

PRIVÉ

CAPE RODON

ALBANIA

# WHO WE ARE

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## ➤ **The Investor**

### **German Investment**

Wieshalla Consulting GmbH, based in Wiesbaden, Germany

25 Years of Independent Wealth Advisory & Financial Planning Experience

## ➤ **The Architectural Planning**

### **Austria-Based Architectural Planning**

European Planning & Execution Standards

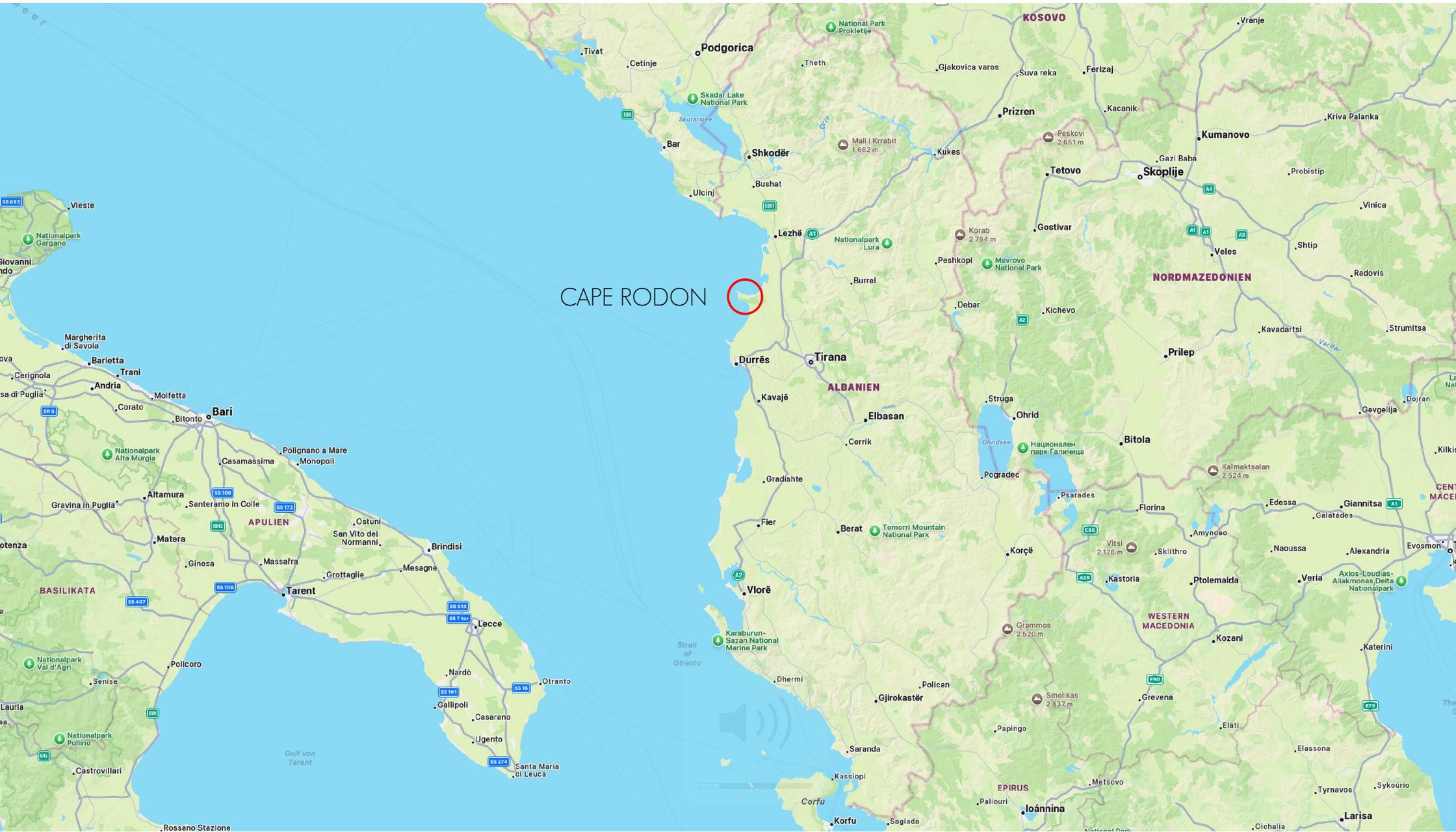
Hotel Design (Planning & Execution)

## ➤ **The Developer**

### **Locally Established Structure**

MW Plan sh.p.k

Focused Exclusively on Cape Rodon Development



CAPE RODON





## THE VISION

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➤ **Cape Rodon Peninsula**

**A naturally preserved stretch of coastline**

Minimal surrounding development

➤ **Proximity**

**40 minutes to the International Airport**

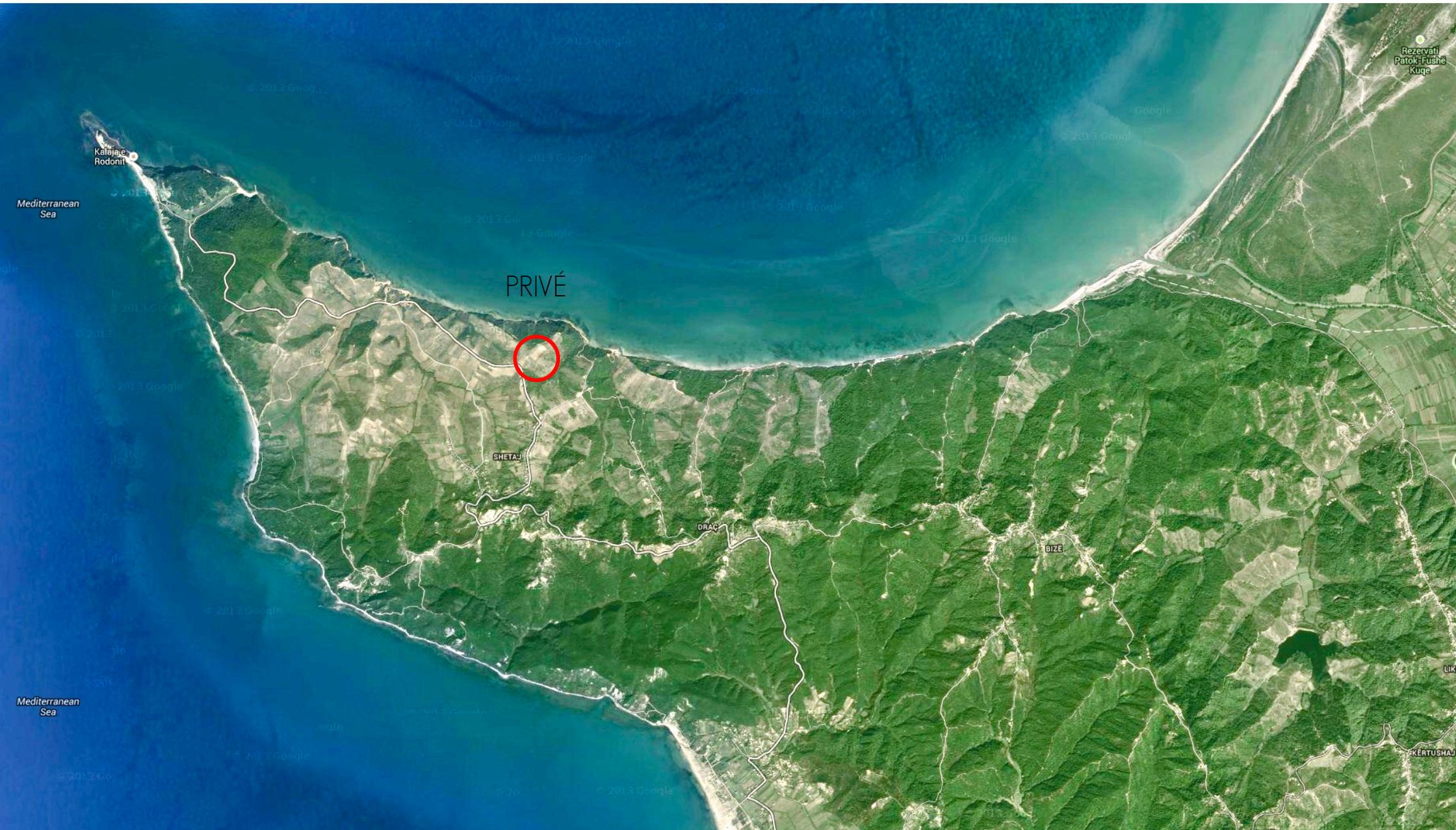
**50 minutes to the capital Tirana**

➤ **Early-stage coastal market**

**A sanctuary**

high-demand guests

privacy and tranquillity













## PRIVÉ ONE

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### ► **Boutique Resort Concept**

#### **Secluded Mediterranean Coastal Retreat**

Hotel & Villa / Apartment Mix in a private coastal setting

### ► **European Construction Standards**

European Planning & Execution Standards

Uncompromising quality in structure, detailing, and durability.

### ► **Market Validation**

European Planning & Execution Standards

Sold Out Before Completion

75% International Buyers

Established Brand Presence

Proven Demand in the Luxury Segment

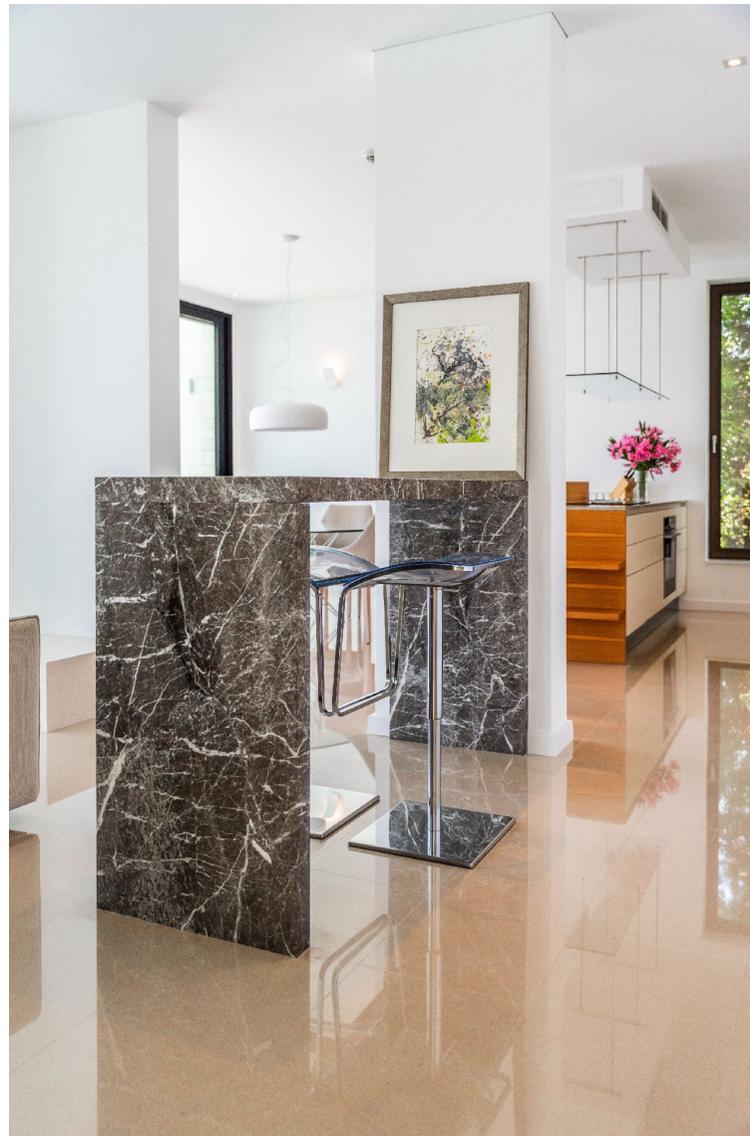




















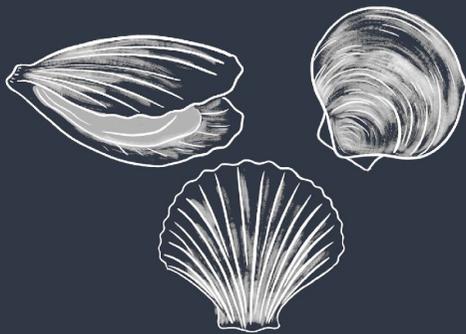












## PRIVÉ 2 - DESIGN

### ► Design Collaboration

Chris Precht Studio

International Design Partnership

### ► Design Principles

Organic Geometry

Landscape Integration

Controlled Visibility

Timeless Materiality







## PRIVÉ 2 - THE EVOLUTION

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### ► The Strategic Evolution

Validated Market Positioning

Refined Scale

Iconic Architecture

International Brand Alignment

### ► Architectural Framework

Organic Shell Concept

Landscape Integration

80-Key Hotel

Private Coastal Access



**PRIVÉ 1**  
Boutique Hotel (9 rooms)  
Restaurant

**HOTEL (80 keys)**  
Panorama Pool  
SPA  
Underground Parking

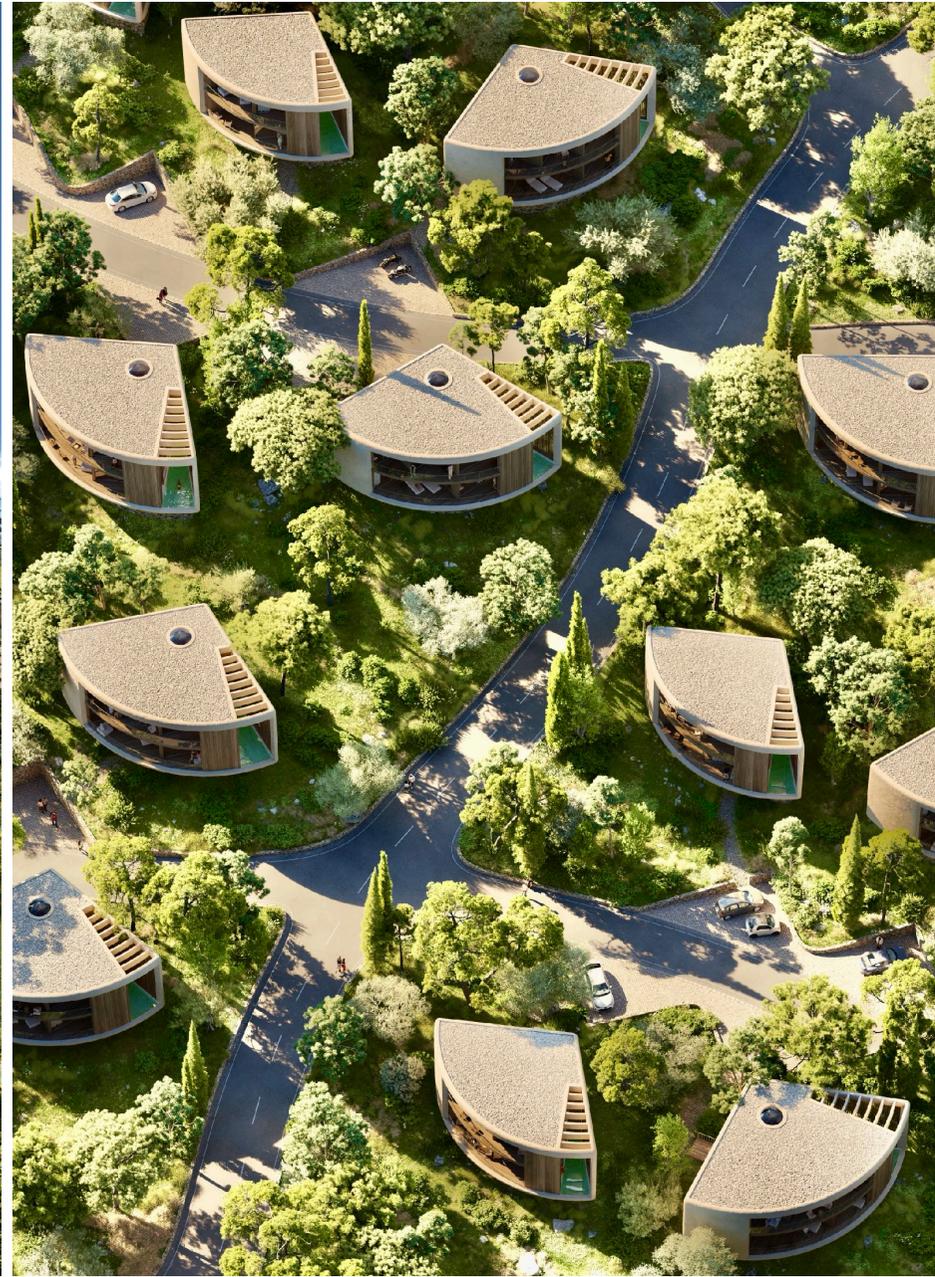
**LUXURY APARTMENTS**  
Panorama Pool  
Underground Parking

**LUXURY VILLAS**  
3 and 4 bedroom  
Private pool

**PRIVATE BEACH**  
Beach Bar



LUXURY VILLAS



LUXURY APARTMENTS



PRIVATE BEACH





## THE HOTEL - INVESTMENT CORE

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### ➤ **Asset Configuration**

80 Keys

Premium Upper-Luxury Positioning

300-Day Operating Model

Private Beach Access

### ➤ **Operational Logic**

Scale Appropriate for International Operator

Mixed-Use Synergy (Villas & Apartments)

Diversified Revenue Base

Capital Proximity Demandy





## ROOM STRATEGY MIX

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### ➤ Room Typology Distribution

Standard Rooms

Junior Suites

Signature Suites

Balanced Key Allocation

### ➤ Revenue Strategy

Suite Ratio Supporting Rate Premium

Flexibility for Brand Positioning

Optimized for Leisure & Short Term

Yield-Oriented Configuration



## REVENUE DIVERSIFICATION

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### ➤ Core Revenue Drivers

Restaurant & Beach Club

Wellness & Spa

Event & Lounge Spaces

### ➤ Performance Impact

Extended Length of Stay

Multi-Revenue Activation

Shared Demand with Villas

Seasonality Mitigation



## BRAND ALIGNMENT

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### ➤ **Strategic Compatibility**

Upper-Luxury Segment Positioning

Capital Tirana & Airport Proximity

Private Beach Access

Controlled 80-Key Scale

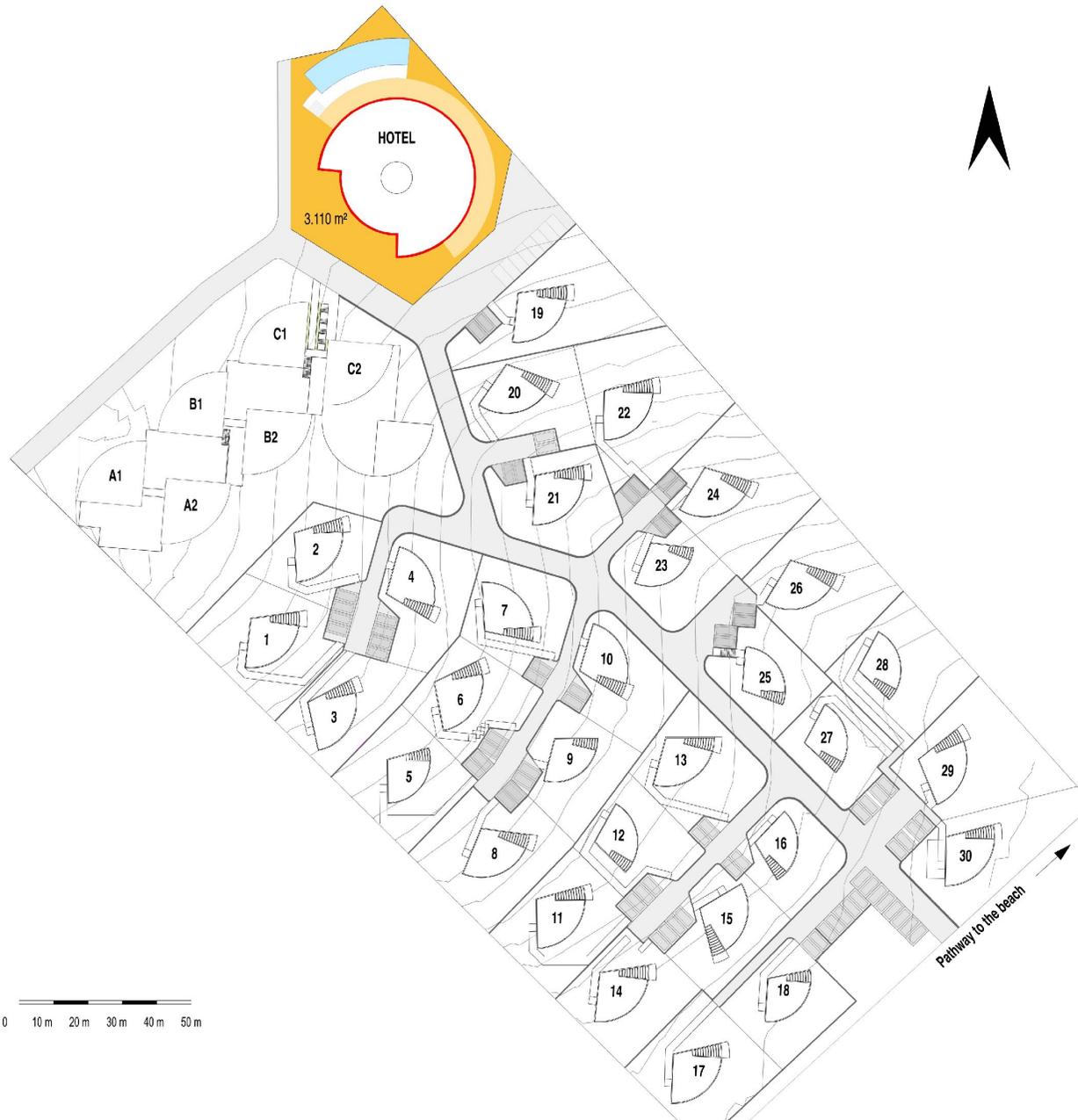
### ➤ **Operational Fit**

Brand-Compatible Room Inventory Structure

Diversified Revenue Base

Architectural Identity

Flexibility for Interior Customization



PROJEKTI | PROJECT

## PRIVÈ 2

ZHWILLUESI | DEVELOPER



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## BOUTIQUE HOTEL

### HOTEL MASTERPLAN

- Plot Area Hotel: 3.110 m<sup>2</sup>
- Footprint Hotel: 1.147 m<sup>2</sup>

**SHENIM**  
Planet e paraqitura janë vetëm për qëllime prezantimi dhe nuk janë pjesë e ndonjë dokumenti ose titulli ligjor.

**NOTE**  
The plans shown are for presentation purposes only and not part of any legal document or title.

# OPTIONS OF OPERATION

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## Option A – Boutique Hotel (Pure Hospitality Model)

### 80 Rooms & Suites

- 13 Duplex Suites with Terrace – 70 m<sup>2</sup>
- 12 Standard Rooms – 28 m<sup>2</sup>
- 42 Deluxe Rooms – 37 m<sup>2</sup>
- 3 Superior Suites – 50 m<sup>2</sup>
- 9 Superior Suites – 75 m<sup>2</sup>

Positioning:

Upper-luxury boutique hotel

Full-service hospitality concept

## Option B – Hotel & Serviced Apartments (Hybrid Model)

### 35 Hotel Rooms & Suites

### 22 Serviced Apartments

Hotel Component:

- 13 Duplex Suites – 70 m<sup>2</sup>
- 4 Standard Rooms – 28 m<sup>2</sup>
- 14 Deluxe Rooms – 37 m<sup>2</sup>
- 1 Superior Suite – 50 m<sup>2</sup>
- 3 Superior Suites – 75 m<sup>2</sup>

Serviced Apartments:

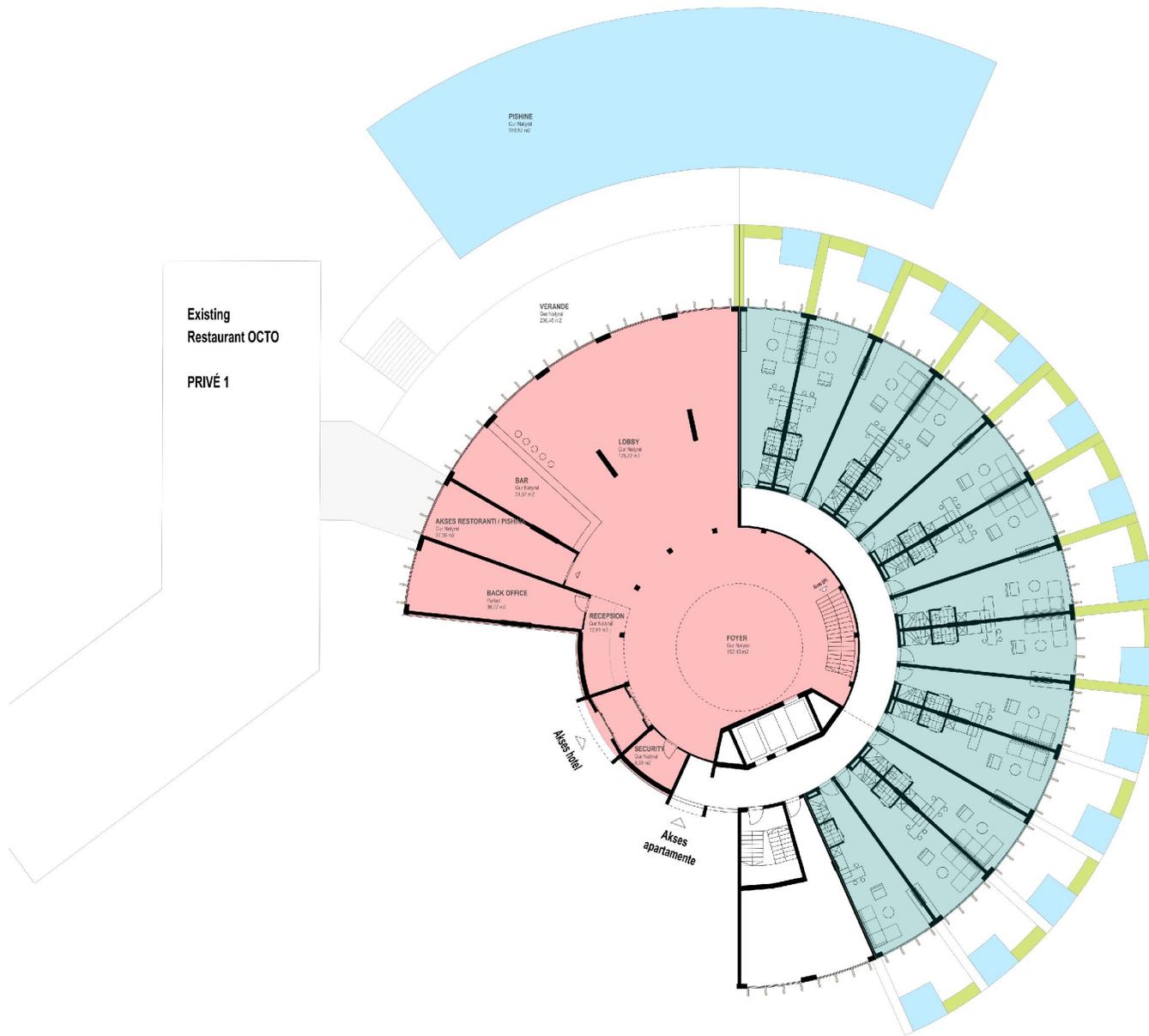
- 4 (1+1) Apartments – 55 m<sup>2</sup>
- 10 (1+1) Apartments – 75 m<sup>2</sup>
- 8 (2+1) Apartments – 111 m<sup>2</sup>

Positioning:

Extended-stay flexibility

Higher average length of stay

Broader revenue diversification



Existing  
Restaurant OCTO

PRIVÉ 1



PROJEKTI | PROJECT

# PRIVÉ 2

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## BOUTIQUE HOTEL

### Level 0

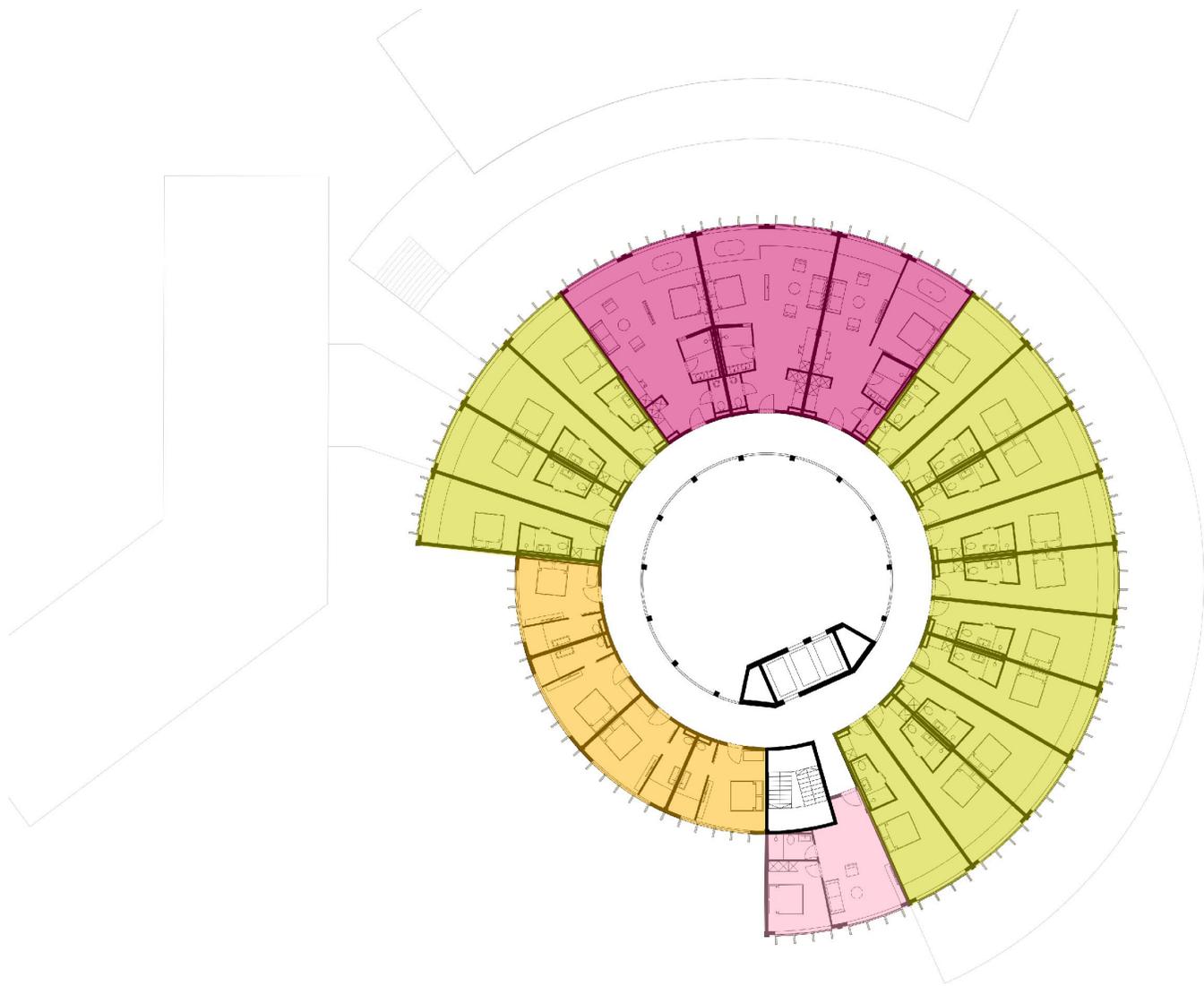
Entrance / Functional Areas / Suites

- Reception
- Foyer/Atrium
- Lobby
- Bar
- Restaurant Access
- Office
- Portier
- Spa Access
- Seaview Terrace
- Pool
- Main Entrance Hotel
- 13 Duplex Suites / Apartments  
à 70 m<sup>2</sup> each with 25 m<sup>2</sup>  
terrace and plunge pool

**SHENIM**  
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Level 0



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# PRIVÉ 2

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## BOUTIQUE HOTEL

### Level +1

#### Hotel Rooms & Suites

- 4 Standard Rooms á 28 m<sup>2</sup>
- 14 Deluxe Rooms á 37 m<sup>2</sup>
- 3 Suites á 75 m<sup>2</sup>
- 1 Suite á 50 m<sup>2</sup>

Level +1

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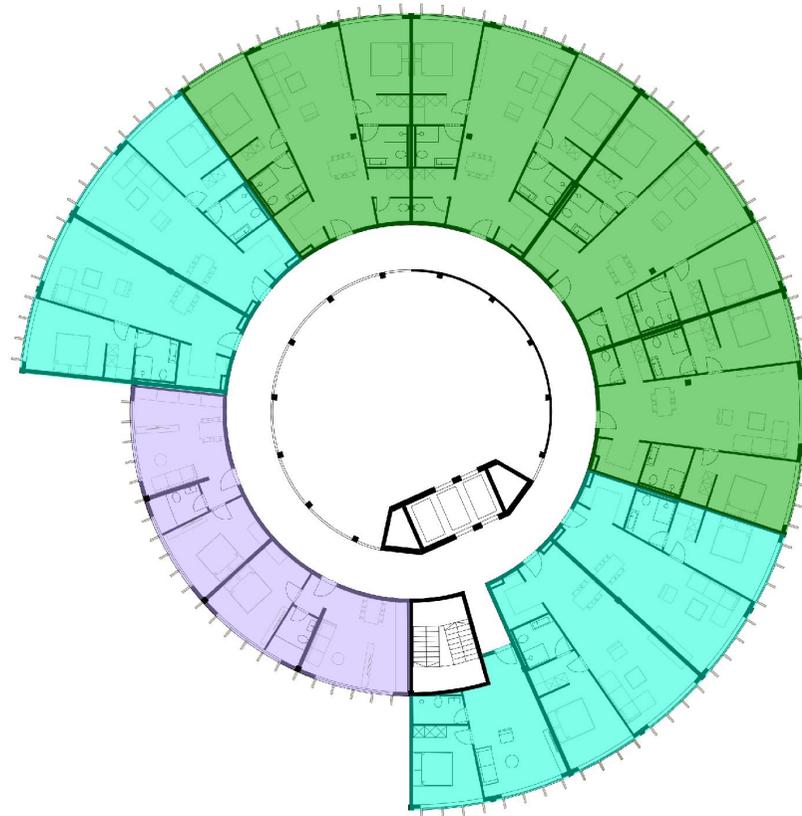
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## BOUTIQUE HOTEL

### Level +2

#### Serviced Apartments

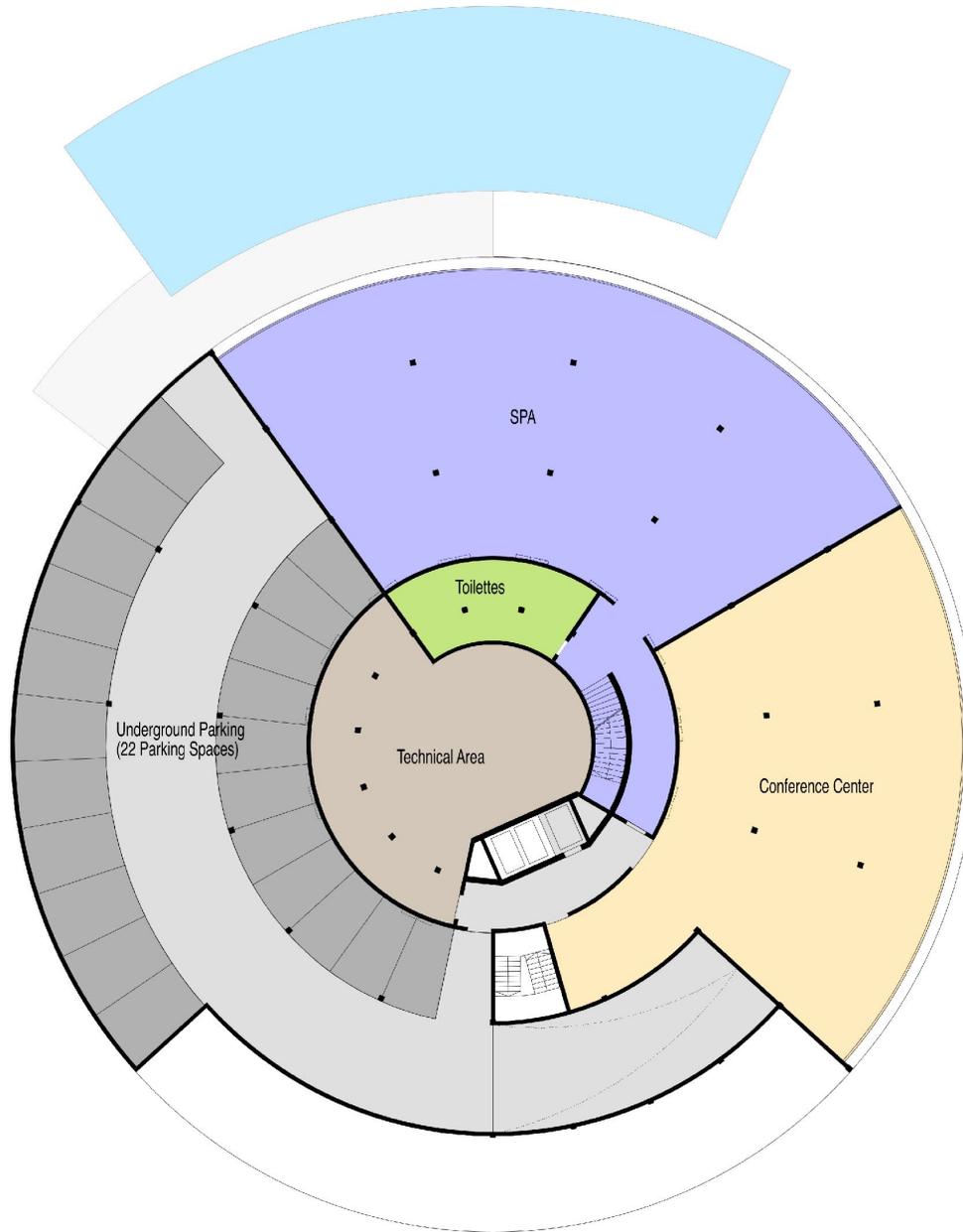
-  2 (1+1) Apartments á 55 m<sup>2</sup>
-  5 (1+1) Apartments á 75 m<sup>2</sup>
-  4 (2+1) Apartments á 111 m<sup>2</sup>



### Level +2

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## PRIVÈ 2

ZHVILLUESI | DEVELOPER



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## BOUTIQUE HOTEL

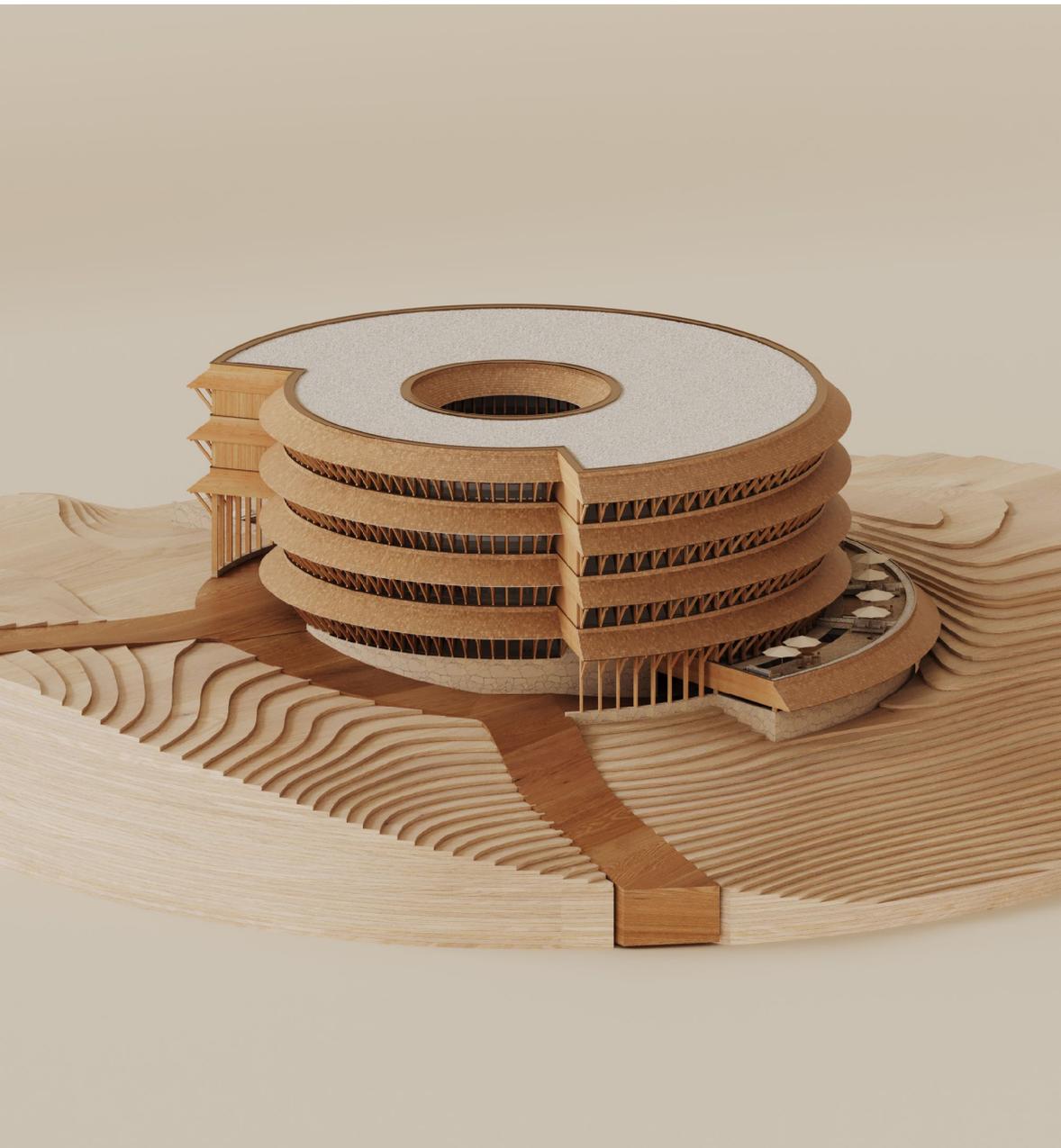
### Level -1

SPA / Conference Center / Parking

Level -1

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## WHY THIS IS UNIQUE IN ALBANIA

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- ✓ Rare coastal peninsula offering privacy without isolation
- ✓ Capital and international airport proximity
- ✓ International architectural collaboration
- ✓ Proven Phase One execution and sell-out
- ✓ Limited upper-luxury coastal competition
- ✓ Secured private beach access
- ✓ Scale appropriate for international operator alignment

