

KODRA

e diellit

www.kodraediellit.com

EJA NË SHTËPI!

“KODRA E DIELLIT”

...ANOTHER NEW PROJECT IN DEVELOPMENT

RESIDENTIAL AND COMMERCIAL ESTATES



KODRA

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The residence “Kodra e Diellit” is a space where urban order and safety combined with aesthetics and art ensure a green and inspiring lifestyle.

They give co-living in the residence a new concept for a pleasant and healthy life.



COME HOME!



Today, “Kodra e Diellit” counts over 2000 families who belong to various housing units, starting from apartments with individual entrances, panoramic ones, duplexes, triplexes and villas and It makes the “Kodra e Diellit” Residence community one of the most diverse in the capital.



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The residential complex “Kodra e Diellit” distinguishes the quality of the construction. At every stage during its design and development, the European construction industry standards have been respected.

The processes are controlled at several levels, and the most advanced technology is used with products certified according to the Eurocodes of the European Union.

The Residential Project “Kodra e Diellit” is a unique residential complex in Tirana where families enjoy the comfort of the coveted residential life.

There, you will find clean air and water, year-round shopping, fantastic views, tranquillity, privacy, security and 24/7 maintenance – while living very close to the main areas and points of interest in the capital.



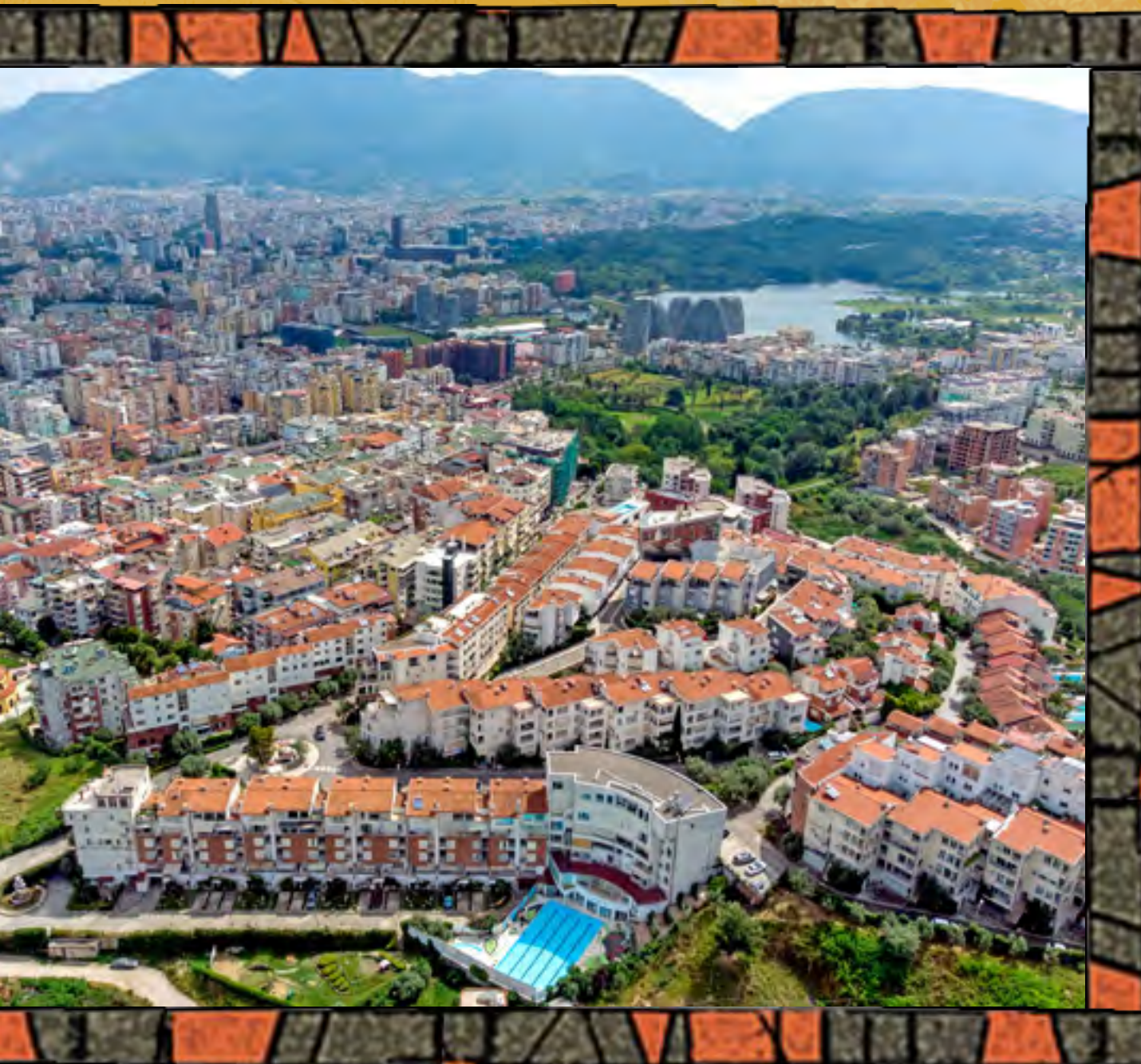
THE DISTANCES

1
km

from the
nearest health
center

1.8
km

from the Great
park of Tirana



As such, there was a need for development in the eastern region of the “Kodra e Diellit” 2 residential area due to numerous requests.

3
km

from the
Skanderbeg
Square

0.1
km

from Arka
Art Hotel
& Events

10
km

from the
Mother Tereza
Airport



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A SAFE KODRA LIVING

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HOME = SAFETY



Design and construction
in defined standards
of EUROCODE



Buildings resistant to
seismic vibrations and
fire protection.



Safe management of
as drinking water, e
black water

COME HOME!



of basic services such
electricity, white and
er systems.



Periodic security patrols
and 24/7 monitoring with
CCTV system.



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HOME

at "Kodra e Diellit"

- 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.

1+1

3+1

4+1

2+1

Duplexes

Triplexes

Villas

COME HOME!



home!



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COME HOME!



One-bedroom Apartments

This is an example of this apartment type in the “Kodra e Diellit” .

Typically, one-bedroom apartments range from 80m² -370m² in total area and include a living room with a kitchen, a bedroom and a bathroom. One-bedroom apartments can also have a balcony or veranda, and like any other typology in the “Kodra e Diellit” , they have guaranteed parking.

This typology is perfect for professionals living alone, couples, or students. Also, these apartments are trendy for seniors who want to live in the community and near their children, grandchildren, and great-grandchildren.

All one-bedroom apartments at “Kodra e Diellit” are unique.



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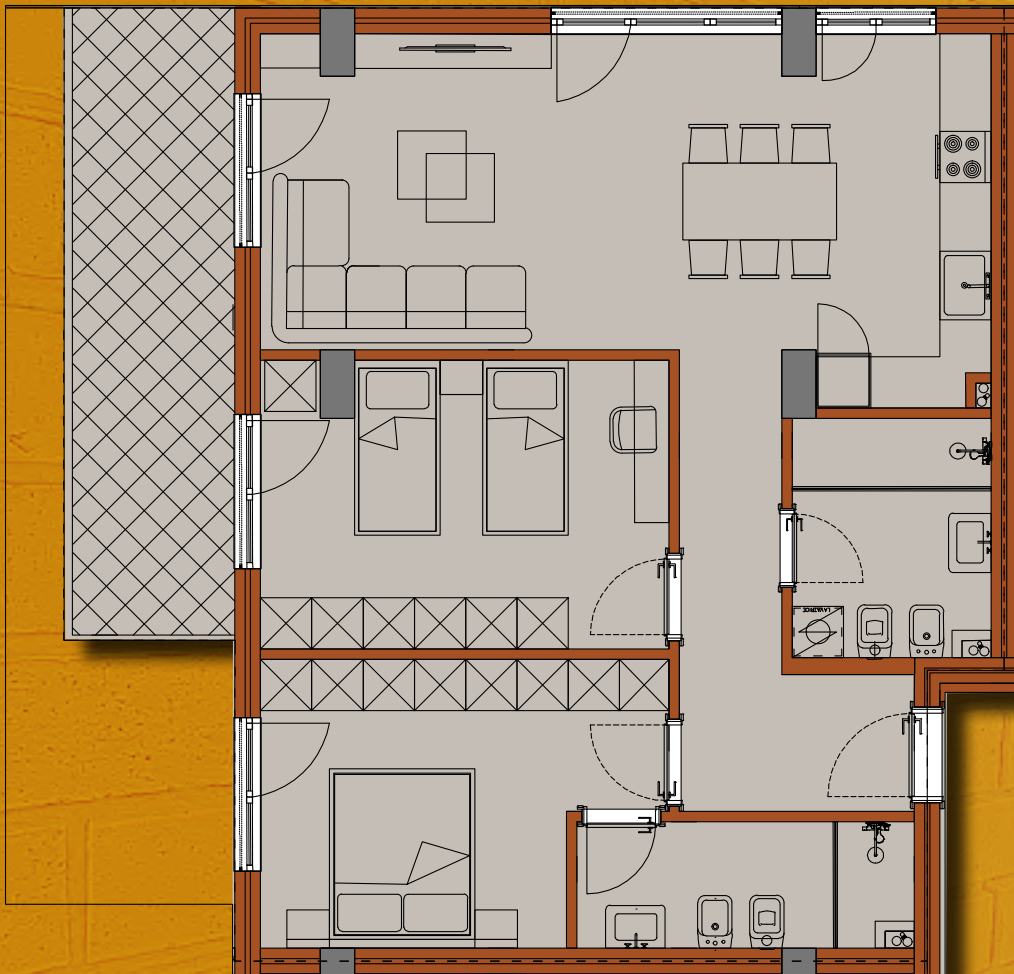


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Two-bedroom Apartments

This is an example of this apartment type in the “Kodra e Diellit” Residence.

Typically, two-bedroom apartments range from 91m² - 265m² in total area and include a living room with a kitchen, two bedrooms and one or two bathrooms. Some two-bedroom apartments may have outdoor spaces, such as a veranda. All 2+1 apartments have guaranteed parking.

This typology is optimal as a first home for a nuclear family with one to two children.

All two-bedroom apartments at “Kodra e Diellit” Residence are unique.



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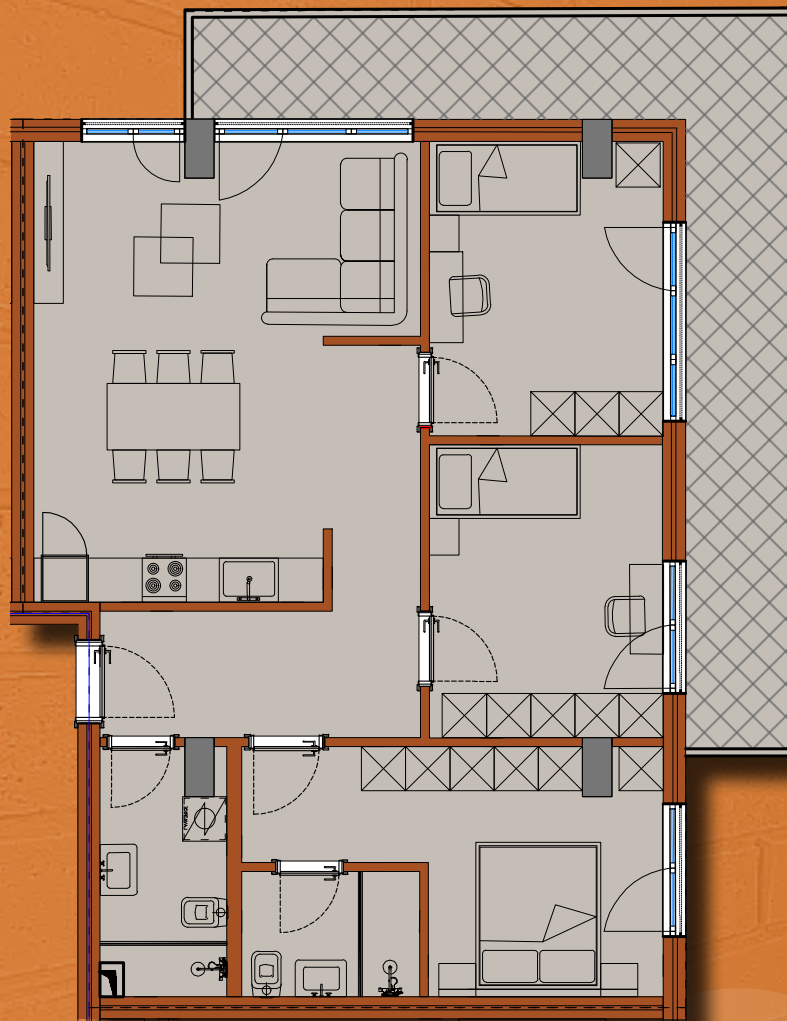


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Three-bedroom Apartments

This is an example of this apartment type in the “Kodra e Diellit” Residence.

Typically, three-bedroom apartments range from 145m² - 340m² in total area and include a living room with an open or closed kitchen, three bedrooms and up to three bathrooms, one or two of which may be en-suite (in the bedroom). Some three-bedroom apartments may have outdoor spaces, such as a veranda. All 3+1 apartments have guaranteed parking. The three-bedroom apartments can be spread over one floor or duplexes, and some can be villas (with individual access).

This typology is optimal for extended families, with one to four children, or even families living with grandparents. Ample spaces allow for a gym, children's playroom, offices and other recreational spaces within the home. All two-bedroom apartments at “Kodra e Diellit” Residence are unique.



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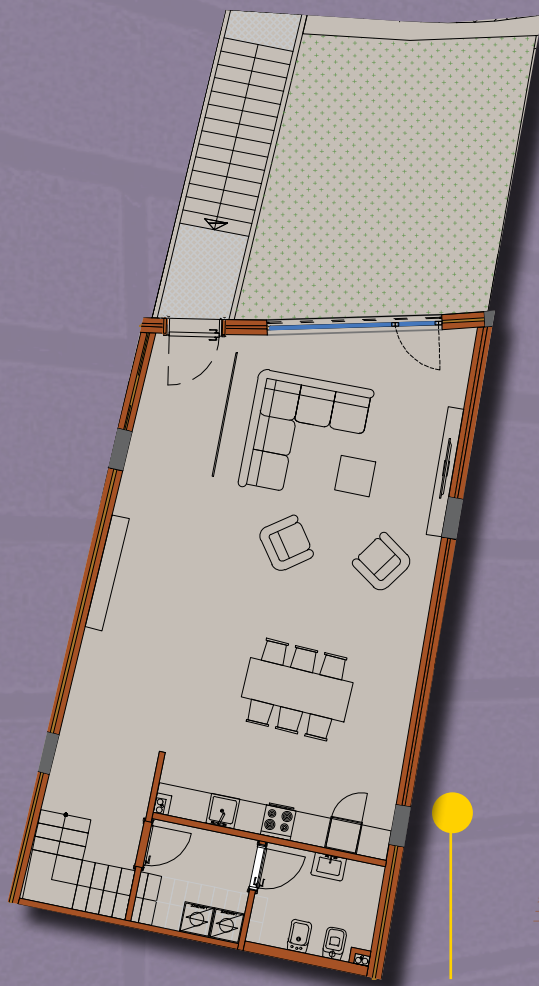
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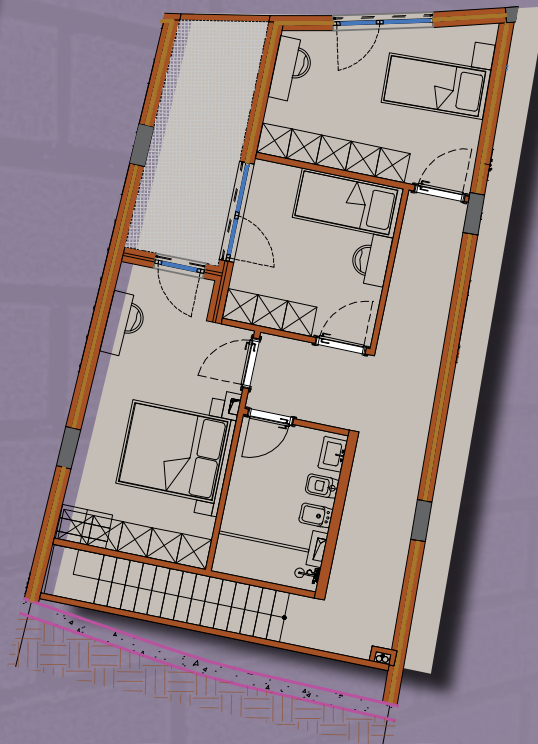
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First floor



Second floor

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COME HOME!



Duplexes

This is an example of this duplex type in the “Kodra e Diellit” Residence.

Typically, duplexes range from 120m² - 255m² in total area and include a living room with an open or closed kitchen, up to four bedrooms and up to three bathrooms, one or two of which may be en-suite (in-bedroom). Some duplexes may have outdoor spaces such as a terrace or porch.

All duplexes have guaranteed parking.

This typology is optimal for extended families, with one to four children, or even families living with grandparents.

Ample spaces allow for a gym, children’s playroom, offices and other recreational spaces within the home.

All duplexes at “Kodra e Diellit” Residence are unique.



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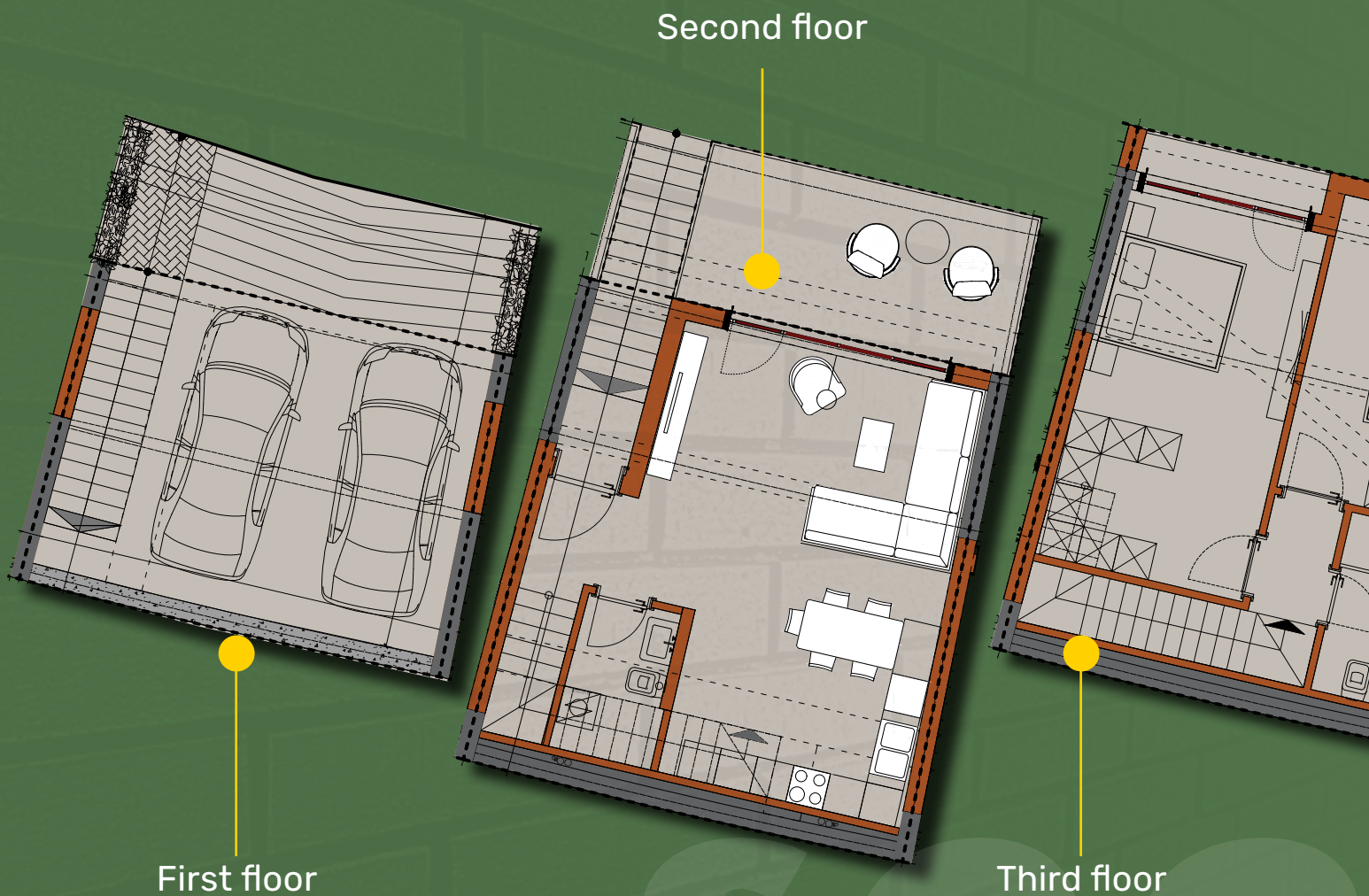


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COME HOME!



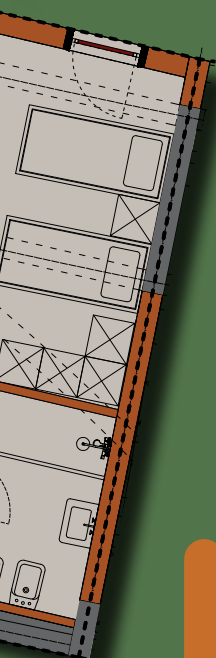
Triplexes 2+1

This is an example of this triplex type in the “Kodra e Diellit” Residence.

Typically, triplexes include a living room with an open or closed kitchen, up to four bedrooms and up to three bathrooms, one or two of which may be en-suite (in-bedroom). All triplexes have outdoor spaces such as a terrace or veranda.

Like every typology in the Residence “Kodra e Diellit”, they have guaranteed parking. This typology is optimal for extended families, with one to four children, or even families living with grandparents. Ample spaces allow for a gym, children’s playroom, offices and other recreational spaces within the home.

All triplexes at “Kodra e Diellit” Residence are unique.



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COME HOME!



Triplexes 3+1

This is an example of this triplex type in the “Kodra e Diellit” Residence.

Typically, triplexes include a living room with an open or closed kitchen, up to four bedrooms and up to three bathrooms, one or two of which may be en-suite (in-bedroom). All triplexes have outdoor spaces such as a terrace or veranda.

Like every typology in the Residence “Kodra e Diellit”, they have guaranteed parking. This typology is optimal for extended families, with one to four children, or even families living with grandparents. Ample spaces allow for a gym, children’s playroom, offices and other recreational spaces within the home.

All triplexes at “Kodra e Diellit” Residence are unique.

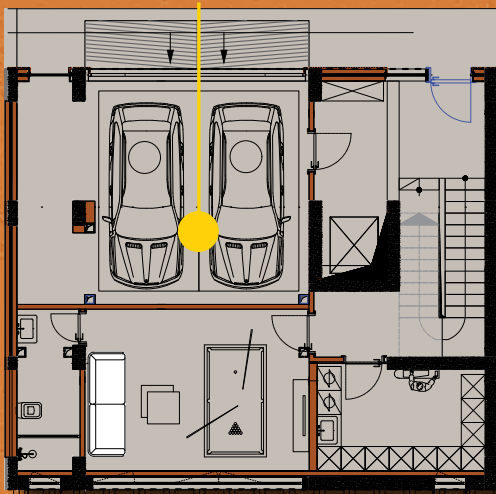


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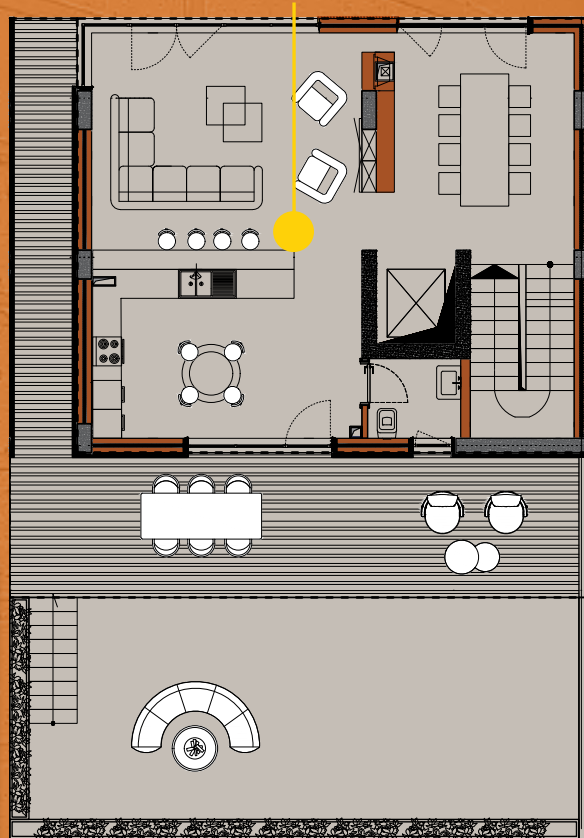
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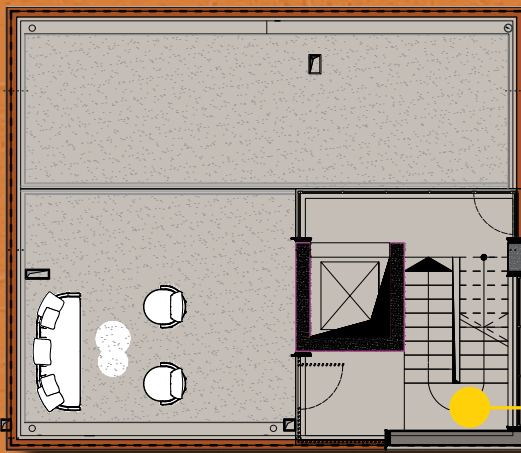
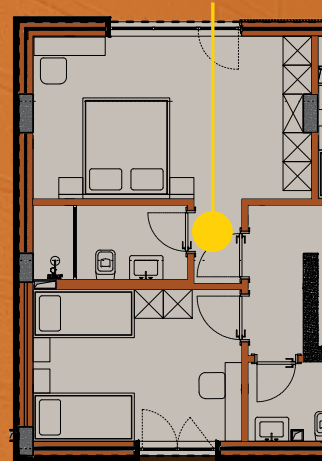
First floor



Second floor



Third floor



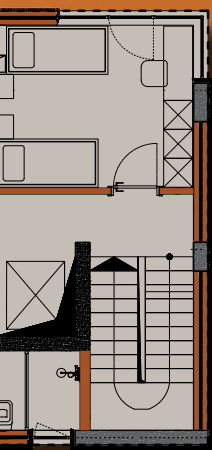
Terrace

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COME HOME!



Villas



This is an example of this villa type in the “Kodra e Diellit” Residence.

Typically, the villas have a total area of 270m² – 425m², including a living room with an open or closed kitchen, four rooms where a part can be used for sleeping and recreation, and several toilets. Villas have outdoor patio areas but may also have verandas or terraces on the upper floors.

Some of the villas will also have swimming pools.

The villas in the Residence “Kodra e Diellit” have individual access and guaranteed parking. They have swimming pools and may even have saunas or steam rooms. This typology is optimal for the extended family, with one or more children or families living with grandparents. Ample spaces allow for a gym, SPA, children’s playroom, office, wine bar, cinema and other recreational spaces within the home.

All villas at “Kodra e Diellit” Residence are unique.



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PROPERTY ADMINISTRATION AND MANAGEMENT

PARKING



400
Parkings



External and internal
signage



Cameras



ra monitoring



Administration and management
of common spaces



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COMMERCIAL

The residence “Kodra e Diellit” is a central intellectual node of the capital. It is now a residential PLACE and a large market where business occurs daily. “Kodra e Diellit” 2 East also welcomes new ventures that add value to the residents’ community

The service units at “Kodra e Diellit” 2 East are designed especially for businesses, guaranteeing logistical advantages for them and their customers, dedicated parking spaces, daily maintenance and 24/7 security



COME HOME!



Everything will be developed for the residents and visitors of the Residence as a natural part of the residential complex conceived for a complete residential life in every aspect



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FACILITIES



**Guaranteed parking for cars
and bicycles;**



**Parking for residents
and visitors;**



Sports facilities;



Environment for children;



**Various services for an elite
and peaceful life.**





SERVICES



Construction
company



Medical
center



Kindergarten
& nursery



Gym



ATM



Hotel



Wellness
Center



Supermarket



Tourism
company



Pharmacy



School



Beauty & SPA



Internet
provider



Theatre



Art gallery



Bar



Management
Company



Pet Hospital
& Hotel



Dry cleaning



Pool



Telecommunication
company shop



Travel
agency



Other
services



Restaurant
& patisserie



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A GREEN LIFE

The greenery of the hills naturally embraces the Residence “Kodra e Diellit” apartments. Our development philosophy goes alongside the protection of natural heritage and its enrichment.

This makes the quality of life in the Residence “Kodra e Diellit” superior, especially from the fresh air and tranquillity of the year-round greenery



65.000 m²

Green area



5000

Trees



365

Green days





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PROPERTY ADMINISTRATION AND MANAGEMENT

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MANAGEMENT

The “Kodra e Diellit” residence is always tidy thanks to the professional management of the common spaces by our partner company “S&D Invest”. The same as in other areas of the residence, also in “Kodra e Diellit” 2 East there will be facility administrators who will be at the service of the residents to manage and coordinate a peaceful coexistence. The current residents in the “Kodra e Diellit” residence benefit from 15 years of experience in the management and administration of the condominium



Management



Security
Service

COME HOME!



Cleaning



Greenery



Technical
Maintenance



Electrical
Maintenance

The common spaces administration office offers a variety of packages and services to help residents better manage their properties. Also, S&D Invest will always be ready to provide support and solutions for any problem.



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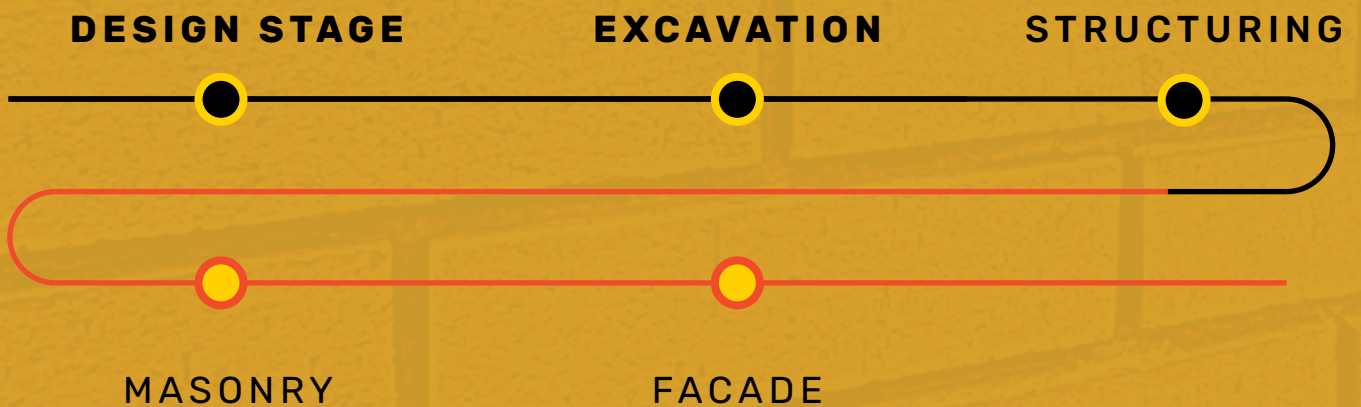
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CONSTRUCTION PHASE

TEK "KODRA E DIELLIT"2 LINDJE





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**WITHIN THE KODRA E DIELLIT 2 COMPLEX,
YOU WILL FIND COMPLETED PROPERTIES
AND ONGOING PROJECTS, SUCH AS THE EASTERN
ENTRANCE PROJECT.**

**SCAN TO BOOK AN APPOINTMENT
WITH SALES MANAGERS**



📍 "Kodra e Diellit" 2 Residence, Tirana

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