Flowers Will

residence

FLOWERS HILL

Welcome to Residence

to Kenlify

from Vision

Flowers fill Located in the Elite Villas Area

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Flowers If ill is a new residence in Tirana, being developed in the most elite area of Lundra. The residence will be the newest residential neighborhood and will soon become part of the exclusive residences in the area.

Lundra was known as one of Tirana's rural areas, distinguished by wine production, vast vineyards, and endless olive groves. The construction of the largest shopping center in the country, TEG (Tirana EastGate), changed the dynamics in Lundra significantly, and today no one can refer to it as a rural area anymore.

Lundra is a dynamic area near Tirana that has transformed into an urban and economic center. The area hosts prestigious schools with high standards, attracting families and professionals. Modern services, including shopping centers and restaurants, are on the rise, while improved infrastructure ensures quick connections to the capital. Large businesses and company headquarters have relocated to modern spaces with favorable costs.

With green neighborhoods and good planning, Lundra offers an attractive environment for living and working, with potential for further development.





Tlowers fill is designed as **a residential garden**. This **small** and **exclusive** community offers villas for **49 families**, away from the noise, chaos, and pollution of the capital.

The Lundra area, where Flowers Hill is located, has attracted significant investments over the past decade, both in real estate with luxury residences and in the business sector. Our project offers an elite lifestyle with high standards, creating a calm and modern community very close to Tirana.

Very soon, Flowers Hill will offer you the opportunity to live in harmony with nature, in a carefully planned environment that quarantees quality and exclusivity.









with **exclusive** prices in **the Elite Villas Area**

Why to invest in Flowers Hill Residence?

Flowers Hill Residence is located in Lundra, the Elite Area, Tirana, facing west.





SMALL NUMBER OF RESIDENCES

A total of 49 families; a small and exclusive residence.



M DEVELOPED AREA

The Lundra area has become the most important development hub of modern, polycentric Tirana. The area has been the subject of big investments over the past decade.





ESCAPE FROM THE NOISY CITY CENTER

The Lundra area today is seen as an escape from the noisy city center, offering accommodation in nature and **fresh** air.

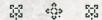


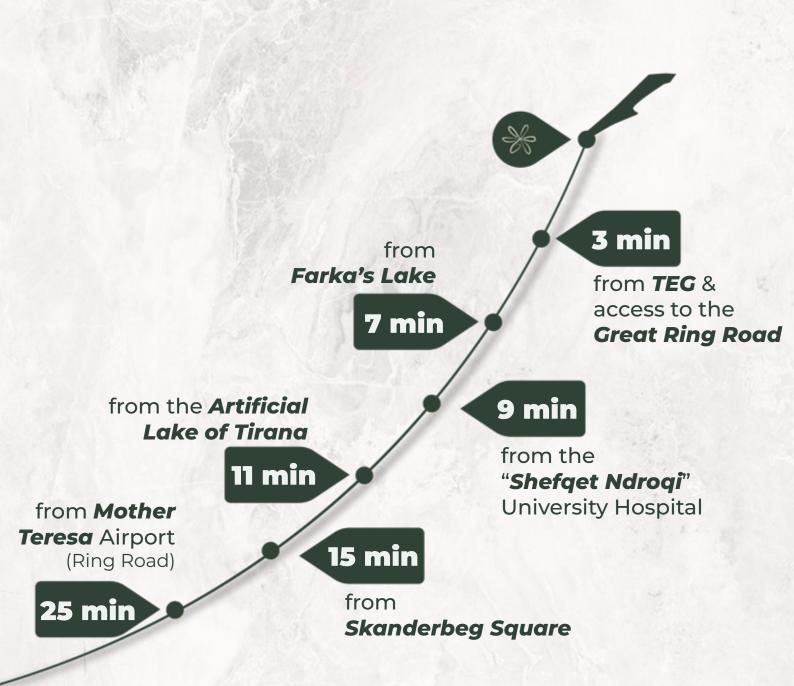
SUITABLE CLIMATE

Compared to Tirana, construction in this area is favored by a more **stable climate**, away from the typical **humidity** of the capital.



Flowers Hill Jocation







Towers

Fill Peace, safety, home.





Thousand fill is being developed in a very favorable location, not only geographically, close to Tirana, but also near the most important intersections close to the Great Ring Road of Tirana.

The location, very close to the largest shopping center in the country, TEG, provides an advantage for residents, where they can find all the necessary facilities.

Located in the Elite Area, just 11 km from the city center, it has direct access to the facilities offered by the capital, as well as other nearby areas such as the Artificial Lake Park of Tirana, Farka Lake, and Mount Dajti.

Another advantage of the location is the distance of only 25 km from Rinas Airport.



Direct access to the national roads enables quick connections to the major cities of the country, such as *Elbasan* or *Durrës*.



In a city like Tirana, which aims to break away from the center towards polycentric development, Lundra has become a strong reference point and a key area for the capital.



Suild your **future** in Flowers Hill









Flowers Hill offers a unique living opportunity, presenting a carefully curated space where tranquility and greenspace meet luxury.

Sunset Villa is composed of two, three, or four Row villas, connected to each other.

These villas are designed to provide the **comfort** every family needs, with a variety of spaces for different uses (bedrooms, living room, playroom, home cinema, office, etc.).

With a *private yard* and *outdoor pool*, it ensures a *relaxing* and *pleasant* space.

The villa offers parking for two cars and all the necessary amenities for a comfortable living, including a laundry room, wardrobe, and other spaces dedicated to various functions, such as bedrooms, living room on the ground floor of the villa.

Some of the villas in this typology have underground parking, providing a clean and organized environment. This option is available in buildings 7 and 2 of the Flowers Hill Residence.

Sunset Villas includes the Row villas, which range in size from 272m² to 280m², organized in a 3+1 over three floors. The outdoor area of these villas is also spacious, offering plots ranging from 165m² to 387m².







m2 Surface: 165m2 - 387m2







m2 Surface: 165m2 - 387m2



omfort







legance



Flowers Hill offers a unique living opportunity by proposing a curated space in the tranquility of greenery connected with luxury.

Sunrise Villa is grouped into three to four Row villas.

This villa is designed to provide the comfort that every family needs, with a variety of spaces for different uses (bedrooms, living room, playroom, home cinema, office, etc.).

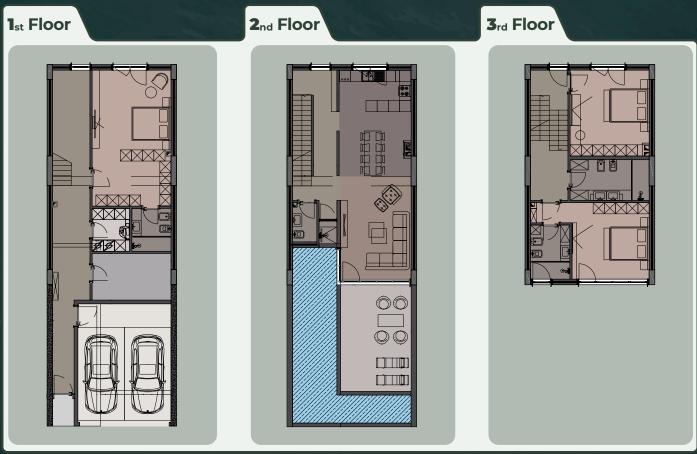
With a yard and an outdoor pool, it guarantees a relaxing and pleasant space.

The villa offers parking for two cars, and all the necessary amenities for **a comfortable living** both as a residence and for recreation, including a laundry area, wardrobe, etc., on **the ground floor**.

The Row villas of **Sunrise** Villa in FLOWERS HILL RESIDENCE have an area of approximately **282m2** - **289m2**, organized in a **4+1** layout, with three floors, as well as an opportunistic upper area. The villas have external plot areas ranging from **158m2** - **337m2**.



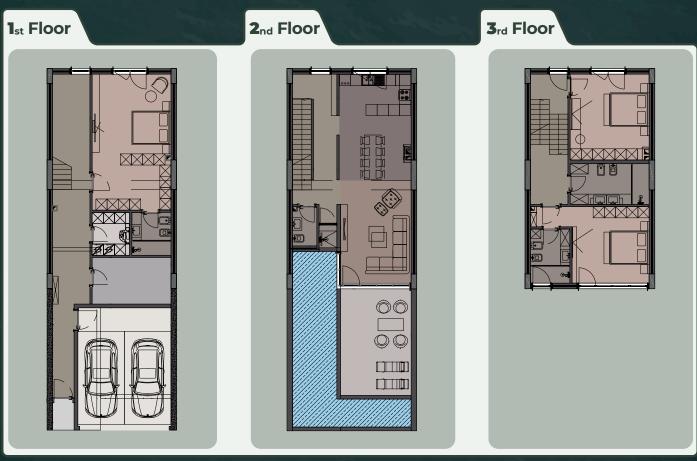




m2 Surface: 158m2 - 337m2







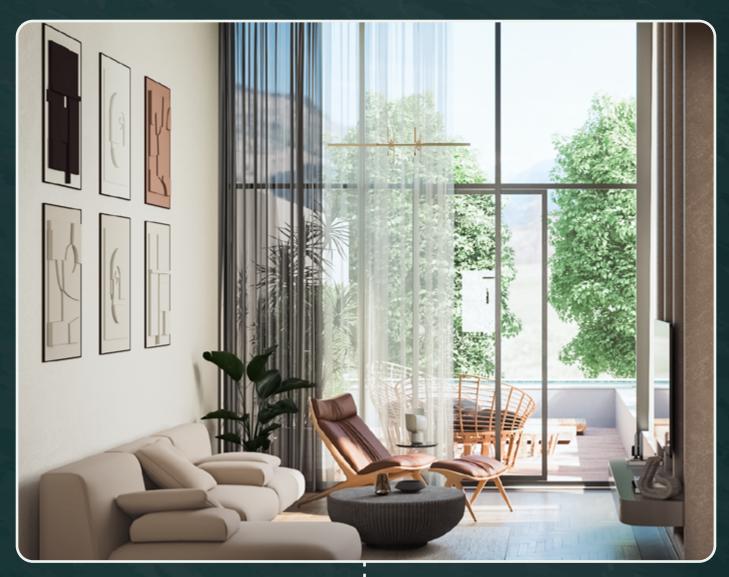
m2 Surface: 158m2 - 337m2







) pace for the whole **family**







The Flowers Hill Residence guarantees high technical quality. It is based on established Eurocode standards, which offer the best experiences and practices in **Europe**.

Our development plan in the residence provides secure management of essential services such as drinking water supply, electricity, stormwater and wastewater drainage systems, and individual treatment of the land for buildings.

Special attention will also be given during the development process to elements of seismic sustainability, specifically earthquake protection, as well as fire protection.

The road system and parking system have been very carefully planned to make pedestrian life safer, and to regulate vehicle traffic.

The residence will be monitored 24 hours a day throughout the week with **CCTV** systems and **security patrols**.



from **noise** and **chaos**



Flowers Hill will always remain well-maintained thanks to the professional management of common spaces by our partner company 'S&D Invest'.



The residence will have a dedicated property manager who will be at the service of the residents to manage and coordinate a peaceful coexistence.



The **new** residents of Flowers Hill will benefit from **15 years** of experience in the management and administration of shared ownership.

The Office of Common Space Management offers a range of packages and services to assist residents in better managing their *properties*.





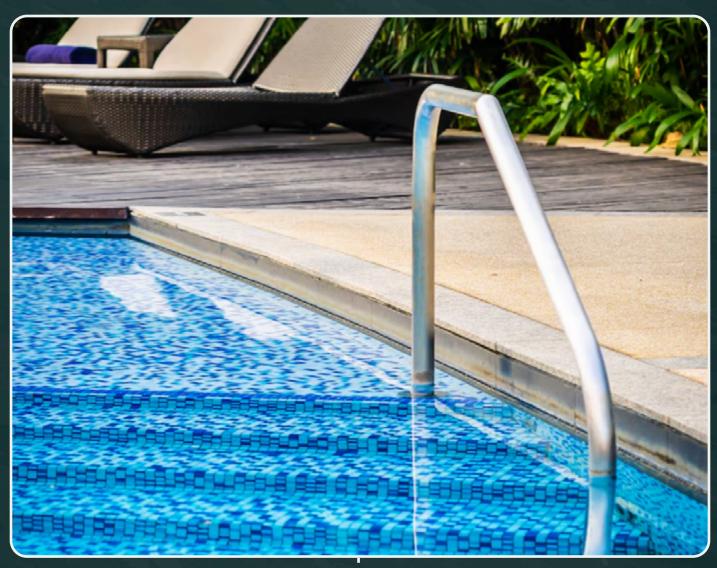








Electrical maintenance



Furking philosophy in Flowers Hill Residence

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7 home for your car

2 homes for your car (2 parkings)

1 homes for your guests car (guests parking)



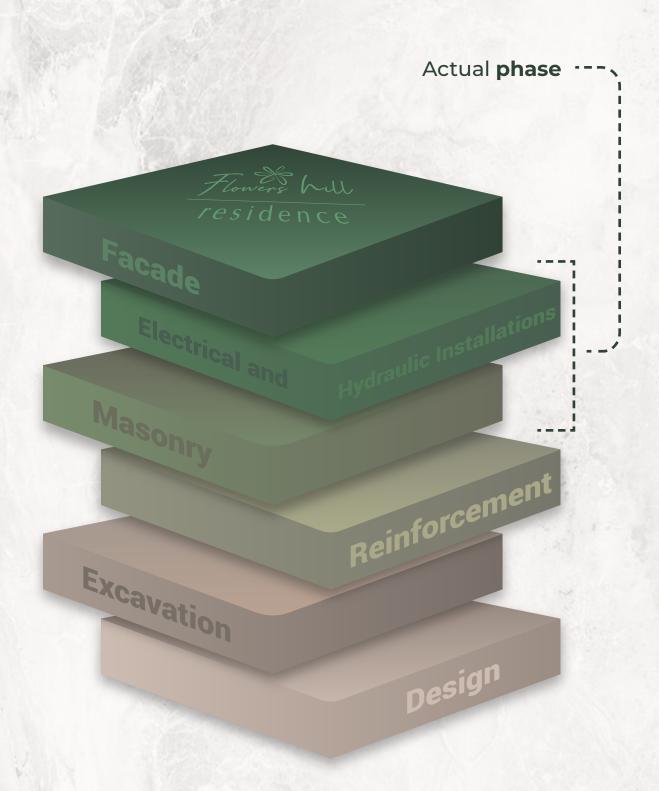


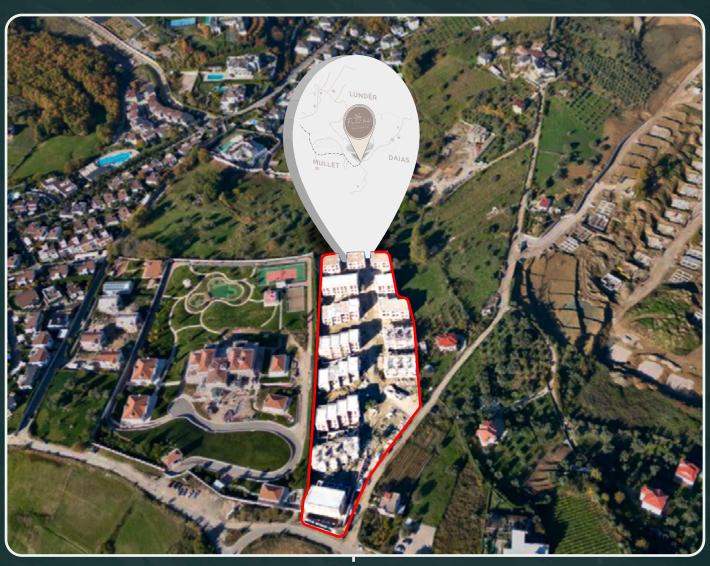




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WE GO **BIG** IN

Founded in 1996 by Mr. Gentjan Sula, AGIKONS Group is one of the leading and most successful players in the investment field in the Balkans and beyond. With a consolidated presence in countries such as the United Kingdom, Albania, Kosovo, Italy, and Greece, AGIKONS is synonymous with reliability and professionalism, operating across a wide range of industries with strong *national* and *international* impact.

Guided by high ethical and business standards, AGIKONS combines strong financial capital, exceptional human resources, and unwavering commitment to innovation. The group focuses on sustainable growth, improving quality standards, and implementing environmentally and socially sustainable practices, positioning itself as a leader in the global market.

With a team of over 3,000 dedicated professionals, AGIKONS continues to drive economic development, employment opportunities, and create inclusion, leaving a positive social and lasting communities where it impact on the operates.

AGIKONS is more than just an investment group it's a vision for building a better future through innovation, responsibility, and shared

Investments in Europe





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