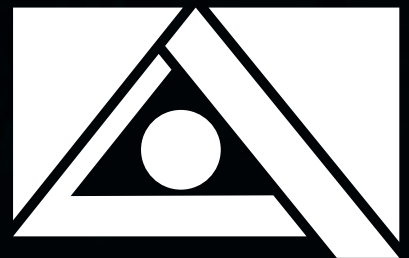




GREEN
COAST

&



AGIKONS
CONSTRUCTION COMPANY

Project *Introduction*



Green Coast is a luxurious residential project developed by **Balfin Group**, located in a privileged coastal area of Albania (**Palasë**, near **Himara**). The project offers **panoramic views** of the **Ionian Sea**, direct access to the beach, and **modern infrastructure** with facilities such as restaurants, bars, swimming pools, and other services. The apartments are designed for a **premium lifestyle**, combining **nature** with **contemporary comfort**.

The Green Coast Nukle G17 project will be developed by the company AGIKONS.





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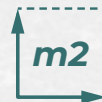
Nukli G17 *Functions*



50 Apartments - Sea View & Mountain View



**One-bedroom &
Two-bedroom** apartments



Area: 82 – 125 sqm



2 Parking spots
for 1 apartment



1 Storeroom
for 1 apartment

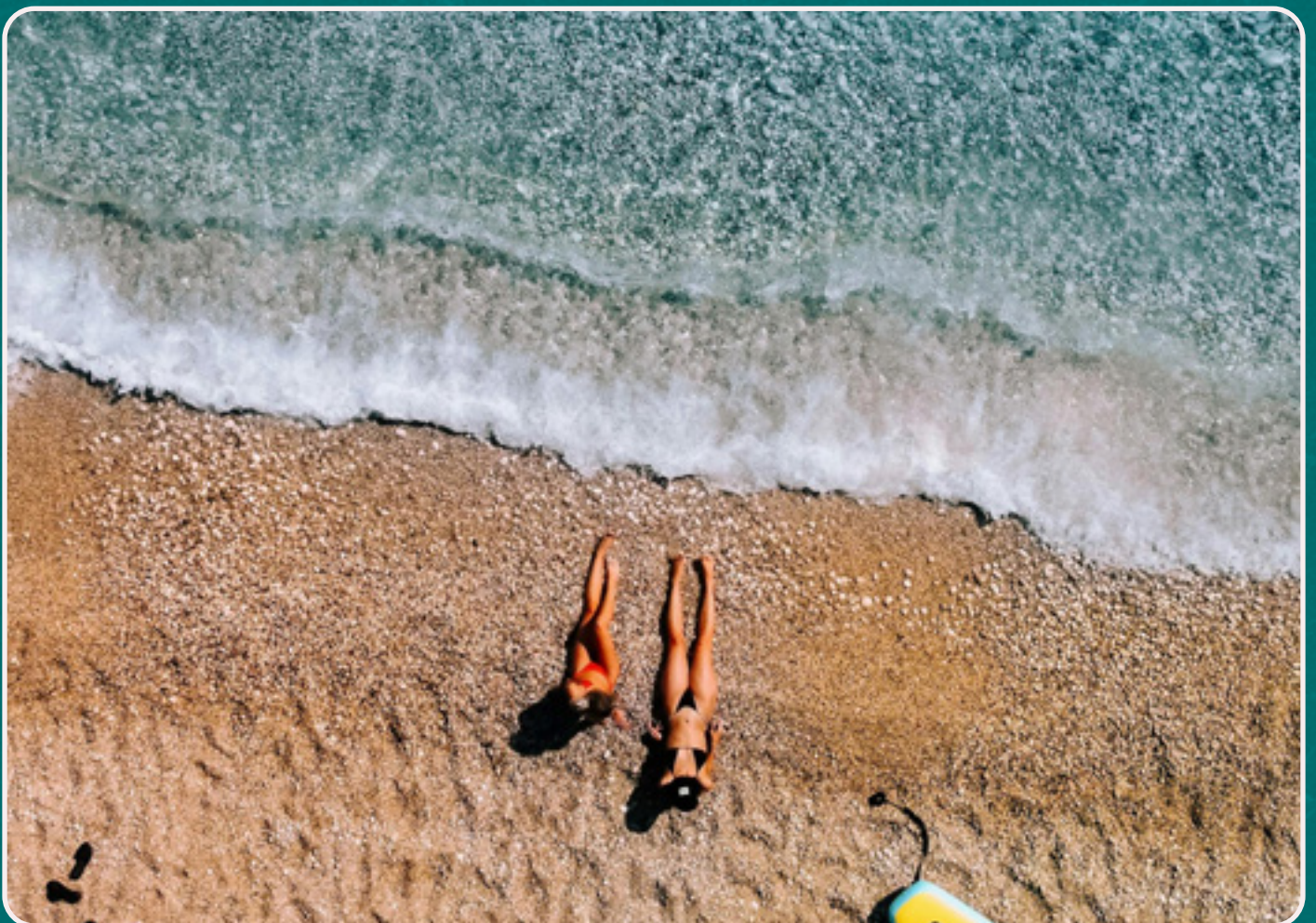


5 Unit services



96 Parking spots





Project *Advantages*



1

STRATEGIC POSITION

The Nukli G17 area is situated in the **southeastern** part of the **Green Coast** complex, providing **easy** and **quick** access to all services and recreational areas.

2

MODERN INFRASTRUCTURE

Built with **high technology** and **standards**, this area ensures an **exceptional quality of life** and **safety** for its residents.



3

INVESTMENT PRIORITY

*The **increasing demand** for residential and **commercial** space within Green Coast makes Nukli G17 an ideal opportunity for **long-term investments** with good returns.*

4

SUSTAINABLE AND GREEN ENVIRONMENT

The area boasts ample **green spaces, promenades**, and **recreational areas**, ensuring a **high quality of life**. **2500m²** children's playground + child friendly dining.

5

HELICOPTER LANDING AREA

Green Coast offers a **dedicated helicopter landing area**, allowing **easy** and **convenient access** for visitors who choose to travel by air. This infrastructure ensures an **exclusive** and **efficient experience**.



6

DIVERSE CULINARY EXPERIENCES, BRAND SHOPPING AND WATER & SPORTS ACTIVITIES

Over **100** restaurants, shops, and well-known brands offer **a diverse range** of cuisine, from **local** to **international specialities**, as well as unique shopping opportunities. **Wellness** and **spa centres** ensure relaxation with professional treatments, while sports, water, and air activities, such as **diving**, **sailing**, or **paragliding**, offer **unforgettable adventures** for everyone.

7

PONTIAC FOR BOATS AND YACHTS OF FOREIGN VISITORS

The destination offers **a dedicated pontoon** for **boats** and **yachts** of foreign visitors, providing **a safe anchorage point** and facilitating the arrival of nautical tourists, offering **direct access to the coast** and **quality services**.



8

ADMINISTRATION AND MANAGEMENT OF COMMON AREAS

The G17 Nucleus will always remain tidy thanks to the **professional** management of the common areas by our partner company. The facility administrators will be at the service of the residents to **manage** and **coordinate a peaceful coexistence**. We will offer you a range of packages and services to help the residents.

9

POLICE STATION AND HEALTH CENTER

The police station ensures **order** and **security**, while **the health centre** offers prompt and professional **medical care** to visitors and residents.



Prices

"Green Coast" G17 ZONE



January **2025**

December **2027**

START

FINISH

Apartments
2,900 €/m²

1

2

Outdoor space
1,450 €/m²

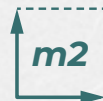
Parking
30,000 per unit

3

DEVELOPMENT SUMMARY



Land area: 9,482 m²



Total construction area: 11,518 m²



Above-ground area: 6,431



Outdoor space:
3,398 m²



Below ground area: 3,398 m²

Sea View



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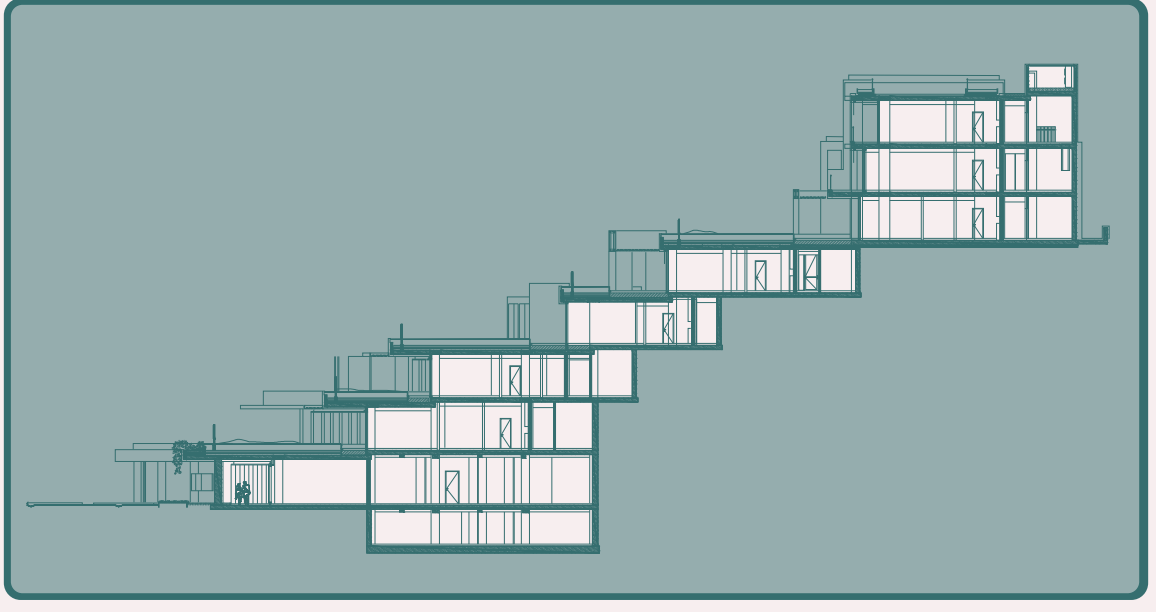






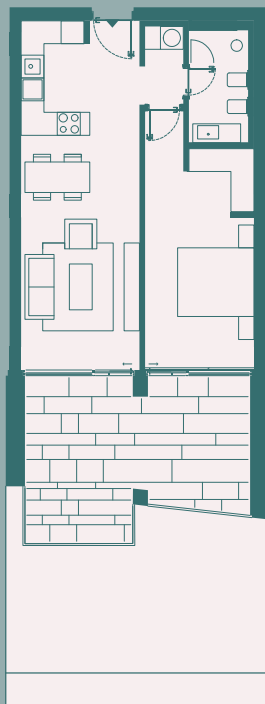


Sea View



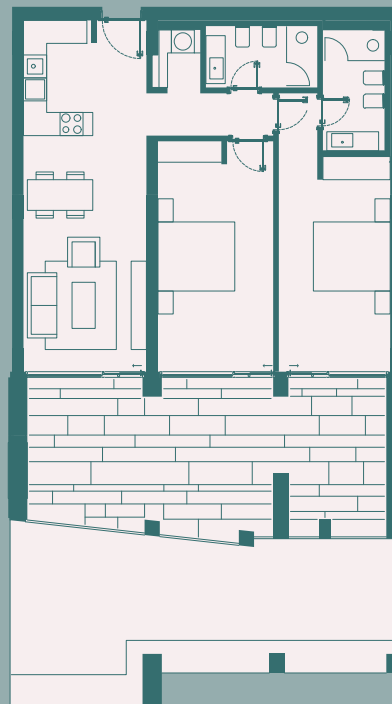
One-bedroom Apartments

32 apartments in total

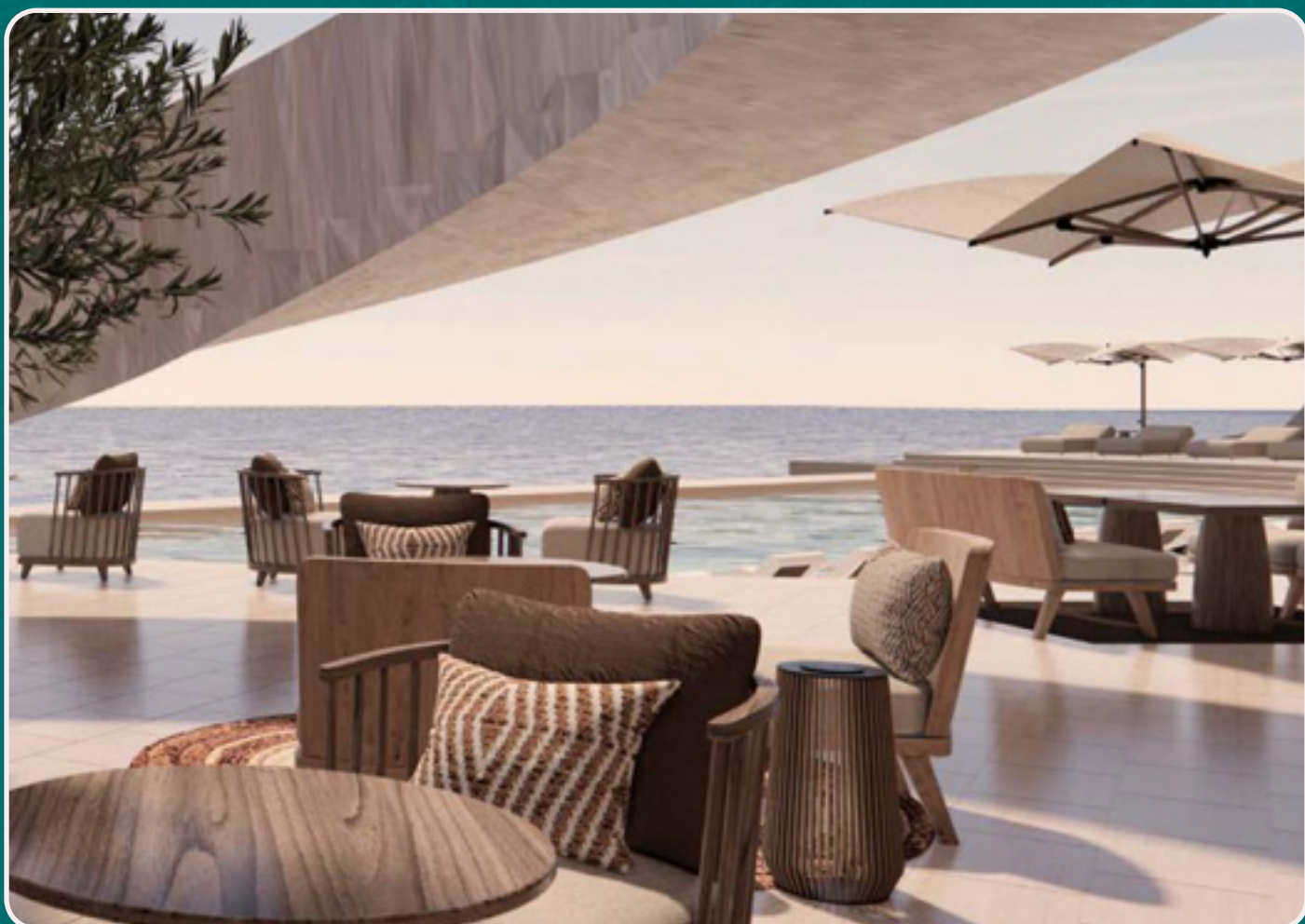


Two-bedroom Apartments

18 apartments in total









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CONTACTS



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