

Albania Property Services Newsletter #1

Welcome to the inaugural newsletter from Albania Property Services, which will bring you up to date on all the news and opportunities in this, the last emerging beachfront property market in Albania. We will be aiming to deliver a mixture of new offers, special promotions, snippets of information about events and life in Albania, with the focus on property investment. If you would like to unsubscribe to our newsletter, please simply reply and enter Unsubscribe in the subject line.

The Brits have finally discovered Albania and it will not be long before the buying spree which happened in Croatia and Montenegro starts to take off in Albania. In fact it already has, with some 77 of the available 103 apartments in our featured development in this newsletter already sold, mostly to Brits, the vast majority of whom have not yet visited Albania. A mixture of savvy investors and the emergence of positive media coverage in the Sunday papers and property magazines back home has brought a surge of interest in the last available pristine beaches in Europe. As at time of writing, there are only 26 more apartments available for sale, all at incredible prices, starting at just 600€/m². To make the investment even more attractive, bank financing of 60% is available as well. A reservation fee of 1500€ will secure the property and then be deducted from the 40% deposit. Completion (with the bank financing) will be in December 2008, by which time prices will have risen and an offplan investment will have become a finished apartment for sale. With prices of the remaining available apartments at starting at just 27,102€ for a 45.17m² apartment, this means that you can buy for just 10840€ deposit plus financing (approx UKP 7350). Always wanted to buy a property with a credit card? Here's your chance. One property expert claimed recently that he expected the early Albanian investor to triple his money in three years. We are not going to be that brave, but any investment now is going to do just as well as the very early investors in Croatia and Montenegro.

The development is located in southern Albania, close to the sea and the country's only marina, in the picturesque town of Orikum, with its fine sandy beaches and excellent fish restaurants. There are limited apartments with sea view left, but still a few with a view to the pool and the mountains. More information on the development can be found here <http://www.buy-albania.com/news/AlbaniaSoleal.pdf> and availability and prices can be found here <http://www.buy-albania.com/news/AlbaniaSolealPricelist.xls>. We would encourage interested parties to contact us as soon as possible, as we expect this development to be completely sold out by the end of September at the very latest. More information on the development and pictures can be found at <http://www.buy-albania.com/en/listings.asp?details=AB105&title=Albania+-Apartments+opposite+Albania%27s+only+Marina+and+yacht+club+from+%8034800>

Many people are curious as to what Albania actually looks like and so we have included a few short videos of Albania and the capital, Tirana, on our homepage, www.buy-albania.com. We apologise in advance for some of the music!

In addition to the Soleal development mentioned above, we have a number of other developments for sale, both in Tirana and on the coast. Please browse our listings for more details - <http://www.buy-albania.com/en/listings.asp> This page will be regularly updated and we are aiming to have the biggest database of Albanian property on the web by the end of the year, so please check frequently.

One of the major attractions of Albania is its stunning coast, with its unspoilt sandy beaches and a final chance to buy directly on the water. One of the major problems for the smaller investor in Albania is that most of the plots for sale are very large (50,000m² and more). Albania Property Services is putting together a scheme to purchase larger pieces of land and then divide for the smaller investor. If interested, please contact us with some details of your budget. We hope to launch the scheme in a month - more details in a subsequent newsletter.

Getting to Albania is not as hard as you may imagine, with direct flights with British Airways from Gatwick and an occasional service from Stansted with BelleAir. A surprising number of European cities are served by flights from Tirana. Carriers and times can be found here http://www.tirana-airport.com/tia/Public_Zone/Flight_information/Arrivals/Arrivals_to_Tirana_International_Airport.html. The airport terminal will be your first surprise - it opened earlier this year after a 50€ million investment in March this year, one of many major infrastructure investments ongoing in the country. The other entry option to the country is a cheap flight to Corfu and then the daily catamaran to Saranda in the south (15€ one way) - many people are surprised that Albania is only a mile away from Corfu. It is just as beautiful in the south, just much less developed.

Tirana also has some excellent restaurants - Italian, Mexican, Chinese and our favourite, the Ashiana, without doubt the finest Indian restaurant in the Balkans. More details and a peek at the menu can be found here <http://www.buy-albania.com/en/indian-restaurant.asp> The wine bars aren't bad either, with an excellent selection of New Zealand Sauvignon Blancs, Aussie reds, clarets and Chiantis for the same price you would pay in a supermarket back home. For a balanced and amusing view of life in Albania, we heartily endorse the well-informed blog from Our Man in Tirana <http://ourmanintirana.blogspot.com>

We could go on, but we are conscious that this is our first newsletter and your time is precious, so we will stop there and hope you find the newsletter informative and useful, and that it gives you an insight into the great investment opportunity that is Albania. Suggestions as to what you would like to see included (and omitted!) in future editions are welcome. More information can be found on our website www.buy-albania.com We hope to see you for a curry in Tirana soon.

Cheers,

Paul and Mark