

  
**GREEN  
COAST**

**PROJECT**  
**JA  
Villa**



**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 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.





# 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.



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# Villa Sector

## Exclusive Villas at JA Green Coast: Luxury Redefined

The villa sector at JA Green Coast offers an unparalleled living experience with 23 exquisite two-story villas, some of which feature private swimming pools. These villas are designed for those who seek the perfect combination of luxury, privacy, and natural beauty, making them the ultimate retreat in the stunning landscape of Palasë.

### Spacious and Elegant Design

Each villa is thoughtfully crafted to provide ample space and modern elegance across two floors. The open-concept living areas are designed to maximize natural light, creating a bright and airy atmosphere. High-quality finishes and attention to detail ensure a luxurious yet comfortable living environment.

### Private Swimming Pools

A selection of the villas comes with private swimming pools, offering residents the ultimate in relaxation and leisure. Whether you're enjoying a refreshing morning swim or a serene evening by the pool, these villas provide the perfect setting for a resort-like lifestyle.

### Tailored for Comfort and Privacy

The villas are designed to offer privacy and tranquility, with spacious layouts that cater to both family living and entertaining guests. Large terraces and beautifully landscaped gardens enhance the outdoor living experience, allowing residents to fully immerse themselves in the natural surroundings.

### Premium Quality Construction

Constructed by the BOLV Group, these villas feature the latest in construction technology and premium materials. The innovative PlastBau system ensures exceptional thermal and acoustic insulation, promoting energy efficiency and year-round comfort.

### A Lifestyle of Luxury

The villa sector at JA Green Coast is more than just a place to live – it's a lifestyle destination. Surrounded by breathtaking natural beauty and equipped with luxurious amenities, these villas offer a unique opportunity to experience modern living at its finest. Whether it's the allure of a private swimming pool, the spacious and elegant design, or the serene natural setting, the villas at JA Green Coast provide an exceptional living experience for those who value luxury, comfort, and exclusivity.

## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



VILA

VILLA03\_FULL-3

Sektori	Villa
Sip. Kati 0	96.44
Sip. Kati 1	91.4
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	414.83 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>187.84 m<sup>2</sup></b>



## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



## VILA

### Sektori

**Sip. Kati 0**

**96.44**

**Sip. Kati 1**

**91.4**

**Siperfaqe verande**

**23.63 m<sup>2</sup>**

**Siperfaqe oborri**

**365.21 m<sup>2</sup>**

**Pishine**

**27.8 m<sup>2</sup>**

**SIPERFAQE TOTALE**

**187.84 m<sup>2</sup>**

## VILLA04\_FULL-3

**Villa**



PLANIMETRI KATI PERDHE



PLANIMETRI KATI I PARE

**VILA****Sektori****Sip. Kati 0****Sip. Kati 1****Siperfaqe verande****Siperfaqe oborri****Pishine****VILLA05\_FULL-3****Villa****92.53****71.12****23.63 m<sup>2</sup>****549.85 m<sup>2</sup>****27.8 m<sup>2</sup>****163.65 m<sup>2</sup>****SIPERFAQE TOTALE****KONTAKT**

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## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



VILA

VILLA06\_FULL-3

Sektori	Villa
Sip. Kati 0	92.53
Sip. Kati 1	71.12
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	666.88 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>163.65 m<sup>2</sup></b>



PLANIMETRI KATI PERDHE



PLANIMETRI KATI I PARE

**VILA****VILLA07\_FULL-3**

	Villa
Sip. Kati 0	96.44
Sip. Kati 1	91.4
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	358.72 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>187.84 m<sup>2</sup></b>



PLANIMETRI KATI PERDHE



PLANIMETRI KATI I PARE

**VILA****VILLA08\_FULL-3**

Sektori	Villa
Sip. Kati 0	92.53
Sip. Kati 1	71.12
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	440.21 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>163.65 m<sup>2</sup></b>



## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



## VILA

### Sektori

**Sip. Kati 0** 92.53

**Sip. Kati 1** 71.12

**Siperfaqe verande** 23.63 m<sup>2</sup>

**Siperfaqe oborri** 297.88 m<sup>2</sup>

**Pishine** 27.8 m<sup>2</sup>

### SIPERFAQE TOTALE

**163.65 m<sup>2</sup>**

## VILLA10\_FULL-3

### Villa



**BOLV GROUP**

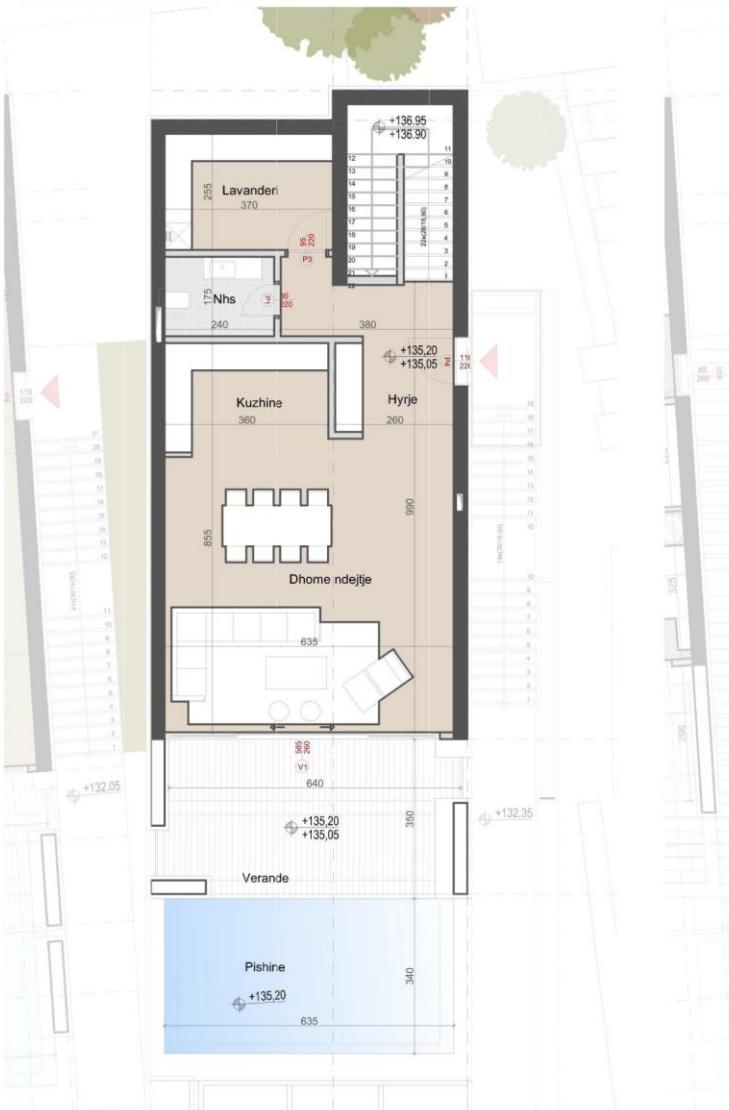
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## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



VILA

VILLA11\_FULL-3

Sektori	Villa
Sip. Kati 0	96.44
Sip. Kati 1	91.4
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	253.53 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>187.84 m<sup>2</sup></b>



## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



VILA

VILLA16\_FULL-3

Sektori	Villa
Sip. Kati 0	95.14
Sip. Kati 1	70.63
Siperfaqe verande	67.2 m <sup>2</sup>
Siperfaqe oborri	398.54 m <sup>2</sup>
Pishine	31.82 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>165.77 m<sup>2</sup></b>



## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



## VILA

### Sektori

Sip. Kati 0

Sip. Kati 1

Siperfaqe verande

Siperfaqe oborri

Pishine

### SIPERFAQE TOTALE

## VILLA17\_FULL-3

### Villa

95.14

70.63

41.31 m<sup>2</sup>

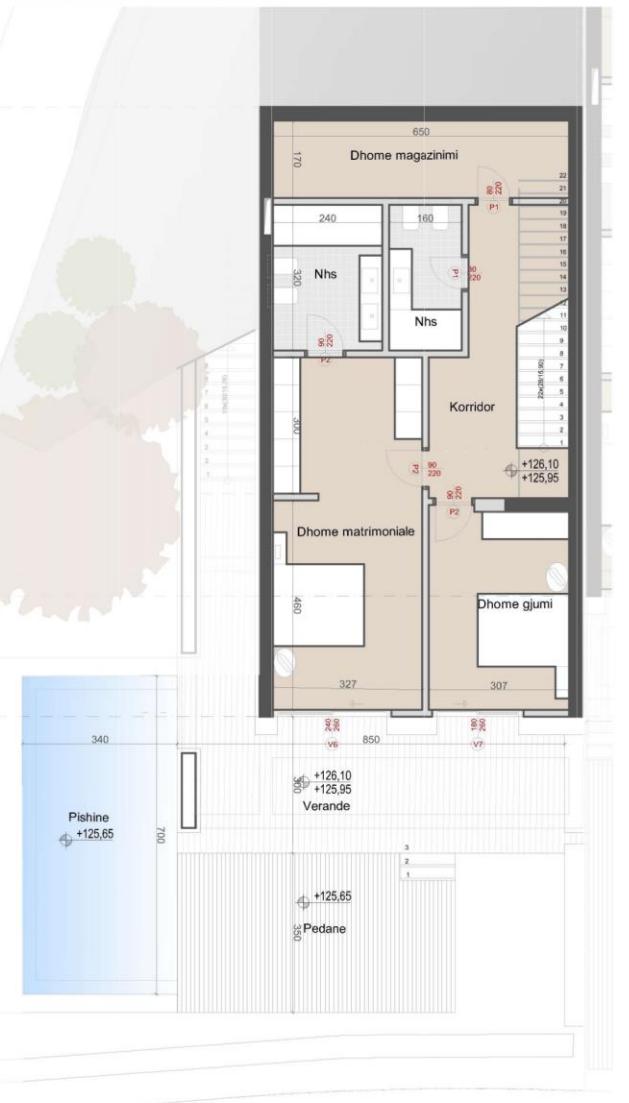
226.35 m<sup>2</sup>

31.82 m<sup>2</sup>

165.77 m<sup>2</sup>



## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



VILA

VILLA18\_FULL-3

Sektori	Villa
Sip. Kati 0	95.14
Sip. Kati 1	70.63
Siperfaqe verande	55.01 m <sup>2</sup>
Siperfaqe oborri	378.36 m <sup>2</sup>
Pishine	30.4 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>165.77 m<sup>2</sup></b>



PLANIMETRI KATI PERDHE



PLANIMETRI KATI I PARE



**VILA**

**VILLA19\_FULL-3**

Sektori	Villa
Sip. Kati 0	96.44
Sip. Kati 1	91.4
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	393.34 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>187.84 m<sup>2</sup></b>





  
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## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



VILA

VILLA20\_FULL-3

Sektori	Villa
Sip. Kati 0	96.44
Sip. Kati 1	91.4
Siperfaqe verande	23.63 m <sup>2</sup>
Siperfaqe oborri	435.6 m <sup>2</sup>
Pishine	27.8 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>187.84 m<sup>2</sup></b>



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## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



## VILA

## VILLA22\_FULL-3

Sektori	Villa
Sip. Kati 0	99.09
Sip. Kati 1	75.29
Siperfaqe verande	53.55 m <sup>2</sup>
Siperfaqe oborri	529.5 m <sup>2</sup>
Pishine	37.2 m <sup>2</sup>
<b>SIPERFAQE TOTALE</b>	<b>174.38 m<sup>2</sup></b>



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## PLANIMETRI KATI PERDHE



## PLANIMETRI KATI I PARE



## VILA

Sektori

Sip. Kati 0

Sip. Kati 1

Siperfaqe verande

Siperfaqe oborri

Pishine

**SIPERFAQE TOTALE**

## VILLA23\_FULL-3

Villa

99.09

75.29

49.41 m<sup>2</sup>

329.59 m<sup>2</sup>

34.41 m<sup>2</sup>

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





  
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## 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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