

# YOUR HOME IN THE ADRIATIC

MODERN APARTMENTS NEXT TO THE BEACH IN QERRET AREA, DURRES, ALBANIA

We are driven to provide the best service for our clients for a comfortable, stress-free and a smooth process of purchasing a property in Albania



# WELCOME TO QERRET VILLAGE

**A QUIET HAVEN ON THE ADRIATIC**

Qerret is a gem of the Albanian coast, known for its wide golden sandy beaches and clear Adriatic waters. With a peaceful and relaxing atmosphere, the area offers the perfect combination of natural beauty and urban convenience, thanks to its developed infrastructure and proximity to Tirana and Durrës.

Ideal for holidays, long-term residence or residential investment, Qerret is the perfect destination for those seeking quality and tranquility.



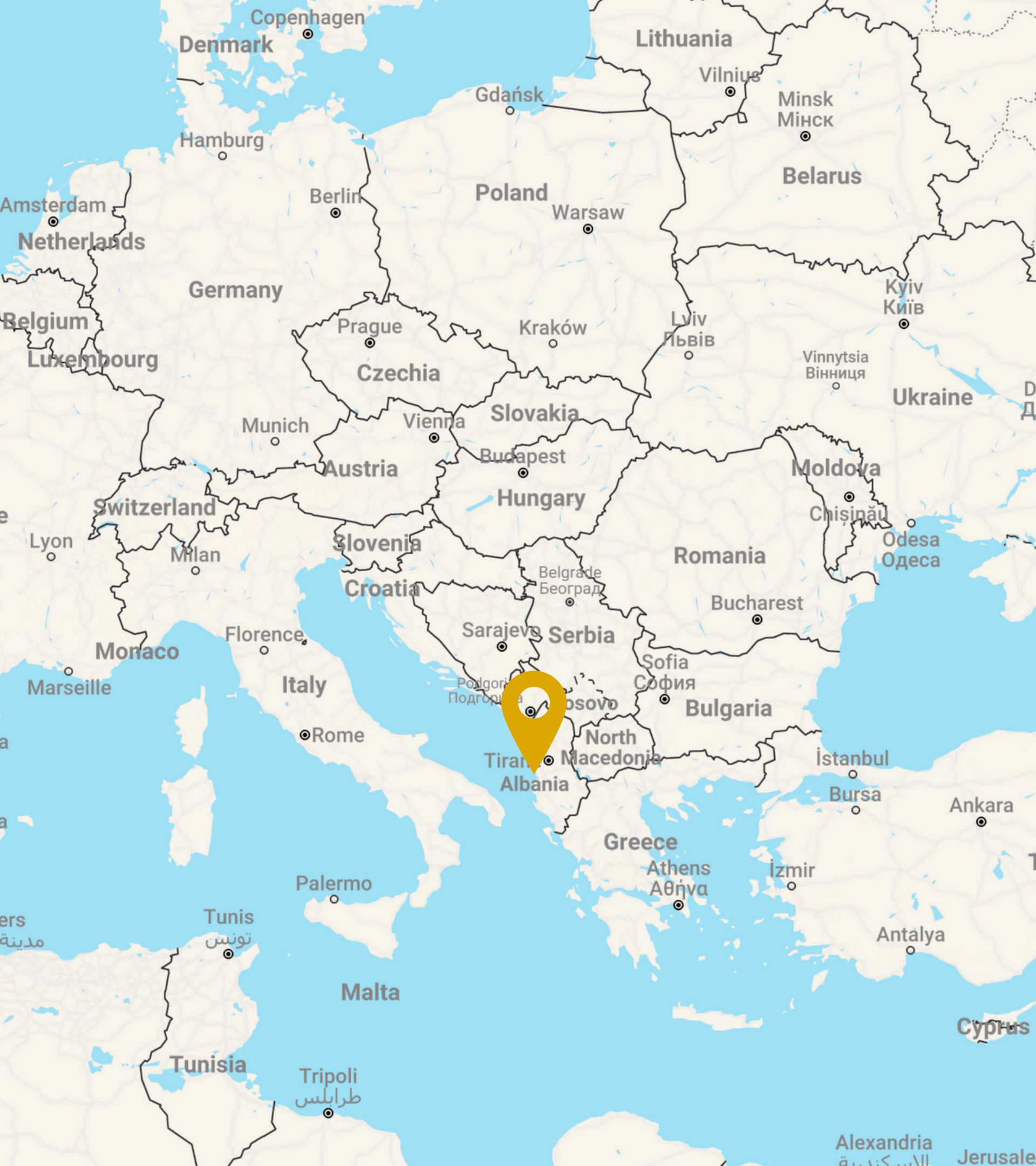
***"Your beach home in  
the Mediterranean."***



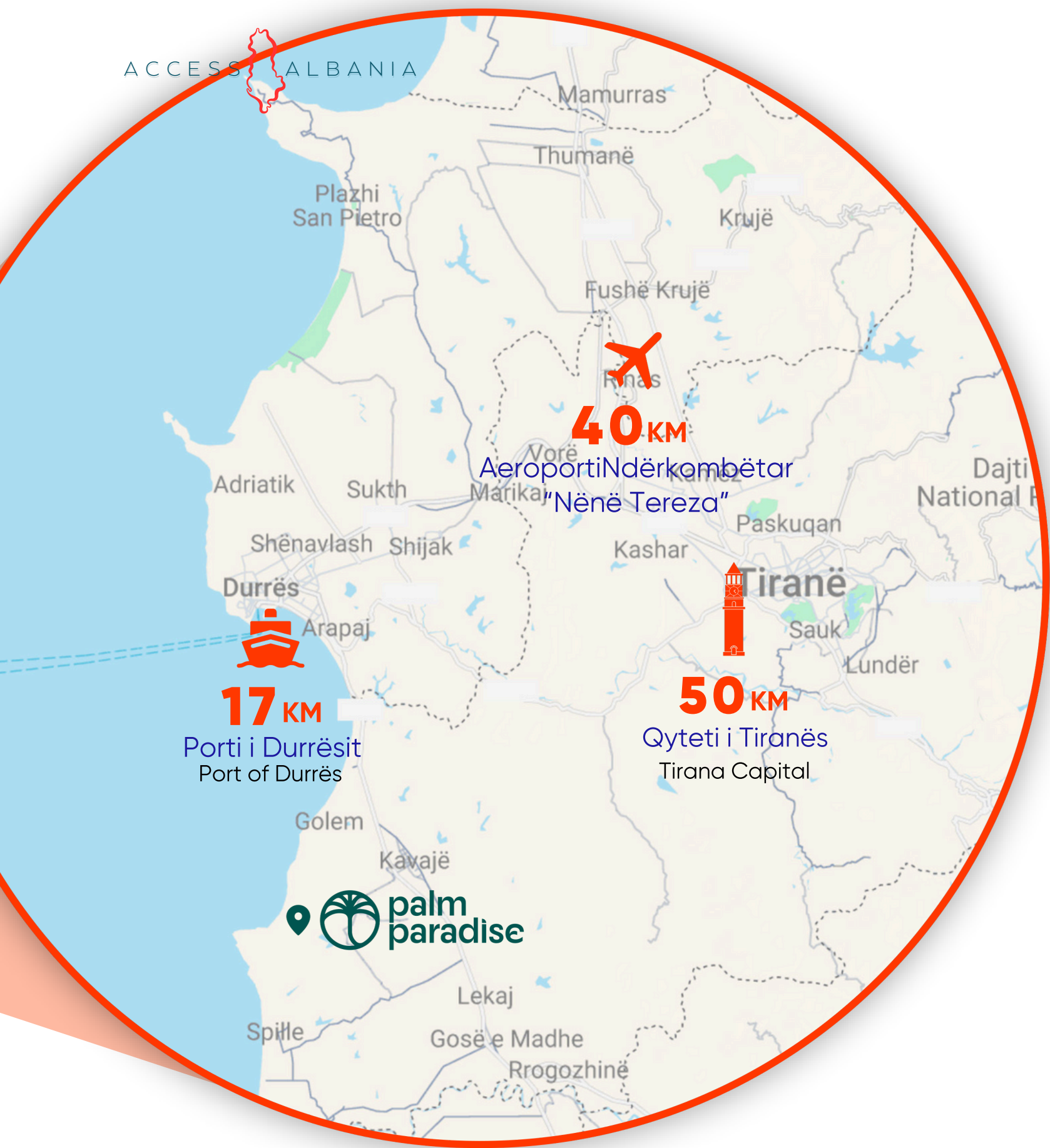
# About Palm Paradise Residence

Palm Paradise Residence is a modern and multifunctional complex, located in the heart of Qerret, 300M from the magnificent Adriatic coast. Consisting of 20 buildings and over 1000 apartments of different typologies, this unique project combines coastal tranquility with urban comfort. With construction based on European standards and innovative technologies, the complex offers recreational facilities, dedicated services, green spaces and an exclusive lifestyle for its residents.

Palm Paradise Residence offers easy access to the beach and the Qerret promenade, rich in cafes and culinary options, ensuring a unique living and relaxation experience for residents and visitors.







3 hours far from  
Pristina



4 hours far  
from Skopje



300m from  
seaside



From 46.5m<sup>2</sup> – 91m



Parking Places 2  
Floors Underground



Security cameras in  
common areas



Swimming  
Pool



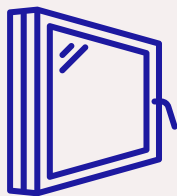


# SPECIFIKAT TEKNIKE TË NDËRTIMIT

## TECHNICAL CONSTRUCTION SPECIFICATIONS



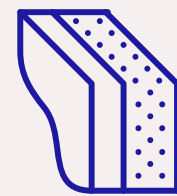
**Finitura Cilësore**  
Quality Finish



**Dritare termike me dopio xham**  
Thermal double-glazed windows



**Shtresë izolimi akustik në dysHEME**  
Acoustic insulation layer on the floor



**Fasada e jashtme me izolim termik (sistem kapot)**  
External facade with thermal insulation (hood system)



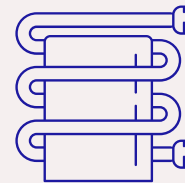
**Dritare me grila elektrike**  
Windows with electric shutters.



**Sistem kondicionimi multisplit**  
Multisplit air conditioning system



**Instalime elektrike sipas standardeve Europiane**  
Electrical installations according to European standards



**Instalime të tubave të ujit me teknologji multistrat**  
Water pipe installations with multilayer technology



**Sistem ngrohje qendror (infrared foil)**  
Central heating system (infrared foil)



**Izolim termik dhe akustik mes apartamenteve, me mure dopiotullë**  
Thermal and acoustic insulation between apartments, with double brick walls

**Pajisje hidrosanitare inkaso**  
Recessed plumbing fixtures

**Ashensor modern i markës Schindler**  
Modern Schindler brand elevator



# PLANI I PAGESAVE

## PAYMENT PLAN

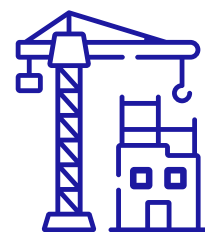
Ju ofrohet një plan pagesash fleksibël:

**WE OFFER A FLEXIBLE PAYMENT PLAN:**



30% paguhet në momentin e lidhjes së kontratës.

30% is paid at the time of signing the contract.



60% paguhet me pjesë sipasfazësë ndërtimit.

60% is paid in installments according to the construction phase



10% në marrjen e certifikatës së pronësisë

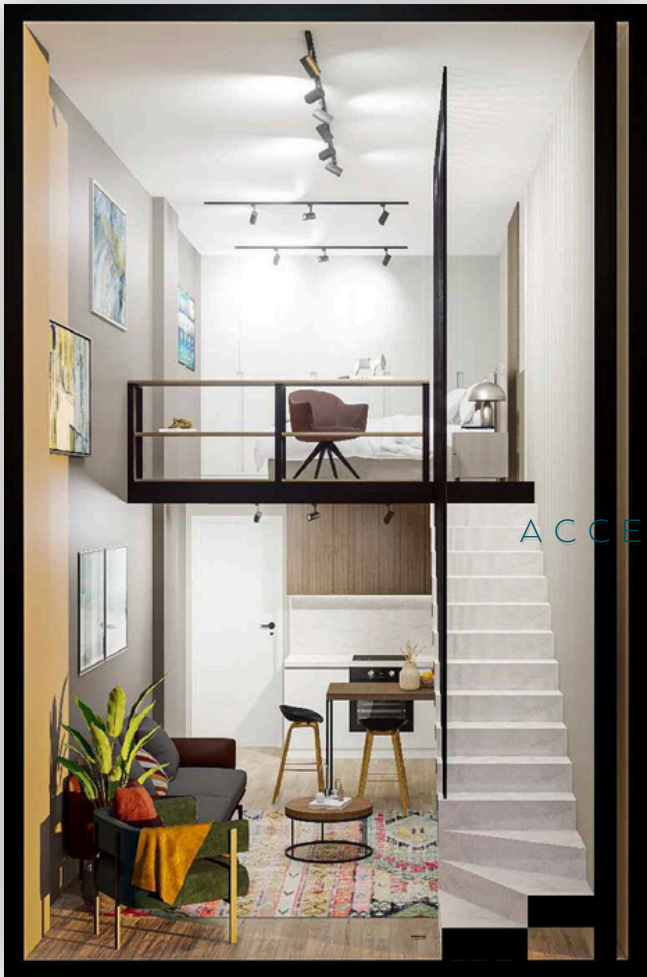
10% on obtaining the ownership certificate





# TIPOLOGJITË E APARTAMENTEVE

# APARTMENT TYPE



ACCESS ALBANIA



B3-001

## TIPOLOGJIA 1+1 (MEZZAMINE) TYPE 1+1 (MEZZANINE)

Sip. e apartamentit:  
Apartment area: 46.5 M2

Ambjente të përbashketa:  
Common areas: - M2

Siperfaqe totale:  
Total area: 46.5 M2

01-102

## TIPOLOGJIA 1+1 | TYPE 1+1

Sip. e apartamentit:  
Apartment area: 51.3 M2

Ambjente të përbashketa:  
Common areas: 8.6 M2

Siperfaqe totale:  
Total area: 59.9 M2



# TIPOLOGJITË E APARTAMENTEVE

# APARTMENT TYPE



ACCESS ALBANIA



B3-102

## TIPOLOGJIA 1+1 | TYPE 1+1

Sip. e apartamentit:  
Apartment area: 58.8 M2

Ambjente të përbashketa:  
Common areas: 8.5 M2

Siperfaqe totale:  
Total area: 67.3 M2

B4-103

## TIPOLOGJIA 1+1 | TYPE 1+1

Sip. e apartamentit:  
Apartment area: 62.2 M2

Ambjente të përbashketa:  
Common areas: 9.1 M2

Siperfaqe totale:  
Total area: 71.3 M2



# TIPOLOGJITË E APARTAMENTEVE



C1-102

| TIPOLOGJIA 1+1   TYPE 1+1                 |         |
|-------------------------------------------|---------|
| Sip. e apartamentit:<br>Apartment area:   | 62.2 M2 |
| Ambjente të përbashketa:<br>Common areas: | 9.0 M2  |
| <hr/>                                     |         |
| Siperfaqe totale:<br>Total area:          | 71.2 M2 |

# APARTMENT TYPE



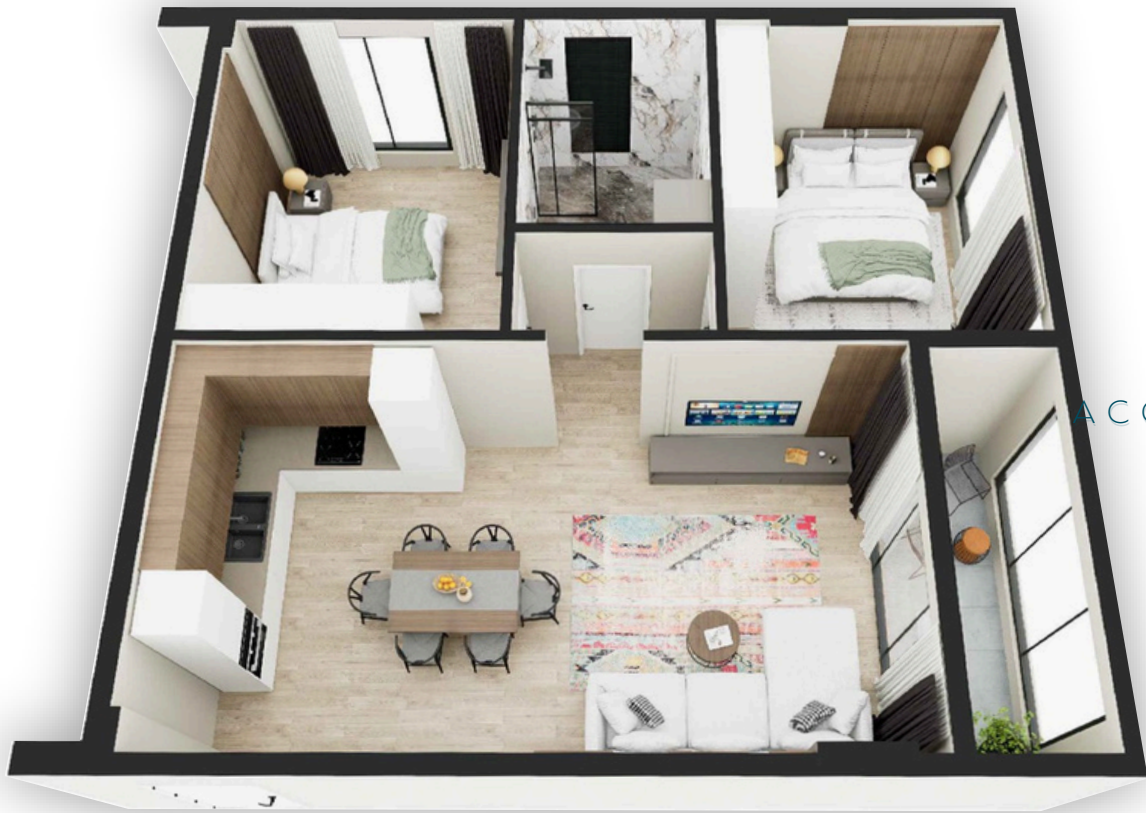
01-104

| TIPOLOGJIA 1+1   TYPE 1+1                 |         |
|-------------------------------------------|---------|
| Sip. e apartamentit:<br>Apartment area:   | 62.7 M2 |
| Ambjente të përbashketa:<br>Common areas: | 10.5 M2 |
| <hr/>                                     |         |
| Siperfaqe totale:<br>Total area:          | 73.2 M2 |



# TIPOLOGJITË E APARTAMENTEVE

# APARTMENT TYPE



ACCESS ALBANIA



01-103

## TIPOLOGJIA 2+1 | TYPE 2+1

Sip. e apartamentit:  
Apartment area:

65.5 M2

Ambjente të përbashketa:

Common areas:

11.0 M2

Siperfaqe totale:

Total area:

76.5 M2

B3-101

## TIPOLOGJIA 2+1 | TYPE 2+1

Sip. e apartamentit:  
Apartment area:

74.0 M2

Ambjente të përbashketa:

Common areas:

10.8 M2

Siperfaqe totale:

Total area:

84.8 M2



# TIPOLOGJITË E APARTAMENTEVE

# APARTMENT TYPE



ACCESS ALBANIA



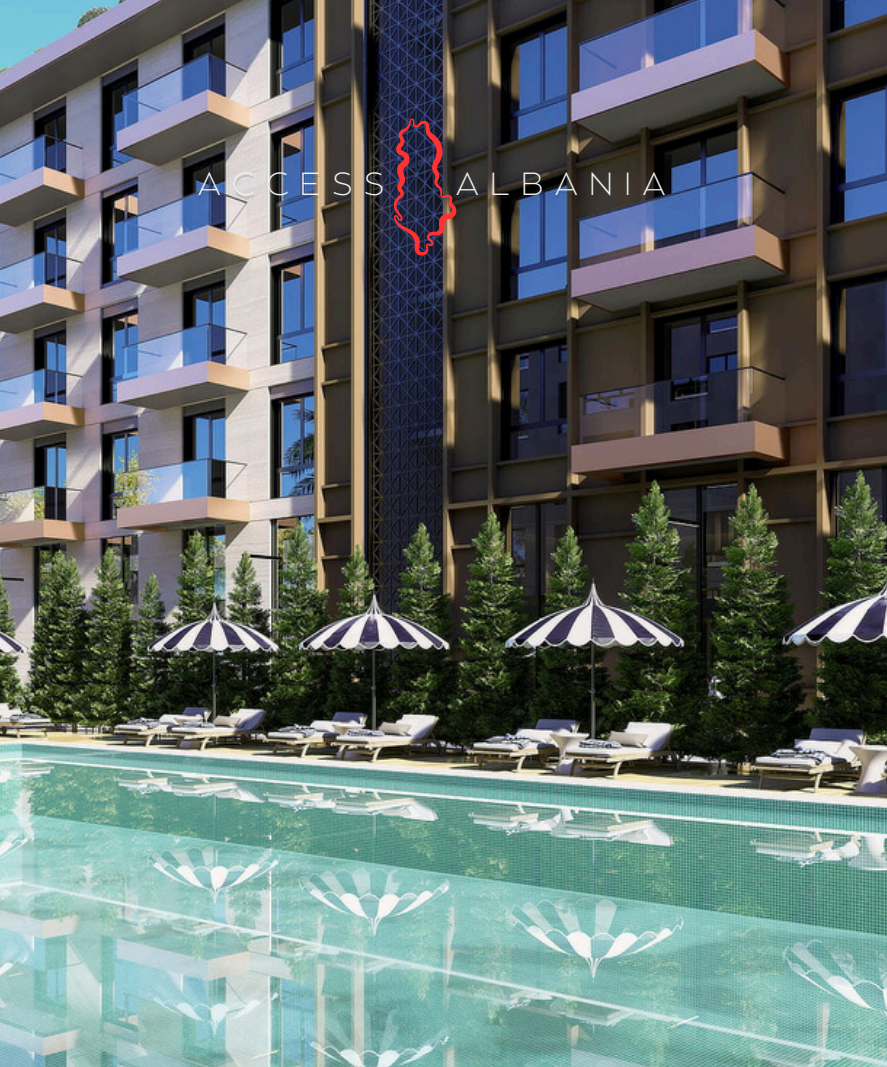
C4-101

| TIPOLOGJIA 2+1   TYPE 2+1                 |         |
|-------------------------------------------|---------|
| Sip. e apartamentit:<br>Apartment area:   | 76.7 M2 |
| Ambjente të përbashketa:<br>Common areas: | 11.4 M2 |
| Siperfaqe totale:<br>Total area:          | 88.1 M2 |

C1-101

| TIPOLOGJIA 2+1   TYPE 2+1                 |         |
|-------------------------------------------|---------|
| Sip. e apartamentit:<br>Apartment area:   | 79.5 M2 |
| Ambjente të përbashketa:<br>Common areas: | 11.5 M2 |
| Siperfaqe totale:<br>Total area:          | 91.0 M2 |







# PSE TË INVESTONI NË PALM PARADISE RESIDENCE?

## WHY INVEST IN PALM PARADISE RESIDENCE?



**Vendndodhje e përkryer:** Qerreti është një zonë bregdetare me rritje të shpejtë dhe potencial të lartë për investime.

**Perfect location:** Qerret is a coastal area with rapid growth and high investment potential.



**Standardet e ndërtimit:** Cilësi e lartë dhe standarde europiane, të cilat kombinojnë materialet dhe teknologjitë moderne.

**Construction standards:** High quality and European standards, which combine modern materials and technologies.



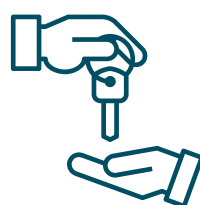
**Komoditetet dhe lehtësitë:** Një paketë e plotë që plotëson nevojat e banorëve dhe vizitorëve.

**Amenities and facilities:** A complete package that meets the needs of residents and visitors.



**Rritje e vlerës së pronës:** Projekte të tilla në zonat bregdetare tërheqin kërkesa të larta, duke garantuar një rritje të vlerës së pronës me kalimin e kohës.

**Increase in property value:** Such projects in coastal areas attract high demand, guaranteeing an increase in property value over time.



**Të ardhura nga qiraja:** Vendndodhja strategjike në një zonë turistike tërheqëse dhe afërsia me bizneset lokale ju mundëson të krijoni të ardhura të qëndrueshme dhe të sigurta nga qiraja.

**Rental Income:** Strategic location in an attractive tourist area and proximity to local businesses enables you to create stable and secure rental income.





# PURCHASING PROCESS

## STEP 1

We discuss upon the specific apartment types and plans and guide the client to choose the one that suits best their needs.

[Learn More](#)

## STEP 2

We agree on the conditions and the day that would be suitable for the client to come to Albania and sign the contract.

[Learn More](#)

## STEP 3

The purchasing contract signed will be notarized and uploaded by the nottary office to the cadastre authority in Durres city.

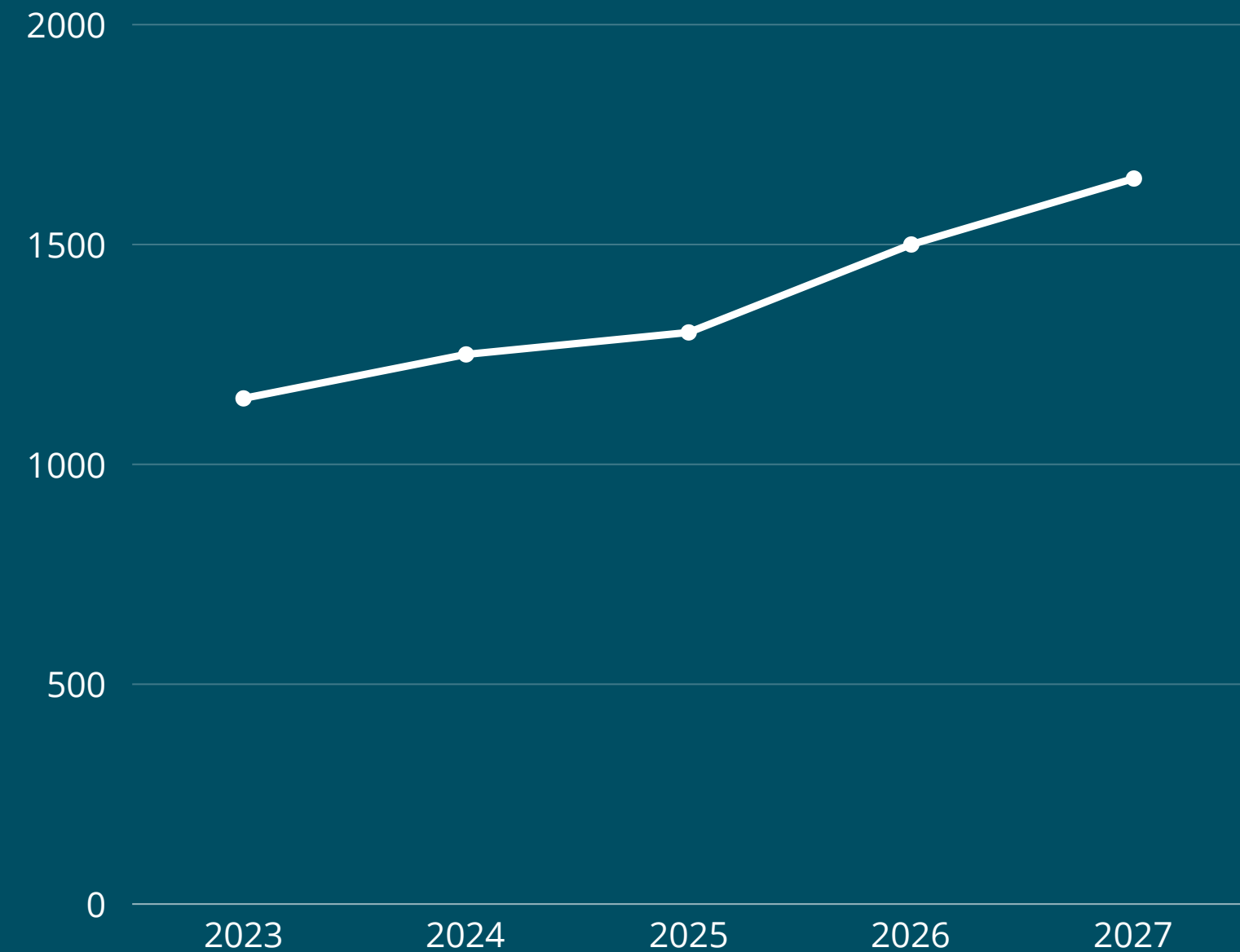
[Learn More](#)



# PRICE HISTORY AND PROJECTIONS

## REGARDING THE RESIDENCE AND THE AREA

Qerret area has been one of the most demanded areas along the Adriatic coast for its convenience, accessibility, quietness, beautiful pine forest, beach, and the affordable prices compare to other areas in Albania and the entire Adriatic and Mediterranean region. Prices during construction are lower compare to prices for apartments when they are finished. The residence is expected to reach about 1,650 Euro / m<sup>2</sup> in 2 years due to the exponential growth in tourism and vacation home demand from the domestic and the international market.





# OUR CONTACT



Feel free to contact us for any questions. We do also offer online meetings for anyone that may need a little bit more explanation in regards to the residence and the Albanian market.

## Telephone:

+ 355 69 82 70 214

## Email:

[info@accessalbania.com](mailto:info@accessalbania.com)

## WhatsApp

+ 355 69 82 70 214

## Website:

[www.accessalbania.com](http://www.accessalbania.com)

## Social Media:

[@accessalbaniaa](https://www.instagram.com/accessalbaniaa)

## Office Address:

Tirana Ring Center, 1001, Tirana





# THANK YOU

---

We are driven to provide the best service for our clients for a comfortable, stress-free and a smooth process of purchasing a property in Albania

ACCESS  ALBANIA