

Flowers hill

residence

FLOWERS HILL

Welcome to *Residence*

...**the newest** residence in **the most elite area** of Tirana!

to *Reality*



from *Vision*



Flowers Hill Located in the Elite Villas Area



Flowers Hill is **a new residence** in Tirana, being developed in the most elite area of **Lundra**. The residence will be the newest residential neighborhood and will soon become part of the **exclusive** residences in the area.



Lundra was known as one of Tirana's rural areas, distinguished by **wine production, vast vineyards**, and endless **olive groves**. The construction of the largest shopping center in the country, TEG (Tirana EastGate), changed the dynamics in Lundra significantly, and today no one can refer to it as **a rural area** anymore.

Lundra is a **dynamic area** near Tirana that has transformed into an **urban** and **economic center**. The area hosts prestigious schools with **high standards**, attracting families and professionals. Modern services, including **shopping centers** and **restaurants**, are on the rise, while improved infrastructure ensures quick connections to the capital. Large businesses and company headquarters have relocated to **modern spaces** with **favorable costs**.

With **green neighborhoods** and **good planning**, Lundra offers an attractive environment for **living** and **working**, with potential for **further development**.



Flowers Hill is designed as **a residential garden**. This **small** and **exclusive** community offers villas for **49 families**, away from the noise, chaos, and pollution of the capital.

The Lundra area, where Flowers Hill is located, has attracted **significant investments** over the past decade, both in real estate with luxury residences and in the business sector. Our project offers an elite lifestyle with **high standards**, creating a **calm** and **modern** community very close to Tirana.

Very soon, **Flowers Hill** will offer you the opportunity to live in **harmony with nature**, in a carefully planned environment that guarantees **quality** and **exclusivity**.

LUNDRA

Elite Villas Area,
"Xixi" Street







Villas
with **exclusive** prices
in **the Elite Villas Area**

Why to *invest* in Flowers Hill Residence?

Flowers Hill Residence is located in **Lundra**, **the Elite Area**, Tirana, facing **west**.



SMALL NUMBER OF RESIDENCES

A total of **49 families**; a **small** and **exclusive** residence.



DEVELOPED AREA

The Lundra area has become **the most important development hub** of **modern, polycentric** Tirana. The area has been the subject of **big investments** over the past decade.





ESCAPE FROM THE NOISY CITY CENTER

The Lundra area today is seen as **an escape** from the **noisy city center**, offering accommodation in **nature** and **fresh** air.

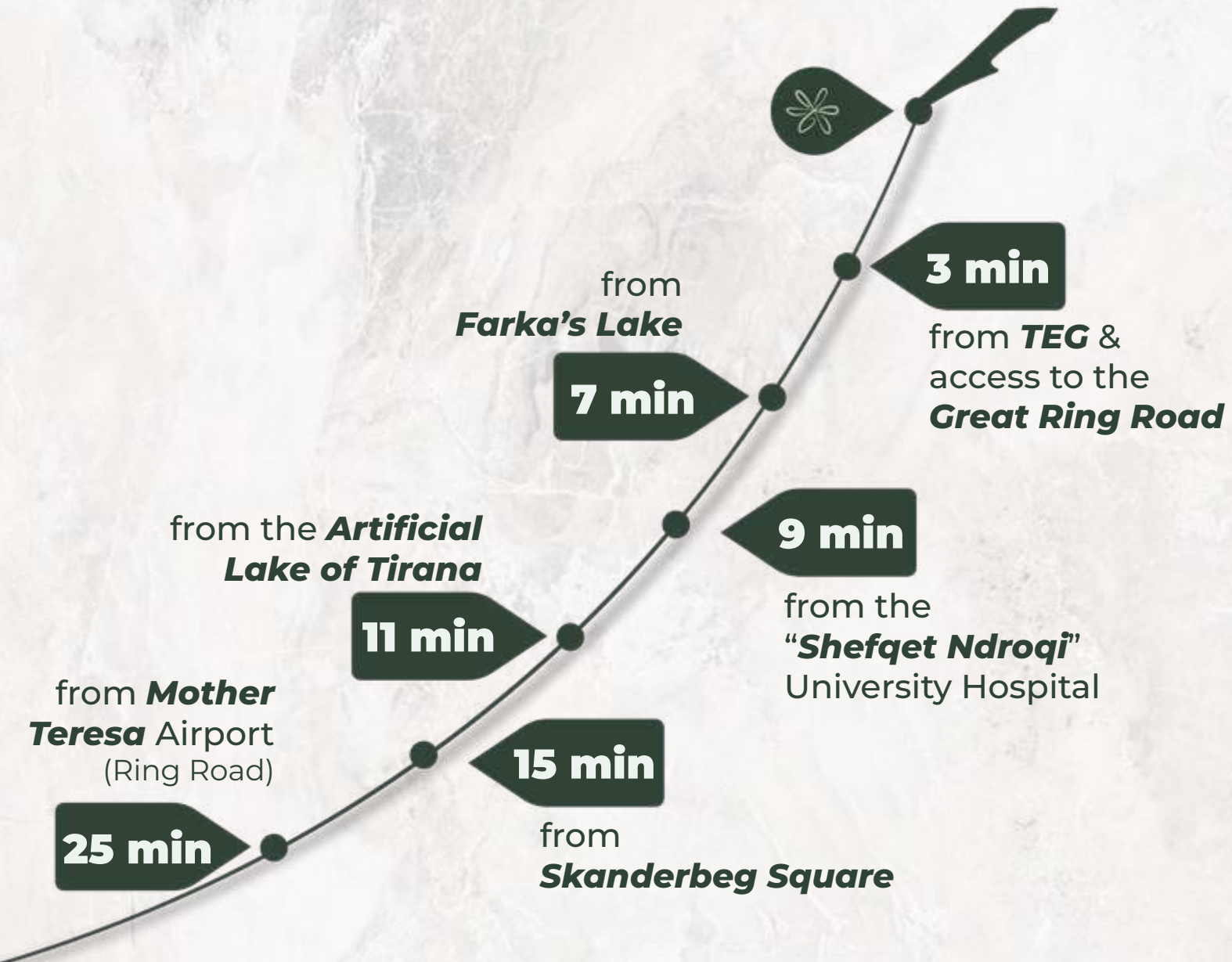


SUITABLE CLIMATE

Compared to Tirana, construction in this area is favored by a more **stable climate**, away from the typical **humidity** of the capital.



Flowers Hill *Location*





*Flowers
Hill* Peace, safety, **home.**



Create
memories

Flowers Hill is being developed in a very favorable location, not only geographically, **close to Tirana**, but also near **the most important intersections** close to the **Great Ring Road** of Tirana.



The location, very close to the largest shopping center in the country, **TEG**, provides an **advantage** for residents, where they can find all the necessary **facilities**.



Located in **the Elite Area**, just **11 km** from the city center, it has direct access to the facilities offered by **the capital**, as well as other nearby areas such as the **Artificial Lake Park** of Tirana, **Farka Lake**, and **Mount Dajti**.

Another advantage of the location is the distance of only **25 km** from **Rinas Airport**.



Direct access to **the national roads** enables quick connections to the major cities of the country, such as **Elbasan** or **Durrës**.



In a city like Tirana, which aims to break away from the center towards **polycentric development**, Lundra has become a strong **reference point** and a **key area** for the capital.



Build
your **future** in Flowers Hill



ROW VILLAS



Sunset Villa



Sunrise Villa

Sunset



Flowers Hill offers a **unique** living opportunity, presenting a carefully curated space where **tranquility** and **greenspace** meet **luxury**.

Sunset Villa is composed of two, three, or four **Row villas**, **connected** to each other.

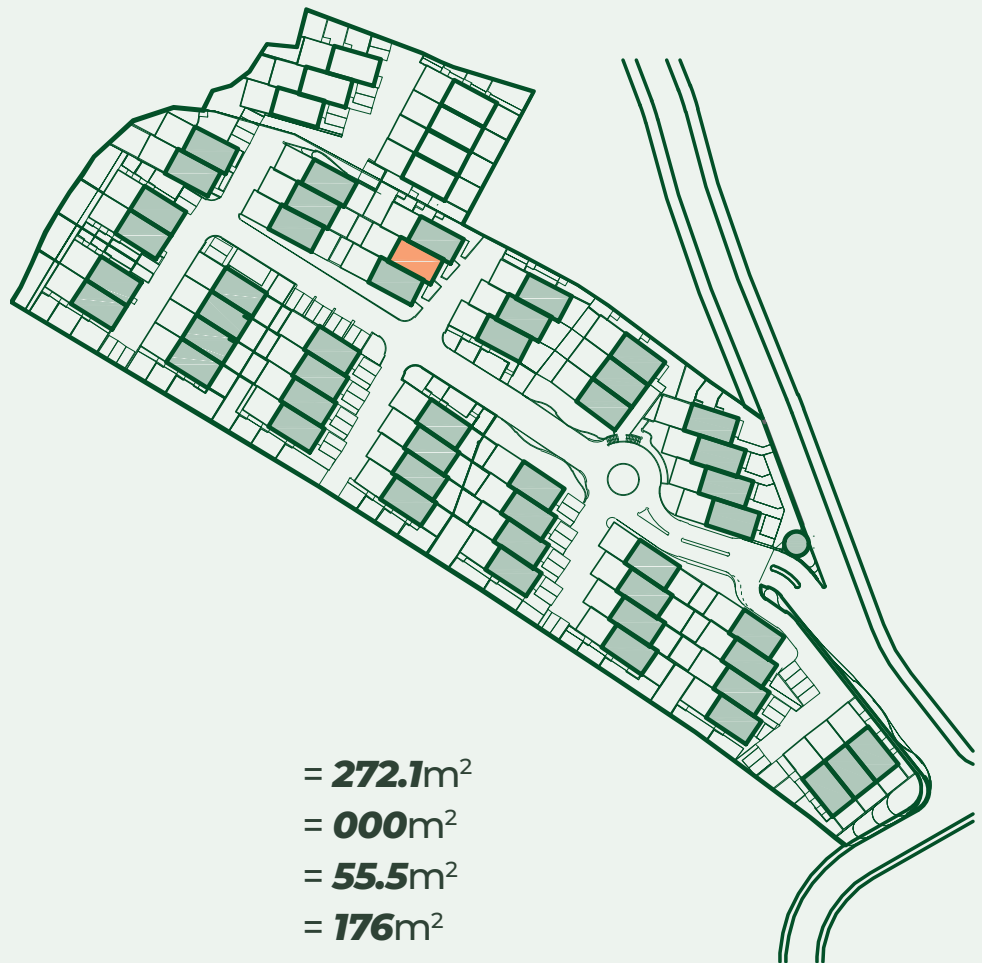
These villas are designed to provide the **comfort** every family needs, with a **variety of spaces** for different uses (bedrooms, living room, playroom, home cinema, office, etc.).

With a **private yard** and **outdoor pool**, it ensures a **relaxing** and **pleasant** space.

The villa offers parking for two cars and all the necessary amenities for a **comfortable living**, including a laundry room, wardrobe, and other spaces dedicated to various functions, such as bedrooms, living room on the **ground floor** of the villa.

Some of the villas in this typology have **underground parking**, providing a clean and organized environment. This option is available in buildings **1** and **2** of the Flowers Hill Residence.

Sunset Villas includes the Row villas, which range in size from **272m²** to **280m²**, organized in a **3+1** over **three floors**. The outdoor area of these villas is also spacious, offering plots ranging from **165m²** to **387m²**.



VILLA "A4/2"

PHYSICAL AREA	= 272.1m²
COMMON AREA	= 000m²
VERANDA+POOL	= 55.5m²
PLOT/LAND	= 176m²
OPEN PARKING	= 32.4m²



Bedroom



Recreational Environment



Toilet



Pool



Technical Environment



Laundry



Living Room



Toilet



Pool Veranda

2x



Bedroom

2x



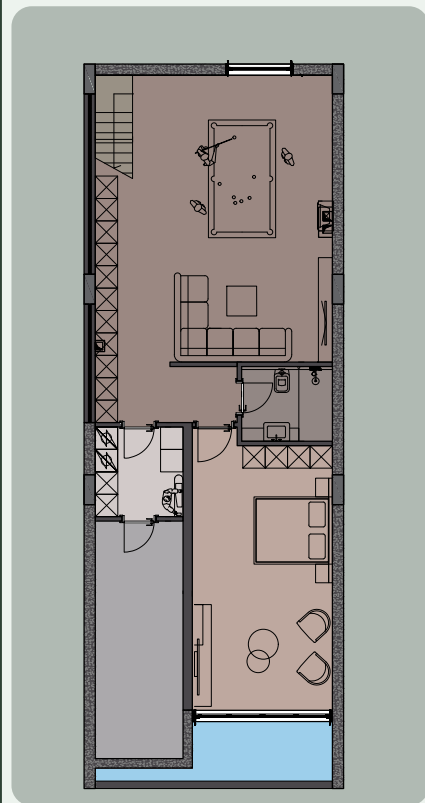
Pool

2x

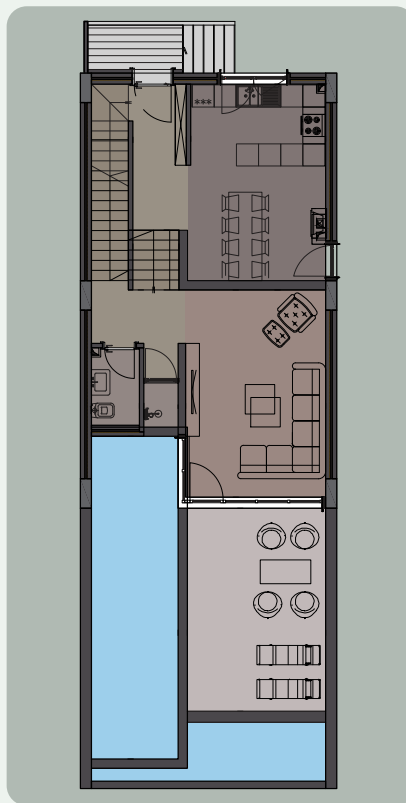


Toilet

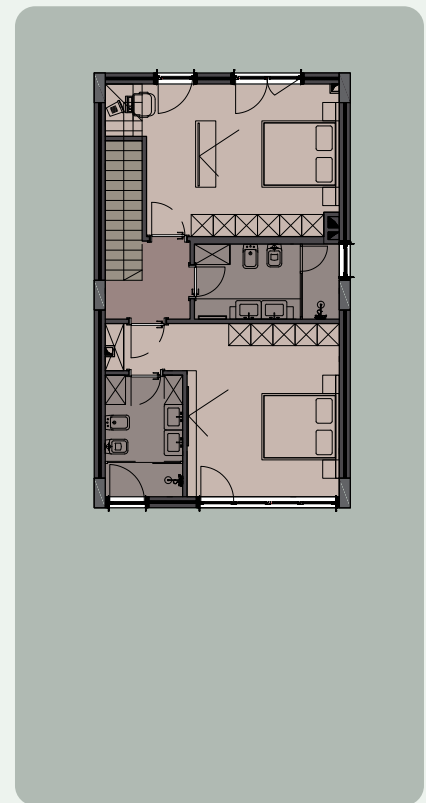
1st Floor



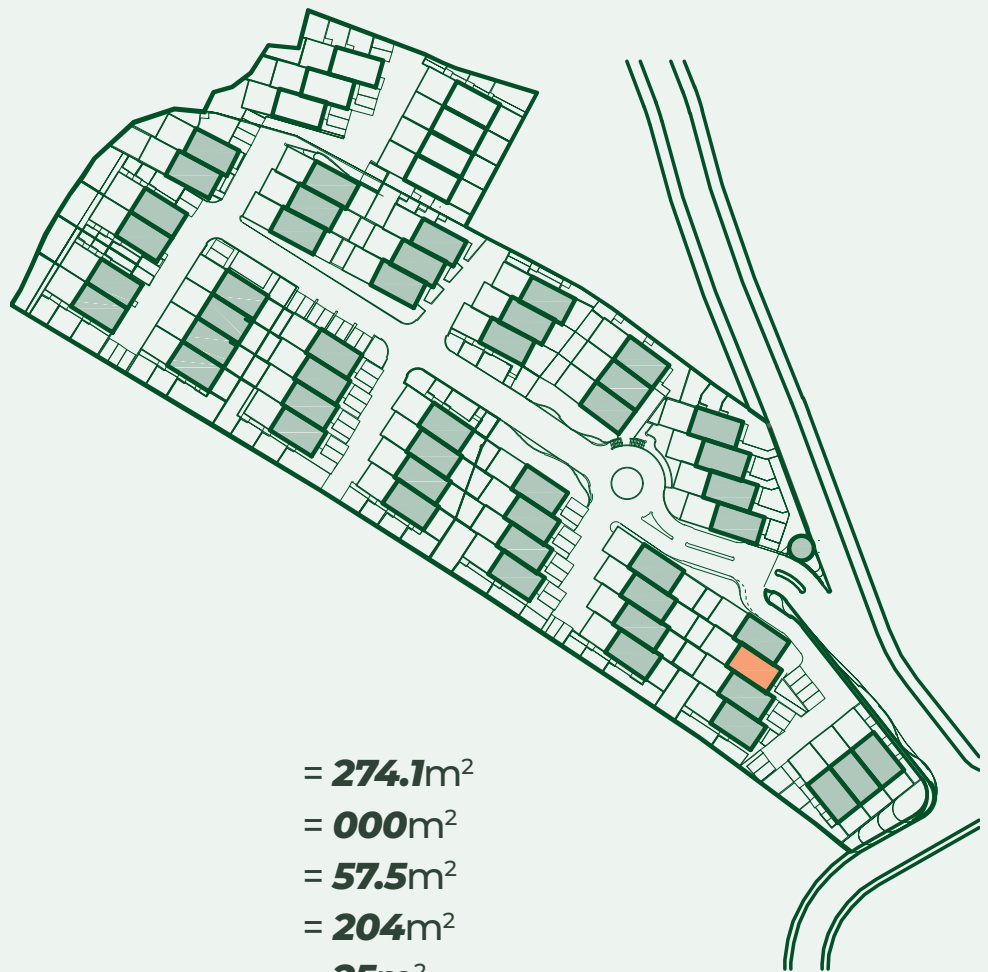
2nd Floor



3rd Floor



Surface: 165m² - 387m²



VILLA "A14/2"

PHYSICAL AREA	= 274.1m²
COMMON AREA	= 000m²
VERANDA+POOL	= 57.5m²
PLOT/LAND	= 204m²
OPEN PARKING	= 25m²



Bedroom



Recreational Environment



Toilet



Pool



Technical Environment



Laundry



Living Room



Toilet



Pool Veranda

2x



Bedroom

2x



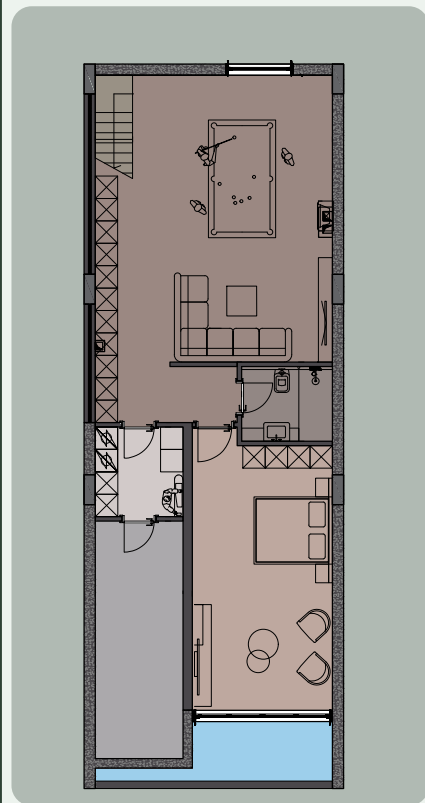
Pool

2x

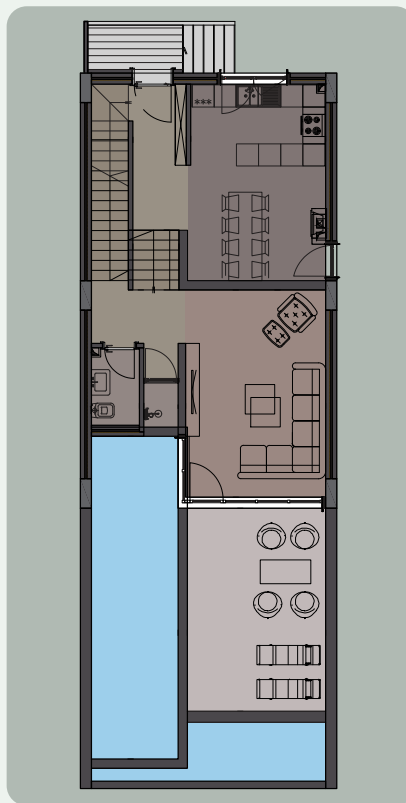


Toilet

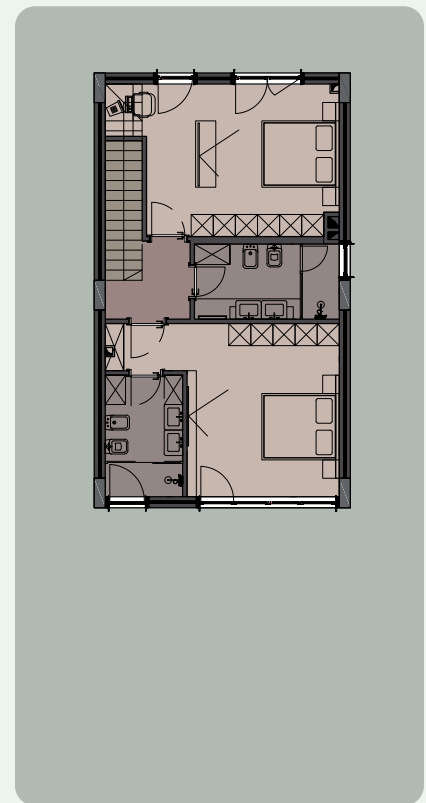
1st Floor



2nd Floor



3rd Floor



Surface: 165m² - 387m²



Comfort



Spaces
that **inspire**



Elegance

Sunrise



Flowers Hill offers a **unique living** opportunity by proposing a curated space in the tranquility of greenery connected with **luxury**.

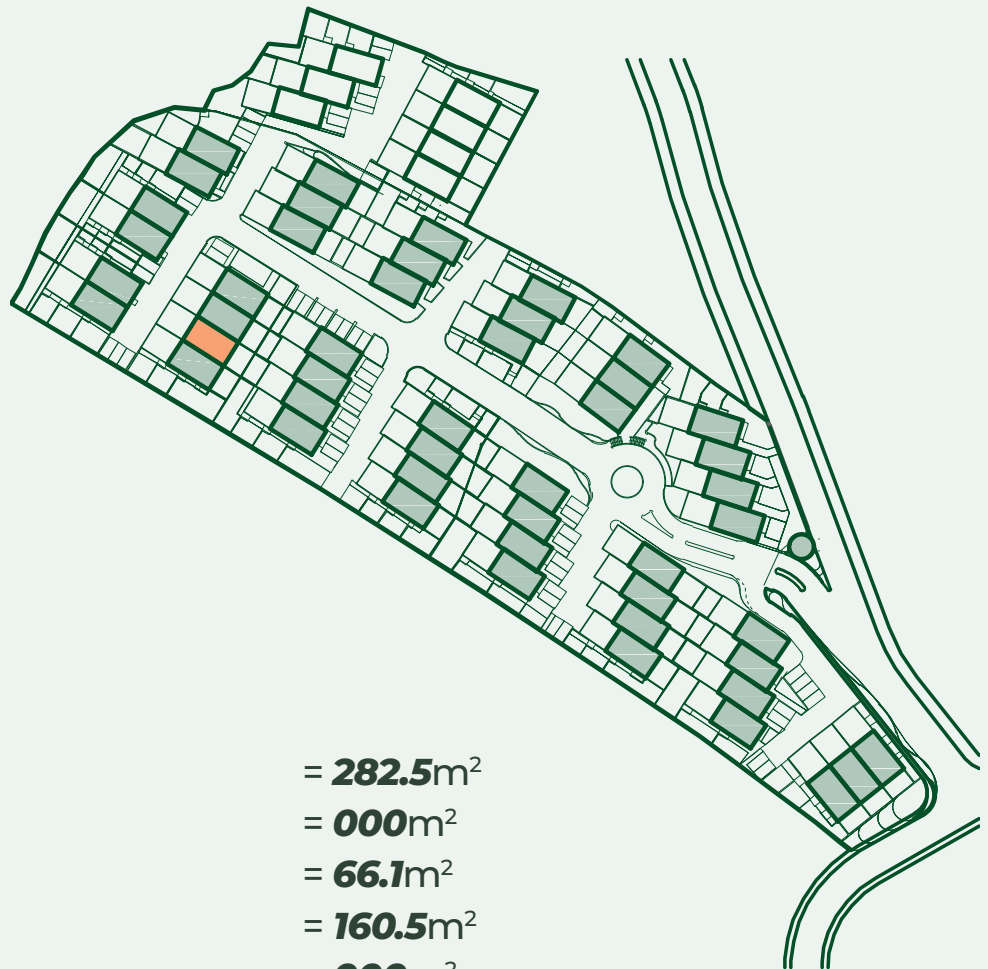
Sunrise Villa is grouped into three to four **Row villas**.

This villa is designed to provide the **comfort** that **every family** needs, with a **variety of spaces** for different uses (bedrooms, living room, playroom, home cinema, office, etc.).

With a **yard** and an **outdoor pool**, it guarantees a relaxing and **pleasant space**.

The villa offers parking for two cars, and all the necessary amenities for **a comfortable living** both as a residence and for recreation, including a laundry area, wardrobe, etc., on **the ground floor**.

The Row villas of **Sunrise** Villa in FLOWERS HILL RESIDENCE have an area of approximately **282m² - 289m²**, organized in a **4+1** layout, with three floors, as well as an opportunistic upper area. The villas have external plot areas ranging from **158m² - 337m²**.



VILLA "B9/3"

PHYSICAL AREA	= 282.5m²
COMMON AREA	= 000m²
VERANDA+POOL	= 66.1m²
PLOT/LAND	= 160.5m²
OPEN PARKING	= 000m²



Bedroom



Living Room



Laundry



Kitchen



Toilet



Toilet



Technical Environment



Pool Veranda

2x



Bedroom



Parking



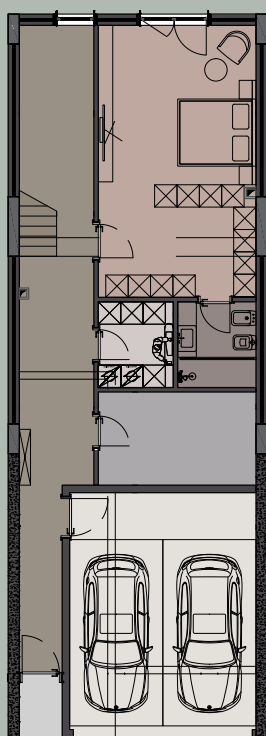
Pool

2x

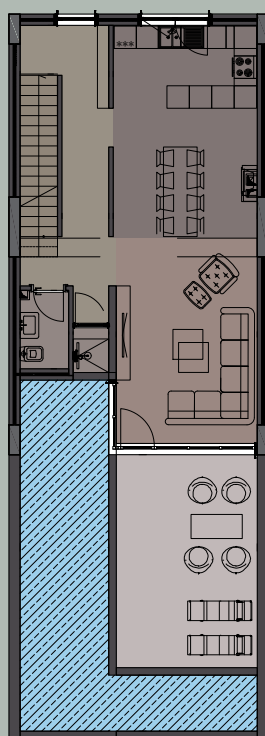


Toilet

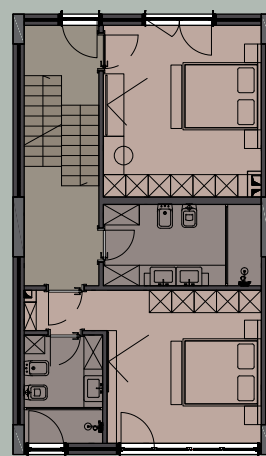
1st Floor



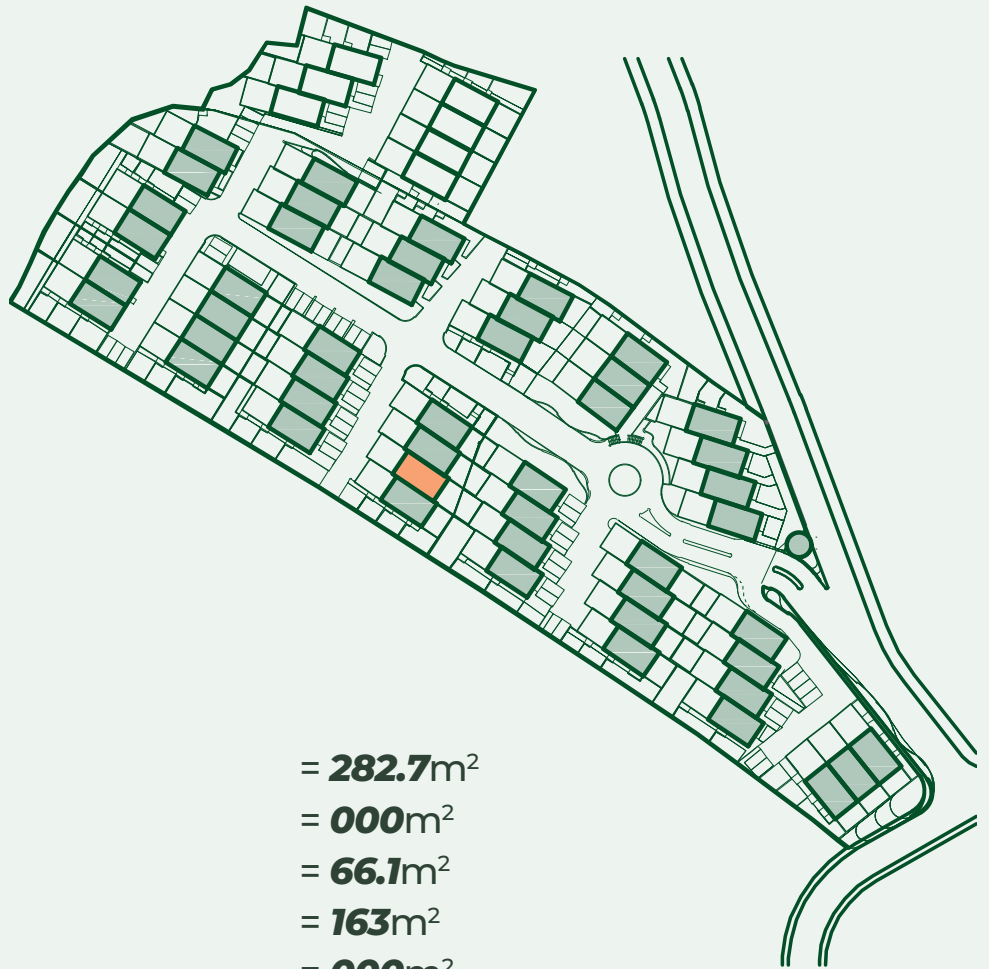
2nd Floor



3rd Floor



Surface: 158m² - 337m²



VILLA "B11/3"

PHYSICAL AREA	= 282.7 m ²
COMMON AREA	= 000 m ²
VERANDA+POOL	= 66.1 m ²
PLOT/LAND	= 163 m ²
OPEN PARKING	= 000 m ²



Bedroom



Living Room



Laundry



Kitchen



Toilet



Toilet



Technical Environment



Pool Veranda

2x



Bedroom



Parking



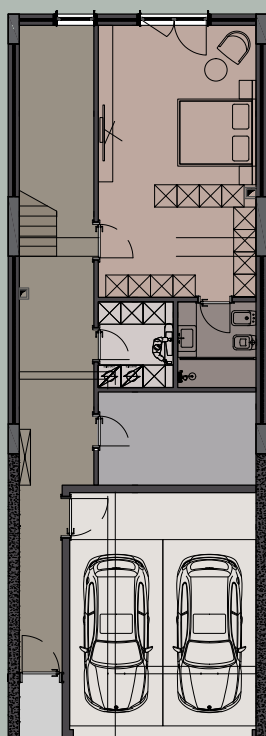
Pool

2x

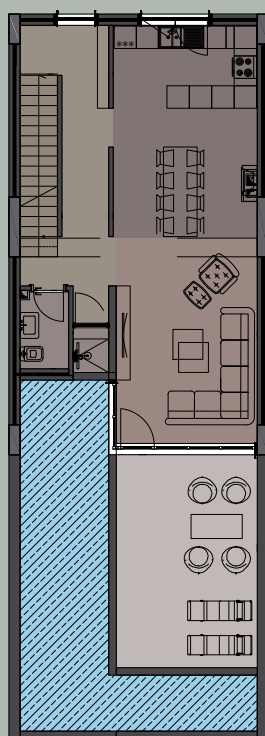


Toilet

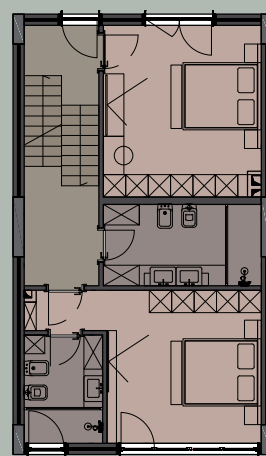
1st Floor



2nd Floor



3rd Floor



Surface: 158m² - 337m²



Weekends
in **home**



Space
for the whole **family**



Modern
and **quiet** space

Quality & Safety



The Flowers Hill Residence guarantees **high technical quality**. It is based on established **Eurocode** standards, which offer the best experiences and practices in **Europe**.

Our development plan in the residence provides **secure** management of essential services such as **drinking water supply, electricity, stormwater** and **wastewater drainage systems**, and **individual treatment** of the land for buildings.

Special attention will also be given during the development process to elements of **seismic sustainability**, specifically **earthquake protection**, as well as **fire protection**.

The road system and **parking system** have been very carefully planned to make pedestrian life **safer**, and to regulate vehicle traffic.

The residence will be monitored **24 hours** a day throughout the week with **CCTV** systems and **security patrols**.



Away
from **noise** and **chaos**

Administration



Flowers Hill will always remain well-maintained thanks to the **professional management** of common spaces by our partner company '**S&D Invest**'.



The residence will have a **dedicated** property manager who will be at the service of the residents to **manage** and **coordinate** a **peaceful coexistence**.



The **new** residents of Flowers Hill will benefit from **15 years** of experience in the management and administration of **shared ownership**.

The Office of Common Space Management offers **a range of packages** and **services** to **assist** residents in better managing their **properties**.



Administration



Security Service



Cleaning



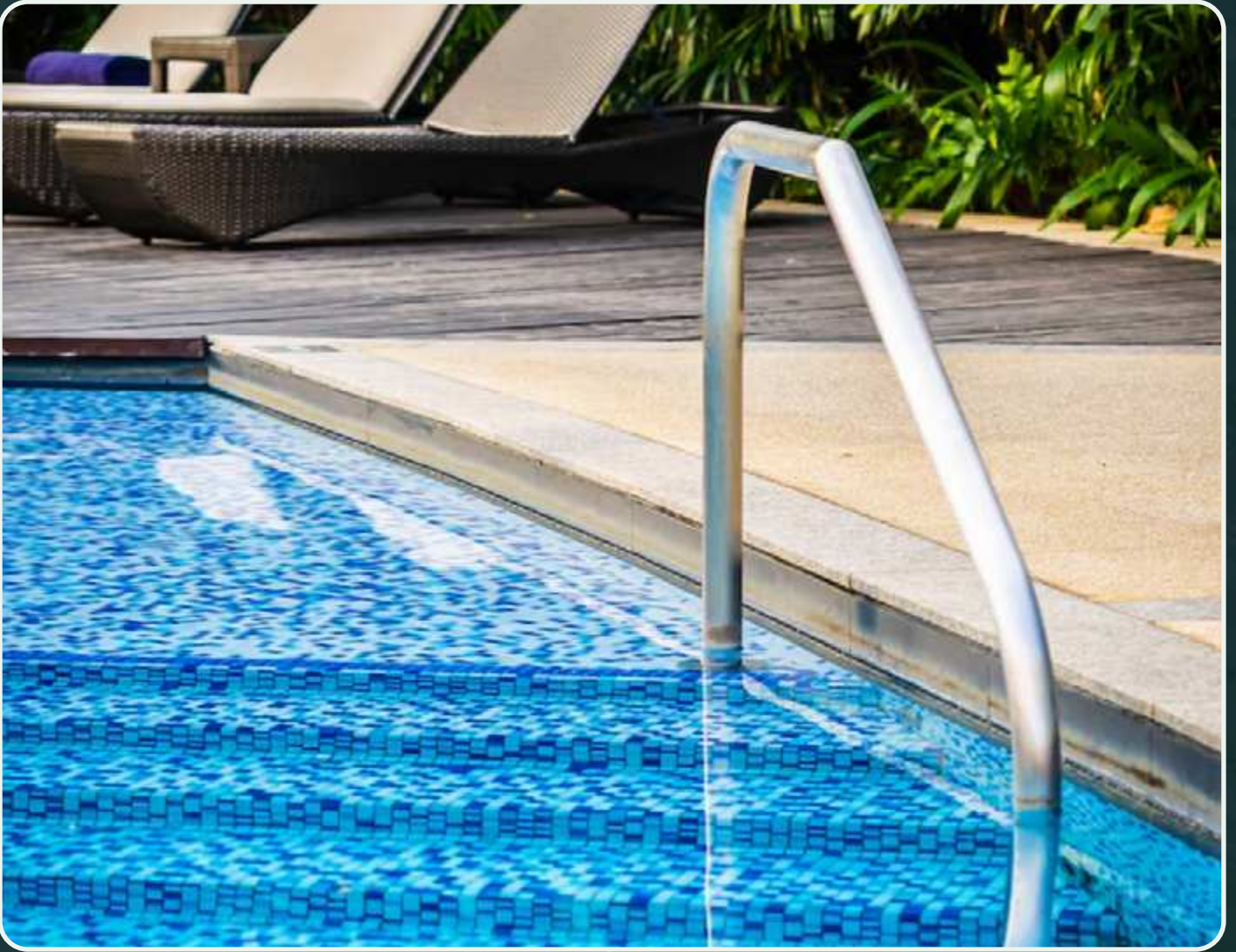
Greenspace



Technical Maintenance



Electrical maintenance



Unique
lifestyle

Parking philosophy in Flowers Hill Residence



1 home for *your* car
(villa)



2 homes for *your* car
(2 parkings)



1 homes for your *guests* car
(guests parking)



Closed
parking



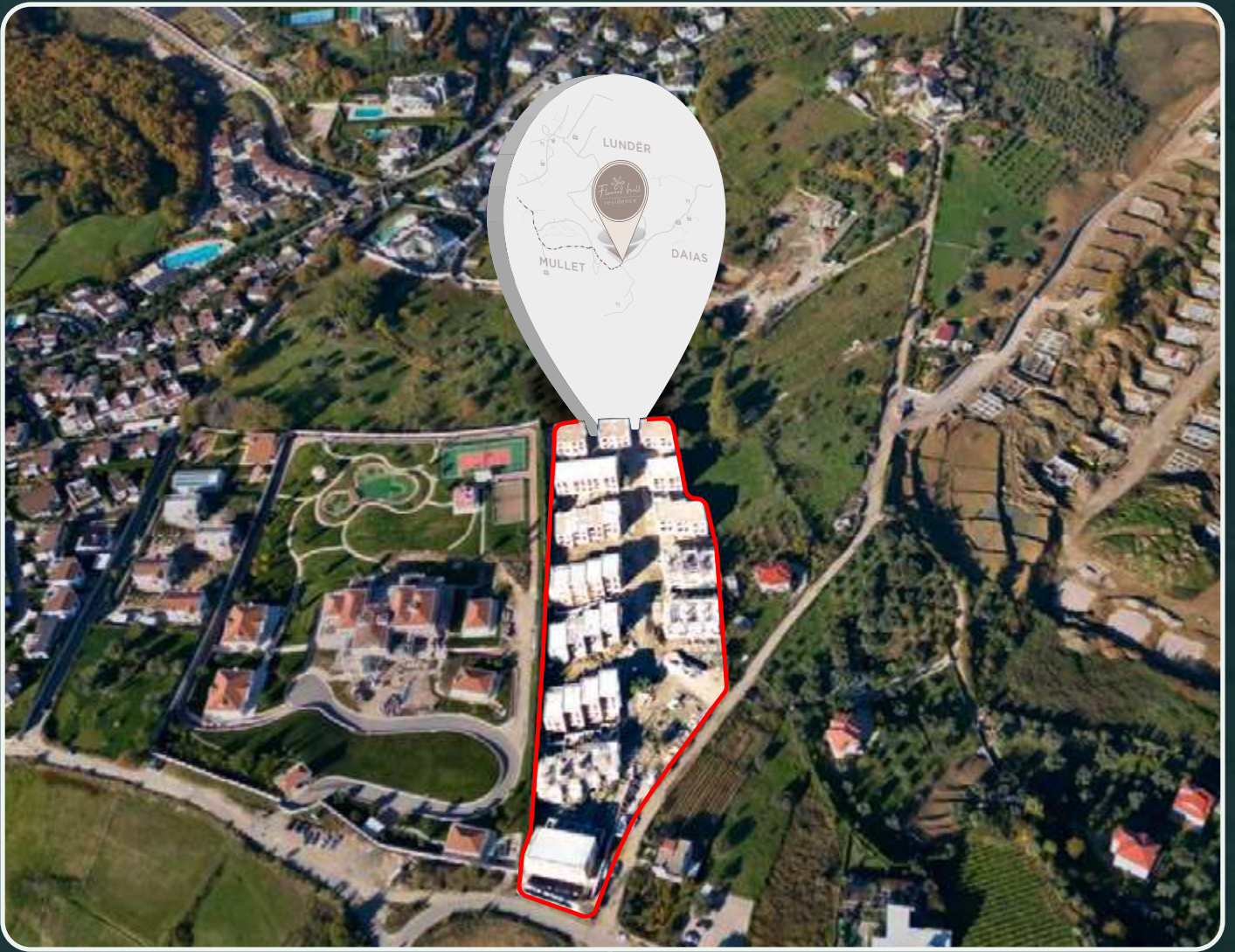
Open
parking

Project *Phase*



Actual phase





Flite
coexistence







WE GO BIG IN *Europe*

Founded in 1996 by Mr. Gentjan Sula, **AGIKONS Group** is one of the leading and most successful players in the investment field in **the Balkans** and beyond. With a consolidated presence in countries such as the **United Kingdom, Albania, Kosovo, Italy, and Greece**, AGIKONS is synonymous with reliability and professionalism, operating across a wide range of industries with strong **national** and **international** impact.

Guided by **high ethical** and **business standards**, AGIKONS combines **strong financial capital**, exceptional human resources, and unwavering commitment to **innovation**. The group focuses on sustainable growth, improving **quality standards**, and implementing **environmentally** and **socially** sustainable practices, positioning itself as **a leader in the global market**.

With a team of over **3,000 dedicated professionals**, AGIKONS continues to drive **economic development**, create employment opportunities, and promote social inclusion, leaving a positive and lasting impact on the communities where it operates.

AGIKONS is more than just an investment group it's a vision for building **a better future** through **innovation, responsibility, and shared success**.

Investments in Europe



Collaborators



Zaha Hadid

BIG

BJARKE INGELS GROUP

314

studio

Flowers hill

residence

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[Flowers Hill](https://www.facebook.com/FlowersHill)

Flowers hill

residence



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