

LALZIT BAY
RESORT AND SPA



Lalzit Bay Resort and Spa, Albania

2012





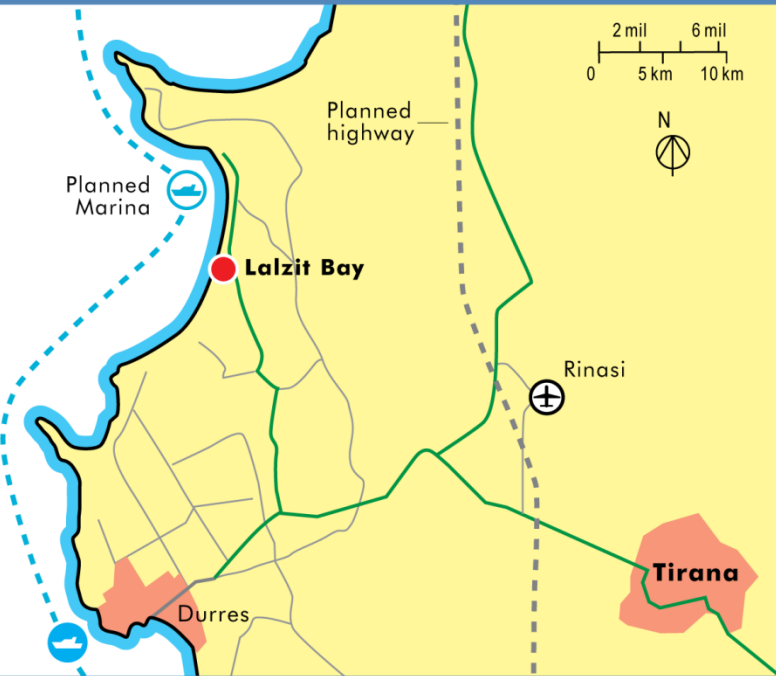
Introduction

- A new luxury beach resort on Albania's Adriatic Coast
- Located 30km from Tirana and the international airport
- A focus on high quality construction to international standards
- Significant investment in infrastructure
- Set to become the most exclusive beach resort in the region...



The Project Team

- The project is privately owned by CSS Property Partners - a British investment partnership
- **Financiers** – CSS Europe
- **Development Team** - NRG Europe LLP
- **Architects** - Woods Bagot (Master-plan)
- **Construction** – Trema Engineering (Strabag)
- **Legal Advisors**– Boga & Associates
- **Financial Advisors** – Ernst & Young, Haysmacintyre



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Why Albania?

- Europe's last emerging (coastal) property market
- A stunning undeveloped coastline
- 200+ days of sunshine
- Prices lower than neighbours
- Potential for EU accession



Why Lalzit Bay?

- The only “virgin” beach located within 30 minutes of Tirana and the international airport
- Beach front position
- Government Master-planned. 20% building density, 4 floors maximum, 200m from sea



Facilities on offer

- Resident's Beach Club, shops, bars, restaurants
- Concierge service, medical centre,
- 24 hour security
- Clubs/Discos and other entertainment
- Spa and wellness centre with gym
- Tennis courts and swimming pools
- On-site sales and rental management services



Target market

- 3 Primary Markets
 - Local “weekenders”
 - Regional holiday-makers
 - Foreign 2nd home buyers, investors, retirement

Countries where Lalzit Bay buyers have come from

Albania



Germany



Spain



Austria



Italy



Sweden



Belgium



Kosovo



Switzerland



China



Macedonia



UK



Finland



Norway



USA





Phase 1





Apartments





Phase 1 Apartments

- 100 Apartments in 5 Blocks
- Restricted to 3 floors
- Private parking
- 50% sold before construction
- 12-15 month build schedules
- Prices start at €30,000 (€1,090/m²)
- Expect higher prices for completed properties





Phase 1 Villas

- 29 Villas
- 3 or 4 bedroom options
- High quality materials
- Optional private swimming pools
- Private parking
- Prices start at €230k(€1,450/m²)
- Villa apartments – 1 or 2 beds from €120k







www.lalzitbay.com



Progress to date...

- 2011 – Pre-sales achieved targets 50 contracted sales
- Construction started January 2012
- Foundations laid for first apartment blocks
- Work on villas commences next month
- Wide-ranging infrastructure work
- On target to open in 2013

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PROJEKTI I QELLESISES SE LALZIT BAY - HAPËRSHIRJE E DETAJUAR E SHËNDRITËSIA TË QELLESISES
LALZIT BAY RESORT AND SPA - 10000 M² TË PËRMBUESHËRËSIA TË QELLESISES
TË: APARTAMENTE, PËRMBUESHËRI, TËRMBUESHËRI TË QELLESISES

APARTAMENTE: 10000 M²
PËRMBUESHËRI: 10000 M²
TËRMBUESHËRI TË QELLESISES: 10000 M²

APARTAMENTE: 10000 M²
PËRMBUESHËRI: 10000 M²
TËRMBUESHËRI TË QELLESISES: 10000 M²



NJE FSHAT TURISTIK I RI
ME 5 YJE

APARTAMENTE
20.000€





For more information...

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