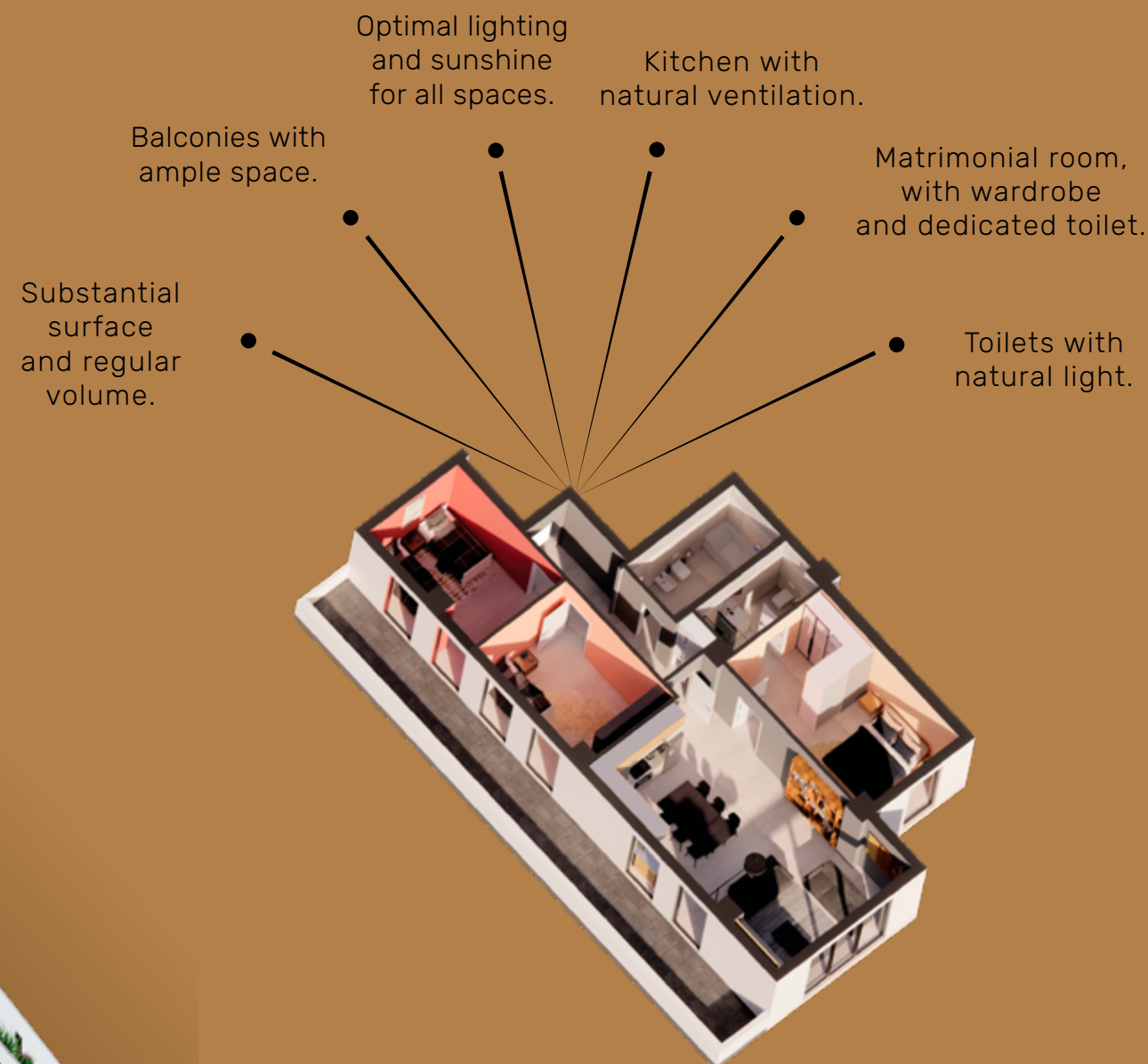
OFFICE - SHOP  
BAR & RESTAURANT



## PARKING

RESIDENTS & SERVICES

## APARTMENT FEATURES



## FACILITIES

- Administration and Management of common spaces
- Technical maintenance
- Cleaning
- Electric maintenance
- Camera monitoring CCTV 24/7

## Let's stay in touch:

+355 68 407 6883  
sales@agikons.al  
www.agikons.com



# RESIDENCE NO. 23, AGIKONS



The residential building is positioned near the city center of Tirana on the Mujo Ulqinaku street.

3 min

from Skanderbeg Square

1 min

from the nearest hospital and polyclinic

1 min

from the nearest urban station

3 min

from the nearest school

Residence NO.23, Agikons, is an ideal destination to live, work and develop your business and offers a different choice depending on your request. In a few minutes, you are in the heart of Tirana, with its unstoppable rhythm: with restaurants, bars, and other entertainment destinations

**8**residential floors

**2**service floors

**4**parking floors



## 3+1 APARTMENTS

One of the characteristic typologies of this building are the 3 + 1 apartments with a 130 m<sup>2</sup> area. These apartments have 3 bedrooms, a big living/dining/cooking area, 2 bathrooms and a balcony.



# AGIKONS OBJECT NEAR THE FACULTY OF LAW



The residential building is positioned near the Faculty of Law, on the Milto Tutulani street.

3 min

from the Grand Park of Tirana

7 min

from nearest health center

4 min

from the National Theater

2 min

from the nearest urban bus stop

**4**residential floors

**2**service floors

**4**parking floors



## 2+1 APARTMENTS

The most typical apartment of the residence has the typology 2 + 1 and is approximately 100 m<sup>2</sup>. The environment is divided into two rooms, a large space living/dining/cooking room, and a toilet. The majority of these apartments also have a balcony.





## ART & TOURISM DEVELOPMENT GROUP

Established in 2013, Art & Tourism Development Group is a dynamic company specializing in the management and operation of tourism and hospitality services across domestic and international markets. With a focus on delivering exceptional guest experiences, the company excels in managing a diverse range of accommodation structures, including hotels, resorts, and other partnered facilities.

The company provides comprehensive services through the development, operation, and administration of tourist accommodations, offering both direct and indirect services to enhance guest satisfaction. These include managing recreational facilities such as beaches, spas, pools, saunas, fitness centers, and banquet services, as well as organizing events, theater productions, transportation, parking, and food and beverage operations in restaurants, catering, bars, and conference venues.

Art & Tourism Development Group also facilitates the rental of theaters, recreational centers, and event spaces, ensuring seamless execution of activities aligned with its core mission. As a licensed tour operator, the company designs and sells bespoke tourism packages, primarily through travel agencies but also directly to consumers. These packages combine accommodations with curated activities, supported by transportation, professional guides, and targeted marketing to attract both local and international tourists.

Art & Tourism Development Group creates memorable and culturally enriching experiences, driving tourism growth and fostering sustainable development.







Arka Art Hotel is located in "Rruga e Ftonjve", Residence "Kodra e Diellit" 2, Tirana.



from "Skënderbej" Square



from the Great Park of Tirana

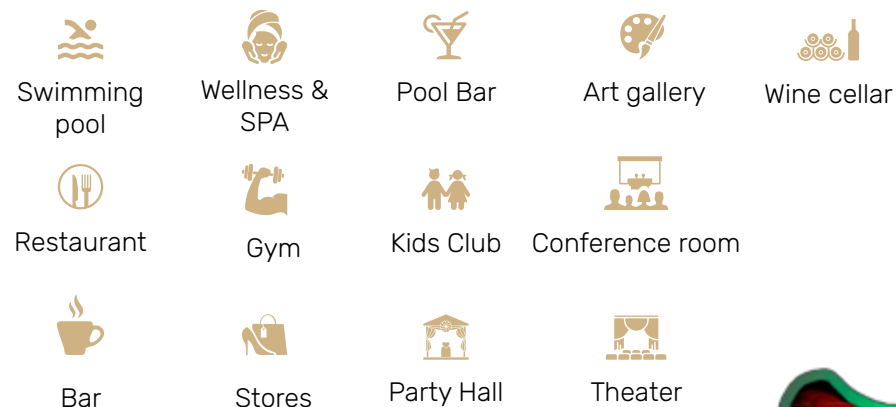


from Tirana Airport, Mother Teresa

## ARKA ART HOTEL

Immersed in elegance, luxury, and art, Arka Hotel offers modern furnishings, suites, 5-star spaces, bars and restaurants, a wellness and spa center, a gym, various activities for children and adults, theatre halls for parties and meetings, free parking, and Wi-Fi. Arka Hotel & Conferences is the ideal destination in the capital, just 5 minutes from the centre via direct access to the Great Ring Road.

## SERVICES INSIDE THE HOTEL



## ARKA ROOFTOP

An integrated part of most IN restaurants in the capital, Arka Rooftop, which has the best view in Tirana, offers a fascinating panorama of the capital. The pool with a giant mosaic red heart is the perfect place to spend beautiful days and is different from the monotony of everyday life. Inspired by the fable, Noah's Ark, the pool is filled with birds and animals, and if viewed from above, it has the shape of a large ship that carries life on board.



## FACILITIES

- + SPACE FOR EVENTS & CONFERENCES
  - Space with a capacity of 500 people
- + ENVIRONMENT FOR CHILDREN
- + GUARANTEED PARKING

## Let's stay in touch:

+355 68 608 2970  
 reservation@atdg.al  
 @arkahotel\_tirana  
 Arka Hotel Tirana  
 www.arkahotel.com





## LOCATION

Marea Resort is located in the village of Qerret in Kavaja, positioned on the Adriatic coast.



16.4  
km

from Durrës

49  
km

from Tirana

24 villas

168 apartments




- studio
- 1+1
- 2+1
- 2+1 (duplex)
- 3+1

Private parking

## SERVICES

- + Pool for adults and children
- + Pool Bar
- + Beach Bar
- + Restaurant

## FACILITIES

-  Guaranteed Private Beach
-  Children areas
  - A park & playground
-  Sport area
  - Basketball field
  - Volleyball field
  - Tennis field

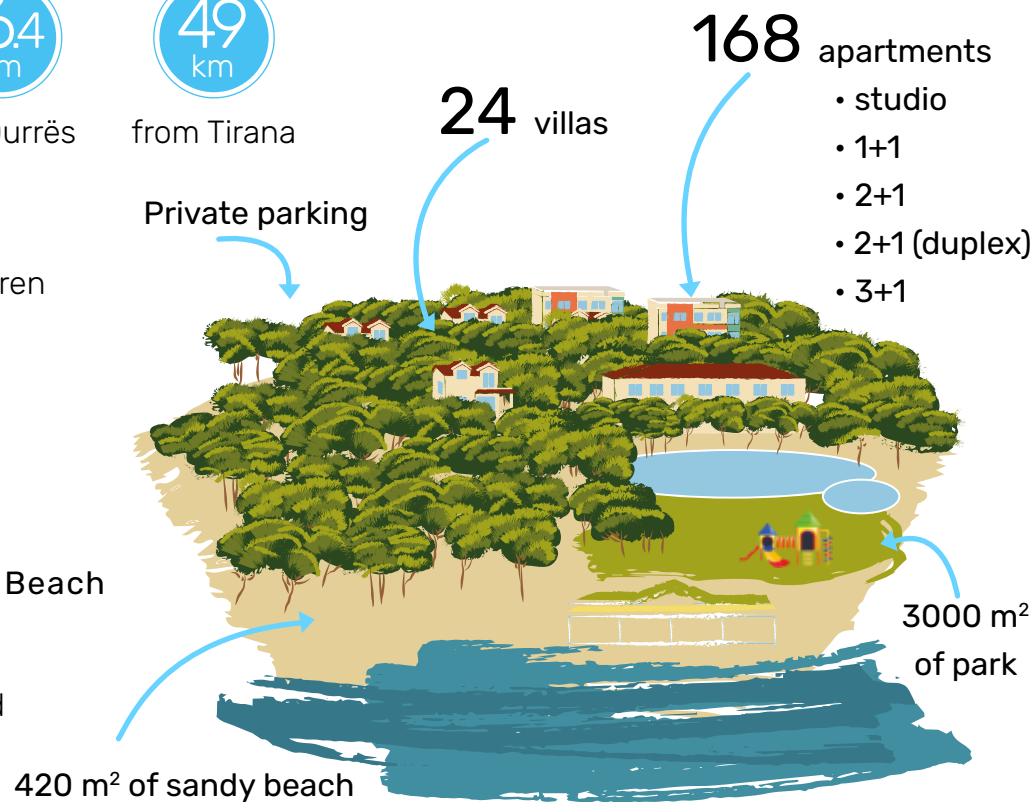
 Guaranteed Parking

## ADMINISTRATION






-  Security
-  Cleaning of common spaces & beach and pool
-  Technical maintenance
-  Gardening
-  Electrical maintenance

## COMMUNITY

Marea is a seaside resort mostly preferred by families. Marea has a variety of dedicated facilities for children, that's why it's suitable for children of all ages. This resort is well-known and frequented because of its fresh air coming from the pine forest, iodized from the Adriatic Sea. The sandy beach is ideal for young children. Thanks to the proximity to the capital, the facilities offered and quiet nature, Marea Resort is not only active during the summer season, but throughout the year. Marea is a second home for families looking for home-like comfort, away from home.



## Mbetemi në kontakt

 +355 68 908 4306  
 reservation@atdg.al  
 marea\_\_resort  
 MareaResort.Qerret  
 www.marearesort.com



## Marea's Pool

Located under the coolness of perennial pines, it covers an area of 400 m². It is suitable for all ages thanks to the different depths and the shallow secluded space, which is dedicated to children.



## Private Beach

Marea Resort has its own private beach, with comfortable beach umbrellas and sunbeds available for vacationers, who shouldn't worry about anything, but enjoy the sun and the sea.



## Apartments by the sea

In Marea resort the most popular apartment is the 2 + 1 and typically has an area of 95 m².

The apartments have an open area for the living and dining room, two bedrooms, a toilet and a veranda.





📍 Bougainville Bay, Saranda.

290  
km

from Tirana

2.1  
km

from the center  
of Saranda

14  
km

from Corfu



13  
villas

60  
apartments

## ART AND ARCHITECTURE

Bougainville Bay is designed in such a way that comfort is intertwined with aesthetics. Every detail in the interior and exterior architecture of the resort is a work of art: the lobby, the corridors, the rooms, the stairs, the alleys, the swimming pools, the restaurants, the SPA and the beach area, all decorated with mosaics and other ceramic works created and curated by different Albanian artists. The movement from the main artery of the bay, Sokak, through the smooth and picturesque stairs, towards the apartments overlooking the sea, resembles a tour in a real art gallery, designed to evoke artistic emotion in the visitors.

## SERVICES INSIDE THE RESORT

- |   |                  |                    |               |
|---|------------------|--------------------|---------------|
| Indoor and outdoor pools with saltwater | Restaurants      | Dry cleaning       | Beauty Center |
| Shops                                   | Gym              | Kids Club          |               |
| Pool Bar & Beach Bar                    | Fashion ateliers | Hairdressing & SPA | Art gallery   |

## FACILITIES

- |                             |                                       |
|-----------------------------|---------------------------------------|
| <b>+ PRIVATE BEACH</b>      | <b>+ DEDICATED AREAS FOR CHILDREN</b> |
| <b>+ SPORT UNITS</b>        |                                       |
| Canoes                      | Playground                            |
| Rentable bikes              | Kid's Pool                            |
| Scuba diving                |                                       |
| Snorkeling                  | <b>+ EVENT &amp; CONFERENCE UNIT</b>  |
| Motorboat                   | Space with 250 person capacity        |
| <b>+ GUARANTEED PARKING</b> | Multifunctional office                |

## BUTRINTI HAMMAM SPA

Butrinti Hammam SPA & Beauty Center brings a modern concept, both architecturally and service wise. Here you will find everything for your comfort, relaxation, peace and well-being. Massages, sauna, hammam, hydromassage, emotional shower, ice bath, body and face beauty treatments, manicure – pedicure and many other services. The whole SPA is mosaicked and modeled based on the ancient city of Butrint.



## Two bedroom apartment with sea view

Typical 2+1 apartments at Bougainville Bay are 105 m<sup>2</sup> and consist of 2 bedrooms, a living/dining/cooking area, a toilet and porch.



## 300 sunny days

Saranda has 300 full sunny days per year, thus making Bougainville Bay the perfect home for many plants and trees. In the resort you'll find more than 1000 bougainvillea roots, the glowing colors of which give life to each space. Apart from them, the resort is full of lemons, tangerines, oranges, oleanders, etc.

## INVESTMENT OPPORTUNITIES

The residence is integrated within the resort, thus benefiting from its facilities. If you decide to invest in Bougainville Bay, except the fact that you can visit your new home at any time, you can leave it under professional management of the resort for the rest of the year. Thus, you do not only have a new house but also a safe and effortless source of income.

## Veranda e Zanave

Inspired by the Epic history of 'Eposi i Kreshnikëve', Veranda e Zanave is one of the most liked areas in Bougainville Bay thanks to its "infinite pool" which has a fantastic panoramic view of the Ionian Sea.

## Let's stay in touch:

- 📞 +355 68 405 6565
- ✉ reservation@atdg.al
- 📷 bougainvillebay
- 📱 BougainvilleBay.Saranda
- 🌐 www.bougainvillebay.com





Tarraca e Ullinjve Residence is located in the area of Drimadhes.

36 km

from Vlora

210 km

from Tirana

3 min

drive from the beach

## SERVICES



Pool  
195 m<sup>2</sup>



Bar



Restaurant

2+1 & 4+1  
duplexes

73  
apartments

2+1

studio

3 + 1

1+1

## FACILITIES



Guaranteed parking

## NATURE

In Tarraca e Ullinjve you can find 2400 m<sup>2</sup> of greenery. The strategic positioning between Llogara and its ventilation and the Ionian Sea and its iodization, make the residence a panoramic oasis of peace and freshness.



60

Olive trees



855

Bougainvilleas



200

Laurels



48

Tangerines

## DHËRMI

Dhërmi is a place where the beauty of the sea is combined with that of the clean and healthy mountain air. The village is characterized by the typical architecture of southern albanian villages, the abundant water resources and the traditional Mediterranean greenery. Among the closest tourist spots, worth mentioning are the Monastery of St. Mary, the Monastery of St. Theodore, the churches of St. Harallambi, the bay of Gjipe, the bay of Grama, the Cave of Pirates, etc.

## 1+1 APARTMENTS

A popular apartment at Tarraca e Ullinjve is a 60m<sup>2</sup> 1 + 1 and consists of a bedroom, a living/dining room area and a patio.

This apartment has guaranteed parking and sea view.



## Let's stay in touch:

@tarracaeullinjve

@TarracaeUllinjve.Dhermi







STONE BEACH  
— QEPARO —



36  
km

from Vlora

210  
km

from Tirana

208  
km

from Rinas  
Airport

13

individual pools

26

parking spaces

20

apartments

### FACILITIES

- + Guaranteed parking
- + Guaranteed private beach
- + Pool

### SERVICES

-  Bar
-  Restaurant

### 1+1 APARTMENTS WITH VIEW FROM THE IONIAN VIEW

This type of 1 + 1 apartment in Stone Beach is 70 m<sup>2</sup> and has a bedroom, a living/dining room area, a patio and a pool overlooking the Ionian Sea.

### NEARBY SERVICES

11 min.

drive from Qeparo's  
center and area services

20 min.

drive from the health  
center of Himara

### QEPARO

Qeparo is located on the western slope of Mount Gjivlash, about 450 meters above sea level and is characterized by hundreds of year-old olive trees. To the east, Qeparo is bordered by the village of Borsh, north from Kudhesi, west from the city of Himara and south and southwest with the Ionian Sea. Part of Qeparo is also the Castle of Porto Palermo, a famous attraction tourist area.

### Let's stay in touch:

@stonebeachresidence  
@StonebeachResidence







Mështekna Complex is located in Brezovica, Kosovo, part of the municipality of Shterpçë.



from Prizren



from Pristina



from Tirana



from Brezovica's  
Ski Center

The Mështekna Complex is embraced by 280 m<sup>2</sup> of greenery, dominated by birches and pines. Only 15 minutes from the National Park of "Sharri Mountains" and 5 minutes from the Lepenica river, Mështekna Complex has the ideal location for visitors who want to explore every season of the year as well as for the adventurous ones who love skiing.

## FACILITIES

- + Guaranteed parking
- + Pets allowed



## BREZOVICA

Brezovica is located in the municipality of Shterpçë in Kosovo and is one of the most visited locations during winter, but highly preferred even in the summer. The ski resort area is located on the slopes of Sharri National Park, only 15 min away by car from Mështekna. The ridgeline includes 39,000 hectares of alpine mountain terrain and forests, with fairly diverse flora and fauna.

## Let's stay in touch:

- +355 68 200 7891
- ✉ reservation@atdg.al
- @ meshtekna
- f Meshtekna.Brezovice

16

apartments

5

villas

## 2+1 APARTMENTS

A typical 2 + 1 apartment at the Mështekna Complex is 125 m<sup>2</sup> and has 2 bedrooms, one of which has an en-suite toilet. There is a living/dining area, a toilet, a storage room and a panoramic veranda.



## Year-round tourism

In Brezovica the snow is present more than 280 days a year. Numerous national and international competitions are organized there. Many athletes also train there during the summer. In summer, tourists can enjoy organized excursions, practice the various sports that the nature of the Sharri Mountains allows, and make historical visits. Brezovica tourist center is open all year round to organize seminars, symposiums, conferences and scientific meetings.

## High-quality construction

The best Austrian materials tested in the Alps, are used for the interior and exterior parts of the complex.

Mështekna is designed as a set of ecological buildings, with high energy efficiency and developed through an in-depth analysis of climatic, geographical, cultural and economic qualities.



## Administration

- Security service
- Cleaning of common spaces
- Technical maintenance
- Gardening
- Electrical maintenance





GA Construction is located in 73 Mornington Street Camden NW1 7QE, London, UK

## BUILDING YOUR DREAMS

Whether working with developers, architects, or private clients, our in-house team and trusted suppliers ensure top-quality project management, materials, and craftsmanship.

GA offers a versatile, client-focused approach, delivering end-to-end construction, design, and refurbishment services. We prioritize excellence in every process, from site inspections to material selection.

Sustainability is key to our strategy, as we minimize disruption, manage dust and noise, and dispose of waste ethically.

At GA, we create value for our clients, the environment, and the communities we serve. We understand that sustainability is a crucial part of our corporate strategy. Our team always makes an excellent effort to keep disruption to a minimum, from reducing traffic to managing dust and noise, clearing up after the task, and ethically disposing of any waste.

## SERVICES

- Development
- Design
- Engineering
- Maintenance
- Aesthetic Architecture



BRAMSHOT



WEMBLEY



CATFORD





# 709 HARROW ROAD

SUSTAINABLE EFFICIENT LUXURY RESIDENTIAL AND COMMERCIAL SPACE

709 Harrow Road is located At the heart of Harrow Road

## BUILDING TYPE

+ Residential & Commercial

## COMPLETION

+ December 2024

The residence is known for its dedication to commercial units and sustainability, providing residents with exclusive spaces, services and experiences.

Every apartment at 709 Harrow Road is utterly unique, offering the opportunity for both exceptional privacy and engagement in the vibrant community on your doorstep.

Each residence embraces grand proportions and volumes. From one to three-bedroom apartments to penthouses with big verandas,

0  
miles

SUDBURY &  
HARROW  
ROAD

0.7  
miles

BRAHAM  
PARK

1  
miles

SUDBURY  
TOWN

1  
miles

WEMBLEY  
CENTRAL  
STATION

2  
miles

WEMBLEY  
STADIUM





# BRAMSHOT

7-17 Bramshot Avenue, London SE7 7HY

## RESIDENTIAL SPACE

7-17 Bramshot Avenue is located in the SE7 area, between Blackheath and Greenwich

### BUILDING TYPE

+ Residential

### COMPLETION

+ March 2025

Bramshot Avenue in London is located in the SE7 area, part of Charlton, between Blackheath and Greenwich. This residential street is known for its convenient access to various amenities and recreational spots.

7-17 Bramshot Avenue enhances the setting and regenerates the existing corner site with a high-quality, bespoke design—a landmark building adjacent to the traffic corridor. This project involved constructing a five-storey building with nine residential units (four 1-bed and five 2-bed units) and associated refuse and parking.

The development will provide pedestrians with access to the circulation space, the basement for storage, and a single accessible parking space. The split-level design adds visual interest across the facades and flows with the site’s natural topography.

### FLAT TYPE 1

2 bedroom Flat  
55.8 m<sup>2</sup>



	Meters	Feet & Inches
Living / Dining / Kitchen	7.13 x 3.30	23' 4" x 10' 9"
Master Bedroom	3.13 x 4.13	10' 3" x 13' 6"
Bedroom	2.75 x 2.57	9' 02" x 8' 5"
Bathroom	2.76 x 1.963	9' 06" x 6' 5"
Total Area	55.8 m <sup>2</sup>	183' 08"





# LEATHERHEAD

KT22 7HJ, Upper Fairfield, Leatherhead

## RESIDENTIAL SPACE

Upper Fairfield, Leatherhead is located at Upper Fairfield, KT22 7HJ, next to the Leatherhead Conservation Area

### BUILDING TYPE

+ Residential

### COMPLETED

+ 2022

### PROPERTY SIZE

+ 1148m<sup>2</sup>

The project is a new three-story building of ten apartments, each comprised of two bedrooms and two bathrooms, storage units, and a living/dining area.

The apartments have a private terrace and parking space and a shared green landscape and will be fully furnished and equipped.

### GETTING AROUND

1

Letherhead  
Train Stat.

2

Wimbledon, London  
SW19 7NL

3

Clapham  
Junction Station

### EXTERNAL SPECIFICATION

The site is located at Upper Fairfield, KT22 7HJ, next to the Leatherhead Conservation Area and it is accessible by car via Upper Fairfield Road, with an additional pedestrian access via Leret Way. 12 residential car and 10 cycle parking will be provided within the site for dwellers and visitors, accessible via Upper Fairfield Road. The surrounding garden space will be enhanced with landscaping and will be shared among the residents. In addition to this, private terraces and balconies will provide amenity to the flats.

### INTERNAL SPECIFICATION

The main vertical circulation is approached directly from the reception hall with a wide stair with a fine marble finish that leads into a further lobby, which in turn has entrance doors to the accommodations. All flats will have a private mailbox within the reception hall.





# RUSKIN WALK LONDON

**BUILDING TYPE**

+ Residential

**COMPLETION**

+ July 2025

The area where the residence is located mainly consists of houses and residential buildings. Ruskin Walk and the nearby roads have traditional two-storey terraced houses and some residential blocks similar to the application site. Church Street, a short walk from the site, has various commercial and community services, including retail shops, restaurants, a church, and a nursery.

The proposed development involves adding two more stories to the existing three-story residential block. The current building has seven apartments, and the proposed extension will add five more apartments. To reduce the visual impact, each new floor will be set back from the floor below. The additional stories will be accessible through the existing stair cores, providing a clear and practical access route for the residents.



# WICKFORD

**BUILDING TYPE**

+ Residential

**COMPLETION**

+ September 2025

The proposal for the site seeks to erect a two-storey upwards extension with a communal roof terrace to create a mixed-use building in the Wickford Town Centre.

The proposal will result in 11 new residential units. The proposed unit mix will help meet an identified need for housing provision with a good mix of 1-, 2- and 3-bedroom sized units.

All proposed units will benefit from large windows providing good levels of outlook, natural light and ventilation for the future occupiers.

Private amenity space is provided for all residential units in addition to a large communal rooftop terrace.





# 15 STATION ROAD, ASHFORD

**BUILDING TYPE**

+ Residential

**COMPLETION**

+ January 2025

The site is situated within the Ashford Town Centre with several main commercial services available within walking distance, including; retail shops, restaurants, gyms, supermarkets and a pharmacy. The site is also directly opposite Ashford Train Station.

The site is characterized with two first floor elements. The first floor towards the front of the property is in use as a restaurant and the first-floor rear element is in function as an ancillary staff areas and storage for the ground floor retail unit. An accessible first floor roof area is situated between the two first floor massing.



# GARTHROAD

**BUILDING TYPE**

+ Residential

**COMPLETED**

+ 2019

**PROPERTY SIZE**

+ 90m<sup>2</sup>

Two modern new-build homes were constructed and maintained to the highest standards and designed to provide excellent entertaining space.

The house is over three stories and comprises an open-plan living room and kitchen area on the ground floor with state-of-the-art underfloor heating—the kitchen benefits from a wide range of storage units, a center island and an expansive skylight. Bi-folding doors lead out to the garden, which starts with a delightful decking area and finishes with recently laid grass. Further, there is carpeting on the upper floors, engineered wood flooring on the ground floor and off-street parking.





# NEW CLOSE

BUILDING TYPE	COMPLETED	PROPERTY SIZE
+ Residential	+ 2019	+ 116m <sup>2</sup>

The project of New Close consists in the erection of a new end of terrace three-storey house including a single-storey rear extension and a roof extension.

At ground floor level, the property hosts a living area, kitchen/diner, and a toilet, with two bedrooms and one bathroom on the first floor, providing a new family home. The property is not yet sold and is listed on the market as fully equipped and furnished, with engineered wood flooring.



# BERNARD MANSION

BUILDING TYPE	COMPLETED	PROPERTY SIZE
+ Residential	+ 2019	+ 50m <sup>2</sup>

The project of Bernard Mansion consists in full refurbishment of a residential flat. The apartment is organized in two bedrooms, open-plan kitchen and living room, accommodating three to four people. The flat is fully furnished and equipped providing a comfortable family apartment with engineered wood flooring and carpet areas in the bedroom.

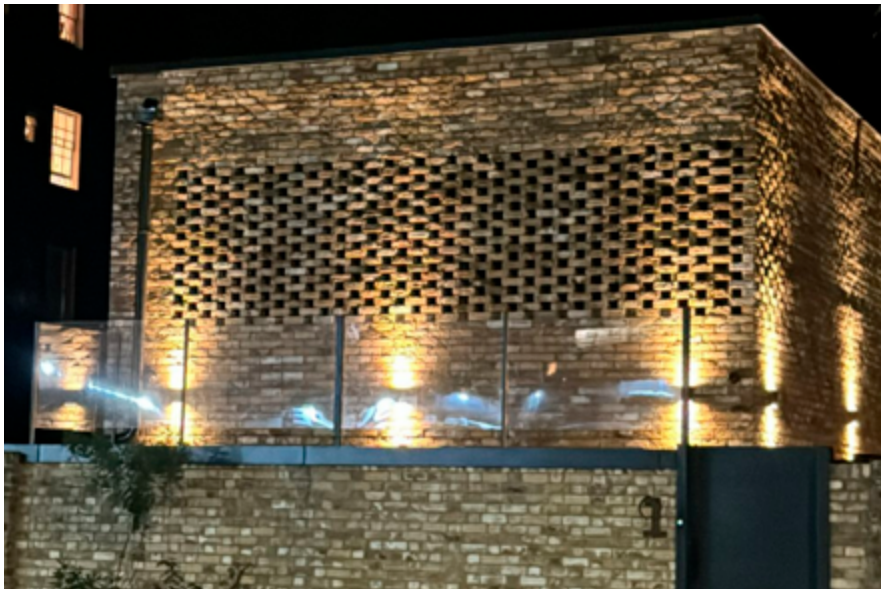




# 1 LIDLINGTON PLACE NW1 1NH

BUILDING TYPE	COMPLETED	PROPERTY SIZE
+ Residential	+ 2023	+ 220m <sup>2</sup>

This project consists in the erection of a two storey dwelling house with ground and basement levels. The construction process has started as of Fall 2021 and is expected to finish by the end of fall 2022.



# CATFORD TIMBER YARDMANSION

BUILDING TYPE	COMPLETION	NET AREA
+ Residential & commercial space	+ June 2026	+ 3170m <sup>2</sup>

Residential mixed use development opportunity with a planning consent for 52 flats & commercial space on the ground floor.

Catford is a predominantly residential area surrounding the Town Centre situated along Rushey Green and Catford Road. The site benefits from a PTAL rating of 6a indicating an “excellent” level of public transport accessibility.





## BUILDING LA DOLCE VITA

Based in Milan, Italy, GE Invest collaborates with developers, architects, and private clients, delivering high-quality real estate and investment solutions. Our expert in-house team and trusted partners ensure excellence in project management, financing, and execution.

We provide comprehensive services, from strategic investment planning to sustainable property development, tailored to client needs. Sustainability is central to our approach, incorporating eco-friendly materials, energy-efficient designs, and responsible waste management to minimize environmental impact.

At GE Invest, we create lasting value for our clients, the environment, and communities, driving innovation and progress in Italy's dynamic real estate market.



ATELIER 23



ATELIER 25



ATELIER 25





Astrit Development is located in Omiridou  
Skilitsi 78, Pireas 185 33, Greece

## QUALITY, SAFETY, CONCEPT

ASTRIT DEVELOPMENT is highly committed to ensuring safety and delivering the highest quality of construction and development. We constantly seek ways to improve and grow in our projects and become a leading company in the Balkans and beyond. Our staff, including those in financial, architectural, technical, constructive, artistic, and managerial roles, embody the energy that drives our philosophy. They approach their work with unparalleled creative passion that propels the company towards its objectives. Our daily mission is to provide customers with "SAFETY, QUALITY, CONCEPT"! We prioritize our client's objectives when planning and executing our development processes.

## COMPANY SERVICES



Development & Investment



Construction & Renovation



Architecture



VOULA 133



EUPHORIA.6



LATITUDE BUSINESS CENTER

## VOULA – THE GEM OF ATHENS RIVIERA EUROPE'S MOST DESIRABLE PLACE

### DEVELOPMENT OF A NEW RESIDENCE IN VOULA

Voula133 is located on the beautiful coastal Riviera of Athens. Designed according to contemporary lifestyle requirements, Voula133 distributes four ultra-stylish apartments with natural light and ample space between five floors. Voula133 has parking in the basement. Voula133 has a modern facade design, unlike other products in the area. It is located at 133 Vouliagmeni Avenue, on a beautiful plot 300 meters from the beach, in a family area in the center of Voula. With a surrounding green courtyard with a swimming pool on the 0th floor, the apartment creates a unique microclimate that enhances a prosperous, peaceful perception of everyday moments at home.

### THE RESIDENCE

The apartments offer a range of premium amenities, such as a private garden with a pool, terrace loft, elevator, storage, and underground parking. These facilities aim to guarantee you a comfortable and welcoming environment. The layouts of the residence are carefully designed, taking advantage of the entire shape of the rectangular plot, making careful and efficient use of all the space. Voula133 will offer sunny rooms, effectively positioned master bedrooms and spacious living areas. In addition, the energy type A+ construction has key high-tech features, from installing smart devices to car chargers, underfloor heating, CCTV systems, etc





### A HARMONIOUS FUSION OF NATURE, MODERN ELEGANCE & FUTURISTIC DESIGN

Euphoria 6 Residence is a masterpiece of contemporary architecture, where organic fluidity meets luxurious minimalism. Designed to seamlessly blend with its natural surroundings, this residence redefines modern living through a sculptural, futuristic aesthetic.

The building's curvilinear balconies, reminiscent of flowing waves, create a sense of motion, embracing a form that is both aerodynamic and timeless. Its soft, rounded edges and elliptical cutouts enhance the architectural poetry, offering a balance between structure and lightness.

With biophilic design at its core, Euphoria 6 Residence integrates lush greenery into its terraces, bringing nature into every living space. Large glass windows invite natural light to flood the interiors, fostering an atmosphere of openness and serenity. Meanwhile, the sculptural facade serves as both a visual statement and a functional element, reflecting sunlight to enhance energy efficiency.

Surrounded by a thoughtfully landscaped environment, the residence exudes exclusivity and tranquility, making it an ideal sanctuary for those who seek refined aesthetics, comfort, and harmony with nature. Whether envisioned as a high-end residential complex or a luxury boutique retreat, Euphoria 6 Residence stands as a testament to innovation, elegance, futurism, and sustainable design.







At Latitude Business Center we believe that the right environment is the foundation of success. Whether you're renting or buying, our spaces are designed with flexibility and growth in mind, allowing your business to thrive in an inspiring and supportive setting.

From startups to established enterprises, we offer the perfect space that adapts to your unique needs. With a prime location, modern facilities, and customizable options, we're committed to helping you build a space that fuels your success.

**PREMIUM AMENITIES**

- + Car Electrical Charger - On-site EV charging stations for eco-friendly commuting.
- + Main Reception - A professional welcome area with staff to greet guests and manage inquiries.
- + High-Speed Internet - Fast, reliable Wi-Fi and wired connections.
- + 24/7 Access - Secure entry for round-the-clock flexibility.

**IN OFFER**

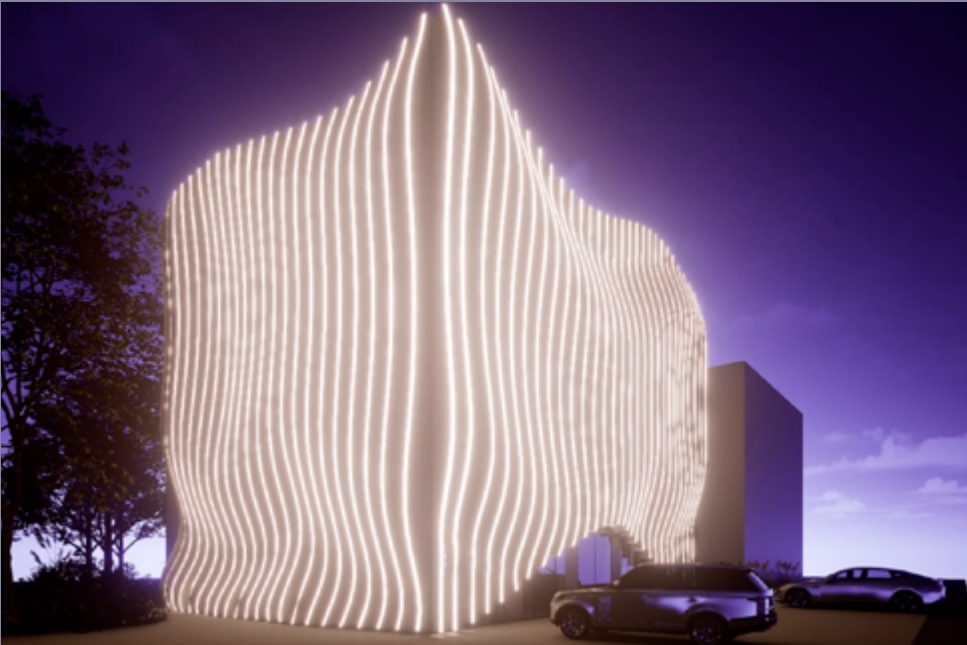
- 6 Business Units
- 50 - 1500 sqm
- For Sale & Rent

**FACILITIES**

- Open Parking Slots no.13
- Closed Parking Slots no.20
- Warehouse
- Units Can Be Tailored To Different Business Needs

**TECHNOLOGY**

- Structure
- Electrical System
- Fire protection system
- External thermal insulation
- Hydraulic System
- Hydro-isolation system
- Frames and windows
- HVAC System Heating, Ventilation Air Conditioning
- Decorative Refinishing





# AGIKONS Public Projects

The AGIKONS experience is materialized in:



x1000 urban art projects



x10 theatre projects



x10s parks



x10 hospital projects



x10 school projects



x10 sportive areas



2500 parking spaces



X100s of km roads of all types



X10s of km tunnels for roads and hydropowers

Each construction is of the highest quality as defined by Eurocode, with strict application of the 10 European standards for structural design.

# COLLABORATORS

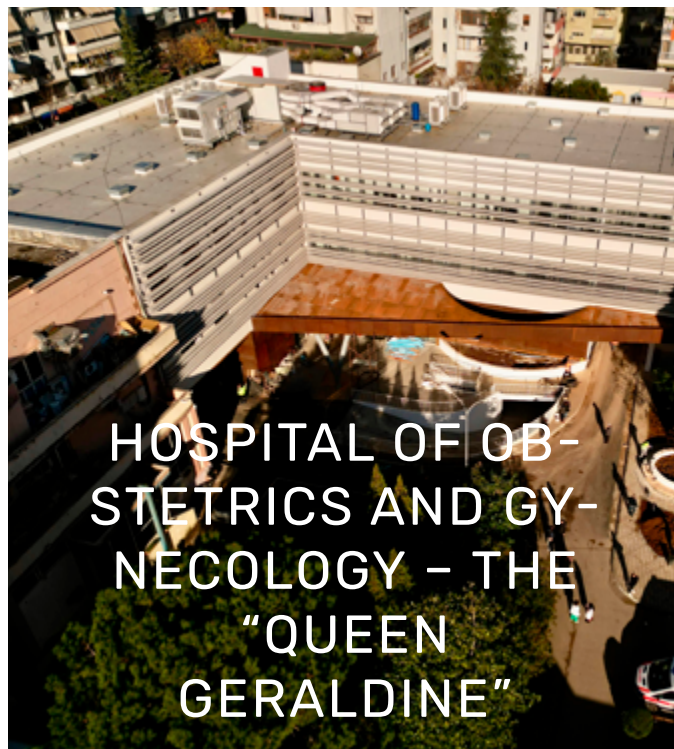
Zaha Hadid

**BIG**  
BJARKE INGELS GROUP

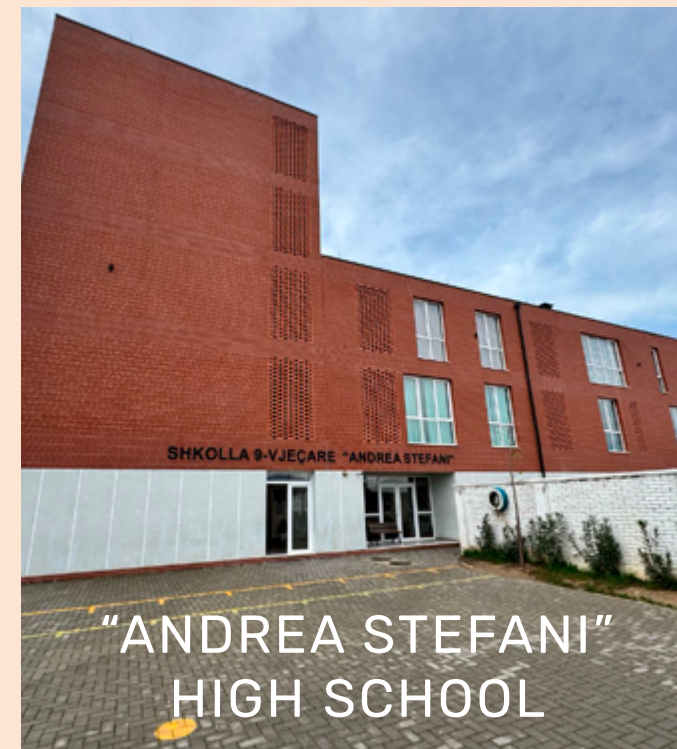
314  
studio



## CONSTRUCTING CARE



## SHAPING FUTURES





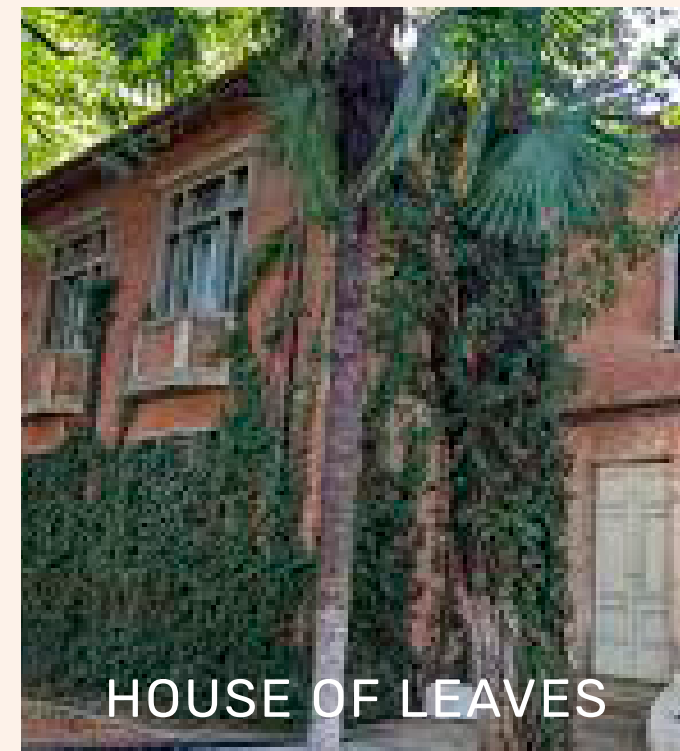
WE CALL IT **ARTITECHTURE!**



"ASTRIT SULA"  
THEATRE



NATIONAL THEATRE



HOUSE OF LEAVES

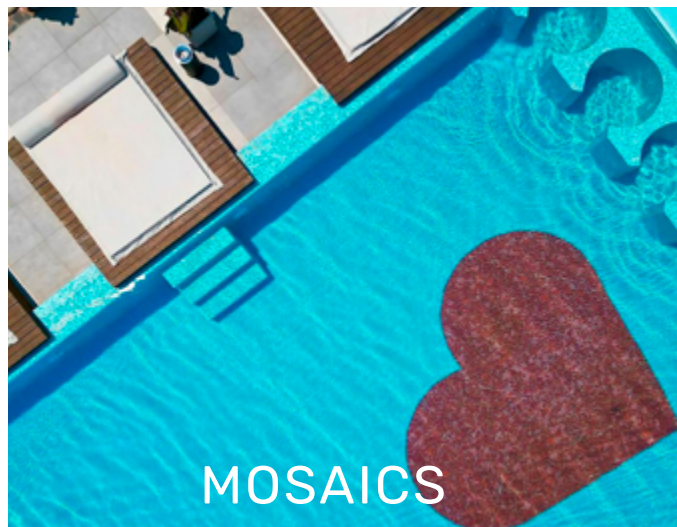


OPERA & BALLET  
THEATRE



# URBAN PRODUCTS

CRAFTED BY HAND, BUILD TO STAND



Let's stay in touch:

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-  [agikons\\_shpk](https://www.instagram.com/agikons_shpk)
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