

THE EMBRACE - VLORA



LUMEA DEVELOPMENT OVERVIEW

LUMEA Development is a boutique real estate platform targeting Albania's Ionian coastline – Vlora and Ksamil. The company unites international development expertise with strong local partnerships to deliver design-led hospitality and branded residential projects that set a new benchmark for the Albanian coastline.

FOCUS & STRATEGY: Identify and develop prime coastal locations with high tourism growth, limited luxury supply, and strong brand potential. LUMEA targets underdeveloped high-value sites where thoughtful design, disciplined execution, and strategic partnerships create sustainable long-term value.

CAPABILITIES & APPROACH: End-to-end in-house expertise across development management, finance, and design – supported by deep local relationships. From land acquisition and permitting to operator selection and delivery, LUMEA ensures institutional standards and efficient execution throughout the project lifecycle.

TEAM & LEADERSHIP: Led by a senior team with over 45 years of combined experience in real estate, hospitality, and finance across Europe, the U.S., and the Middle East. Their complementary expertise bridges strategic vision, creative design, and operational excellence.

PROJECT PROFILE: €150M – €250M total development value per project. Typical equity ticket: €20M – €30M Asset types: hospitality, branded residences, and mixed-use coastal developments.

TARGET RETURNS: Solid double digit IRR depending on project profile, leverage, and exit strategy. Exit routes include branded residence sales, forward sales, or recapitalization upon stabilization.

NETWORK & PARTNERSHIPS: Collaboration with international architects, hospitality brands, and advisors. Strong engagement with Albanian institutions ensures transparent permitting, sustainable growth, and long-term investor confidence.

PROJECT LOCATION



EXISTING AIRLINE TRANSPORT

VLORA INTERNATIONAL AIRPORT (UNDER CONSTRUCTION)
27 km away (35-min drive to The Embrace)

TIRANA INTERNATIONAL AIRPORT
154 km away (2-hour drive to The Embrace)



MARITIME TRANSPORT

VLORA MARINA
500 m away

THE ARCHITECTS

	
INTRODUCTION	<ul style="list-style-type: none">• Austrian-based architectural studio gained strong recognition internationally for its distinctive, sustainable, nature-embedded designs
PHILOSOPHY	<ul style="list-style-type: none">• Strong sustainability / ecological awareness: use of wood, low carbon materials, connection/relationship between built environment and nature• Emphasis on biophilic design: bringing natural elements, green coverage, organic forms, views, integration with landscape
RELEVANT HOSPITALITY WORK	<ul style="list-style-type: none">• Myrtle Garden Hotel (China) – hillside, wooden, annular structure• Dukagjini + Shëngjin (Albania)

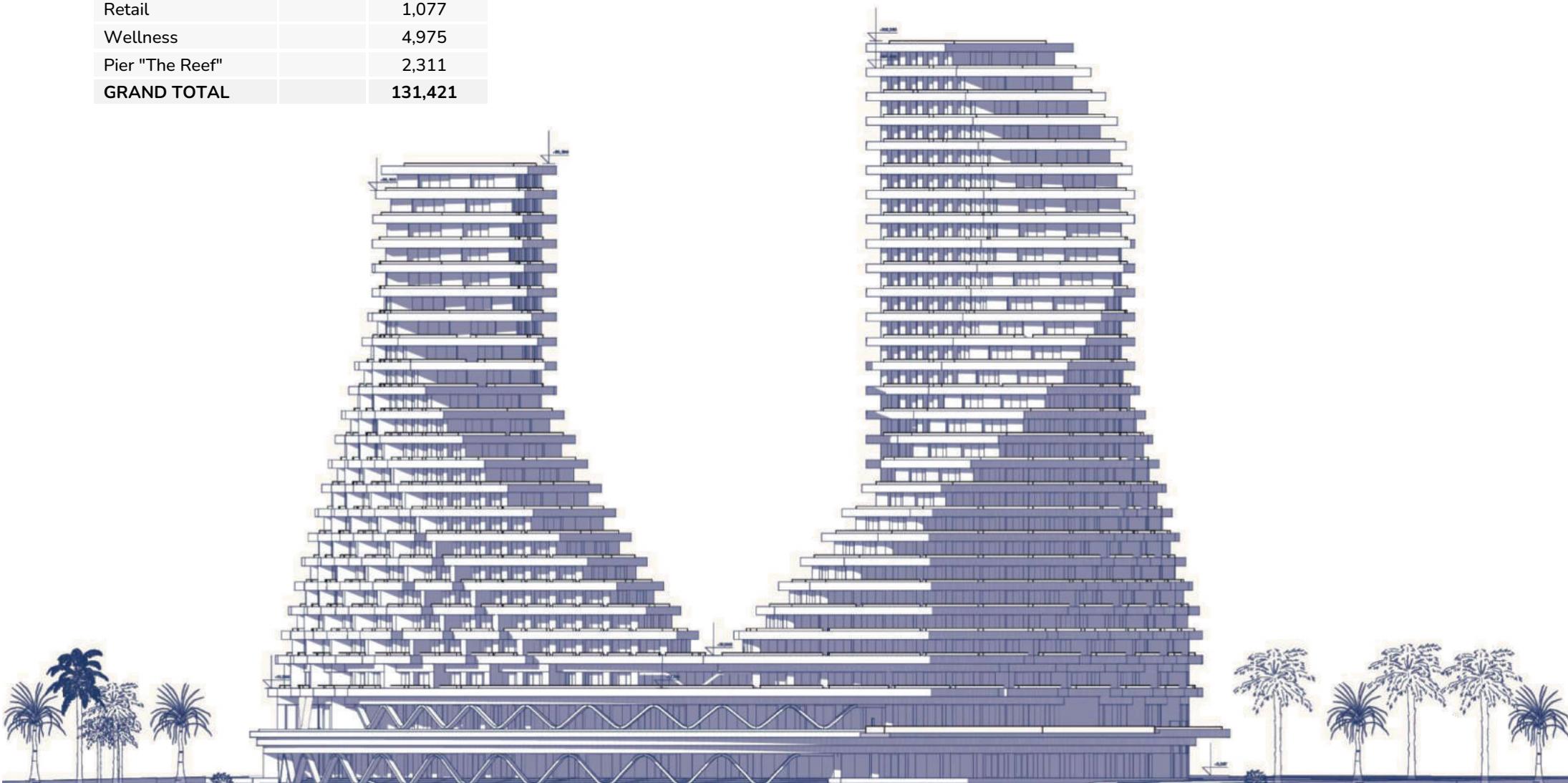
MASTERPLAN



MASTERPLAN

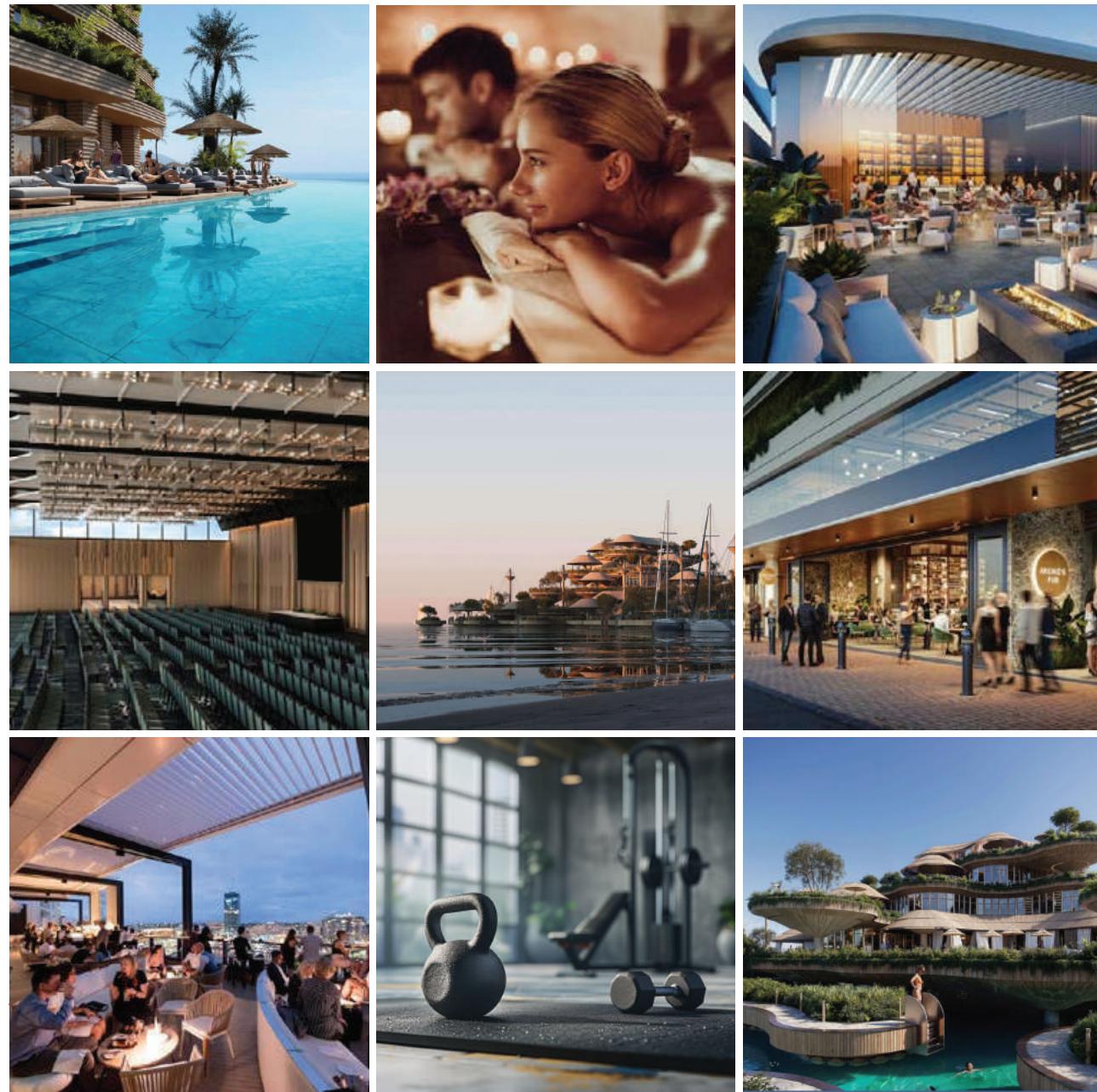
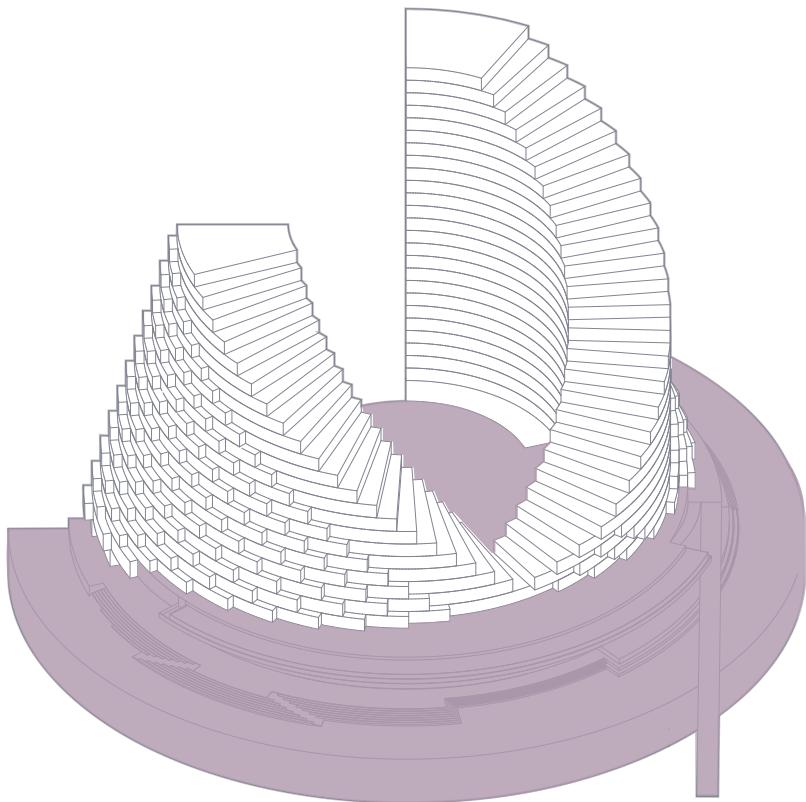
	UNITS	TOTAL SQM
Apartment	321	44,713
Hotel Rooms	131	16,863
Branded Residential	55	10,058
Parking	780	41,292
Event Space		6,176
F&B		3,956
Retail		1,077
Wellness		4,975
Pier "The Reef"		2,311
GRAND TOTAL		131,421

	FLOORS	HEIGHT
Residence Tower (Right)	28	108.39
Hotel Tower (Left)	23	90.39
Underground	2	10.8



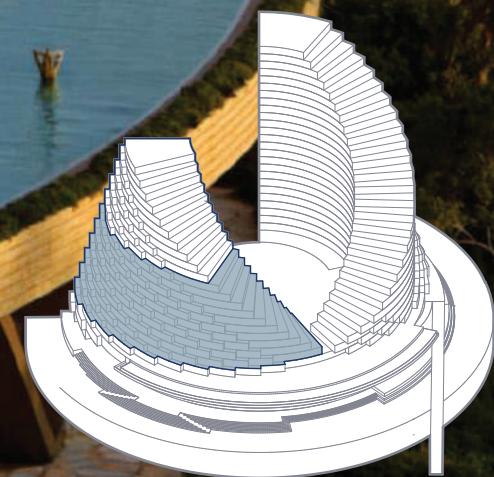
AMENITIES

AMENITIES	SQM
Event Spaces	6,176
F&B	3,956
Retail	1,077
Wellness	4,975
Pier "The Reef"	2,311
GRAND TOTAL	18,495



HOSPITALITY – THE EMBRACE HOTEL

UNIT	SQM/UNIT	TOTAL # OF UNITS
Premium Double Bed Room	53	48
Standard Double Bed Room	41	45
Premium Single Bed Room	47	19
Suite	92	8
Junior Suite	70	7
Standard room w/ single beds	44	3
Presidential Suite	204	1
GRAND TOTAL		131



HOSPITALITY – THE EMBRACE HOTEL

HOTEL ROOM TYPES	TOTAL # OF UNITS
Premium Double Bed Room	9
Standard Double Bed Room	7
Premium Single Bed Room	3
Junior Suite	2
Suite	1
GRAND TOTAL	22

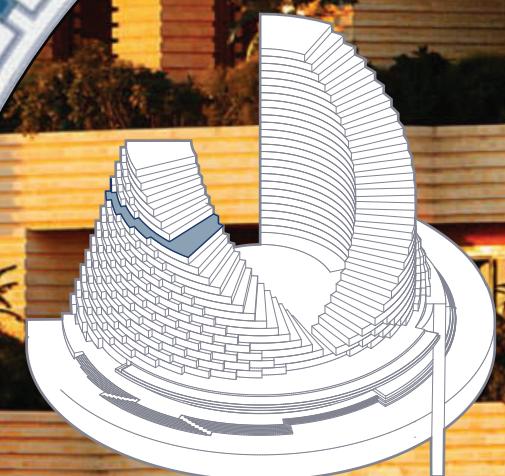
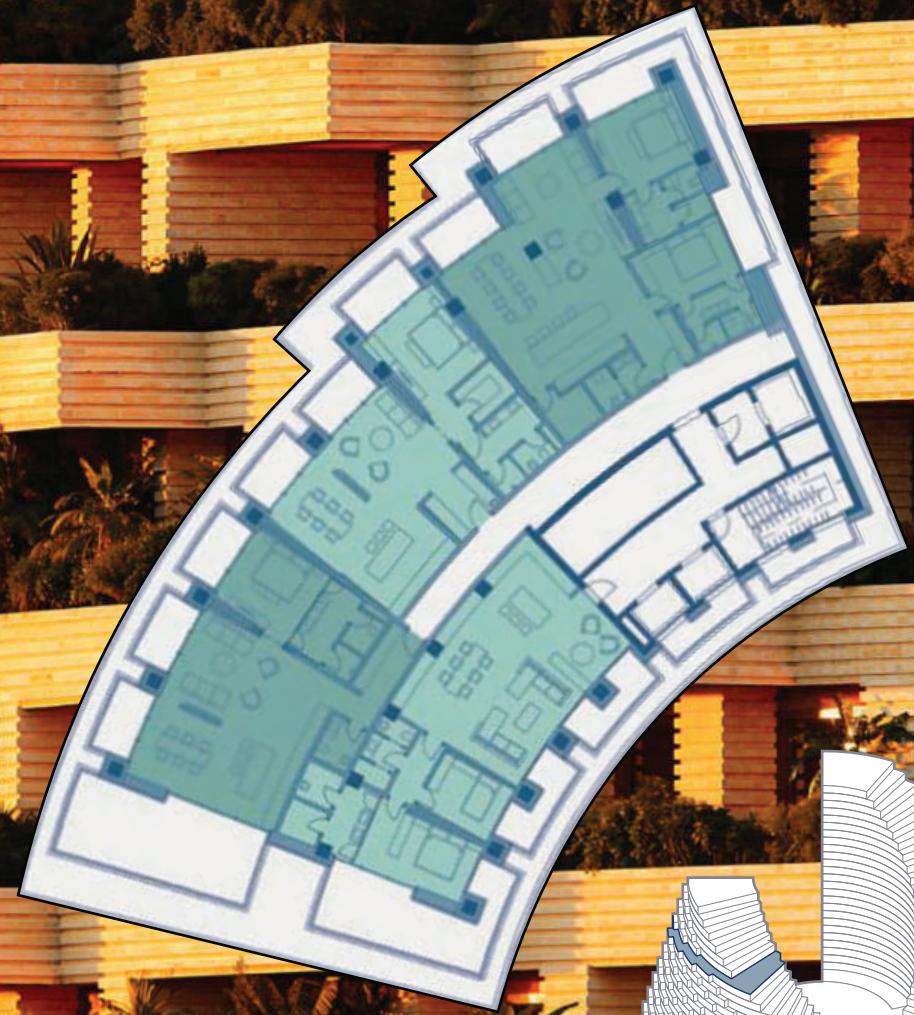


HOSPITALITY – THE EMBRACE BRANDED RESIDENCIAL



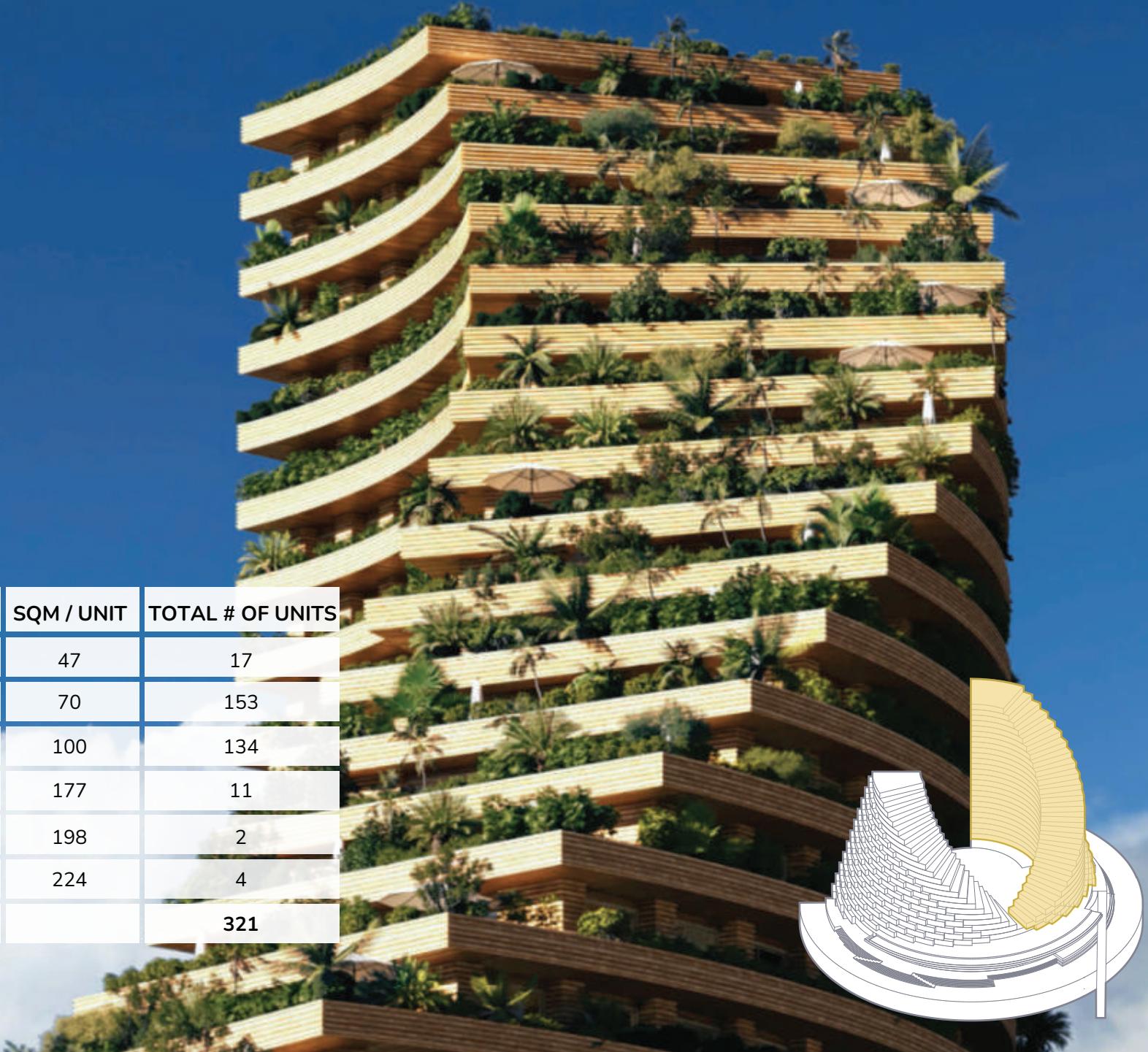
HOSPITALITY – THE EMBRACE BRANDED RESIDENCIAL

BRANDED RESIDENCES	TOTAL # OF UNITS
Branded Residences 01	2
Branded Residences 02	2
GRAND TOTAL	4



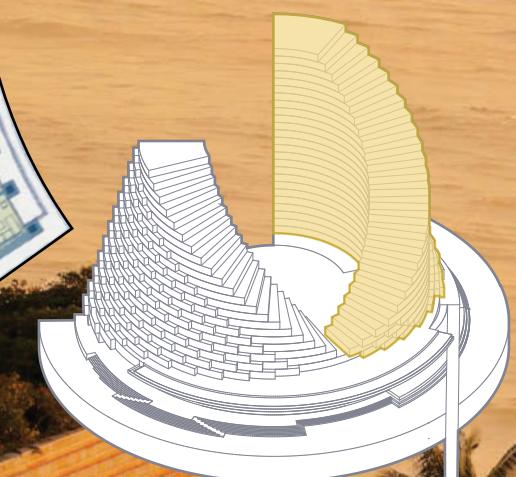
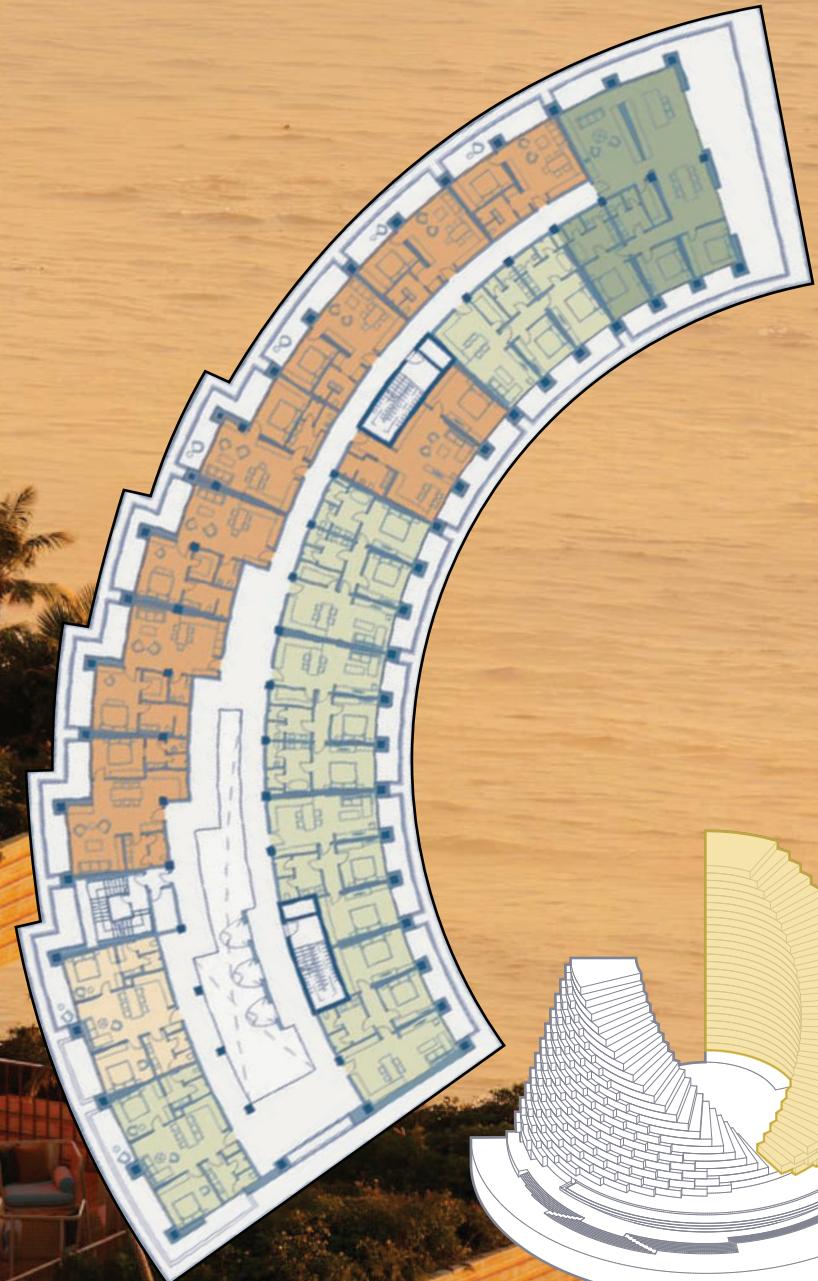
RESIDENTIAL - APARTMENTS

APARTMENT TYPE	SQM / UNIT	TOTAL # OF UNITS
A - Studio Apartment	47	17
B - One Bedroom Apartment	70	153
C - Two Bedroom Apartment	100	134
D - Three Bedroom Apartment	177	11
E - Four Bedroom Apartment	198	2
F - Five Bedroom Apartment	224	4
GRAND TOTAL		321



RESIDENTIAL - APARTMENTS

APARTMENT ROOM TYPE	TOTAL # OF UNITS
B - One bedroom apartment	8
C - Two bedroom apartment	6
A - Studio apartment	1
D - Three bedroom apartment	1
GRAND TOTAL	16

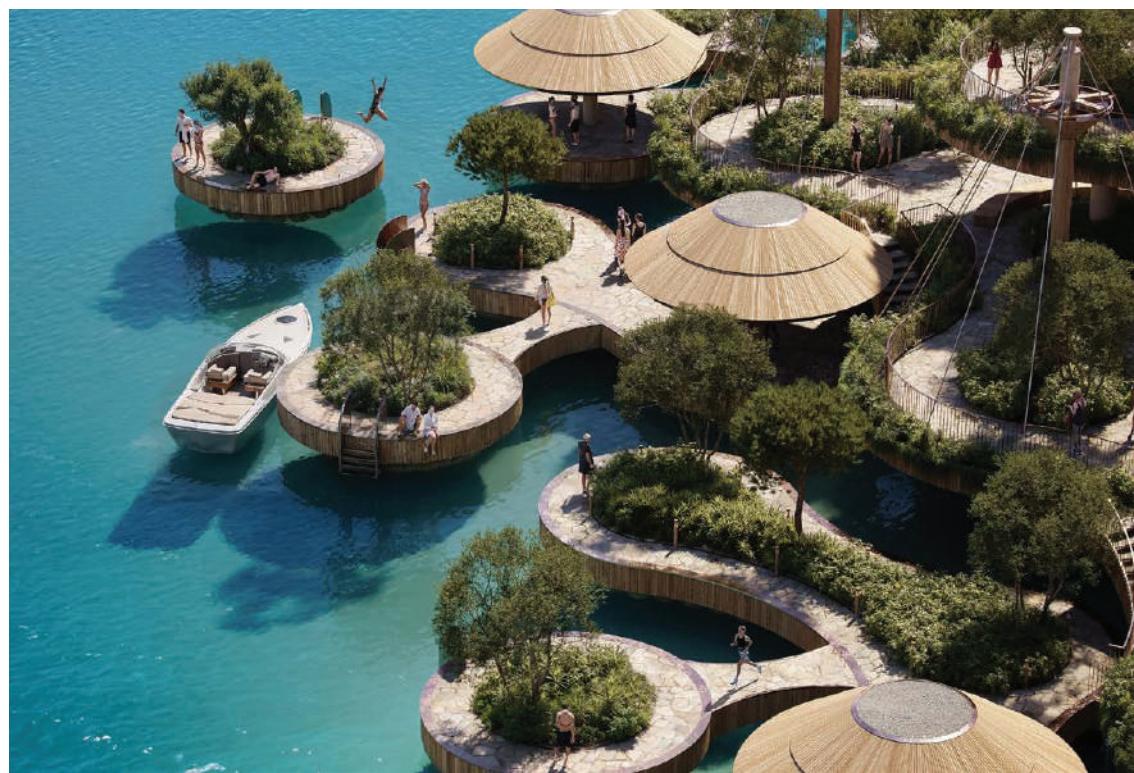
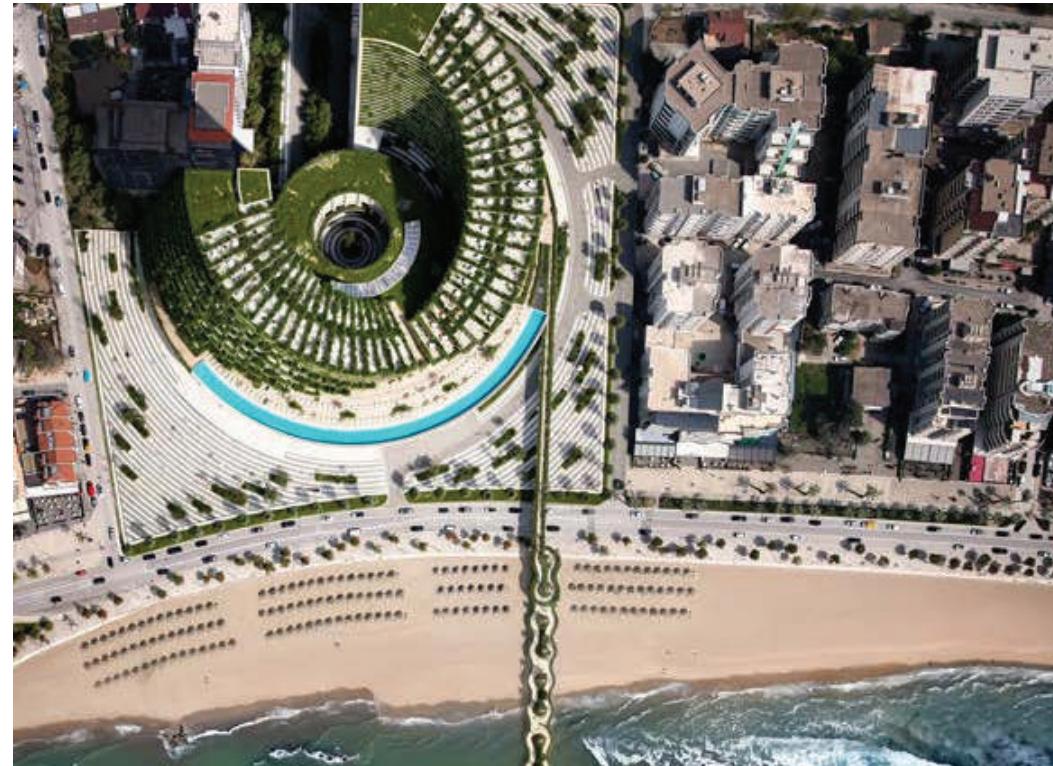


PUBLIC AMENITIES – PIER “THE REEF”



LEVELS OF THE REEF	SQM
Ground Floor	985
Level 2	655
Level 3	408
Roof Garden	263
GRAND TOTAL	2,312





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