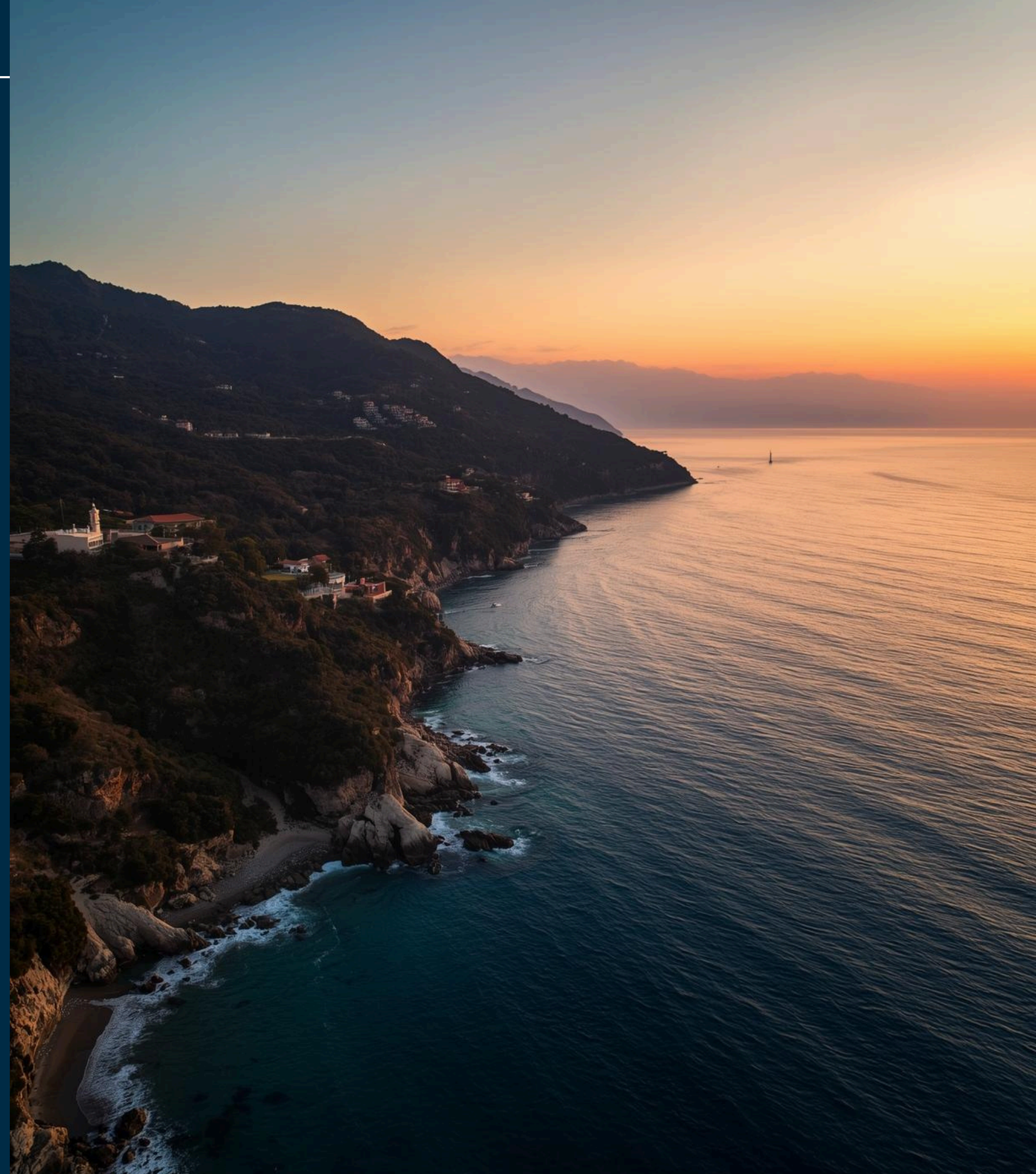


Invest

# Albanian Real Estate

Presented by Lediana



# Albania: A Growing Market

Albania's real estate sector is witnessing **remarkable growth**, particularly in urban areas like Tirana. With a strategic location in the Balkans, the country offers diverse investment opportunities backed by a stable political climate and increasing tourism, making it attractive for global investors.



# Strategic Advantages

## Key Statistics and Location Insights

### Economic Growth

Albania's real estate market has witnessed sustained **economic growth**, reflecting a rise in foreign investments and domestic demand, contributing to an overall positive outlook for potential investors.

### Strategic Position

Located at the crossroads of **Southeast Europe**, Albania offers easy access to key markets, including the European Union, enhancing its attractiveness as a base for international real estate ventures.

### Market Trends

Recent statistics indicate a **growing demand** in urban areas, spurred by increased tourism and infrastructure development, positioning Albania's real estate market for significant future expansion.

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# Property Ownership Laws

Essential Regulations for Foreign Investors

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# Taxation Overview

## Essential Information for Investors

### Property Taxes

In Albania, property taxes are assessed based on the property's value and location, typically ranging from 0.05% to 1% annually, providing a manageable tax framework for investors.

### Capital Gains

Capital gains tax is applied to profits from property sales in Albania, generally set at 15%, allowing investors to understand the returns on their investments clearly and accurately.

### Investor Protections

Foreign investors benefit from robust protections including title security, legal recourse, and transparent dispute resolution mechanisms, ensuring a secure investment environment in the Albanian real estate market.

# Required Permits

## Purchase



**Title security** is essential; buyers must ensure ownership documentation is clear.

## Land Registration



Registration process includes submitting required documents to the **land registry office**.

## Zoning



**Zoning laws** dictate land use, affecting property development and investment options.

# Exploring Investment Opportunities in Albania



## Residential

Invest in **growing residential developments** in vibrant areas.



## Commercial

Opportunities abound in **commercial real estate sectors** across Albania.



## Tourism

Invest in **tourism-focused properties** to capitalize on growth.



# Geographic Hotspots

- 01 **Tirana is Albania's vibrant capital** with dynamic urban growth.
- 02 **Durres offers stunning beachfront properties** and rich historical sites.
- 03 **Saranda is a picturesque coastal town** attracting growing tourism.

# Recent Projects

Albania's real estate sector has witnessed significant growth through various **modern apartment developments**. These projects have attracted both local and foreign investors, demonstrating a strong demand in the market. The outlook remains positive, driven by urbanization and tourism expansion.



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# Common Risks

## Legal Complexities and Market Volatility

### Legal Complexities

Navigating Albania's property laws can be challenging for foreign investors, requiring thorough understanding to avoid potential pitfalls and ensure compliance with local regulations and procedures.

### Market Volatility

Albania's real estate market may experience fluctuations due to factors such as economic shifts, policy changes, and fluctuations in demand, necessitating careful market research and risk assessment.

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# Due Diligence

Key considerations for investors

## Legal Counsel

Engaging a **qualified legal advisor** is crucial to navigate Albania's property laws. They ensure compliance with regulations, help verify title security, and facilitate smooth transactions for foreign investors.

## Market Research

Comprehensive **market research** helps investors understand local trends and property values. Analyzing urban development, economic indicators, and potential growth areas is vital for informed investment decisions.

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# Conclusion and Next Steps

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# Contact Us

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