


**GREEN
COAST**

PROJECT
**J A
A**



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



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 m², 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.





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



Sector A



✓ **Sector A: A Modern Haven at Green Coast**
Sector A at JA Green Coast offers a thoughtfully designed residential experience, featuring 53 meticulously crafted apartments. This sector is perfect for those seeking a harmonious blend of contemporary living and natural beauty, with a choice of 1+1 and 2+1 apartment typologies.

✓ **Diverse Living Options**
Sector A at JA Green Coast offers a thoughtfully designed residential experience, featuring 53 meticulously crafted apartments. This sector is perfect for those seeking a harmonious blend of contemporary living and natural beauty, with a choice of 1+1 and 2+1 apartment typologies.

✓ **Elegant Design and Functionality**
Sector A at JA Green Coast offers a thoughtfully designed residential experience, featuring 53 meticulously crafted apartments. This sector is perfect for those seeking a harmonious blend of contemporary living and natural beauty, with a choice of 1+1 and 2+1 apartment typologies.



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

Kati 0

Tipologja AP 1+1

Shkalla A, B

Siperfaqe Neto 84.67 m²

Siperfaqe e perbashket 28.89 m²

SIPERAQE TOTALE 113.56 m²

Siperfaqe verande 16.47 m²

Terrace e gielbert 0 m²

Terrace e shrvtezueshma 0 m²

Siperfaqe obori 54.25 m²

Pishine 17.92 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

Kati 0

Tipologja AP 2+1

Shkalla A, B

Siperfaqe Neto 108.1 m²

Siperfaqe e perbashket 36.88 m²

SIPERFAQE TOTALE 144.98 m²

Siperfaqe verande 24.29 m²

Terrace e gielbert 0 m²

Terrace e shrvtezueshme 0 m²

Siperfaqe oborri 84.27 m²

Pishine 17.98 m²



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CA05

Sektori

A

Kati

0

Tipologjia

AP 2+1

Shkalla

A, B

Siperfaqe Neto

112.93 m²

Siperfaqe e perbashket

38.53 m²

SIPERAQE TOTALE

151.46 m²

Siperfaqe verande

41.31 m²

Terrace e gielbert

0 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe obori

63.49 m²

Pishine

21.39 m²



BOLV GROUP
LIMITLESS

KONTAKT

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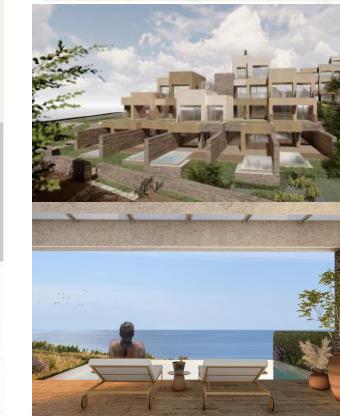
E. g.shehaj@bolv.al



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

Kati 0

Tipologja AP 1+1

Shkalla C

Siperfaqe Neto 90.63 m²

Siperfaqe e perbashket 30.92 m²

SIPERFAQE TOTALE 121.55 m²

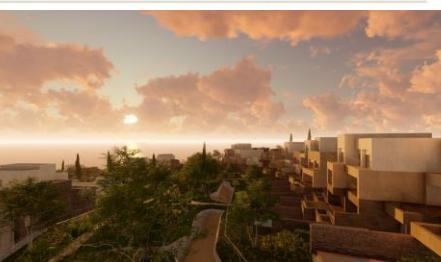
Siperfaqe verande 31.23 m²

Terrace e gielbert 0 m²

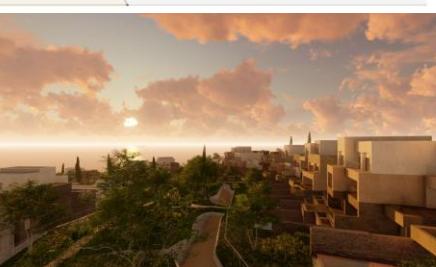
Terrace e shrvtezueshme 0 m²

Siperfaqe obori 45.1 m²

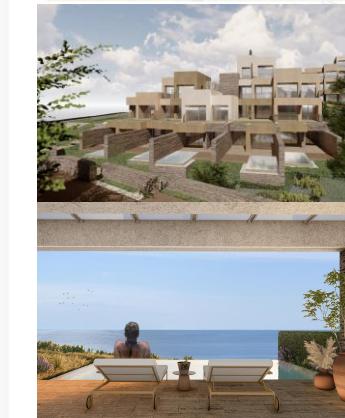
Pishine 22.58 m²



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

Kati 0

Tipologja AP 1+1

Shkalla C

Siperfaqe Neto 66.47 m²

Siperfaqe e perbashket 22.68 m²

SIPERFAQE TOTALE 89.15 m²

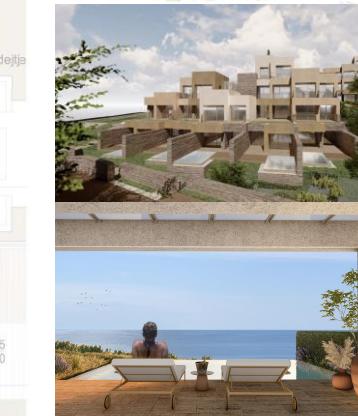
Siperfaqe verande 30.12 m²

Terrace e gielbert 0 m²

Terrace e shrvtezueshme 0 m²

Siperfaqe oborri 69.04 m²

Pishine 21.39 m²

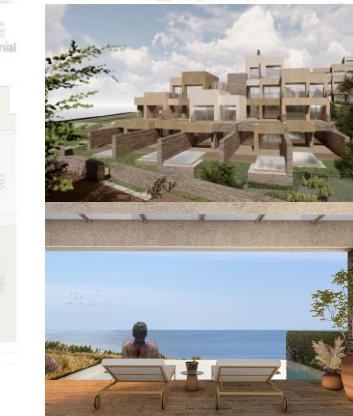


CA09

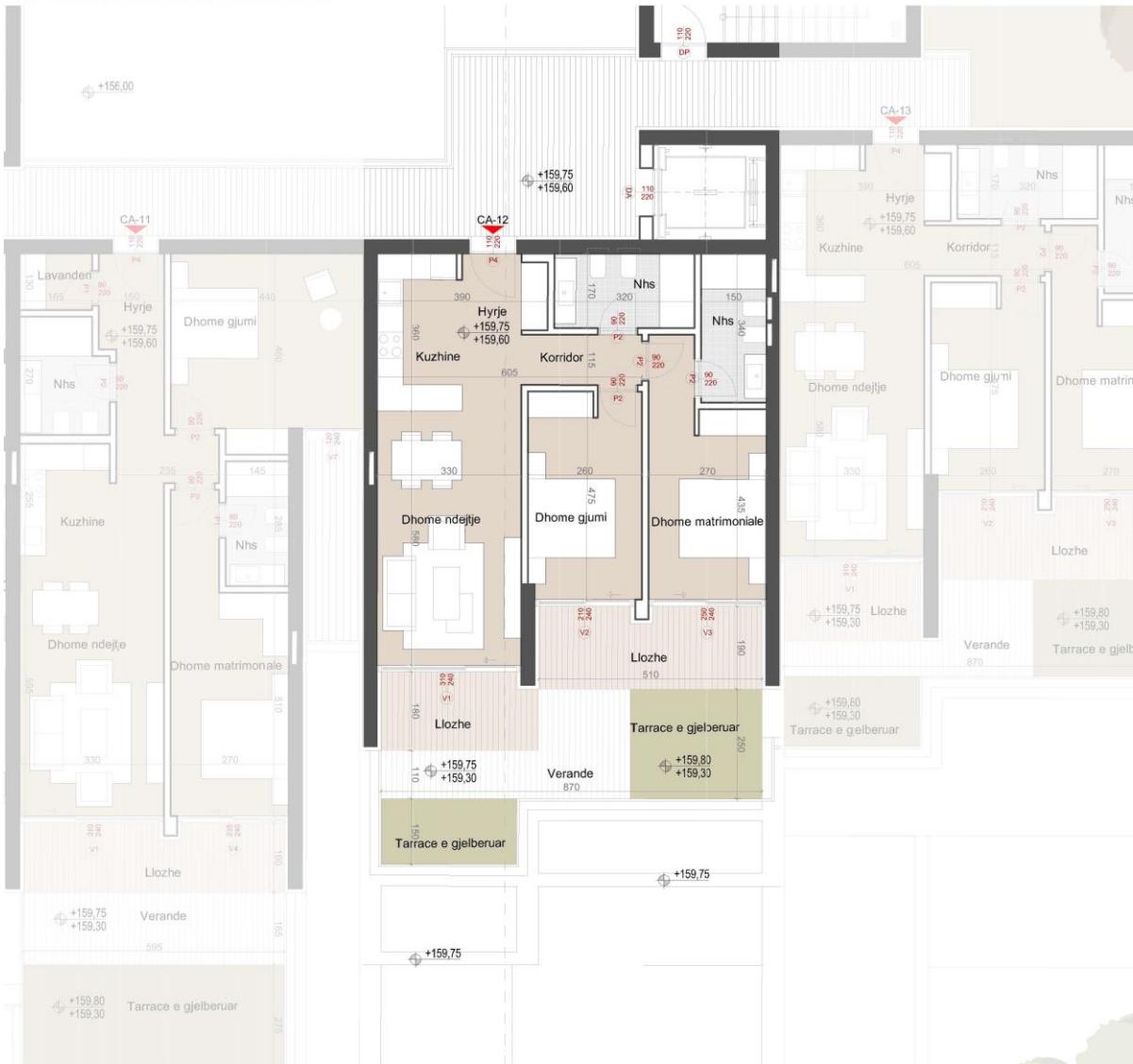
APARTAMENTI

| | |
|-------------------------|-----------------------------|
| Sektori | A |
| Kati | 1 |
| Tipologja | AP 2+1 |
| Shkalla | A, B |
| Siperfaqe Neto | 112.13 m ² |
| Siperfaqe e perbashket | 38.26 m ² |
| SIPERFAQE TOTALE | 150.39 m² |
| Siperfaqe verande | 3.08 m ² |
| Terrace e gielbert | 0 m ² |
| Terrace e shrvtezueshme | 0 m ² |
| Siperfaqe obori | 0 m ² |
| Pishine | 0 m ² |



**CA11****A****1****AP 2+1****A, B****105.85 m²****36.12 m²****141.97 m²****17.26 m²****21.75 m²****0 m²****0 m²****0 m²**

PLANIMETRI E APARTAMENTIT




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POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

Kati 1

Tipologja AP 2+1

Shkalla A, B

Siperfaqe Neto 99.8 m²

Siperfaqe e perbashket 34.05 m²

SIPERAQE TOTALE 133.85 m²

Siperfaqe verande 24.23 m²

Terrace e gjelbert 18.03 m²

Terrace e shrvtezueshme 0 m²

Siperfaqe obori 0 m²

Pishine 0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

A

Kati

1

Tipologja

AP 1+1

Shkalla

C

Siperfaqe Neto

68.47 m²

Siperfaqe e perbashket

23.36 m²

SIPERAQE TOTALE

91.83 m²

Siperfaqe verande

16.03 m²

Terrace e gjelbert

9.58 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe oborri

0 m²

Pishine

0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

CA16

A

Kati

1

Tipologja

AP 1+1

C

Shkalla

69.75 m²

Siperfaqe Neto

23.8 m²

Siperfaqe e perbashket

93.55 m²

Siperfaqe verande

13.64 m²

Terrace e gjelbert

12.57 m²

Terrace e shrvtezueshme

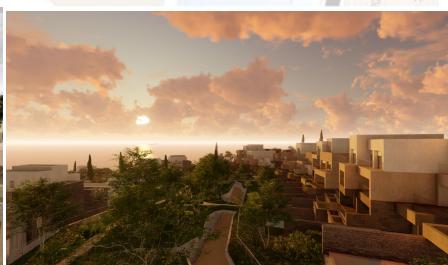
0 m²

Siperfaqe oborri

0 m²

Pishine

0 m²



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POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

A

Kati

1

Tipologja

AP 2+1

Shkalla

D

Siperfaqe Neto

108.7 m²

Siperfaqe e perbashket

37.09 m²

SIPERFAQE TOTALE

145.79 m²

Siperfaqe verande

21.39 m²

Terrace e gielbert

0 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe oborri

89.3 m²

Pishine

20.46 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CA18

Sektori A

1

Tipologja AP 1+1

D

Siperfaqe Neto 71.59 m²

Siperfaqe e perbashket 24.43 m²

SIPERFAQE TOTALE 96.02 m²

Siperfaqe verande 23.26 m²

0 m²

Terrace e gielbert 0 m²

0 m²

Terrace e shrvtezueshme

Siperfaqe obori 55.98 m²

Pishine 22.32 m²





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POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

Kati 1

Tipologja AP 2+1

Shkalla E

Siperfaqe Neto 105.92 m²

Siperfaqe e perbashket 36.14 m²

SIPERFAQE TOTALE 142.06 m²

Siperfaqe verande 54.42 m²

Terrace e gielbert 0 m²

Terrace e shrvtezueshme 0 m²

Siperfaqe oborri 49.23 m²

Pishine 22.32 m²





APARTAMENTI

Sektori

A

Kati

2, 3

Tipologja

AP 2+1

Shkalla

A

Siperfaqe Neto

133.31 m²

Siperfaqe e perbashket

45.49 m²

SIPERAQE TOTALE

178.8 m²

Siperfaqe verande

8.67 m²

Terrace e gielbert

0 m²

Terrace e shrvtezueshme

133.04 m²

Siperfaqe obori

0 m²

Pishine

0 m²



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POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

A

Kati

2

Tipologja

AP 2+1

Shkalla

A

Siperfaqe Neto

98.44 m²

Siperfaqe e perbashket

33.59 m²

SIPERFAQE TOTALE

132.03 m²

Siperfaqe verande

7.99 m²

Terrace e gjelbert

0 m²

Terrace e shrvtezueshme

48.25 m²

Siperfaqe oborri

0 m²

Pishine

0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

A

Kati

2

Tipologja

AP 1+1

Shkalla

C

Siperfaqe Neto

63.85 m²

Siperfaqe e perbashket

21.79 m²

SIPERAQE TOTALE

85.64 m²

Siperfaqe verande

7.69 m²

Terrace e gjelbert

0 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe oborri

0 m²

Pishine

0 m²





APARTAMENTI

Sektori

A

Kati

2

Tipologja

AP 2+1

Shkalla

D

Siperfaqe Neto

107.95 m²

Siperfaqe e perbashket

36.83 m²

SIPERAQE TOTALE

144.78 m²

Siperfaqe verande

0 m²

Terrace e gielbert

0 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe obori

0 m²

Pishine

0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CA29

Sektori

A

Kati

2

Tipologja

AP 1+1

Shkalla

D

Siperfaqe Neto

78.52 m²

Siperfaqe e perbashket

26.79 m²

SIPERAQE TOTALE

105.31 m²

Siperfaqe verande

6.39 m²

Terrace e gjeberuar

13.74 m²

Terrace e shrvtezueshme

0 m²

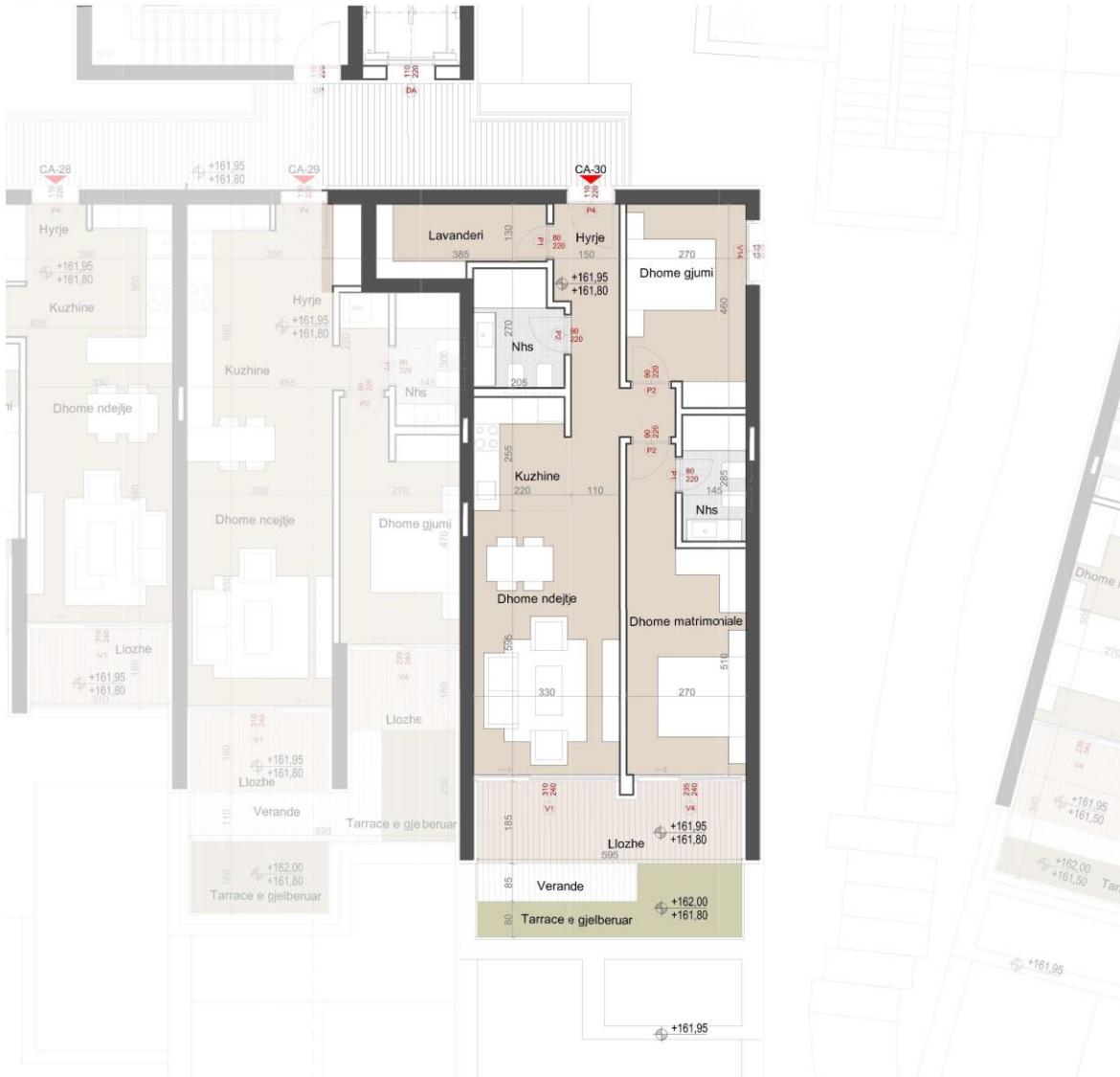
Siperfaqe oborri

0 m²

Pishine

0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



CA30

APARTAMENTI

Sektori

A

Kati

2

Tipologja

AP 2+1

Shkalla

D

Siperfaqe Neto

104.74 m²

Siperfaqe e perbashket

35.74 m²

SIPERAQE TOTALE

140.48 m²

Siperfaqe verande

3.32 m²

Terrace e gielbert

11.2 m²

Terrace e shrvtezueshme

0 m²

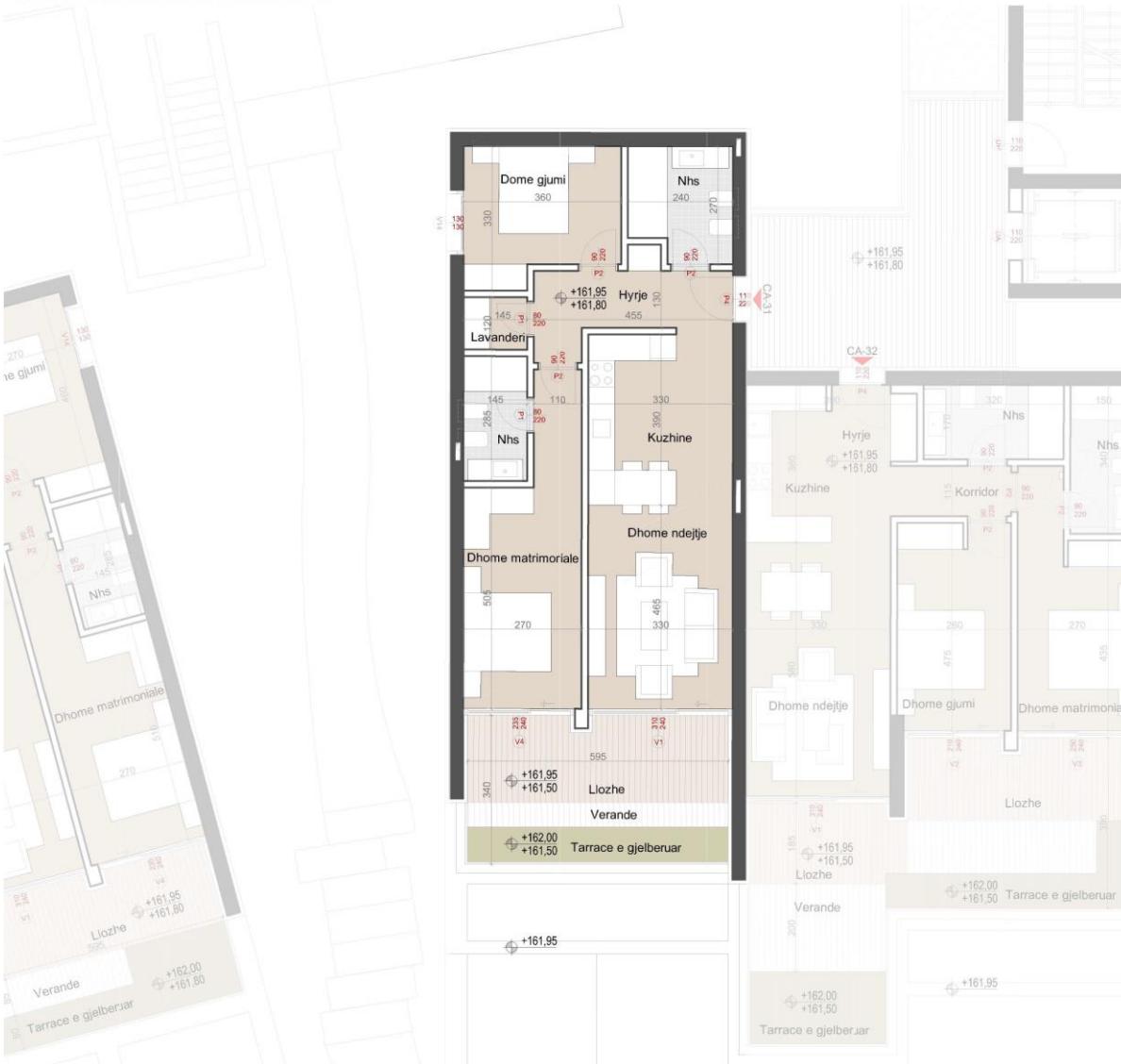
Siperfaqe obori

0 m²

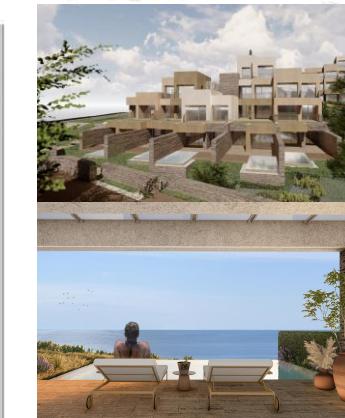
Pishine

0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

CA

Kati

2

Tipologja

AP 2+1

Shkalla

E

Siperfaqe Neto

100.9 m²

Siperfaqe e perbashket

34.43 m²

SIPERFAQE TOTALE

135.33 m²

Siperfaqe verande

4.19 m²

Terrace e gjelbert

7.74 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe oborri

0 m²

Pishine

0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

CA

Kati

2

Tipologja

AP 2+1

Shkalla

E

Siperfaqe Neto

100.73 m²

Siperfaqe e perbashket

34.37 m²

SIPERAQE TOTALE

135.1 m²

Siperfaqe verande

12.44 m²

Terrace e gielbert

18.26 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe obori

0 m²

Pishine

0 m²



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori

A

Kati

2

Tipologja

AP 1+1

Shkalla

F

Siperfaqe Neto

62.55 m²

Siperfaqe e perbashket

21.34 m²

SIPERAQE TOTALE

83.89 m²

Siperfaqe verande

27.58 m²

Terrace e gielbert

0 m²

Terrace e shrvtezueshme

0 m²

Siperfaqe obori

80.56 m²

Pishine

20.16 m²



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CA34

Sektori A

Kati 2

Tipologja AP 2+1

Shkalla F

Siperfaqe Neto 98.58 m²

Siperfaqe e perbashket 33.64 m²

SIPERFAQE TOTALE 132.22 m²

Siperfaqe verande 33.55 m²

Terrace e gielbert 0 m²

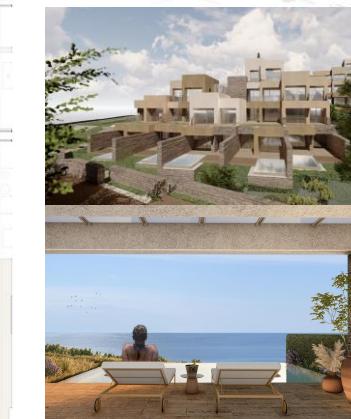
Terrace e shrvtezueshme 0 m²

Siperfaqe obori 77.84 m²

Pishine 22.16 m²




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APARTAMENTI

Sektori A

Kati 3

Tipologja AP 2+1

Shkalla D

Siperfaqe Neto 94.14 m²

Siperfaqe e perbashket 32.12 m²

SIPERAQE TOTALE 126.26 m²

Siperfaqe verande 13.82 m²

Terrace e gielbert 0 m²

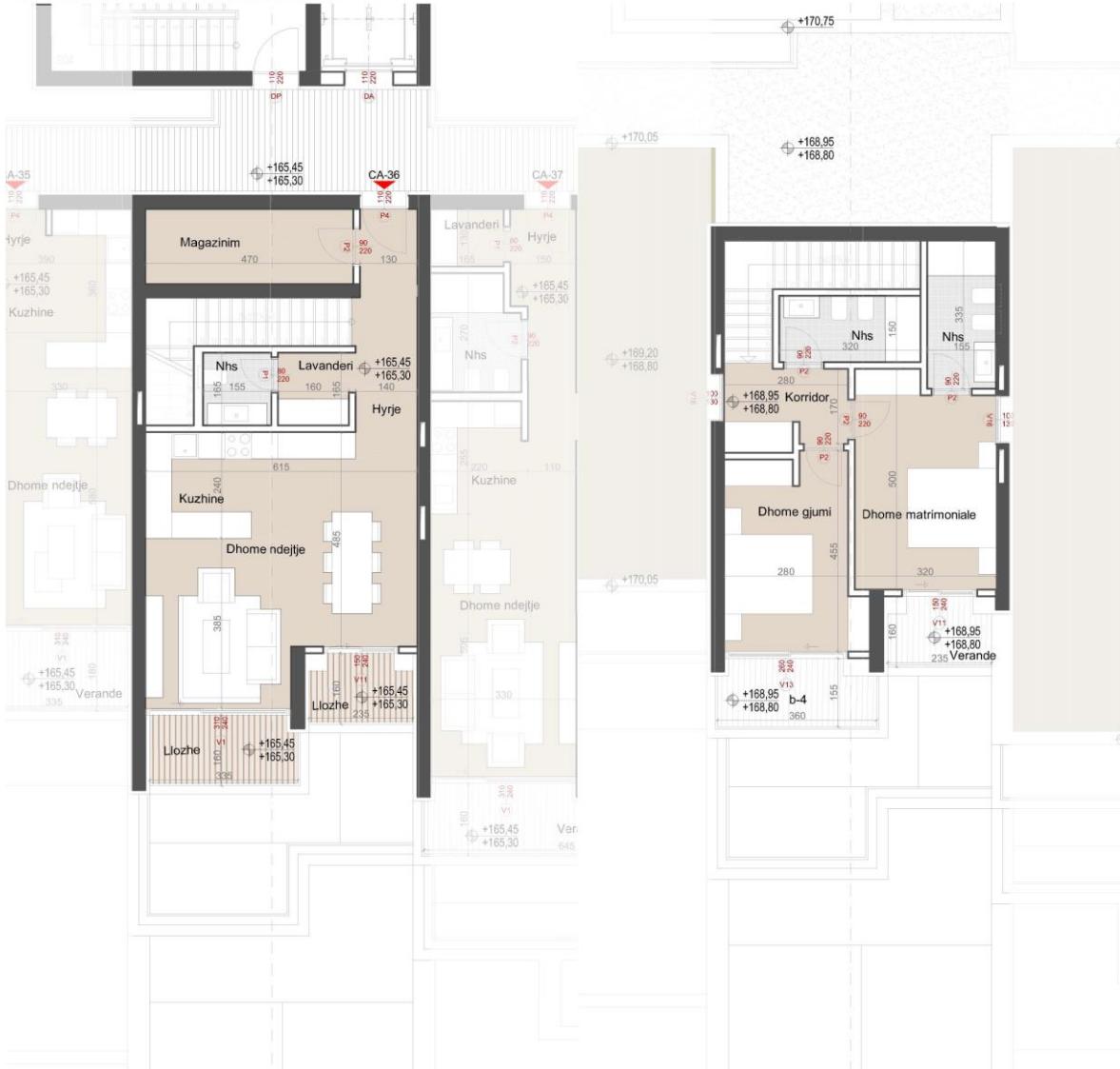
Terrace e shrvtezueshme 0 m²

Siperfaqe obori 0 m²

Pishine 0 m²



PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

Sektori A

3, 4

AP 2+1

D

147.11 m²

Kati

147.11 m²

Tipologja

50.19 m²

Shkalla

197.3 m²

Siperfaqe Neto

9.45 m²

Siperfaqe e perbashket

0 m²

SIPERFAQE TOTALE

125.92 m²

Siperfaqe verande

0 m²

Terrace e gielbert

0 m²

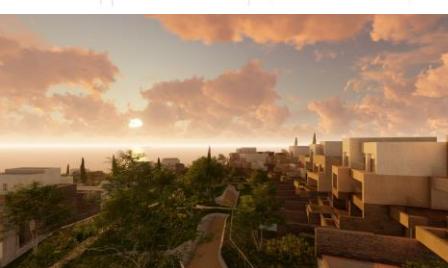
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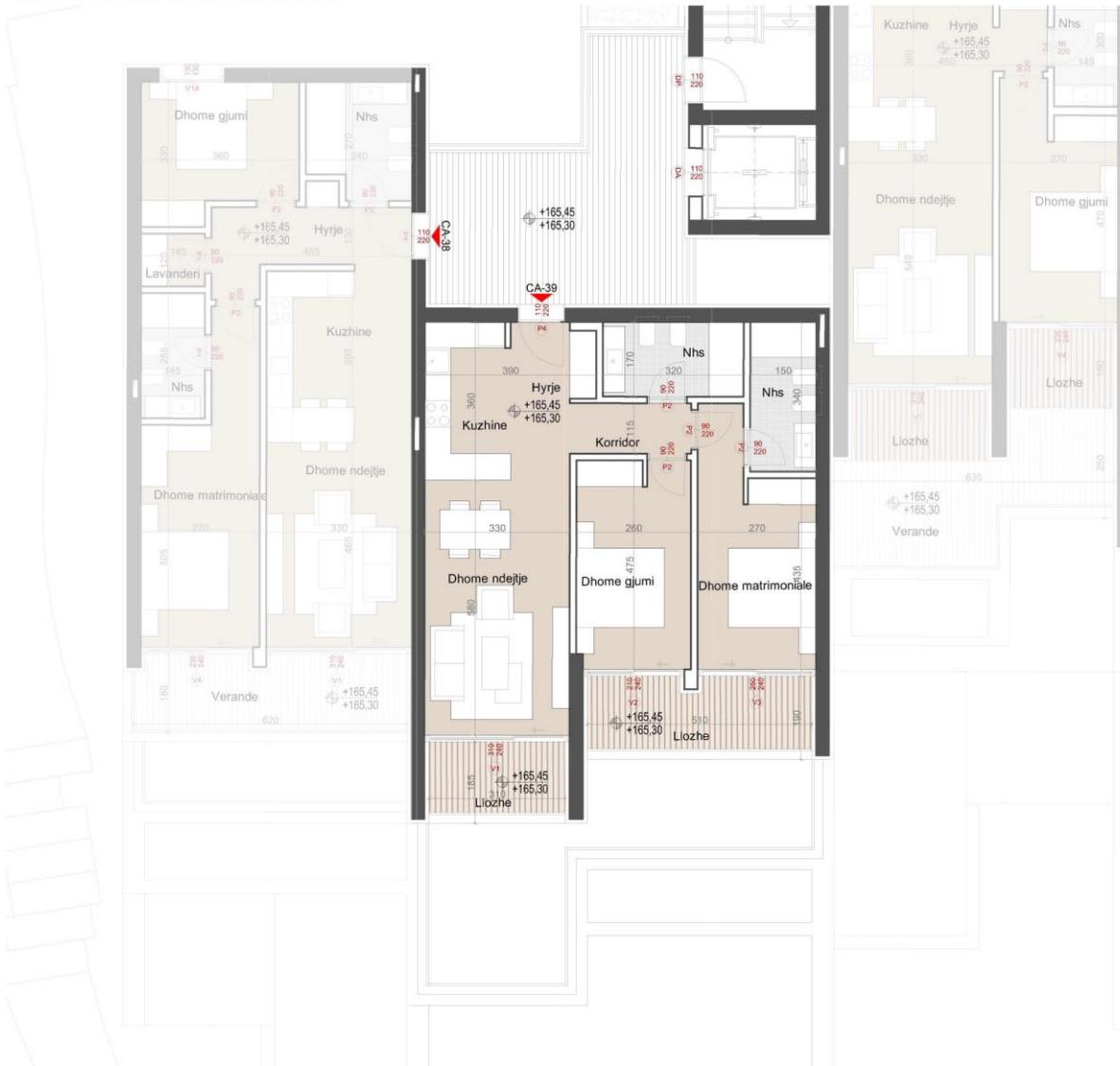
0 m²

Siperfaqe obori

0 m²

Pishine





APARTAMENTI

Sektori A

Kati 3

Tipologja AP 2+1

Shkalla E

100.85 m²

Siperfaqe Neto 34.41 m²

Siperfaqe e perbashket 135.26 m²

SIPERFAQE TOTALE 0 m²

Siperfaqe verande 0 m²

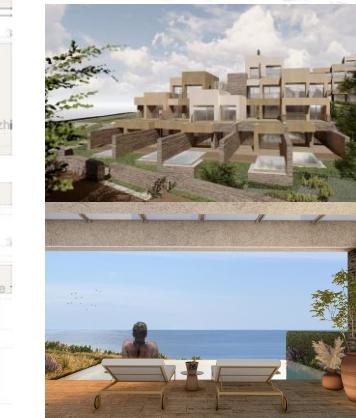
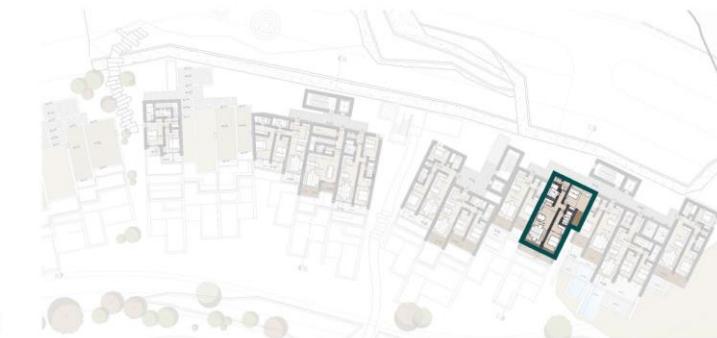
Terrace e gielbert 0 m²

Terrace e shrvtezueshme 0 m²

Siperfaqe obori 0 m²

Pishine 0 m²



**CA41****APARTAMENTI****Sektori****A****Kati****3****Tipologja****AP 2+1****Shkalla****F****Siperfaqe Neto****112.27 m²****Siperfaqe e perbashket****38.31 m²****SIPERAQE TOTALE****150.58 m²****Siperfaqe verande****6.75 m²****Terrace e gielbert****0 m²****Terrace e shrvtezueshme****0 m²****Siperfaqe obori****53.46 m²****Pishine****0 m²**

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI CA43

Sektori A

Kati 3

Tipologja AP 2+1

F

Siperfaqe Neto 100.6 m²

Siperfaqe e perbashket 34.32 m²

SIPERFAQE TOTALE 134.92 m²

Siperfaqe verande 41.3 m²

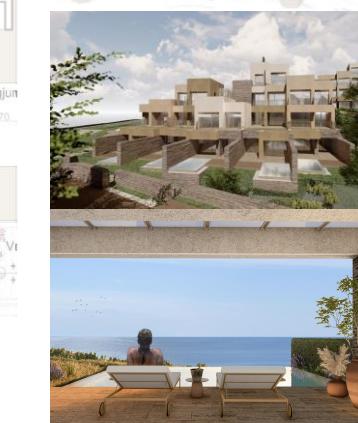
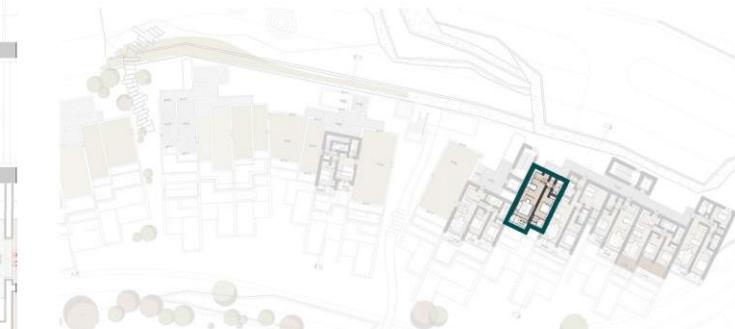
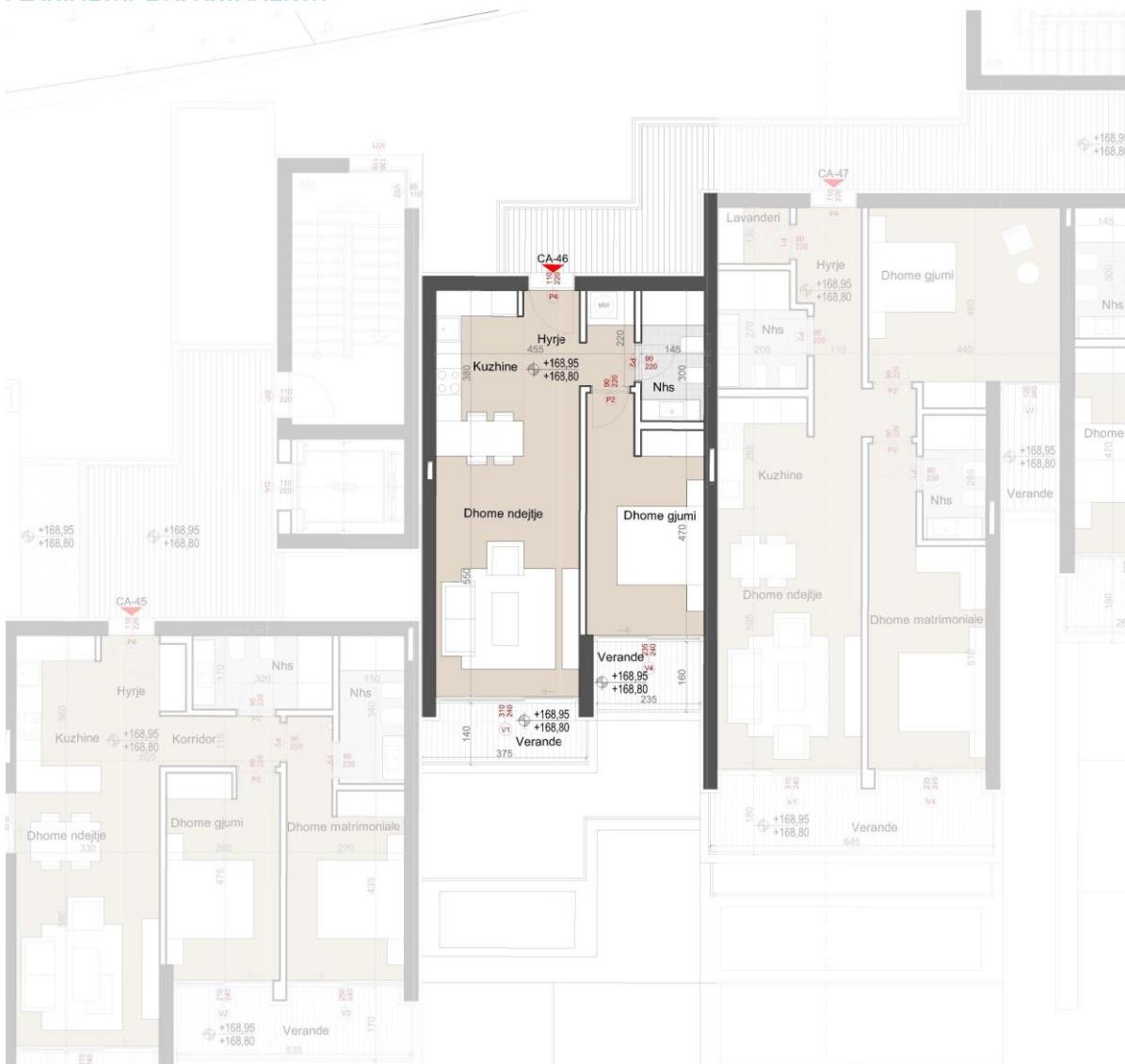
Terrace e gielbert 0 m²

Terrace e shrvtezueshme 0 m²

Siperfaqe obori 62.47 m²

Pishine 22.68 m²





APARTAMENTI

Sektori

A

Kati

4

Tipologja

AP 1+1

Shkalla

F

Siperfaqe Neto

62.55 m²

Siperfaqe e perbashket

21.34 m²

SIPERFAQE TOTALE

83.89 m²

Siperfaqe verande

8.25 m²

Terrace e gielbert

0 m²

Terrace e shrvtezueshme

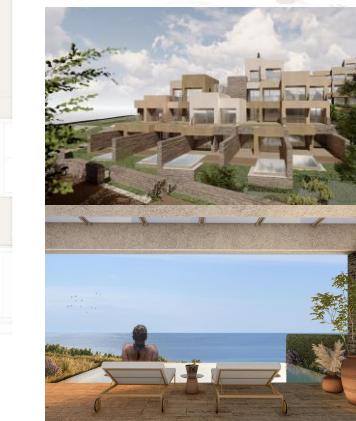
0 m²

Siperfaqe obori

0 m²

Pishine

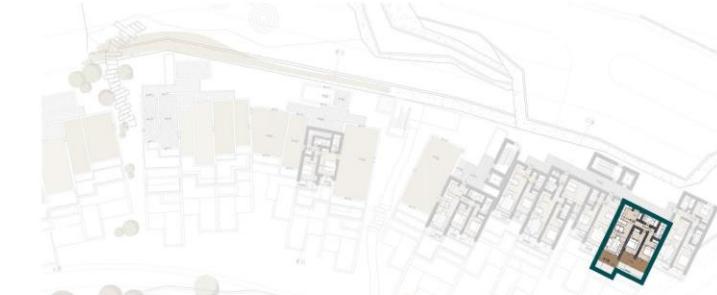
0 m²

**APARTAMENTI****Sektori** A**Kati** 4**Tipologja** AP 1+1**Shkalla** F**Siperfaqe Neto** 62 m²**Siperfaqe e perbashket** 21.15 m²**SIPERFAQE TOTALE** 83.15 m²**Siperfaqe verande** 9.9 m²**Terrace e gielbert** 0 m²**Terrace e shrvtezueshme** 0 m²**Siperfaqe obori** 0 m²**Pishine** 0 m²

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CA49

Sektori A

4

Tipologja AP 2+1

F

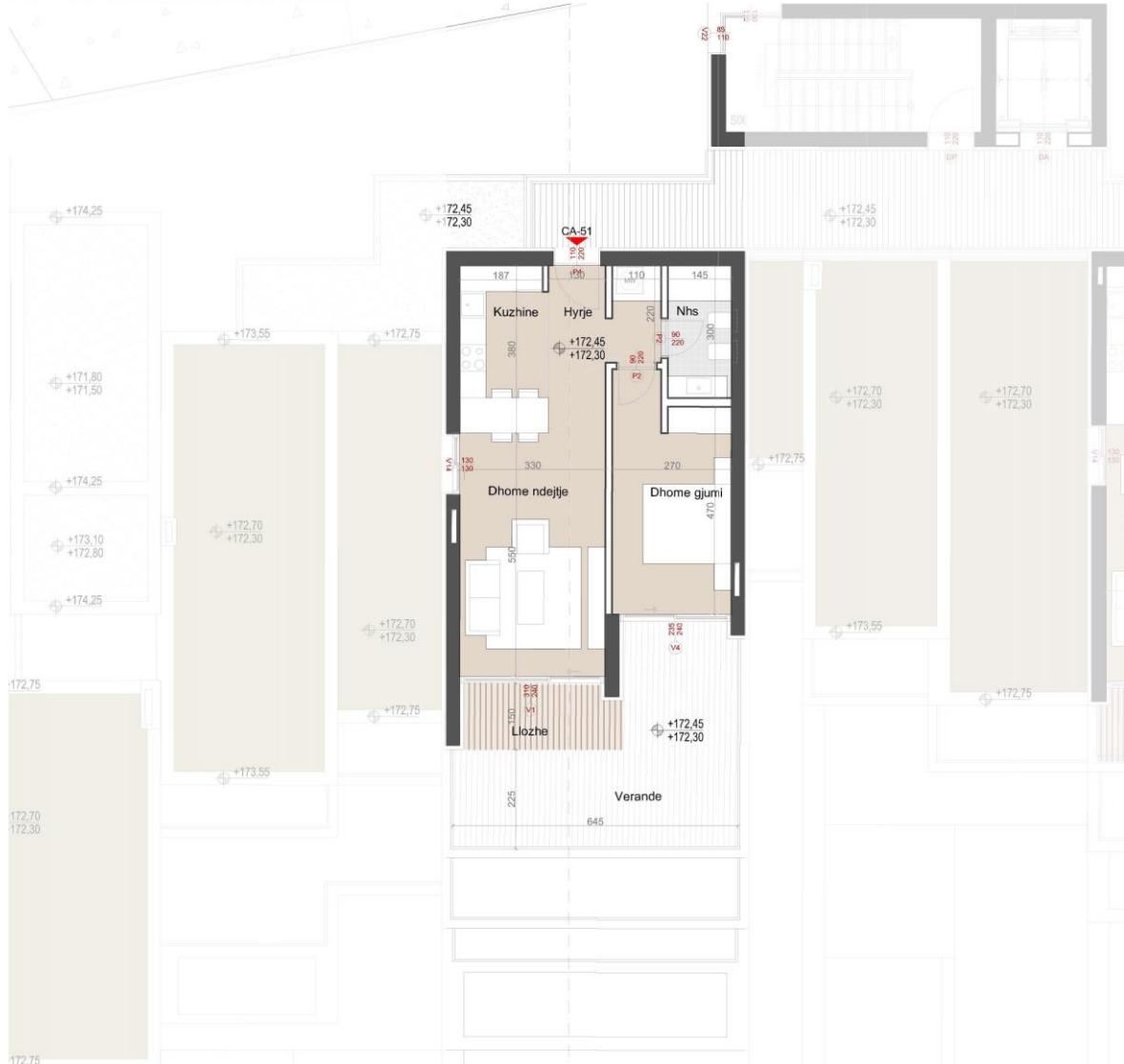
Shkalla 99.43 m²

Siperfaqe Neto 33.93 m²

SIPERFAQE TOTALE 133.36 m²

| | |
|--------------------------|---------------------|
| Siperfaqe verande | 0 m ² |
| Terrace e gielbert | 17.1 m ² |
| Terrace e shrvtezueshme | 0 m ² |
| Siperfaqe oborri | 0 m ² |
| Pishine | 0 m ² |

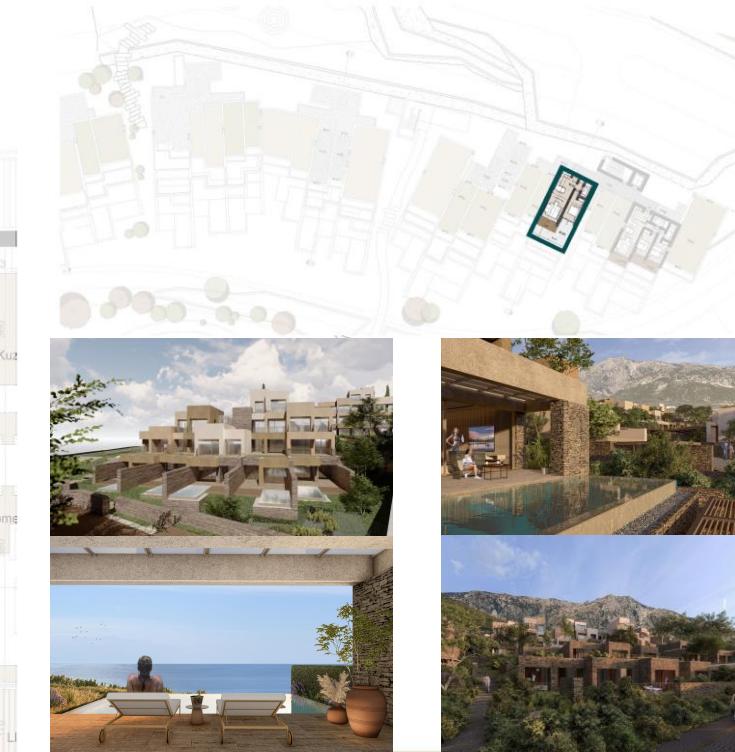
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POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

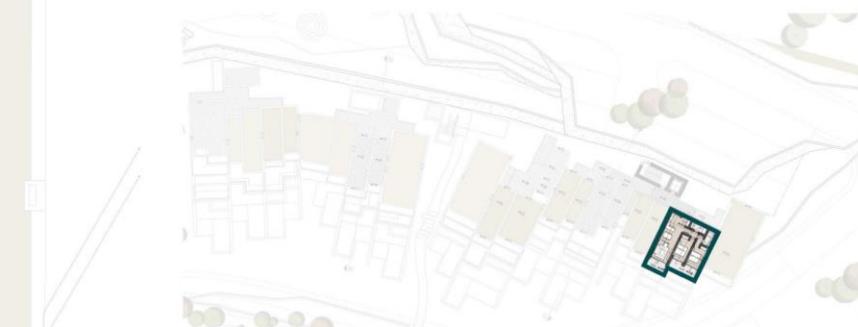
CA51

| | |
|--------------------------------|----------------------------|
| Sektori | A |
| Kati | 5 |
| Tipologja | AP 1+1 |
| Shkalla | F |
| Siperfaqe Neto | 68.14 m² |
| Siperfaqe e perbashket | 23.25 m² |
| SIPERFAQE TOTALE | 91.39 m² |
| Siperfaqe verande | 27.95 m² |
| Terrace e gielbert | 0 m² |
| Terrace e shrvtezueshme | 22.06 m² |
| Siperfaqe oborri | 0 m² |
| Pishine | 0 m² |

PLANIMETRI E APARTAMENTIT



POZICIONI I APARTAMENTIT NE KAT



APARTAMENTI

CA53

Sektori **A**

6

Tipologja **AP 2+1**

F

Siperfaqe Neto **88.02 m²**

Siperfaqe e perbashket **30.03 m²**

SIPERFAQE TOTALE **118.05 m²**

Siperfaqe verande **14.25 m²**

Terrace e gielbert **0 m²**

Terrace e shrvtezueshme **0 m²**

Siperfaqe obori **0 m²**

Pishine **0 m²**

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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