LUANDER / COMMERCIAL PROPERTY

ONE PROPERTY.

MANY POSSIBILITIES.

LONG-TERM COMMERCIAL LEASE | VAQARR / TIRANA

2,187.9 m2

Indicative offered leasing area

32 ROOMS

Including one apartment

One established property. Multiple commercial concepts.

Potential concepts include offices, headquarters, staff housing, training centres, hospitality and other suitable uses.

All alternative uses require approval and technical evaluation.

DIRECT PROPERTY CONTACT

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A substantial multi-level property.

GROUND FLOOR / N1	440 m2
FIRST FLOOR / N2	440 m2
SECOND FLOOR / N3	440 m2
THIRD FLOOR / N4	354 m2
FOURTH FLOOR / N5	354 m2
RESTAURANT	117.7 m2
VERANDA	42.2 m2

IMPORTANT EXCLUSION

The 357.8 m2 unit below the pool is separately leased and not included. The approx. 250 m2 covered rooftop is described separately and not added twice.

Areas are indicative owner-provided figures pending verification.

A flexible foundation.

- Thermally insulated external facade
- Inverter air conditioning in guest rooms and restaurant
- Elevator serving the building up to the rooftop
- Automatic backup generator; CCTV camera infrastructure
- Solar thermal panels and gas system for hot water
- Modern equipped professional restaurant kitchen
- Restaurant dining capacity up to 120 people (owner statement)
- Pool connected to the restaurant area
- Covered, open-sided roof terrace approx. 250 m2
- Laundry infrastructure and possible storage areas
- Up to 20 parking spaces (some covered carports)
- Remote-controlled main entrance gate

ANDRIT MUCA | PROPERTY LEASING CONTACT

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Subject to due diligence, lease negotiations and required permits.