



GREEN  
COAST

**PROJECT**

**JAD&E**



**BOLV GROUP**  
LIMITLESS

# Green Coast

## a resident's paradise



### **Butler Service**

Green Coast is entirely dedicated to its residents all-year-round, by providing a 5-star quality service and ensuring a comfortable, relaxed and healthy living, as high living standards require.

Our customized Butler Service will cater to the needs of each resident.

### **Security**

Green Coast guarantees maximum security through guard posts and cameras situated at different areas of the project.

The residents of Green Coast will receive a great variety of benefits such as transport service within the facility through Buggies cars, as well as preferential prices for the services and facilities provided by the hotel.

### **Amenities**

The residents can enjoy a comfortable living, as Green Coast provides all the amenities necessary to ensure a pleasant residence. A dedicated area is reserved for the supermarket, pharmacy and the health center as the resort is cooperating with the best brands to provide superior quality services and products.



**BOLV GROUP**  
LIMITLESS







# PROJECT JA

- ✓ **JA Green Coast: A Jewel on the Stunning Shores of Palasë**  
Nestled in the heart of Palasë's breathtaking coastline, JA Green Coast stands as a pearl between the sea and the majestic Llogara mountains, where nature seamlessly meets elegance and comfort. This exclusive residential project, divided into five unique zones – A, B, C, D, E, and luxury villas – offers a rare harmony between modern living and natural serenity.
- ✓ **Perfect Location**  
Enjoy stunning landscapes that blend mountains and sea, making every day a new living experience.
- ✓ **Outstanding Amenities**  
From bars, restaurants, swimming pools, sports areas, to supermarkets, everything you need for a comfortable and complete lifestyle is at your fingertips.
- ✓ **Activities for Every Taste**  
Whether it's water sports or nature walks, JA Green Coast offers activities for all ages and preferences.



**BOLV GROUP**  
LIMITLESS

# PROJECT

# JA



## FIRST FACTORY IN ALBANIA:



**BOLV Group** is building the first factory in Albania dedicated to producing Plastbau, a groundbreaking technology in the construction industry. The establishment of this factory marks a significant milestone for the Albanian construction sector, providing local access to advanced building technology that previously had to be imported.

**Sustainability:** With a focus on reducing the carbon footprint, Plastbau aligns with global trends in green construction, positioning BOLV Group as a leader in sustainable development.

**Competitive Advantage:** By producing Plastbau locally, BOLV Group offers a cost-effective and high-performance solution that is expected to revolutionize building practices in Albania and the region.



### ✓ High-Quality Construction

Spanning a total construction area of 41,526 m<sup>2</sup>, JA Green Coast is brought to life by BOLV Group, a company renowned for its high-quality construction. Utilizing top materials and cutting-edge technologies, like the innovative Plastbau system, BOLV Group ensures excellent thermal and acoustic insulation, providing energy efficiency and maximum comfort for residents. JA Green Coast is the perfect destination for those seeking a life filled with unforgettable experiences, surrounded by natural beauty and modern comfort. Discover your new home at JA Green Coast and become part of a unique community where every day feels like a true vacation.

### ✓ Architectural Excellence

Designed by the prestigious EEA-Emre Arolat Architecture studio, every detail at JA Green Coast is a testament to architectural excellence and respect for nature. This internationally renowned studio has brought a modern and sophisticated approach, harmoniously integrating the buildings with their natural surroundings.

### ✓ Pristine Coastline

The crystal-clear waters and unspoiled beaches of the Ionian Sea are among JA Green Coast's main attractions. Enjoy the sunshine and the refreshing sea breeze at any time of the day.



# Sector D



## Sector D: Elevated Living at JA Green Coast

### Versatile Apartment Options

The 69 apartments in Sector D are spread across seven scales – A, B, C, D, E, F, and G – each offering a unique living experience. Whether you prefer the intimacy of a 1+1 apartment or the spaciousness of a 2+1 configuration, these homes are designed to accommodate a range of lifestyles.

### Contemporary Design and Comfort

Each apartment in Sector D is crafted with a focus on modern design, featuring open-plan living areas, large windows, and high-quality finishes. The interiors are designed to maximize natural light and airflow, creating bright and inviting spaces that enhance everyday living.

### A Lifestyle of Balance

Sector D at JA Green Coast offers more than just beautifully designed apartments; it promises a lifestyle where modern living is perfectly balanced with the peace and beauty of nature. Residents can enjoy the convenience of contemporary amenities alongside the serene backdrop of Palasë's breathtaking scenery.

Whether you're seeking a stylish retreat or a vibrant community, Sector D provides an unparalleled living experience that blends modern comforts with the natural allure of Green Coast.

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**Sektori** D

**Kati** 0

**Tipologja** AP 2+1

**Shkalla** AB

**Siperfaqe Neto** 105.59 m<sup>2</sup>

**Siperfaqe e perbashket** 32.97 m<sup>2</sup>

**SIPERFAQE TOTALE** 138.56 m<sup>2</sup>

**Siperfaqe verande** 56.72 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe oborri** 140.46 m<sup>2</sup>

**Pishine** 22.37 m<sup>2</sup>



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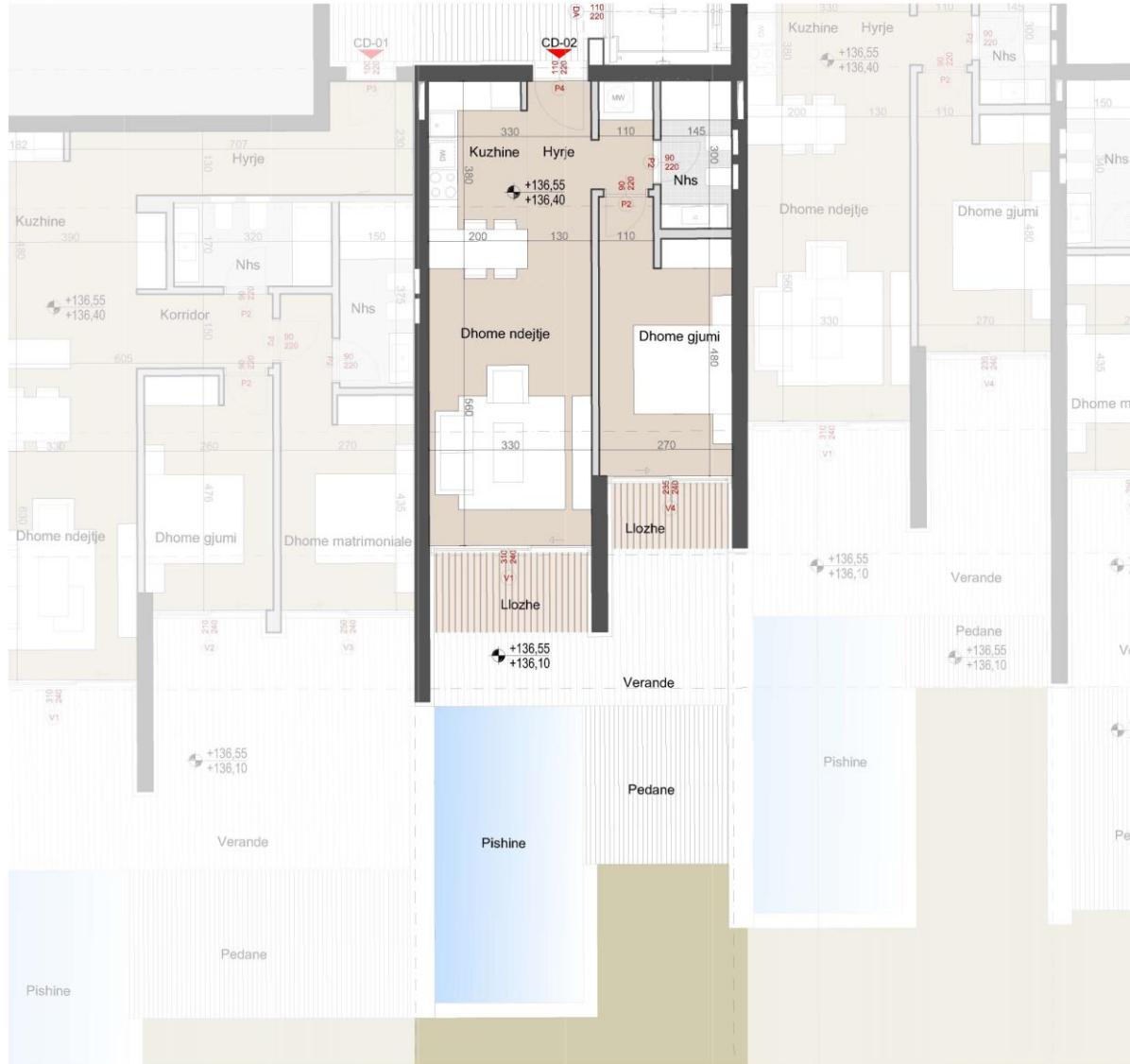
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## PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CD02

Sektori	D
Kati	0
Tipologjia	AP 1+1
Shkalla	AB
Siperfaqe Neto	69.36 m <sup>2</sup>
Siperfaqe e perbashket	21.66 m <sup>2</sup>
SIPERFAQE TOTALE	91.02 m <sup>2</sup>
Siperfaqe verande	23.85 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	25.74 m <sup>2</sup>
Pishine	21.4 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**Sektori** D

**Kati** 0

**AP 2+1**

**Shkalla** AB

**97.98 m<sup>2</sup>**

**Siperfaqe Neto**

**30.6 m<sup>2</sup>**

**Siperfaqe e perbashket**

**128.58 m<sup>2</sup>**

**SIPERFAQE TOTALE**

**Siperfaqe verande**

**52.67 m<sup>2</sup>**

**Terrace e gielbert**

**0 m<sup>2</sup>**

**Terrace e shrvtezueshme**

**0 m<sup>2</sup>**

**Siperfaqe obori**

**26.09 m<sup>2</sup>**

**Pishine**

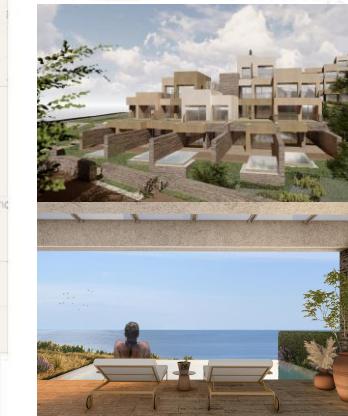
**20.26 m<sup>2</sup>**

**CD04**

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### CD05

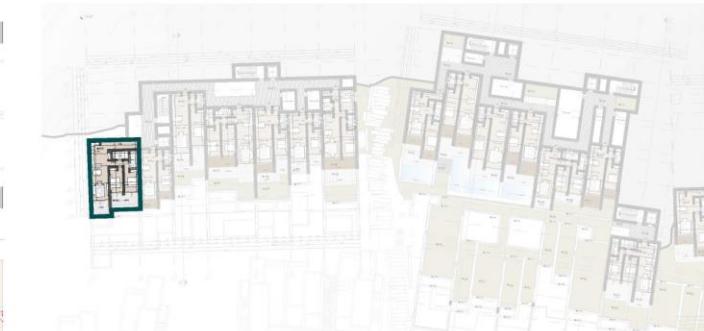
<b>Sektori</b>	D
<b>Kati</b>	0
<b>Tipologja</b>	AP 1+1
<b>Shkalla</b>	AB
<b>Siperfaqe Neto</b>	96.96 m <sup>2</sup>
<b>Siperfaqe e perbashket</b>	30.28 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	127.24 m <sup>2</sup>
<b>Siperfaqe verande</b>	21.25 m <sup>2</sup>
<b>Terrace e gielbert</b>	0 m <sup>2</sup>
<b>Terrace e shrvtezueshme</b>	0 m <sup>2</sup>
<b>Siperfaqe obori</b>	17.04 m <sup>2</sup>
<b>Pishine</b>	21.87 m <sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

Sektori	D
Kati	1
Tipologja	AP 2+1
Shkalla	AB
Siperfaqe Neto	103.42 m <sup>2</sup>
Siperfaqe e perbashket	32.3 m <sup>2</sup>

### SIPERFAQE TOTALE

Siperfaqe verande	25.94 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>

#### **PLANIMETRI E APARTAMENTIT**



## POZICIONI I APARTAMENTIT NE KAT



APARTAMENT

CD09

D

1

AP 1+1

AB

70.64 m<sup>2</sup>

**22.06 m<sup>2</sup>**

**92.7 m<sup>2</sup>**

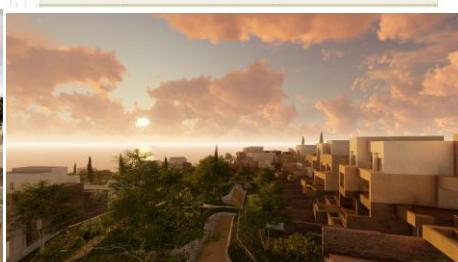


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SIPERFAQE TOTALE	92.7 m <sup>2</sup>
Siperfaqe verande	0 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



## APARTAMENTI

Sektori

D

Kati

1

Tipologja

AP 1+1

Shkalla

AB

Siperfaqe Neto

76.98 m<sup>2</sup>

Siperfaqe e perbashket

24.04 m<sup>2</sup>

SIPERFAQE TOTALE

101.02 m<sup>2</sup>

Siperfaqe verande

21.72 m<sup>2</sup>

Terrace e gielbert

15.21 m<sup>2</sup>

Terrace e shrvtezueshme

0 m<sup>2</sup>

Siperfaqe obori

0 m<sup>2</sup>

Pishine

0 m<sup>2</sup>

#### **PLANIMETRI E APARTAMENTIT**



#### POZICIONI I APARTAMENTIT NE KAT



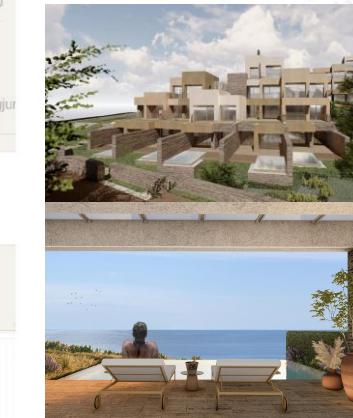
APARTAMENTI

Sektori	D
Kati	1
Tipologjia	AP 2+1
Shkalla	AB
Siperfaqe Neto	101.48 m <sup>2</sup>
Siperfaqe e perbashket	31.69 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>133.17 m<sup>2</sup></b>
Siperfaqe verande	20.86 m <sup>2</sup>
Terrace e gielbert	23.02 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD15**

**Sektori** D

1

**Tipologja** AP 1+1

CD

**Siperfaqe Neto** 76.96 m<sup>2</sup>

**Siperfaqe e perbashket** 24.03 m<sup>2</sup>

**SIPERAQE TOTALE** 100.99 m<sup>2</sup>

**Siperfaqe verande** 19.22 m<sup>2</sup>

0 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

0 m<sup>2</sup>

**Siperfaqe oborri** 0 m<sup>2</sup>

**Pishine** 21.46 m<sup>2</sup>



## APARTAMENTI

Sektori

D

Kati

1

Tipologja

AP 1+1

Shkalla

CD

Siperfaqe Neto

87.45 m<sup>2</sup>

Siperfaqe e perbashket

27.31 m<sup>2</sup>

SIPERAQE TOTALE

114.76 m<sup>2</sup>

Siperfaqe verande

28.74 m<sup>2</sup>

Terrace e gielbert

6.84 m<sup>2</sup>

Terrace e shrvtezueshme

0 m<sup>2</sup>

Siperfaqe obori

0 m<sup>2</sup>

Pishine

23.29 m<sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**Sektori** D

**Kati** 1

**Tipologja** AP 1+1

**Shkalla** CD

**Siperfaqe Neto** 74 m<sup>2</sup>

**Siperfaqe e perbashket** 23.11 m<sup>2</sup>

**SIPERFAQE TOTALE** 97.11 m<sup>2</sup>

**Siperfaqe verande** 16.73 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe oborri** 0 m<sup>2</sup>

**Pishine** 23.61 m<sup>2</sup>



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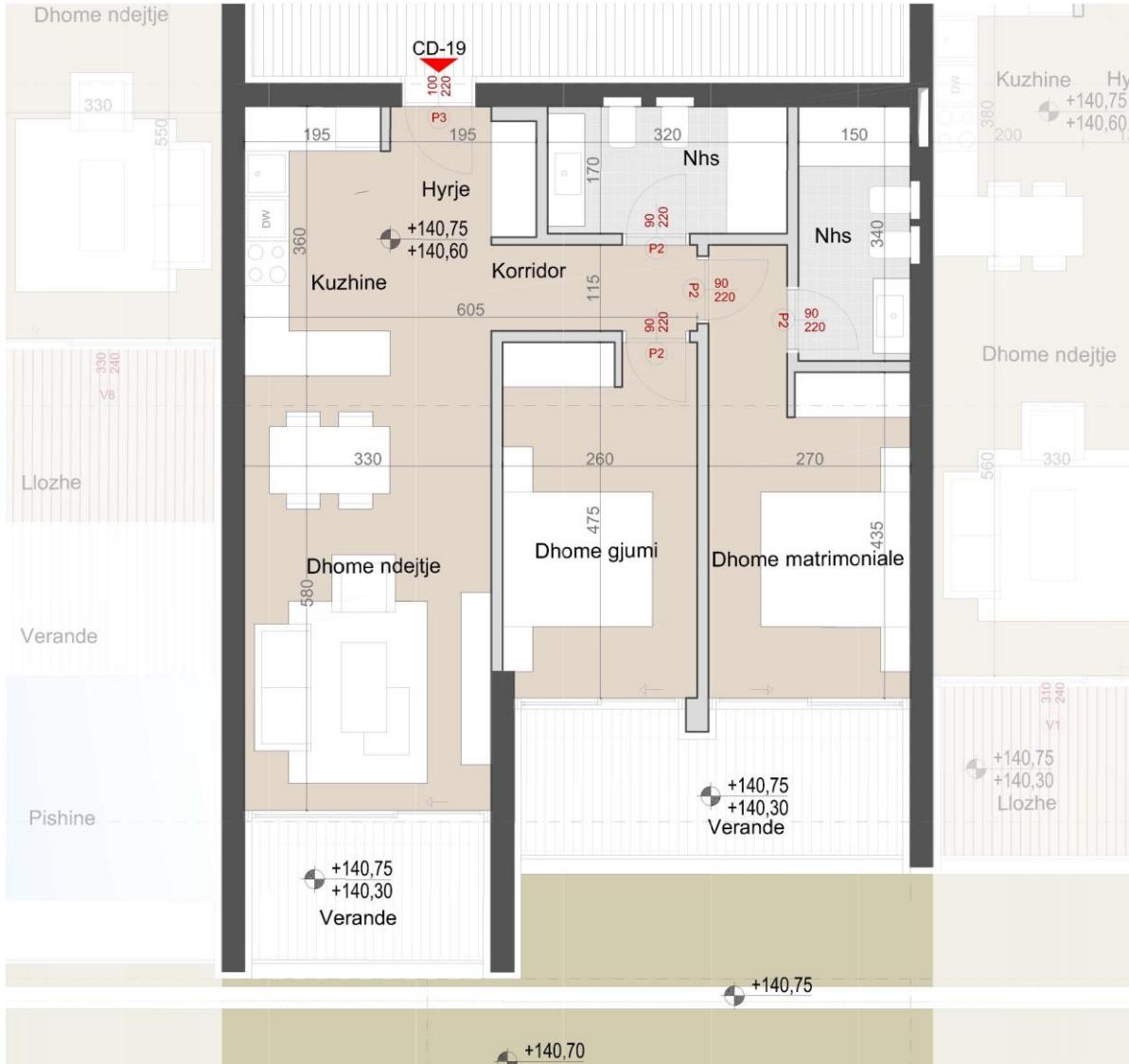
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## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



APARTAMENT

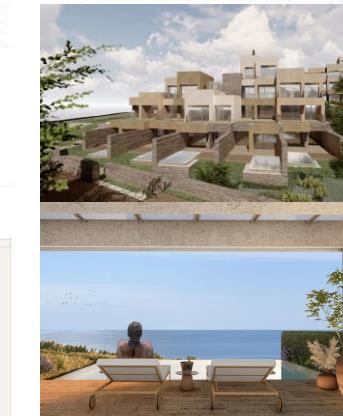
<b>Sektori</b>	D
Kati	1
<b>Tipologjia</b>	AP 2+1
Shkalla	CD
<b>Siperfaqe Neto</b>	<b>86.17 m<sup>2</sup></b>
<b>Siperfaqe e perbashket</b>	<b>26.91 m<sup>2</sup></b>
<b>SIPERFAQE TOTALE</b>	<b>113.08 m<sup>2</sup></b>
Siperfaqe verande	16.43 m <sup>2</sup>
Terrace e gielbert	7.64 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT

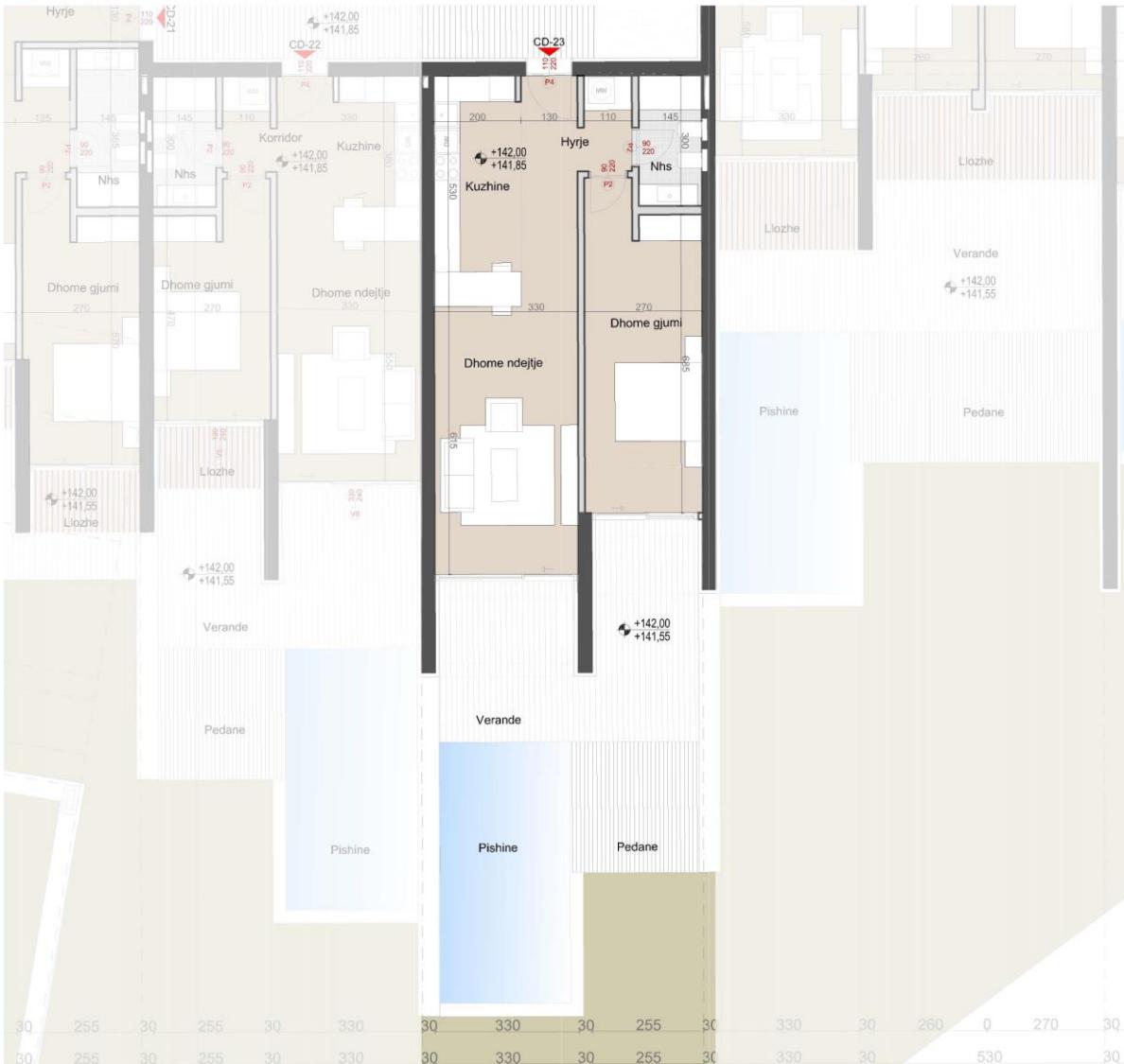


APARTAMENT

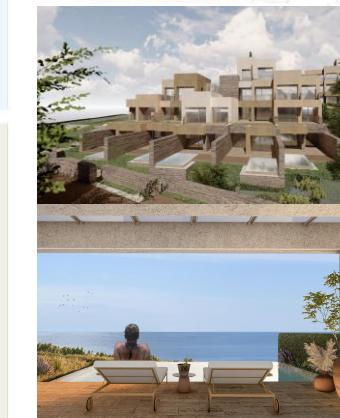
CD21

Sektori	D
Kati	1
Tipologjia	AP 1+1
Shkalla	E
Siperfaqe Neto	76.82 m <sup>2</sup>
Siperfaqe e perbashket	23.99 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>100.81 m<sup>2</sup></b>
Siperfaqe verande	15.87 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	54.07 m <sup>2</sup>
Pishine	0 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT



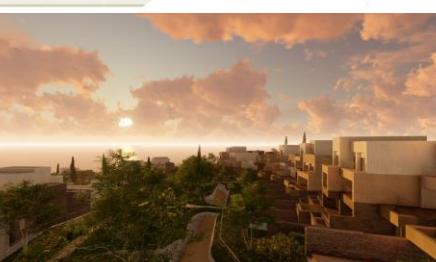
## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD23**

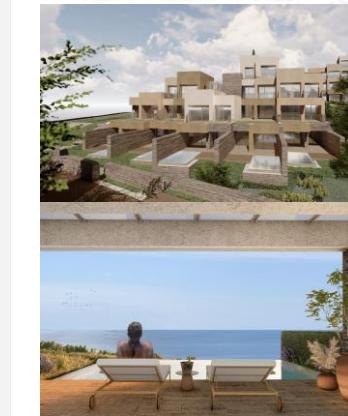
Sektori	D
Kati	1
Tipologja	AP 1+1
Shkalla	E
<b>Siperfaqe Neto</b>	<b>76.46 m<sup>2</sup></b>
<b>Siperfaqe e perbashket</b>	<b>23.88 m<sup>2</sup></b>
<b>SIPERAQE TOTALE</b>	<b>100.34 m<sup>2</sup></b>
Siperfaqe verande	35.88 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	43.76 m <sup>2</sup>
Pishine	21.73 m <sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



APARTAMENT

CD25

D

1

AP 1+1

F

99 59 m<sup>2</sup>

1 m<sup>2</sup>

30.69 m<sup>2</sup>

18 ms<sup>-2</sup>

23

2

13-00-3





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APARTAMENTI

Sektor

1

Kat

Tipologj

AP 1+1

Shkall

A

Siperfaqe Neto

76.85 m<sup>2</sup>

### Siperfaqe e perbashket

24 m<sup>2</sup>

SIPERFAQE TOTALE	100.85 m <sup>2</sup>
Siperfaae verande	0 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaae oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CD27

D

2

AP 2+1

AB

**98.7 m<sup>2</sup>**

30.82 m<sup>2</sup>

29.52 m<sup>2</sup>

16

Rat

Hipoitoglosia

Shikalla

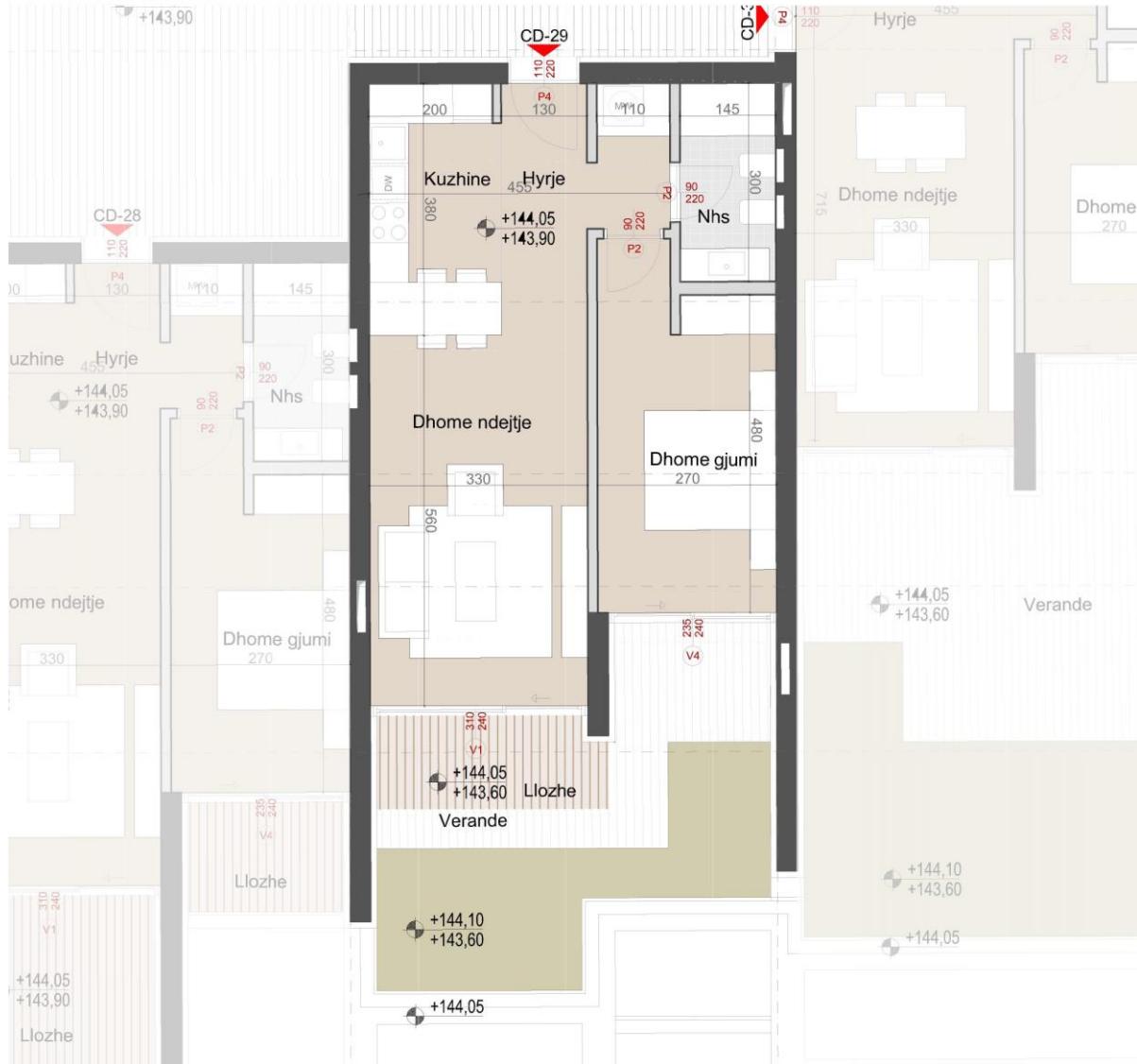
Surface Net

## Siperfaqe e perbashkët

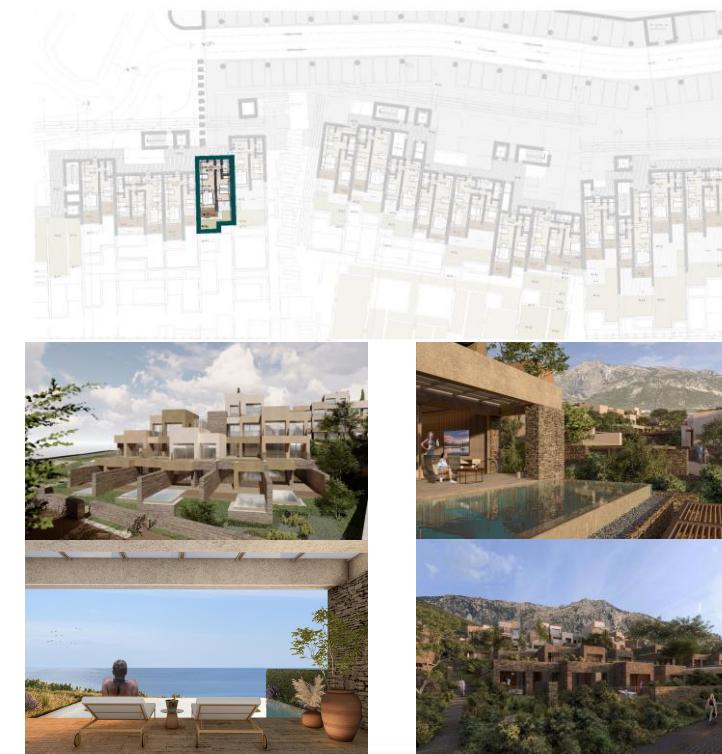
SUPERFAQE TOTALE	129.52 m <sup>2</sup>
Siperfaqe verande	8.4 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

<b>CD29</b>	
<b>Sektori</b>	D
<b>Kati</b>	2
<b>Tipologja</b>	AP 1+1
<b>Shkalla</b>	AB
<b>Siperfaqe Neto</b>	66.15 m <sup>2</sup>
<b>Siperfaqe e perbashket</b>	20.66 m <sup>2</sup>
<b>SIPERAQE TOTALE</b>	86.81 m <sup>2</sup>
<b>Siperfaqe verande</b>	8.15 m <sup>2</sup>
<b>Terrace e gielbert</b>	16.02 m <sup>2</sup>
<b>Terrace e shrvtezueshme</b>	0 m <sup>2</sup>
<b>Siperfaqe oborri</b>	0 m <sup>2</sup>
<b>Pishine</b>	0 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT

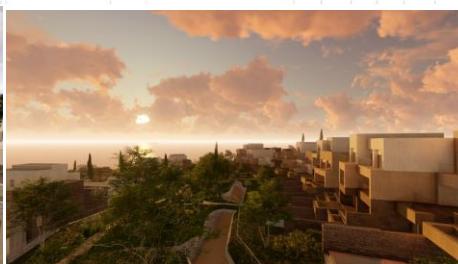


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## POZICIONI I APARTAMENTIT NE KAT



**CD30**

### APARTAMENTI

**Sektori** D

**Kati** 2

**AP 1+1**

**AB**

**63.67 m<sup>2</sup>**

**Siperfaqe Neto** 19.88 m<sup>2</sup>

**Siperfaqe e perbashket** 83.55 m<sup>2</sup>

**SIPERAQE TOTALE** 26.66 m<sup>2</sup>

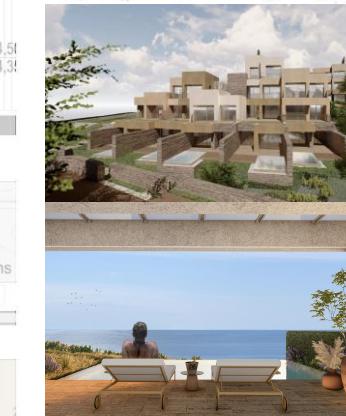
**Siperfaqe verande** 36.73 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe oborri** 0 m<sup>2</sup>

**Pishine** 0 m<sup>2</sup>



## APARTAMENTI

**Sektori**

**D**

**Kati**

**2**

**Tipologja**

**AP 1+1**

**Shkalla**

**CD**

**Siperfaqe Neto**

**79.28 m<sup>2</sup>**

**Siperfaqe e perbashket**

**24.76 m<sup>2</sup>**

**SIPERAQE TOTALE**

**104.04 m<sup>2</sup>**

**Siperfaqe verande**

**10.15 m<sup>2</sup>**

**Terrace e gielbert**

**12.96 m<sup>2</sup>**

**Terrace e shrvtezueshme**

**0 m<sup>2</sup>**

**Siperfaqe oborri**

**0 m<sup>2</sup>**

**Pishine**

**0 m<sup>2</sup>**



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD35**

**Sektori** D

2

**Tipologja** AP 2+1

CD

**Siperfaqe Neto** 96.46 m<sup>2</sup>

**Siperfaqe e perbashket** 30.12 m<sup>2</sup>

**SIPERFAQE TOTALE** 126.58 m<sup>2</sup>

**Siperfaqe verande** 25.73 m<sup>2</sup>

30.3 m<sup>2</sup>

0 m<sup>2</sup>

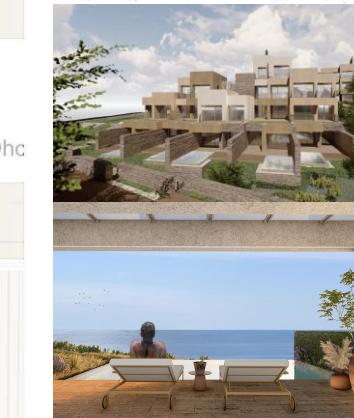
0 m<sup>2</sup>

0 m<sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



**CD36**

### APARTAMENTI

**Sektori** D

**Kati** 2

**Tipologja** AP 1+1

**Shkalla** CD

**Siperfaqe Neto** 74.77 m<sup>2</sup>

**Siperfaqe e perbashket** 23.35 m<sup>2</sup>

**SIPERAQE TOTALE** 98.12 m<sup>2</sup>

**Siperfaqe verande** 0 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe oborri** 0 m<sup>2</sup>

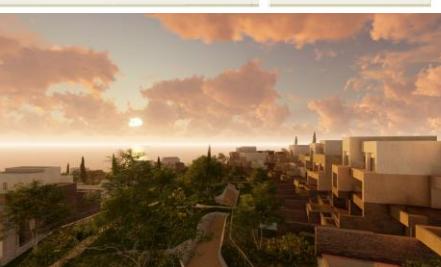
**Pishine** 0 m<sup>2</sup>



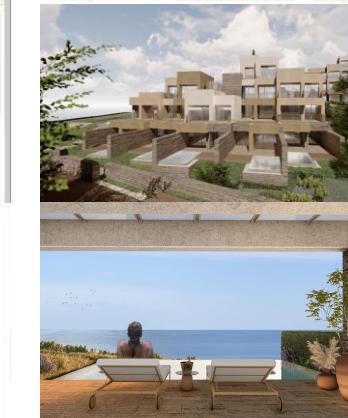
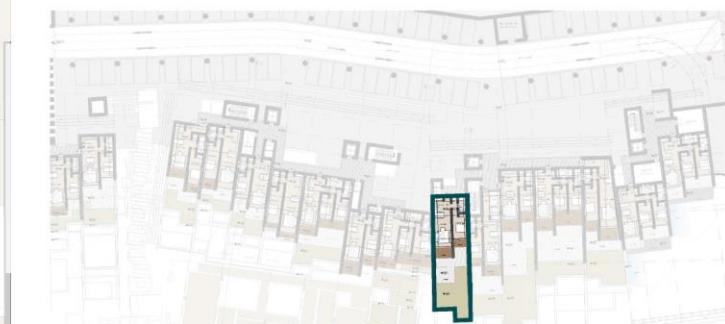
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## POZICIONI I APARTAMENTIT NE KAT



**CD38**

### APARTAMENTI

**Sektori** D

**Kati** 2

**AP 1+1**

**Shkalla** E

**72.58 m<sup>2</sup>**

**Siperfaqe Neto**

**22.67 m<sup>2</sup>**

**Siperfaqe e perbashket**

**95.25 m<sup>2</sup>**

**SIPERAQE TOTALE**

**Siperfaqe verande** 29.02 m<sup>2</sup>

**47.75 m<sup>2</sup>**

**Terrace e gielbert**

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**0 m<sup>2</sup>**

**Siperfaqe obori**

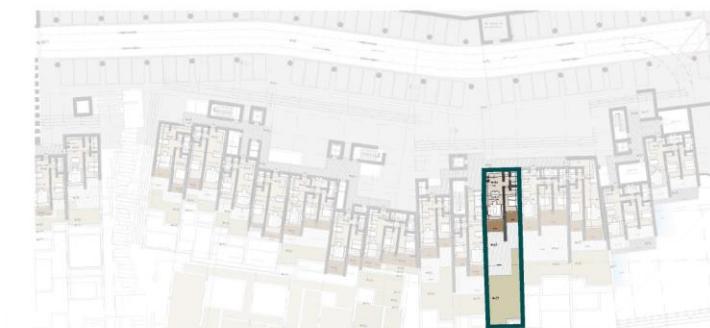
**0 m<sup>2</sup>**

**Pishine**

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

Sektori D

Kati 2

Tipologja AP 1+1

Shkalla E

71.99 m<sup>2</sup>

Siperfaqe Neto 22.48 m<sup>2</sup>

Siperfaqe e perbashket 94.47 m<sup>2</sup>

Siperfaqe verande 49.01 m<sup>2</sup>

Terrace e gielbert 68.92 m<sup>2</sup>

Terrace e shrvtezueshme 0 m<sup>2</sup>

Siperfaqe oborri 0 m<sup>2</sup>

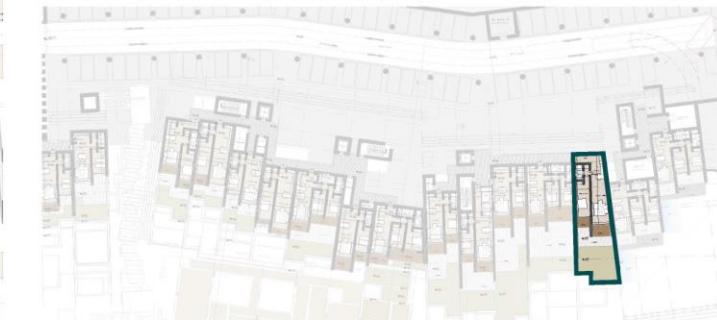
Pishine 0 m<sup>2</sup>

CD40

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD42**

**Sektori** D

2

**Tipologja** AP 1+1

E

**Shkalla** 95.21 m<sup>2</sup>

**Siperfaqe Neto** 29.73 m<sup>2</sup>

**Siperfaqe e perbashket** 124.94 m<sup>2</sup>

**Siperfaqe verande** 19 m<sup>2</sup>

**Terrace e gielbert** 47.09 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

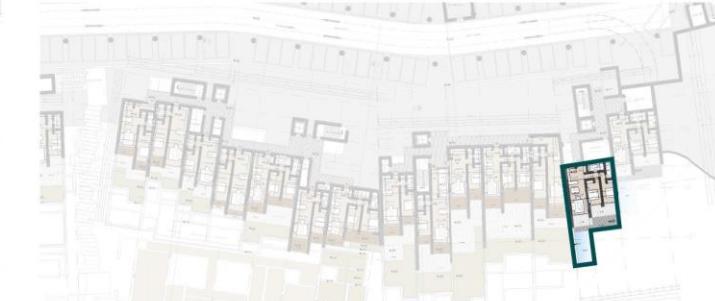
**Siperfaqe oborri** 0 m<sup>2</sup>

**Pishine** 0 m<sup>2</sup>

## PLANIMETRI E APARTAMENTIT



#### POZICIONI I APARTAMENTIT NE KAT



APARTAMENT



CD43

<b>Sektori</b>	D
Kati	2
<b>Tipologjia</b>	AP 2+1
Shkalla	F
<b>Siperfaqe Neto</b>	<b>87.73 m<sup>2</sup></b>
<b>Siperfaqe e perbashket</b>	<b>27.4 m<sup>2</sup></b>
<b>SIPERFAQE TOTALE</b>	<b>115.13 m<sup>2</sup></b>
Siperfaqe verande	34.35 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	29.76 m <sup>2</sup>
Pishine	22.32 m <sup>2</sup>

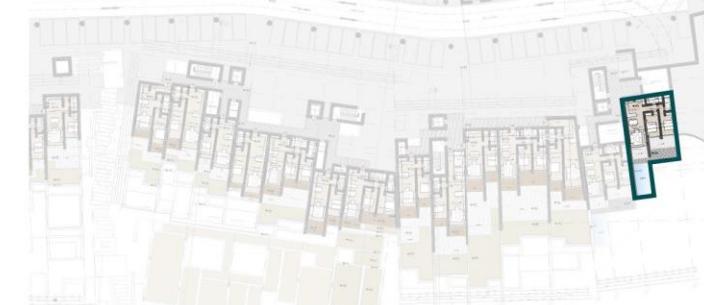
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## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD44**

<b>Sektori</b>	D
<b>Kati</b>	2
<b>Tipologja</b>	AP 2+1
<b>Shkalla</b>	F
<b>Siperfaqe Neto</b>	<b>87.67 m<sup>2</sup></b>
<b>Siperfaqe e perbashket</b>	<b>27.38 m<sup>2</sup></b>
<b>SIPERFAQE TOTALE</b>	<b>115.05 m<sup>2</sup></b>
<b>Siperfaqe verande</b>	<b>34.26 m<sup>2</sup></b>
<b>Terrace e gielbert</b>	<b>0 m<sup>2</sup></b>
<b>Terrace e shrvtezueshme</b>	<b>0 m<sup>2</sup></b>
<b>Siperfaqe oborri</b>	<b>31.28 m<sup>2</sup></b>
<b>Pishine</b>	<b>20.79 m<sup>2</sup></b>

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## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

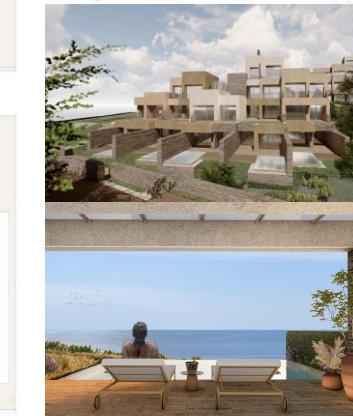
**CD47**

Sektori	D
Kati	3
Tipologja	AP 1+1
Shkalla	B
Siperfaqe Neto	66.31 m <sup>2</sup>
Siperfaqe e perbashket	20.71 m <sup>2</sup>
<b>SIPERAQE TOTALE</b>	<b>87.02 m<sup>2</sup></b>
Siperfaqe verande	15.14 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	34.74 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT



#### POZICIONI I APARTAMENTIT NE KAT



APARTAMENT

CD48

D

3

AP 1+1

CD

76.86 m<sup>2</sup>

24 m<sup>2</sup>

**0.86 m<sup>2</sup>**

0 m<sup>2</sup>

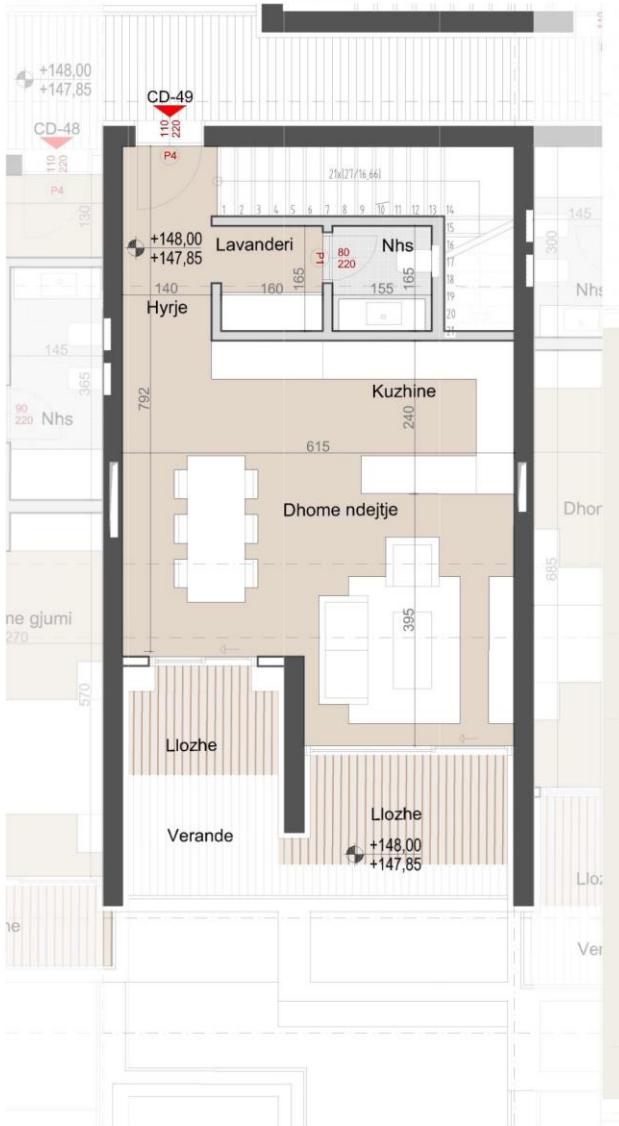
0 m<sup>2</sup>

0 m<sup>2</sup>

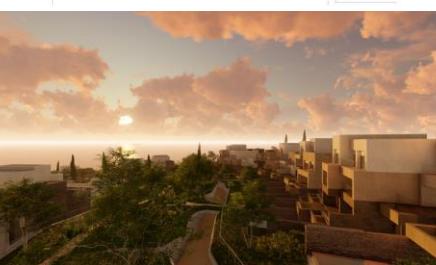
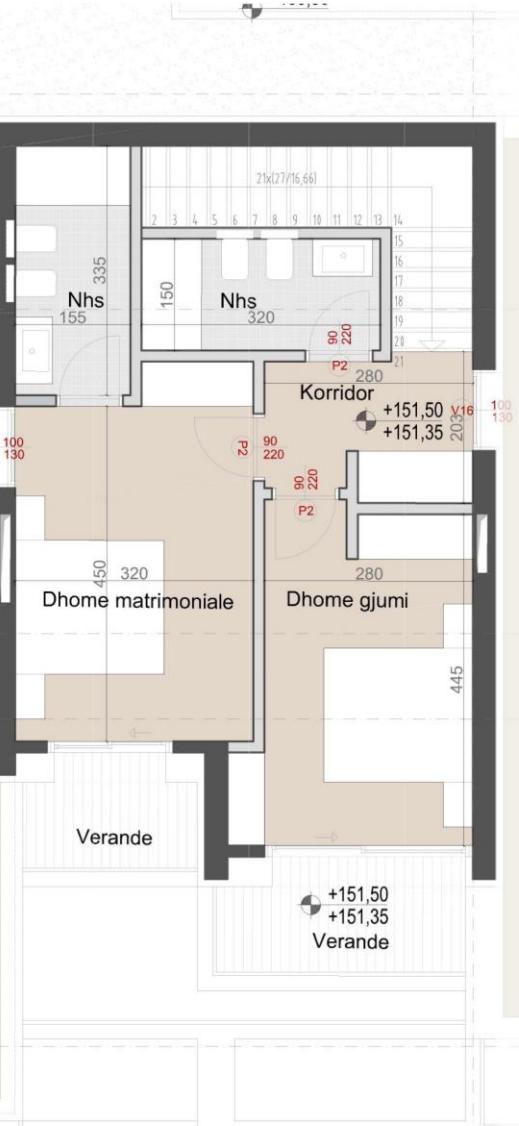
0 m<sup>2</sup>

$$0 \text{ m}^2$$

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## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**Sektori** D

3, 4

AP 2+1

CD

135 m<sup>2</sup>

**Kati**

**Tipologja**

**Shkalla**

**Siperfaqe Neto**

135 m<sup>2</sup>

**Siperfaqe e perbashket**

42.16 m<sup>2</sup>

**SIPERFAQE TOTALE**

177.16 m<sup>2</sup>

**Siperfaqe verande**

17.11 m<sup>2</sup>

**Terrace e gielbert**

0 m<sup>2</sup>

**Terrace e shrvtezueshma**

66.55 m<sup>2</sup>

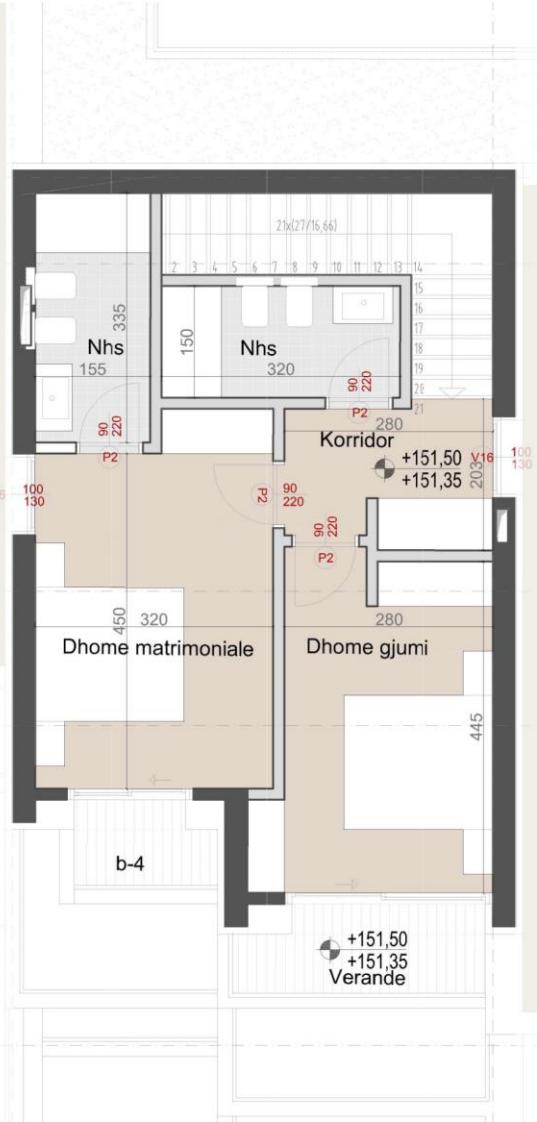
**Siperfaqe oborri**

0 m<sup>2</sup>

**Pishine**

0 m<sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

Sektori D

Kati 3, 4

Tipologja AP 2+1

Shkalla CD

Siperfaqe Neto 132.88 m<sup>2</sup>

Siperfaqe e perbashket 41.5 m<sup>2</sup>

**SIPERFAQE TOTALE** 174.38 m<sup>2</sup>

Siperfaqe verande 16.34 m<sup>2</sup>

Terrace e gielbert 0 m<sup>2</sup>

Terrace e shrvtezueshme 64.43 m<sup>2</sup>

Siperfaqe oborri 0 m<sup>2</sup>

Pishine 0 m<sup>2</sup>



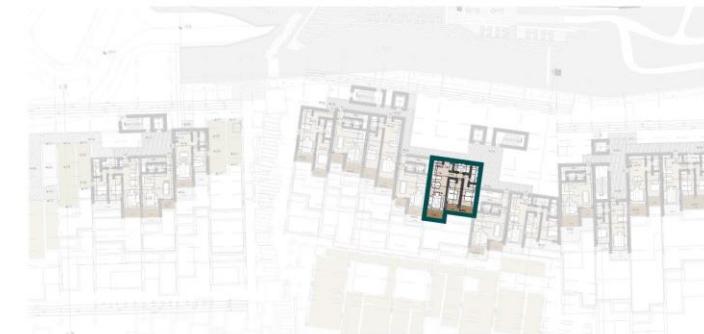
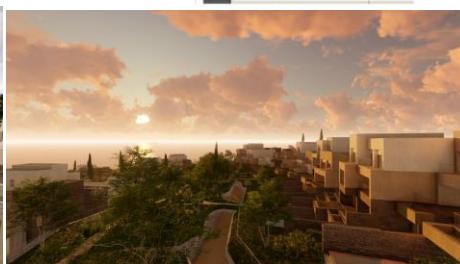
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## APARTAMENTI

Sektori

D

Kati

3

Tipologja

AP 2+1

Shkalla

CD

Siperfaqe Neto

96.48 m<sup>2</sup>

Siperfaqe e perbashket

30.13 m<sup>2</sup>

SIPERFAQE TOTALE

126.61 m<sup>2</sup>

Siperfaqe verande

0 m<sup>2</sup>

Terrace e gielbert

0 m<sup>2</sup>

Terrace e shrvtezueshme

0 m<sup>2</sup>

Siperfaqe obori

0 m<sup>2</sup>

Pishine

0 m<sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

Sektori D

Kati 3, 4

Tipologja AP 2+1

Shkalla CD

Siperfaqe Neto 143.1 m<sup>2</sup>

Siperfaqe e perbashket 44.69 m<sup>2</sup>

**SIPERFAQE TOTALE** 187.79 m<sup>2</sup>

Siperfaqe verande 12.18 m<sup>2</sup>

Terrace e gielbert 0 m<sup>2</sup>

Terrace e shrvtezueshme 90.06 m<sup>2</sup>

Siperfaqe oborri 0 m<sup>2</sup>

Pishine 0 m<sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD56**

Sektori	D
Kati	3
Tipologja	AP 1+1
Shkalla	E
Siperfaqe Neto	63.37 m <sup>2</sup>
Siperfaqe e perbashket	19.79 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>83.16 m<sup>2</sup></b>
Siperfaqe verande	8.7 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	0 m <sup>2</sup>
Siperfaqe obori	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



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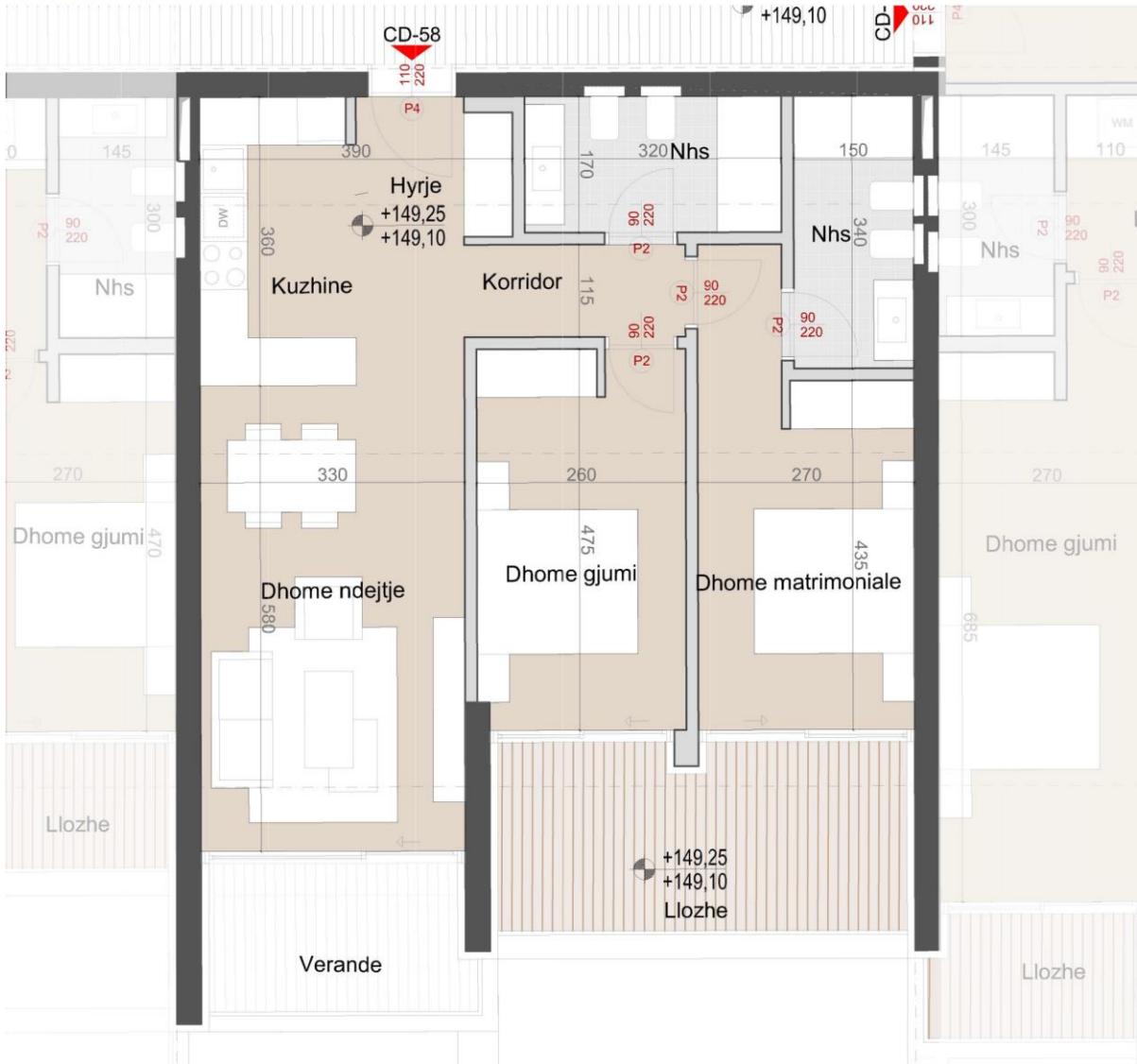
KONTAKT

T: +355 69 408 3804

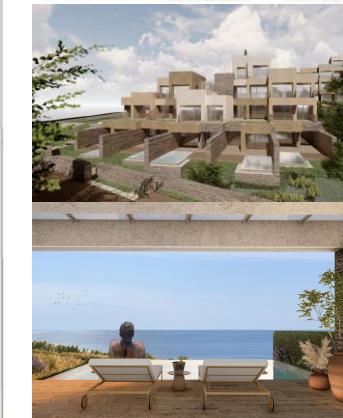
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## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### CD58

Sektori	D
Kati	3
Tipologja	AP 2+1
Shkalla	E
Siperfaqe Neto	97.76 m <sup>2</sup>
Siperfaqe e perbashket	30.53 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>128.29 m<sup>2</sup></b>
Siperfaqe verande	6.51 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	0 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



## APARTAMENTI

**Sektori** D

**Kati** 3

**Tipologja** AP 1+1

**Shkalla** E

**Siperfaqe Neto** 95.42 m<sup>2</sup>

**Siperfaqe e perbashket** 29.8 m<sup>2</sup>

**SIPERFAQE TOTALE** 125.22 m<sup>2</sup>

**Siperfaqe verande** 0 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

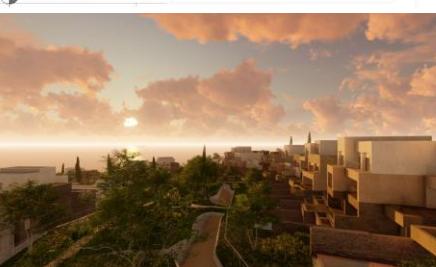
**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe obori** 0 m<sup>2</sup>

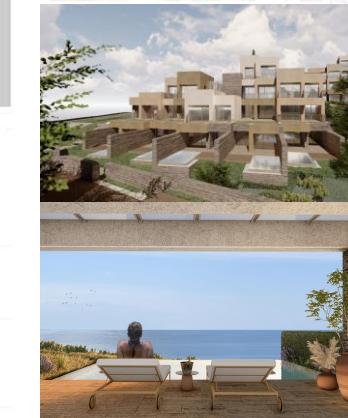
**Pishine** 0 m<sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CD60** D

**Sektori** 3

**Tipologja** AP 2+1

**Shkalla** F

**Siperfaqe Neto** **87.29 m<sup>2</sup>**

**Siperfaqe e perbashket** **27.26 m<sup>2</sup>**

<b>SIPERFAQE TOTALE</b>	<b>114.55 m<sup>2</sup></b>
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<b>Siperfaqe verande</b>	<b>21.58 m<sup>2</sup></b>
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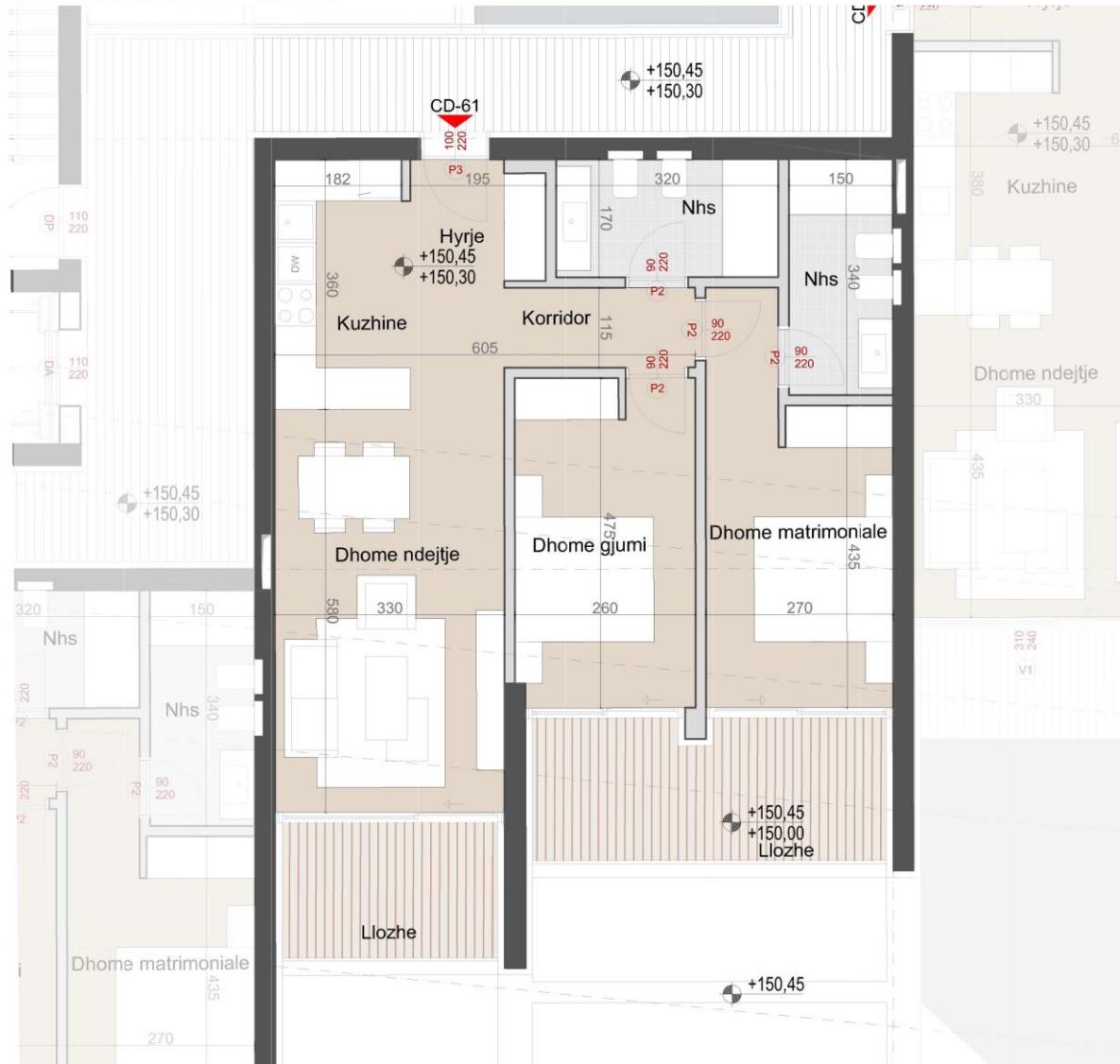
<b>Terrace e gielbert</b>	<b>17.68 m<sup>2</sup></b>
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<b>Terrace e shrvtezueshme</b>	<b>0 m<sup>2</sup></b>
--------------------------------	------------------------

<b>Siperfaqe obori</b>	<b>0 m<sup>2</sup></b>
------------------------	------------------------

<b>Pishine</b>	<b>0 m<sup>2</sup></b>
----------------	------------------------

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



**CD61**

### APARTAMENTI

Sektori **D**

Kati **3**

Tipologja **AP 2+1**

Shkalla **F**

Siperfaqe Neto **103.42 m<sup>2</sup>**

Siperfaqe e perbashket **32.3 m<sup>2</sup>**

**SIPERFAQE TOTALE** **135.72 m<sup>2</sup>**

Siperfaqe verande **0 m<sup>2</sup>**

Terrace e gielbert **0 m<sup>2</sup>**

Terrace e shrvtezueshme **0 m<sup>2</sup>**

Siperfaqe oborri **0 m<sup>2</sup>**

Pishine **0 m<sup>2</sup>**

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



## APARTAMENTI

<b>CD62</b>	<b>D</b>
Sektori	3
Kati	AP 2+1
Tipologja	F
Shkalla	89.37 m <sup>2</sup>
Siperfaqe Neto	27.91 m <sup>2</sup>
Siperfaqe e perbashket	117.28 m <sup>2</sup>
<b>SIPERAQE TOTALE</b>	<b>117.28 m<sup>2</sup></b>
Siperfaqe verande	18.77 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	0 m <sup>2</sup>
Siperfaqe obori	34.96 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



APARTAMENT

CD65

Sektor

D

Kati

3

Tipolo

1+1

Shkalla

G

**Superfície Neto**

65.08 m<sup>-2</sup>

Sipariše e per basike

20.52 III

SURVEY TOTAL

85.4 m

— 10 —

23

#### **Treatment of fractures**

Q-15?

Surfaces other

€ 44 m<sup>2</sup>

Piship

17.84 m<sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

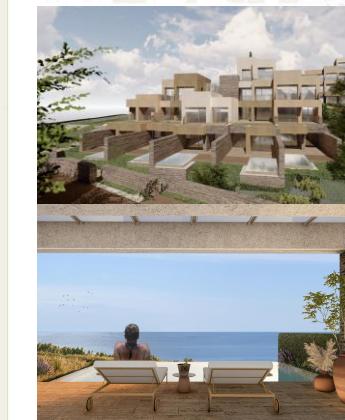
**CD66**

<b>Sektori</b>	D
<b>Kati</b>	3
<b>Tipologjia</b>	AP 1+1
<b>Shkalla</b>	G
<b>Siperfaqe Neto</b>	69.39 m <sup>2</sup>
<b>Siperfaqe e perbashket</b>	21.67 m <sup>2</sup>
<b>SIPERAQE TOTALE</b>	91.06 m <sup>2</sup>
<b>Siperfaqe verande</b>	24.54 m <sup>2</sup>
<b>Terrace e gielbert</b>	0 m <sup>2</sup>
<b>Terrace e shrvtezueshme</b>	0 m <sup>2</sup>
<b>Siperfaqe oborri</b>	26.32 m <sup>2</sup>
<b>Pishine</b>	26.32 m <sup>2</sup>

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### CD67

#### APARTAMENTI

Sektori	D
Kati	4
Tipologja	AP 1+1
Shkalla	E
Siperfaqe Neto	64.24 m <sup>2</sup>
Siperfaqe e perbashket	20.06 m <sup>2</sup>

SIPERFAQE TOTALE	
Siperfaqe verande	10.91 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shrvtezueshme	33.86 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



APARTAMENT

CD68

<b>Sektori</b>	D
Kati	4
<b>Tipologjia</b>	<b>AP 1+1</b>
<b>Shkalla</b>	<b>E</b>
<b>Siperfaqe Neto</b>	<b>85.44 m<sup>2</sup></b>
<b>Siperfaqe e perbashket</b>	<b>26.68 m<sup>2</sup></b>
<b>SIPERFAQE TOTALE</b>	<b>112.12 m<sup>2</sup></b>
Siperfaqe verande	11.27 m <sup>2</sup>
Terrace e gielbert	0 m <sup>2</sup>
Terrace e shfrvtezueshme	61.41 m <sup>2</sup>
Siperfaqe oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



# Sector E



## **Sector E: Exclusive Living at JA Green Coast**

Sector E at JA Green Coast offers an intimate and exclusive residential experience, featuring just 11 thoughtfully designed apartments. With a focus on privacy and modern comfort, this sector is perfect for those seeking a serene and upscale living environment in the heart of Palasë's stunning landscape.

### **Limited and Exclusive**

Sector E comprises only one scale, providing a unique sense of exclusivity. With a limited number of 11 apartments, residents can enjoy a peaceful and private atmosphere, **whether they choose a cozy 1+1 layout or a spacious 2+1 configuration.**

### **Elegant and Functional Design**

Each apartment in Sector E is designed to reflect contemporary elegance, featuring open-plan living spaces, large windows, and premium finishes. The interiors are crafted to maximize comfort and functionality, ensuring a bright and airy living environment that complements the natural beauty outside.

### **Tranquil Community Setting**

The small number of apartments in Sector E creates a close-knit community, ideal for those who value privacy and tranquility. Surrounded by the scenic beauty of Green Coast, this sector offers a serene retreat from the hustle and bustle of daily life.

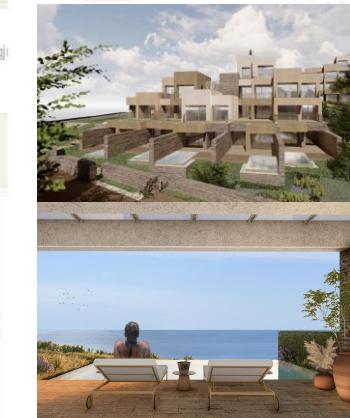
### **High-Quality Construction**

Built by the reputable BOLV Group, Sector E benefits from the use of advanced construction technologies and high-quality materials. The innovative PlastBau system ensures excellent thermal and acoustic insulation, providing energy efficiency and a comfortable living space year-round.

## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### CE02

<b>Sektori</b>	<b>E</b>
<b>Kati</b>	<b>0</b>
<b>Tipologja</b>	<b>AP 2+1</b>
<b>Shkalla</b>	<b>A</b>
<b>Siperfaqe Neto</b>	<b>85.41 m<sup>2</sup></b>
<b>Siperfaqe e perbashket</b>	<b>23.56 m<sup>2</sup></b>
<b>SIPERFAQE TOTALE</b>	<b>108.97 m<sup>2</sup></b>
<b>Siperfaqe verande</b>	<b>35.94 m<sup>2</sup></b>
<b>Terrace e gielbert</b>	<b>0 m<sup>2</sup></b>
<b>Terrace e shrvtezueshme</b>	<b>0 m<sup>2</sup></b>
<b>Siperfaqe obori</b>	<b>25.04 m<sup>2</sup></b>
<b>Pishine</b>	<b>20.75 m<sup>2</sup></b>



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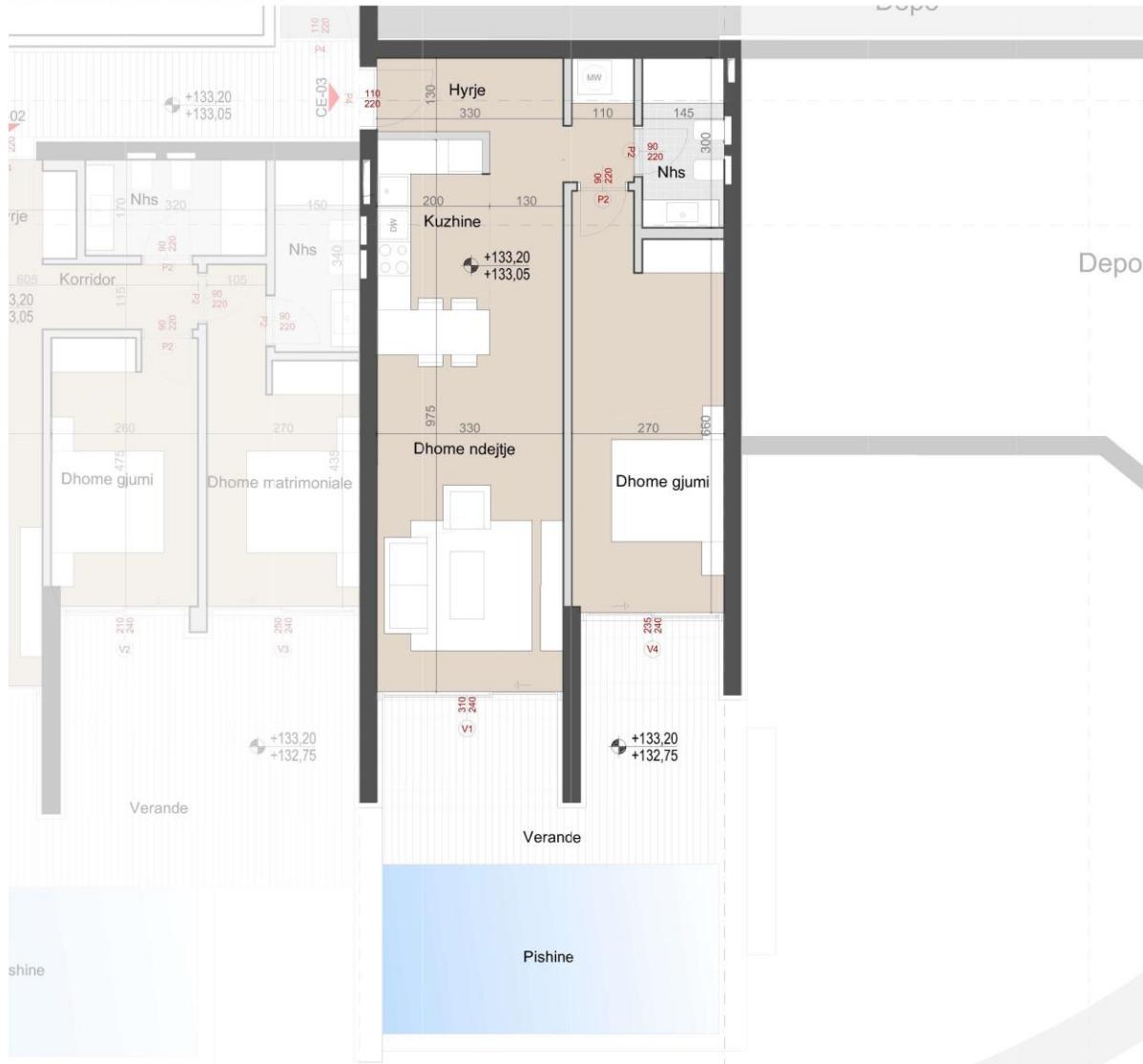
### KONTAKT

T: +355 69 408 3804

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## PLANIMETRI E APARTAMENTIT



Depo

## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**Sektori** E

**Kati** 0

**Tipologja** AP 1+1

**Shkalla** A

**Siperfaqe Neto** 75.36 m<sup>2</sup>

**Siperfaqe e perbashket** 20.79 m<sup>2</sup>

**SIPERFAQE TOTALE** 96.15 m<sup>2</sup>

**Siperfaqe verande** 21.11 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe obori** 107.92 m<sup>2</sup>

**Pishine** 21.52 m<sup>2</sup>

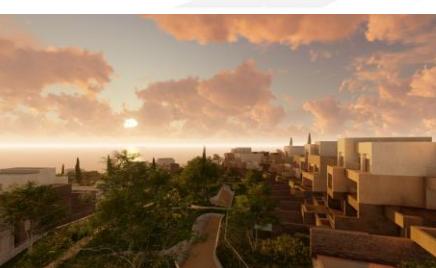


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## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



APARTAMENT

CE04

E

1

AP 2+1

A

90.64 m<sup>2</sup>

25.01 m<sup>2</sup>

Sektor

Ka

## Tipologiji

Shkall

Siperface Net

### Siperfaqe e perbashkët

115.65 m<sup>2</sup>

27.53 m<sup>2</sup>

37.87 m<sup>2</sup>

0 m<sup>2</sup>

0 m<sup>2</sup>

0 m<sup>2</sup>



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## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**CE05**

**Sektori** E

**Kati** 1

**Tipologja** AP 2+1

**Shkalla** A

**Siperfaqe Neto** 92.19 m<sup>2</sup>

**Siperfaqe e perbashket** 25.43 m<sup>2</sup>

**SIPERFAQE TOTALE** 117.62 m<sup>2</sup>

**Siperfaqe verande** 39.63 m<sup>2</sup>

**Terrace e gielbert** 51.34 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe obori** 0 m<sup>2</sup>

**Pishine** 0 m<sup>2</sup>



## PLANIMETRI E APARTAMENTIT



#### POZICIONI I APARTAMENTIT NE KAT



## APARTAMENTI

Sektor

Kat

Tipologji

Shkall

Siperfaqe Neto

### Siperfaqe e perbashke

SUPERFAQE TOTALI

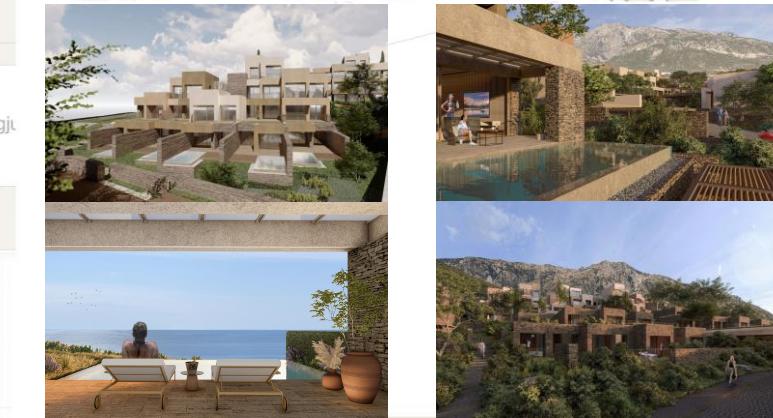
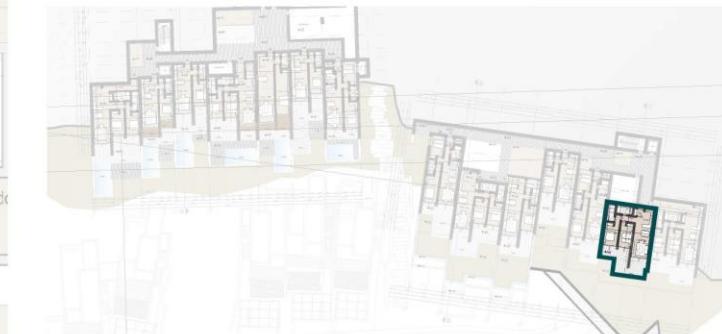
Siperfae verande	29,39 m <sup>2</sup>
Terrace e gielbert	53,65 m <sup>2</sup>
Terrace e shfrvtezueshme	0 m <sup>2</sup>
Siperfae oborri	0 m <sup>2</sup>
Pishine	0 m <sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

Sektori E

Kati 1

Tipologja AP 2+1

Shkalla A

Siperfaqe Neto 85.55 m<sup>2</sup>

Siperfaqe e perbashket 23.6 m<sup>2</sup>

**SIPERFAQE TOTALE** 109.15 m<sup>2</sup>

Siperfaqe verande 30.17 m<sup>2</sup>

Terrace e gielbert 105.12 m<sup>2</sup>

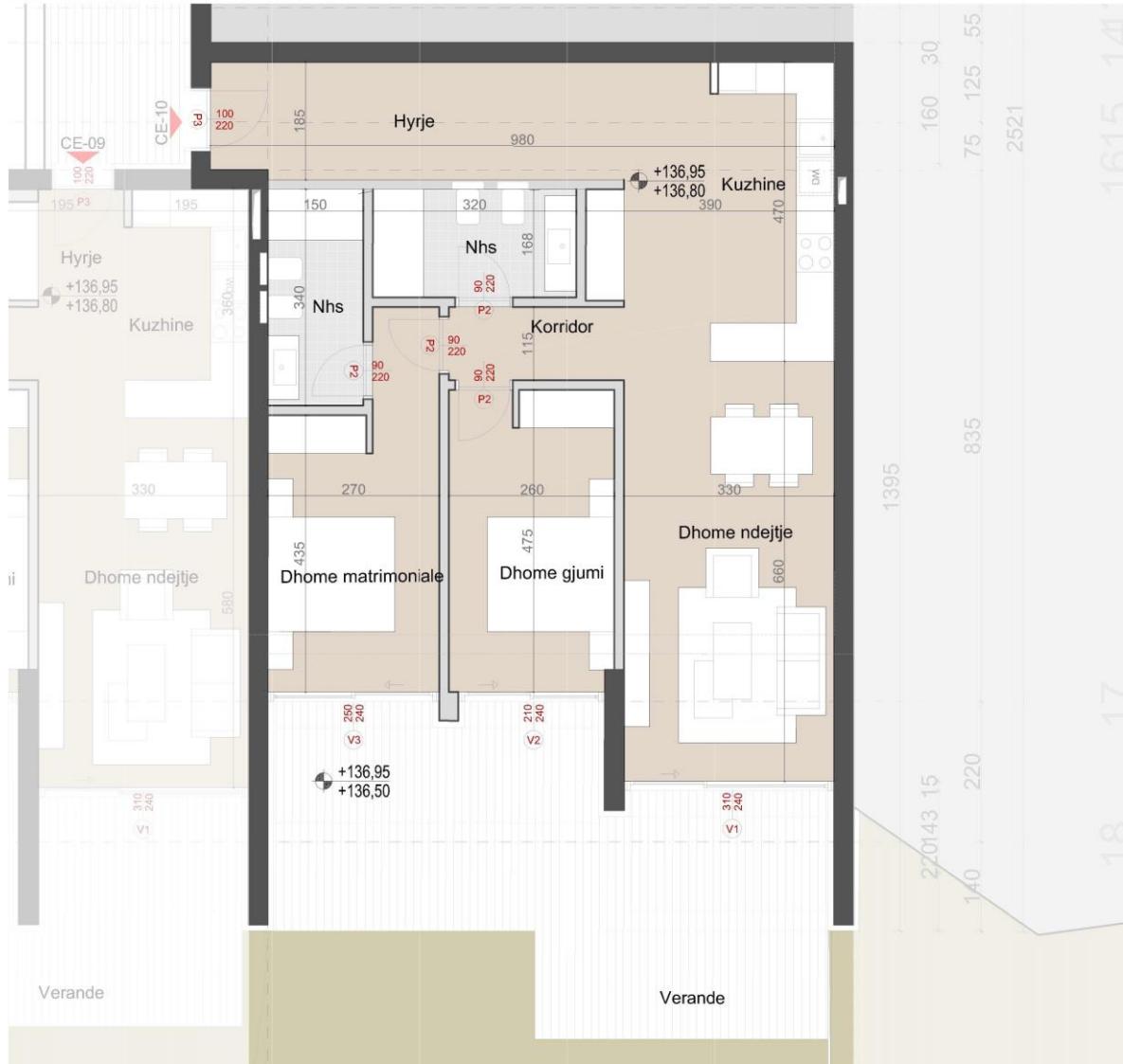
Terrace e shrvtezueshme 0 m<sup>2</sup>

Siperfaqe oborri 0 m<sup>2</sup>

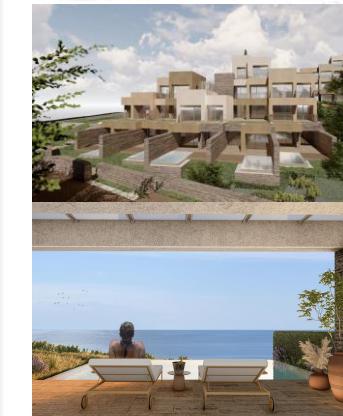
Pishine 0 m<sup>2</sup>



## PLANIMETRI E APARTAMENTIT



## POZICIONI I APARTAMENTIT NE KAT



### APARTAMENTI

**Sektori** E

1

**Tipologja** AP 2+1

A

**Siperfaqe Neto** 107.11 m<sup>2</sup>

**Siperfaqe e perbashket** 29.55 m<sup>2</sup>

**SIPERFAQE TOTALE** 136.66 m<sup>2</sup>

**Siperfaqe verande** 33.07 m<sup>2</sup>

86.46 m<sup>2</sup>

**Terrace e gielbert** 0 m<sup>2</sup>

**Terrace e shrvtezueshme** 0 m<sup>2</sup>

**Siperfaqe oborri** 0 m<sup>2</sup>

**Pishine** 0 m<sup>2</sup>

## The rhapsody of Palasa



The village of Palasa overlooks a marvelling panorama, considered as one of the most beautiful bays of the Albanian Riviera. A white fine pebbled beach gleams from afar, surrounded by crystal turquoise waters and beautiful green hills of Olives, Citrus and Oaks, making this area a dream vacation destination.

The bay of Palasa is love at first sight. Its striking beauty is the first thing one encounters while driving down the winding roads from the National Park of Llogara (1200 m above sea level).

The steep Ceraunian mountains embrace and protect the bay from the open sea and cold winter breeze.

With a unique geographical position between the harbors of three ancient port towns, Vlora, Himara and Saranda, the village is easily accessible by sea or by car.

Palasa's history dates back more than a thousand years B.C. In 48 B.C. during his pursuit of Pompey, Julius Ceasar anchored his ship and rested his legion at Palasa.

At that time, Palasa was an important port town, thriving economically until it became a target for pirates, who permanently damaged its prosperity.

Today Palasa is still a significant village, known for its long-standing tradition in cultivating medicinal herbs such as oregano and sage and beekeeping, producing one of the highest quality honey in the region.





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