

The background is a warm, brownish-gold marbled texture. There are decorative, thin, light-colored swirls in the corners: top-left, top-right, and bottom-right.

Swan

LAKE RESIDENCE

SWAN

Welcome to *Residence*

...SWAN ~~~ a new family **dream** by **Farka Lake!**



to *Reality*



from *Vision*

Farfa Lake is a **serene** and **picturesque** natural oasis, that offers a rare combination of natural beauty and potential for **modern development** near Tirana.



SWAN Residence is designed to offer an **elite** lifestyle, where comfort, privacy, and harmony with nature are at the heart of the experience.

With stunning views at any time of the day and easy access to outdoor activities, this residence is the ideal choice for those seeking a **sophisticated** living experience without compromising the advantages of urban life.

Swan Residence is being developed in the beautiful area of Farka Lake, one of the most attractive **natural** and **panoramic** destinations of Tirana.



Strategically located on the western side of the lake, facing the majestic view of **Mount Dajti**, this residence offers a rare combination of tranquillity, natural beauty, and a convenient connection to the capital.



Swan
a new family **dream!**

Echoes at Farka Lake



Farka Lake, **one of the largest** lakes near Tirana, is located **south** and **southwest** of the capital, offering an attractive **hilly landscape** and **a rich natural heritage**.

With an area of **75 hectares of clear, pristine** water, the lake is renowned for its **biodiversity**, with native fish species such as **carp, roach, and mustache fish**.

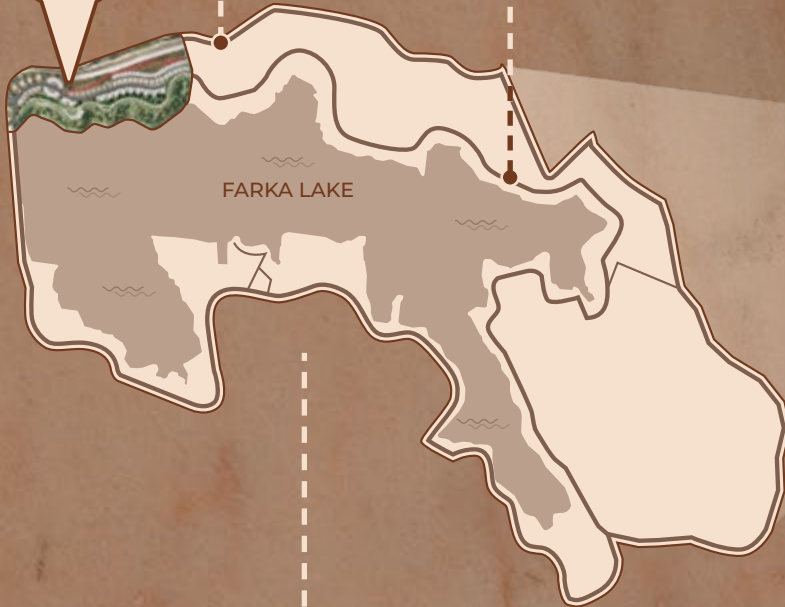
Surrounded by an environment free from **urban pollution** or **excessive underwater vegetation**, Farka Lake provides a **peaceful** and **inviting** place.

Easily **accessible** via the national road, this destination is ideal for **water sports** enthusiasts, including **kayaking, canoeing, sport fishing**, and **swimming competitions**, with guiding services provided by **local** tour operators.

In addition to its **natural beauty**, the area around the lake is transforming into **a new development hub**, where SWAN Residence offers the opportunity to live in **harmony** with nature, combining the tranquility of the landscape with the **modern amenities** of the capital.

The Pedestrian Area

“Panorama e Liqenit”
Street

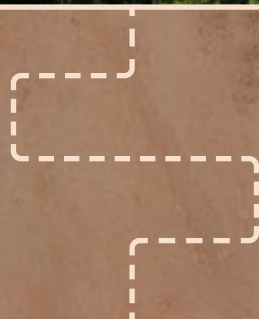


FARKA LAKE



TIRANA





Sleep and ***wake up*** with *nature*

Potential investment at Farka



DEVELOPMENT AREA

Farka Lake is transforming into **a new center** of the capital, thanks to the **new pedestrian area** and its connection to the **Great Ring Road** - Eastern Segment. This area promises to become an **intellectual** and **dynamic hub** of Tirana, offering **easy access** and a **vibrant** environment.

NATURAL POTENTIAL

Surrounded by **hilly landscapes**, diverse **biodiversity**, and **panoramic** views, Farka Lake is the **ideal** destination for those who wish to live in **harmony** with nature, without being far from the comforts of the city.





INSPIRING VIEWS

From the **dawn** that caresses Mount Dajti to the **sunset** that ignites the surface of the lake with **fiery colors**, SWAN Residence offers a **beautiful** and **tranquil** environment, where well-being and **privacy** are a **priority**.



SPACES DESIGNED WITH RESPECT FOR THE INDIVIDUALITY

Each residence in SWAN Residence is designed with an **individual entrance**, ensuring **comfort**, **privacy**, and a **healthy family environment** for a peaceful and **high-quality** lifestyle.



HIGH QUALITY AND SECURITY

SWAN Residence uses high-resistance construction steel from **global European suppliers** (Greece and Italy), with certificates that meet **European standards**.

The sizing, steel bending, and specific weight ensure buildings that are **earthquake-resistant** and **stable** for years to come."



NATURE/ OUTDOOR ACTIVITIES

The Parks and Recreation Agency is transforming Farka Lake into a reference point for **recreational activities**, with a focus on **water sports** such as **kayaking, sport fishing, and canoeing**.

It is the ideal place to spend time in **fresh air, away from city noises**.





ELITE COMMUNITY

SWAN Residence offers an **exclusive** environment where residents share a **rich** and **sophisticated** lifestyle, creating a **unique** and **welcoming** community.



MODERN AND FUNCTIONAL ARCHITECTURE

With **thoughtfully designed** floor plans and **sustainable construction** SWAN Residence combines **contemporary design** with **safety** and functionality, offering a perfect living space.

#FACTS



Farka Lake: ***The Wonder of Water Sports.***
Just **6 km** from Tirana!

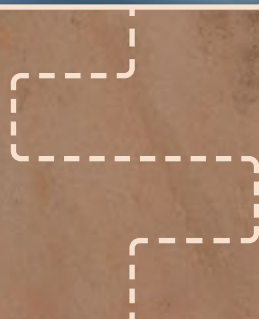
Farka Lake is becoming a preferred ***destination*** for European tourists passionate about ***kayaking*** and ***water sports***.



With a carefully designed dam, Farka Lake has created a ***rich ecosystem*** where fauna, flora, and greenery coexist, forming a ***stunning landscape*** that captivates every visitor. Just minutes away from the noise and traffic of the capital, this ***natural oasis*** offers kayaking opportunities, supported by ***local guides*** who make the experience unforgettable.



For ***investors***, Farka Lake represents a unique opportunity to be part of a ***developing area*** where ***natural beauty, potential tourism***, and proximity to Tirana create the mindset for a ***successful investment***. Choose to invest in a destination that combines the wonder of nature with ***economic growth potential***.



Water activities
Kayaking on Farka Lake

#FACTS



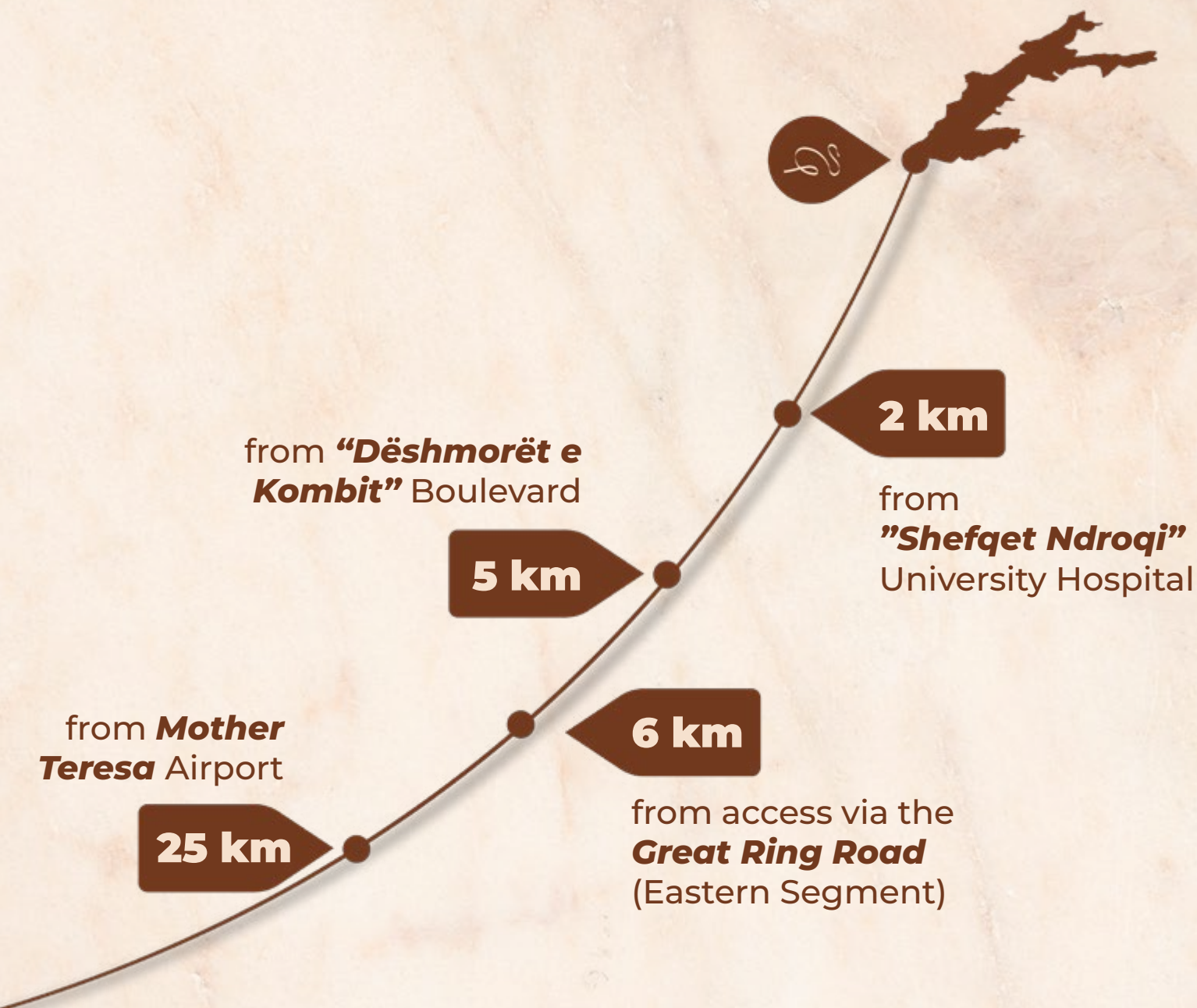
Farka Lake: ***The Wonder of Water Sports.***
Just **6 km** from Tirana!

Farka Lake, one of Tirana's most ***attractive places to visit***, is located just a few kilometers from the city center. With its ***fresh waters*** and ***gentle waves***, this lake offers a ***relaxing environment*** surrounded by ***exceptional greenery***, creating an ***oasis of tranquility*** away from the noise and hustle of urban life.



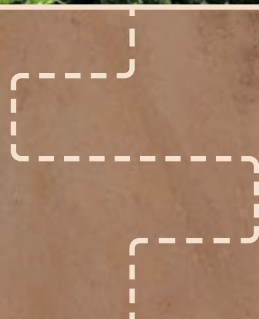
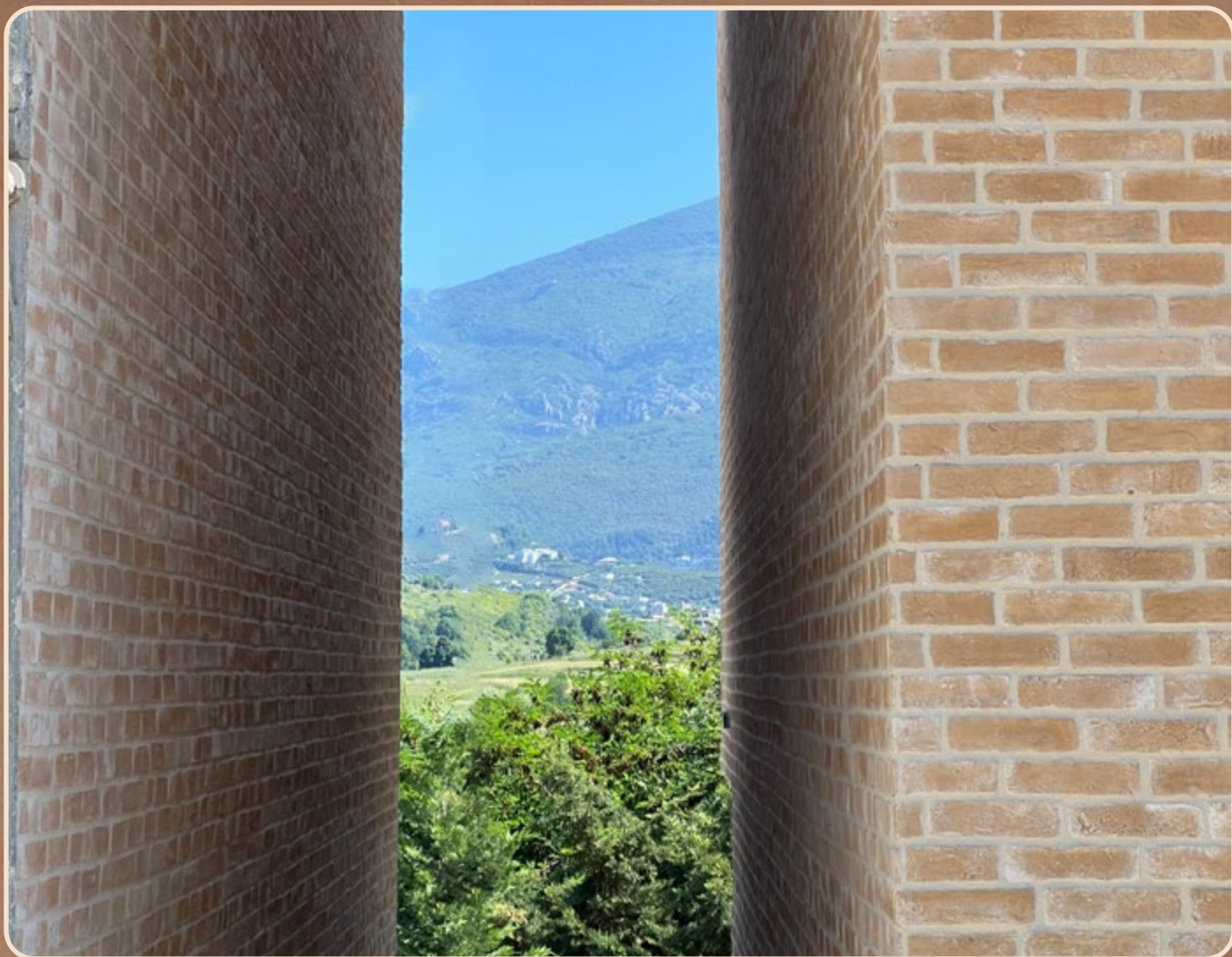
Family activities
Fishing and Picnic

DISTANCES





Close to all main destinations of the **capital**



from the **noise** and **chaos**
Away



Nothing obstructs your **view**



Celebrate
on your **home's terrace**

Swan

LAKE RESIDENCE

Swan Residence is intentionally designed to reflect the **organized** layout of houses and the **dynamic** lifestyle commonly found in suburban areas. The houses are grouped together to encourage **social interaction** and to cultivate a **vibrant sense of community living**.





MAIN FEATURES

Villas
Duplexes
Triplexes
Shops & Restaurants
Water Sports
Education



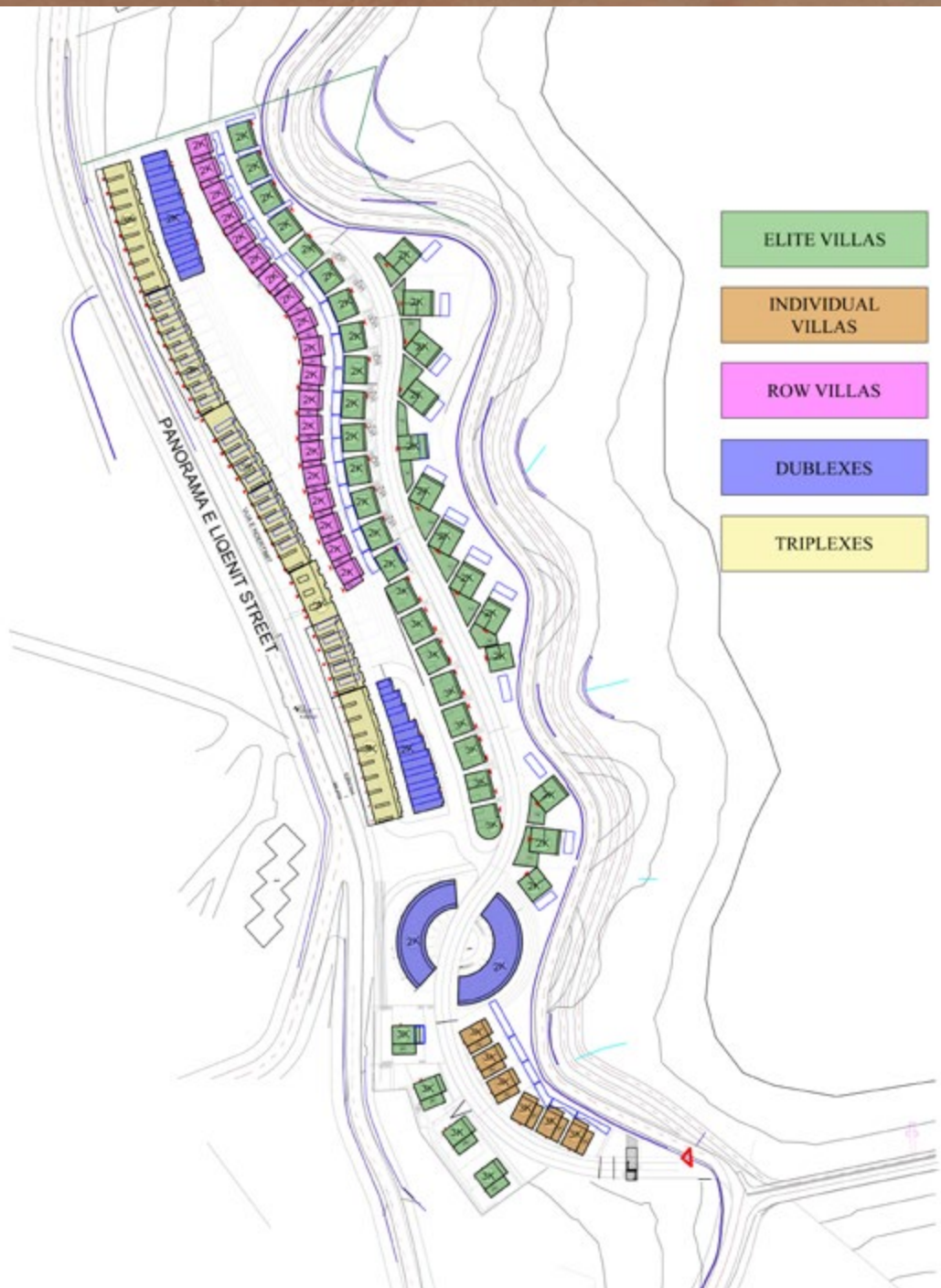
SUSTAINABLE PROJECT

Protection of Natural
Vegetation
Green Corridors
Green Terraces
Waste management
& Recycling
Art & Architecture



PROPERTY MANAGEMENT

Administration
Cleaning
Landscaping
Security Service
Technical
Maintenance
Electrical
Maintenance



Elite Villas

Individual Villas

Row Villas

Dublexes

Triplexes

Elite Villas


The Elite Villas of SWAN Residence, positioned on the front line along the pedestrian promenade, offer **a direct connection** to **Farka Lake** and the surrounding nature. Organized over **three floors**, these villas provide spacious living areas and are among the largest within the residence. Each villa includes **a private pool** and **dedicated spaces** for recreational activities.

Villa typologies include **3+1** and **4+1** configurations, designed for maximum **comfort** and **functionality**.



3x  Bedroom


 Master Bedroom


 Living Room

 Toilet


 Toilet


 Kitchen

 Wardrobe

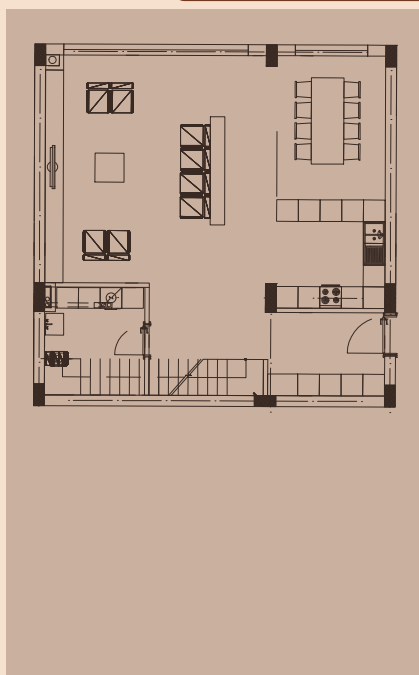
 Wardrobe

 Toilet

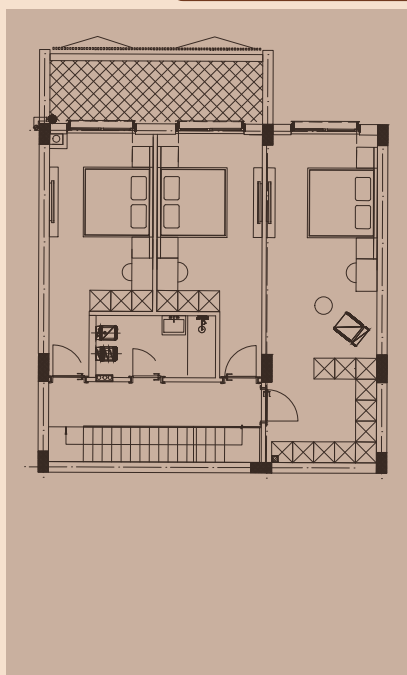
 Balcony

 Balcony

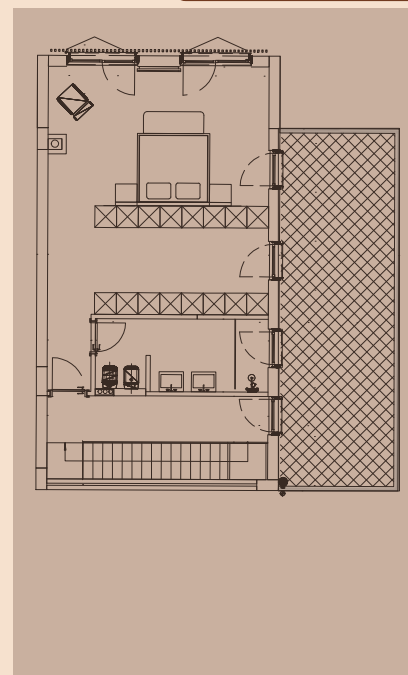
1st Floor



2nd Floor

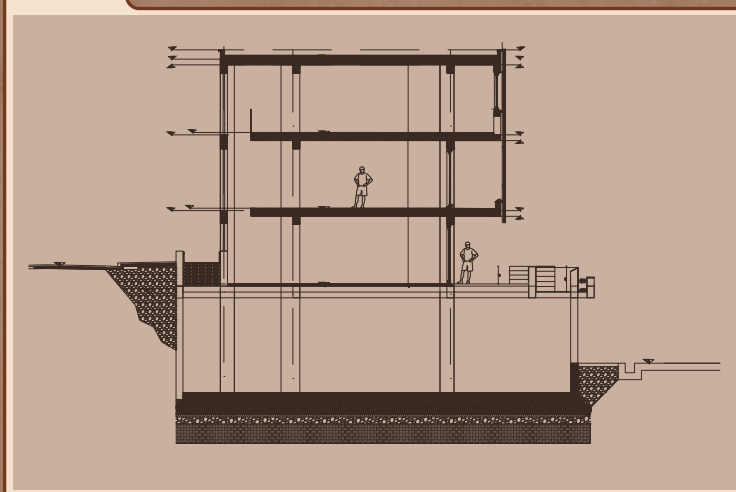


3rd Floor



 **Surface Area:** 177m² - 320m²

Section



Individual Villas

The Individual Villas of SWAN Residence, positioned in the **second** and **third rows**, offer **tranquility** and **beautiful panoramic views** of **Lake Farka**, **the sky**, and **Mount Dajti**. Organized over **three floors**, these villas provide spacious living spaces, making them **ideal** for **comfort** and **functionality**.

Each villa includes sufficient **outdoor areas** for **playgrounds** and **recreational activities**, as well as **dedicated parking spaces**.





Living Room



Kitchen



Toilet

3x



Bedroom

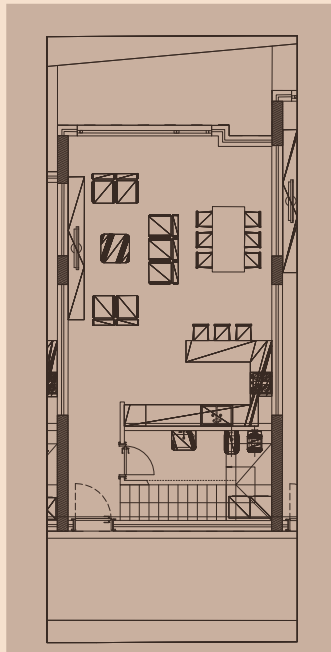


Storage Room

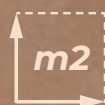
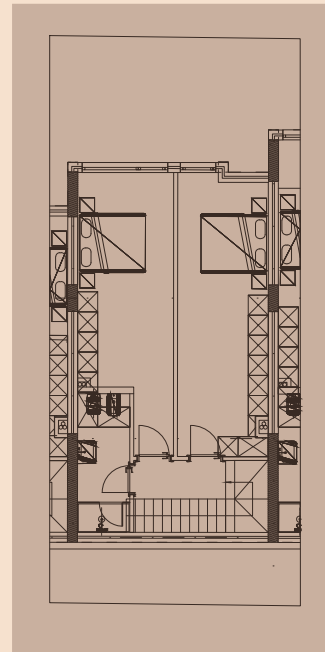


Toilet

1st Floor

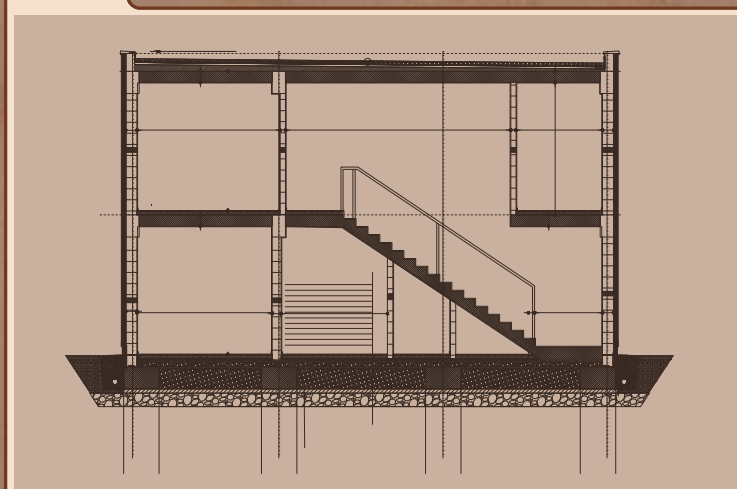


2nd Floor



Surface Area: 131m² - 198m²

Section



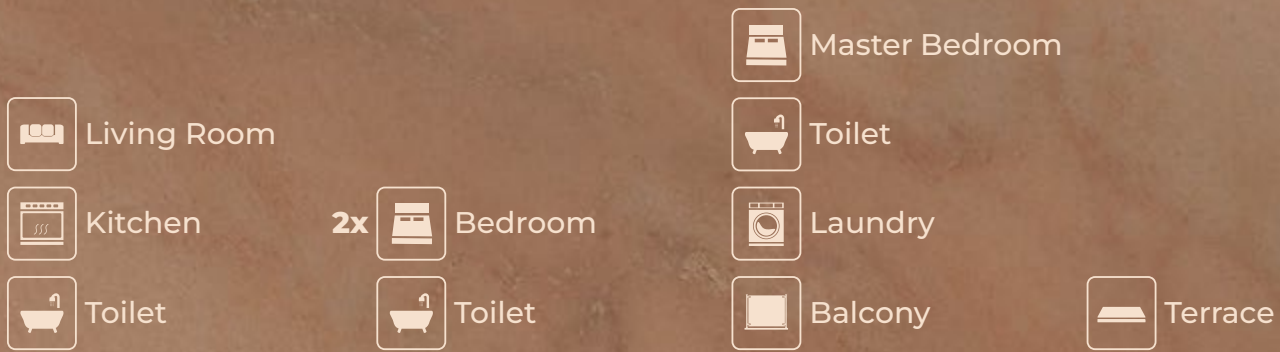


Row Villas

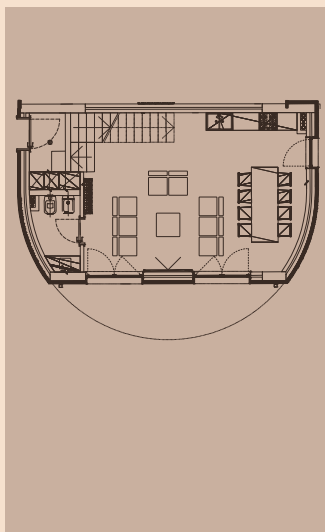
The Row Villas of SWAN Residence, located at various development positions **in the heart of the residence**, offer a direct connection to **Farka Lake**, the surrounding **nature**, and **views of Dajti Mountain**. Organized over **three floors**, these villas provide spacious living spaces designed for **comfort** and **functionality**. Some of the villas include **dedicated parking spaces** and **sufficient outdoor areas** for **recreational activities**.

Villa typologies include **3+1** configurations, created to meet the needs of **modern living**.

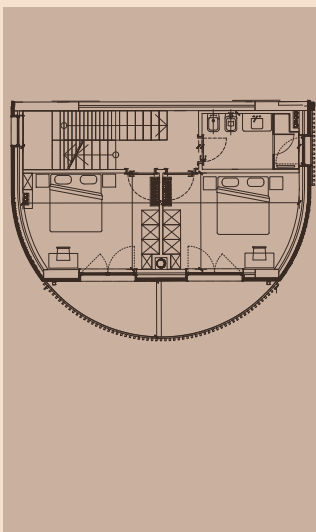




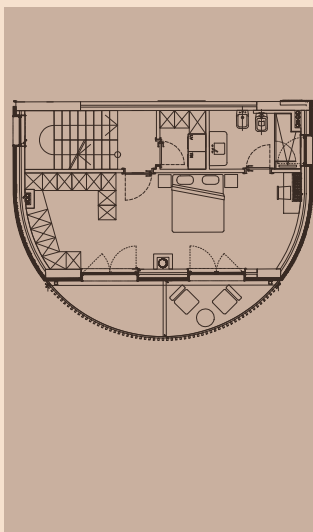
1st Floor



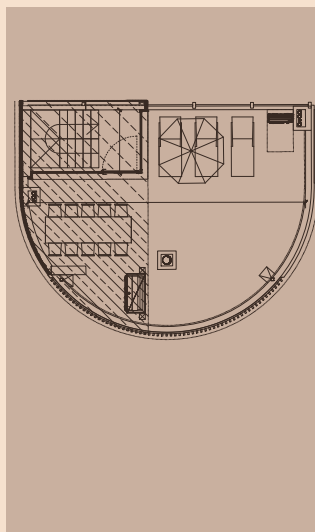
2nd Floor



3rd Floor

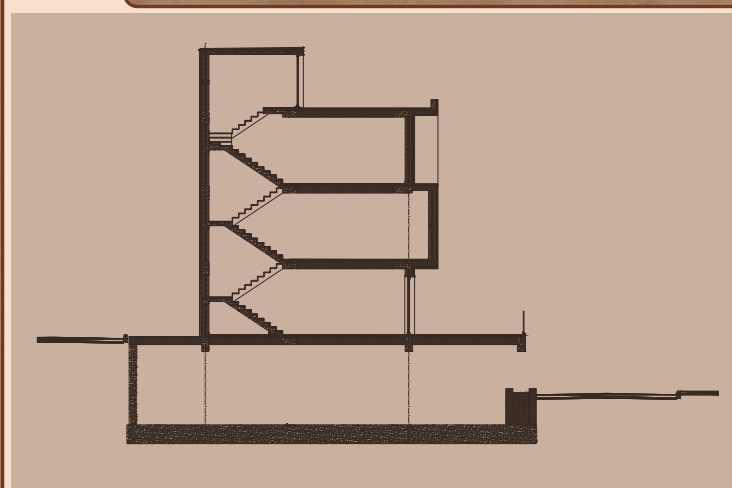


4th Floor



m² Surface Area: 189m² - 220m²

Section



Duplex

The duplexes of SWAN Residence, are located in various positions inside the residence. Organized over **two floors**, these housing units provide **spacious** and **functional** areas, suitable for **comfortable living**.

Some duplexes include **outdoor spaces** such as **yards**, **balconies**, or **verandas**, and even **a pool**, allowing for **recreational activities**.





Living Room



Kitchen



Toilet

2x

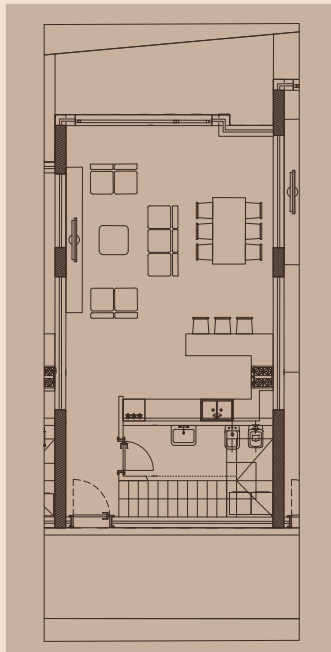


Bedroom

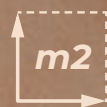
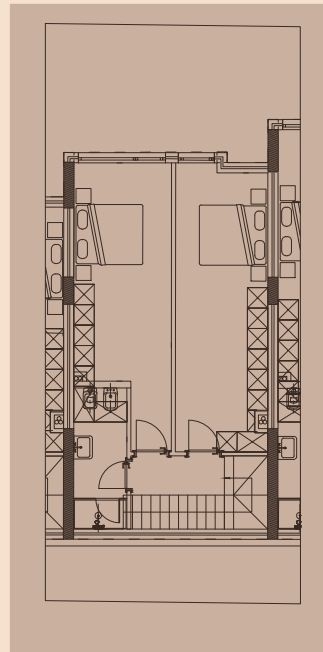


Toilet

1st Floor

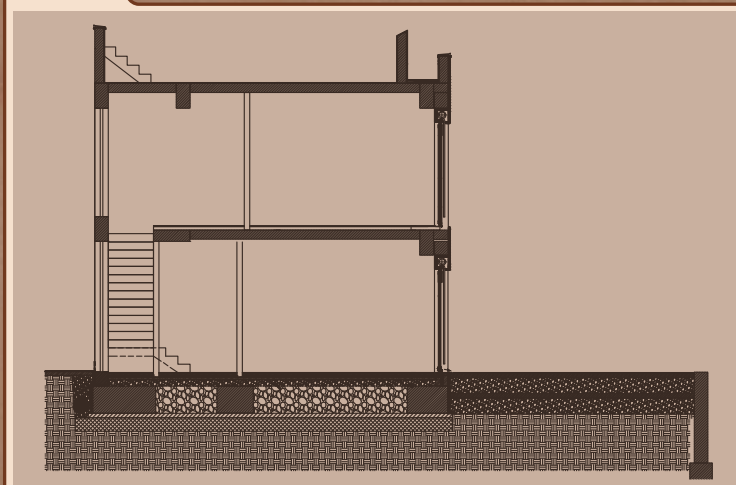


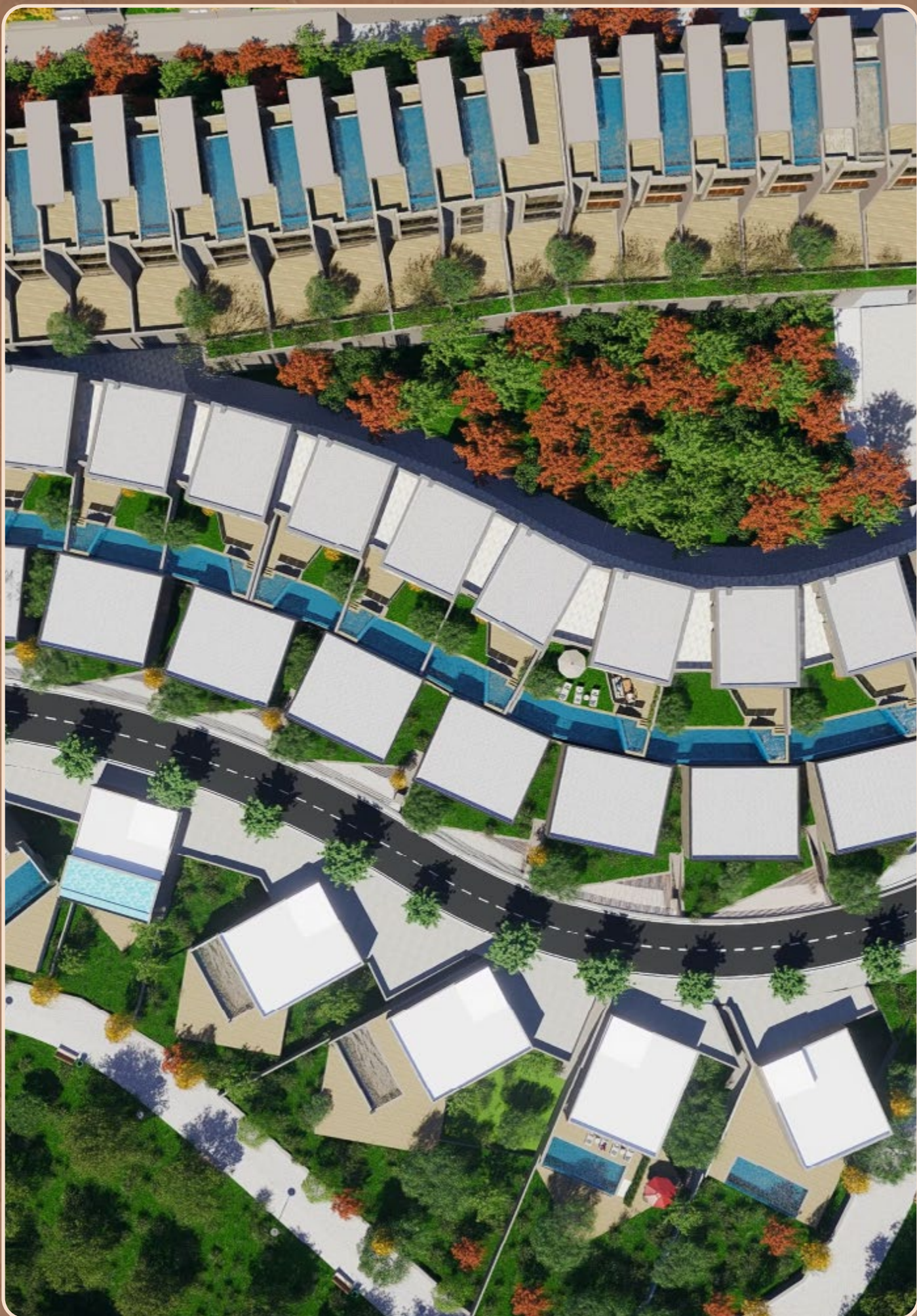
2nd Floor



Surface Area: 120m² - 178m²

Section





Triplex

The triplexes of SWAN Residence, positioned at the **highest point** of the residence, offer **direct access** to **Farka Lake** with **unobstructed views**. Organized over three floors, these housing units provide spacious and well-planned areas designed for comfortable and functional living.

Some triplexes include **outdoor spaces** suitable for **recreational** and **relaxation activities**, featuring **verandas** and **pools**. **Triplex typologies** are designed to ensure **maximum comfort** and **flexibility**.





Living Room



Kitchen

2x



Bedroom



Master Bedroom



Toilet



Toilet



Toilet



Veranda



Balcony

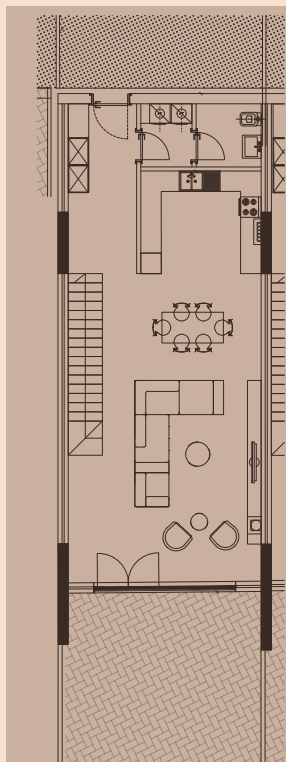


Balcony

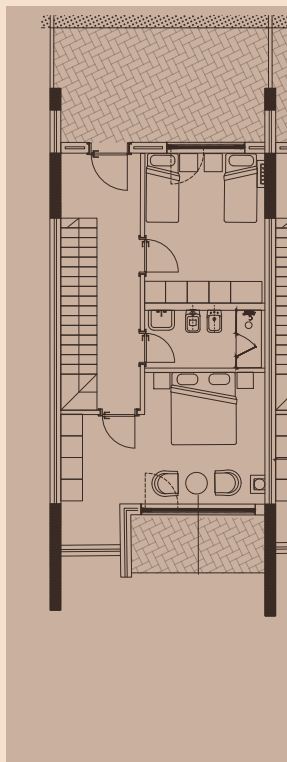


Pool

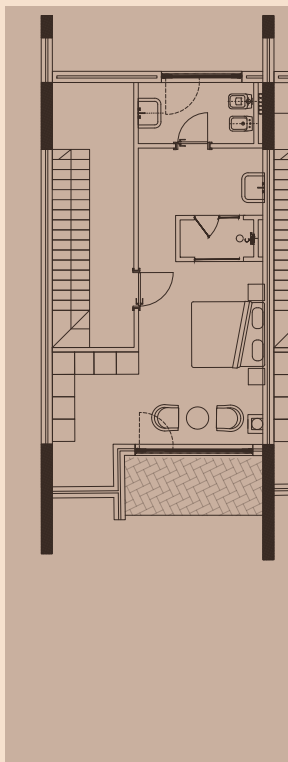
1st Floor



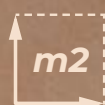
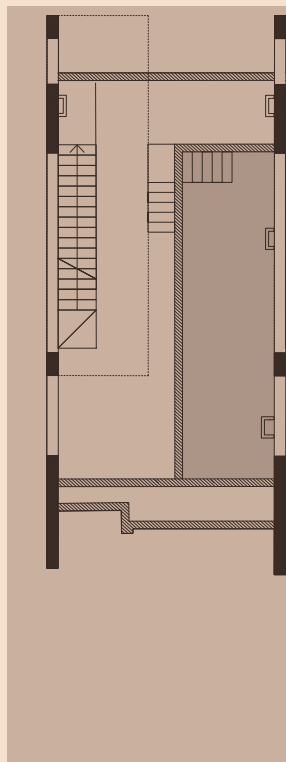
2nd Floor



3rd Floor

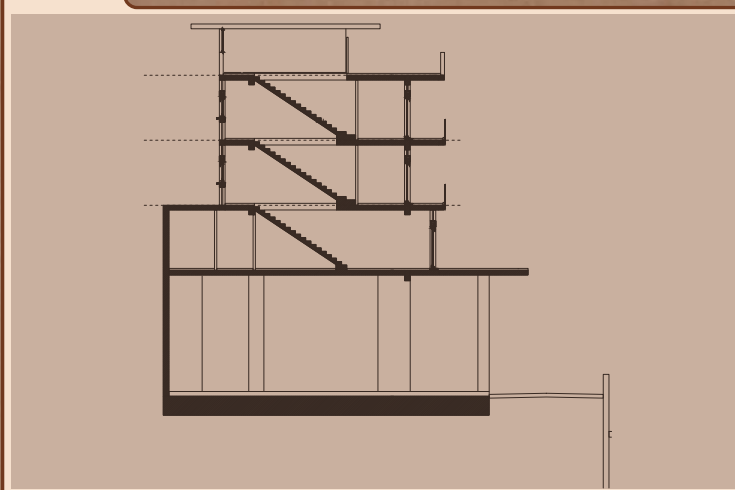


4th Floor



Surface Area: 189m² - 220m²

Section



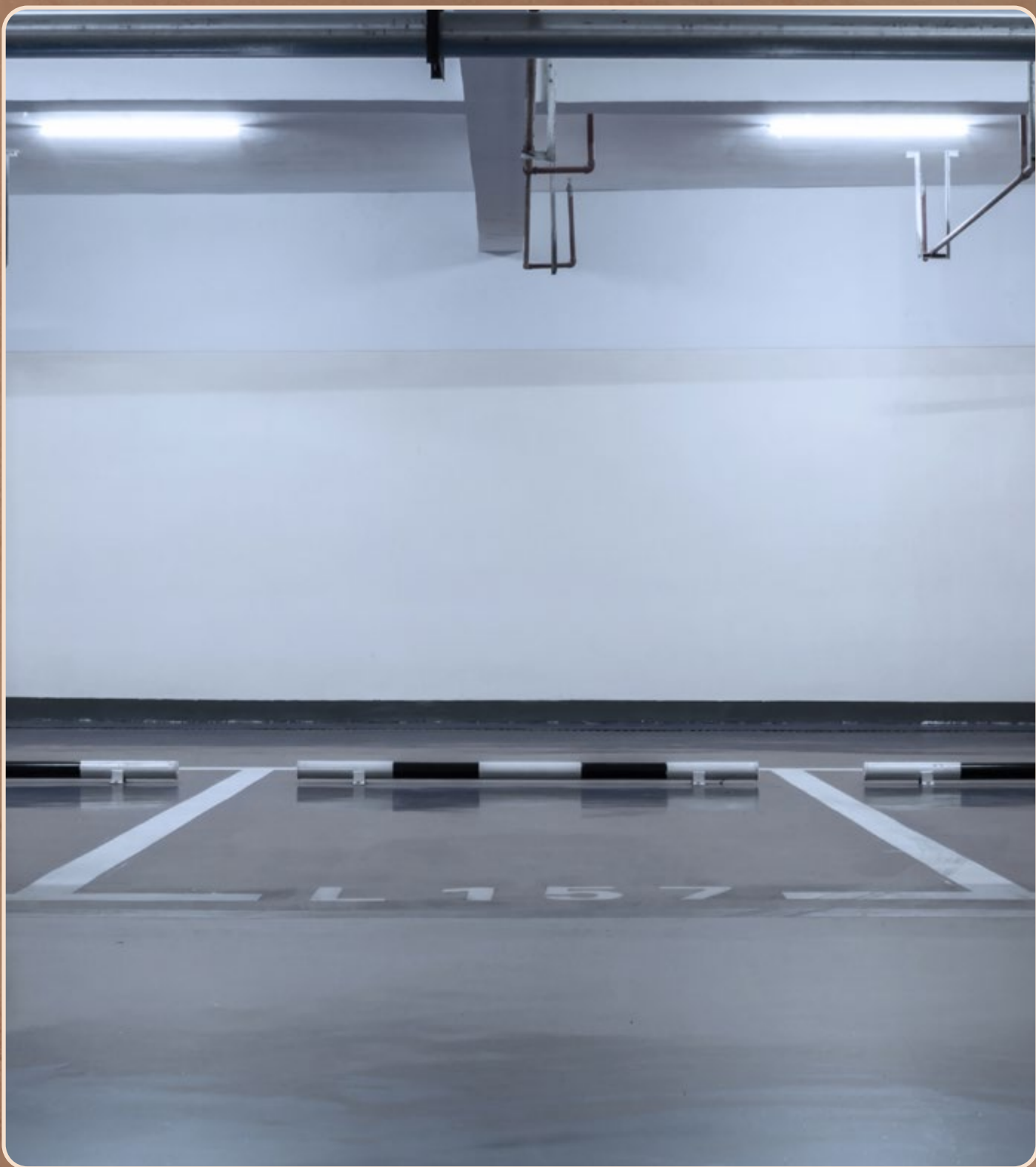


Parking Areas



2 Parking spaces for *You*

1 Parking space for *Guests*



Bussines in Swan

~ ~ ~

The SWAN Residence, expected to welcome **1,000 residents**, will become **the preferred center** for activities throughout the year, making it **an accessible option** for everyone.

SWAN will be supported by **a team of professionals** in their respective fields with **30 years of experience** in Albania and abroad. Let's embark together on **a prosperous journey**.











Owning a house in SWAN Residence means becoming part of a **warm** and **welcoming** community, where you feel at home while enjoying **exclusive services** for the **comfortable lifestyle** you have always **dreamed of**.

Property Financing

Through **partnerships** with selected banks in Albania, the SWAN Residence offers **collateral-free financing options** for both **Albanian residents** and **non-residents**.



Financing
up to 80%



Loan term
up to 30 years



Currency
EUR or LEK



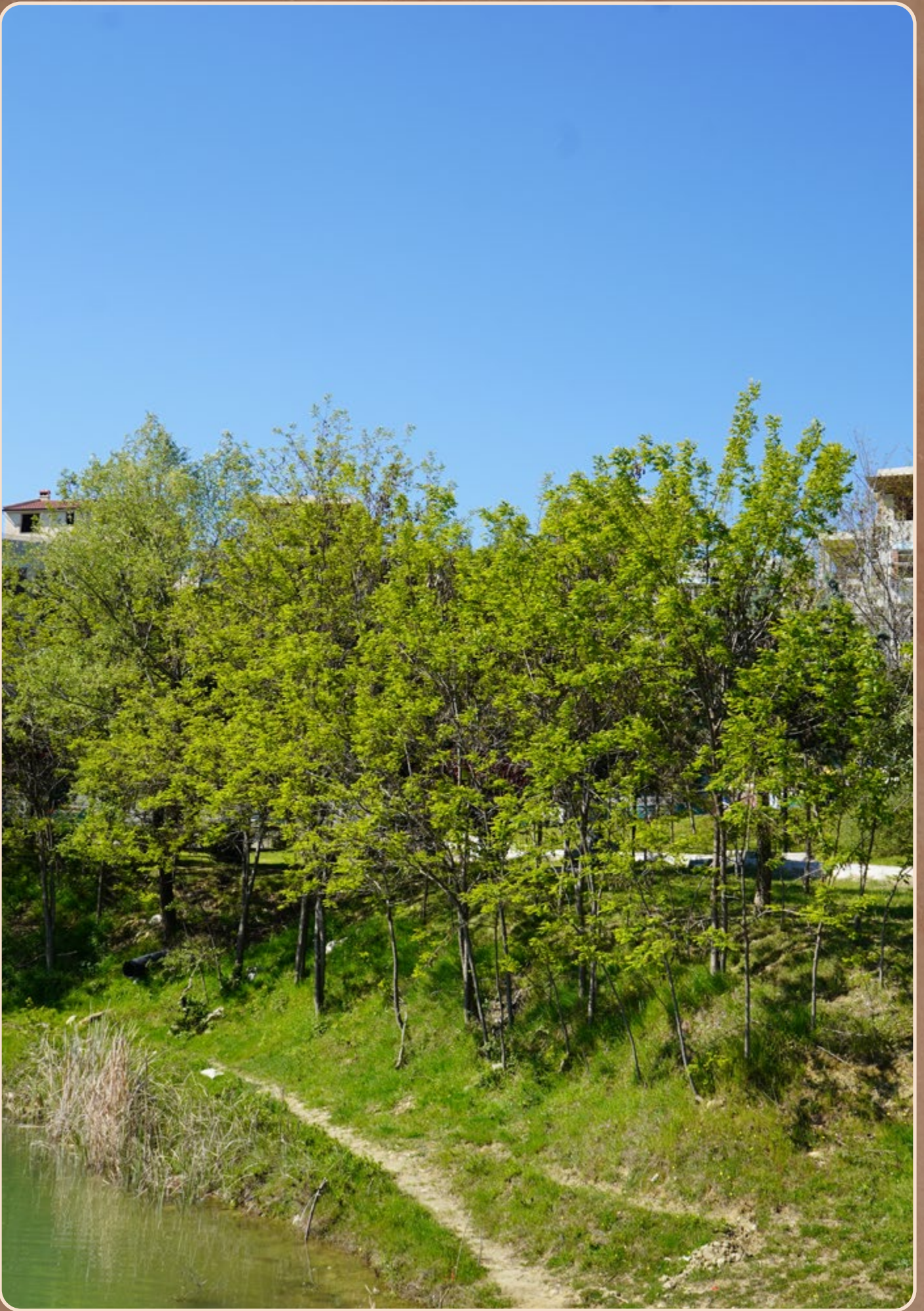
No initial collateral: The SWAN Residence guarantees the loan for you. After the completion of construction and the issuance of the property deed, your new home serves as collateral.

Choose SWAN Residence for **a convenient financing opportunity**.











WE GO BIG IN *Europe*

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**, create employment opportunities, and promote social inclusion, leaving a positive and lasting impact on the communities where it operates.

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

Investments in Europe

~ ~ ~



Collaborators

Zaha Hadid

BIG

BJARKE INGELS GROUP

314

studio

The background is a light beige or cream color with a subtle, organic marbled pattern. In the lower half of the image, there are several thin, dark grey wavy lines that sweep across the frame, adding a sense of movement and elegance.

Swan

LAKE RESIDENCE

CONTACTS



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[Swan Residence](https://www.facebook.com/SwanResidence)

Swah

LAKE RESIDENCE



Residence Address

"Panorama e Liqenit" Street, Farka, Tirana, Albania