

Swan
LAKE RESIDENCE



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SWAN FARKA LAKE RESIDENCE

 **LOCATION**

SWAN RESIDENCE is positioned on the edge of Farka Lake, in front of East, providing natural lighting from the sunning process.

5
km

from "Dëshmorët e
Kombit" Bulevard

2
km

from "Shefqet
Ndroqi" Hospital

6
km

the Great Ring
Highway
(East Segment)

25
km

from Tirana
Airport



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**INVEST FOR A NEW FAMILY
DREAM!**

Residence of Individuality

01

Each apartment has an individual entrance, where the focus is on comfort, privacy, tranquillity and a healthy family environment.

Elite Coexistence

02

A rich community of residents and the hundreds of visitors who will walk through our doors every day.

Architecture

03

Modern architecture and construction offer safety and durability.

Commerciality

04

Facilities and services for an easier life for residents.

**INVEST FOR A NEW FAMILY
DREAM!**

05

Family in Harmony

Quality & philosophy of life are put into practice and lived every day.

06

Close to Nature

A new forest on the edge of the lake with Private Villas, surrounded by an oasis of greenery.

07

A Panoramic View In Every Window

Your home will be in front of Farka Lake and Dajti Mountain.

08

A Positive Feeling

WHY YOU MUST INVEST IN THE FARKA LAKE AREA?

Development Area

01

The new Pedestrian/ Promenade and access with the Great Ring Road (Eastern Segment), will turn it into an intellectual node of the capital.

02

Considerable Potential

03

Inspirational Place

The dawn caresses the mountain of Dajti, Farka Lake, and the west gives a fiery colour to the whole surface.

04

Point of Reference for Outdoor Activities

Parks & Recreation Agency, seeing the great potential that this territory offers, has begun to use it as a recreational area for the development of various OUTDOOR activities, focusing on water sports, to turn it into a reference point for visitors of all age groups.

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Typologies



ELITE VILLAS

Elite Villas will be developed on the first line by Farka Lake. Typically the villas in this line have an interior surface from 177m² to 320m², organized in 3 or 4 bedrooms. The villas have exterior garden surface from 200m² to 700m².



INDIVIDUAL VILLAS

The Individual Villas in SWAN RESIDENCE have an interior surface from 131m² to 198m², organized in 3 or 4 bedrooms. The villas have exterior garden surface from 117m² to 700m².



ATTACHED VILLAS

Attached Villas in SWAN RESIDENCE have an interior surface from 154m² to 161m², organized in 3 bedrooms. The villas have exterior garden surface from 167m² to 218m².



DUPLEXES

Duplexes at SWAN RESIDENCE are from 120m²- to 178m².

Some of them may have outdoor spaces such as balconies or verandas.

Typologies



TRIPLEXES

Triplexes at SWAN RESIDENCE are from 189m² to 220m².

Some 3 bedrooms triplexes may have outdoor spaces such as a patio or veranda.

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ELITE VILLAS

Elite Villas will be developed on the first line by Farka Lake. Typically, 3 bedrooms villas range from 120 m² to 170m², and include the living room with open plan or separated kitchen, three bedrooms and up to three bathrooms, one or two of which can be en-suite.

The villas have an external area from 200m² to 700m².

This typology is optimal for a large family, with one to four children, or even a family living with grandparents. Spacious spaces allow for a gym, playroom for children, offices and other recreational spaces inside the house.



ELITE VILLAS

ELITE VILLAS A1

Villa Surface: 293.8 m²

Garden Surface: 220 m² – 320 m²

Veranda: 146 m² - 255 m²

Organization: 4+1

ELITE VILLAS A2

Villa Surface: 177 m²

Garden Surface: 140 m²

Veranda: 56.7 m²

Organization: 3+1

ELITE VILLAS A3

Sipërfaqja e Vilës: 200 m² - 320 m²

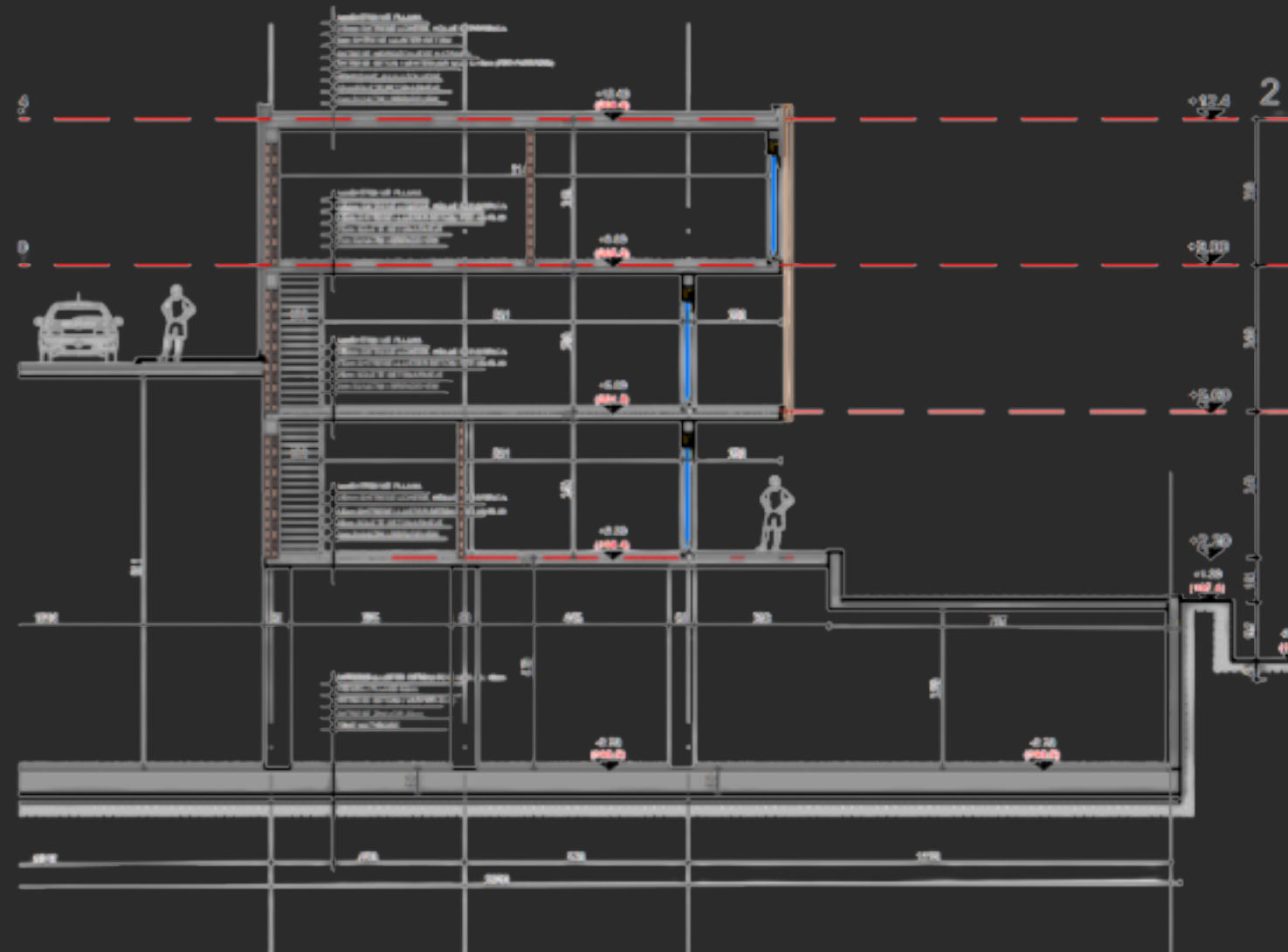
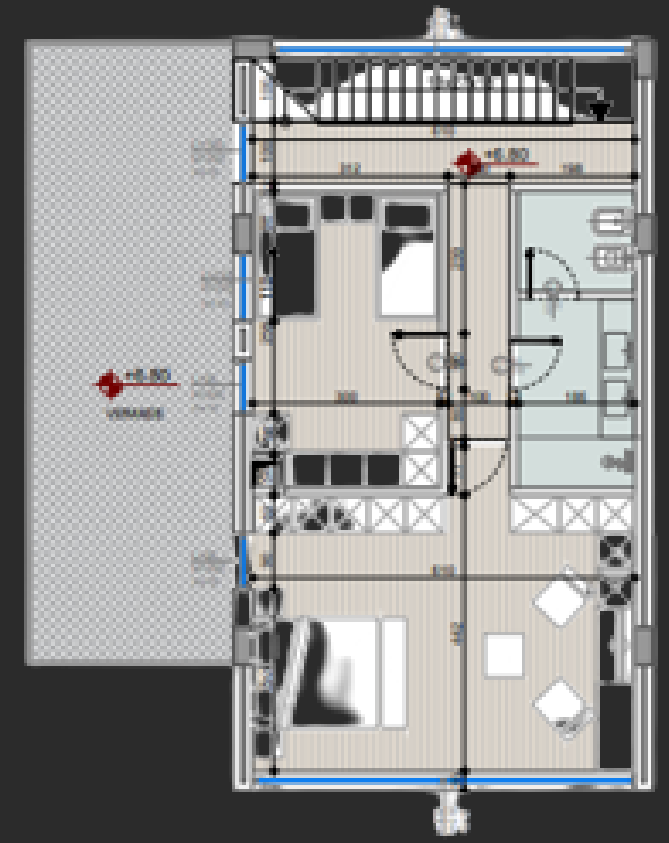
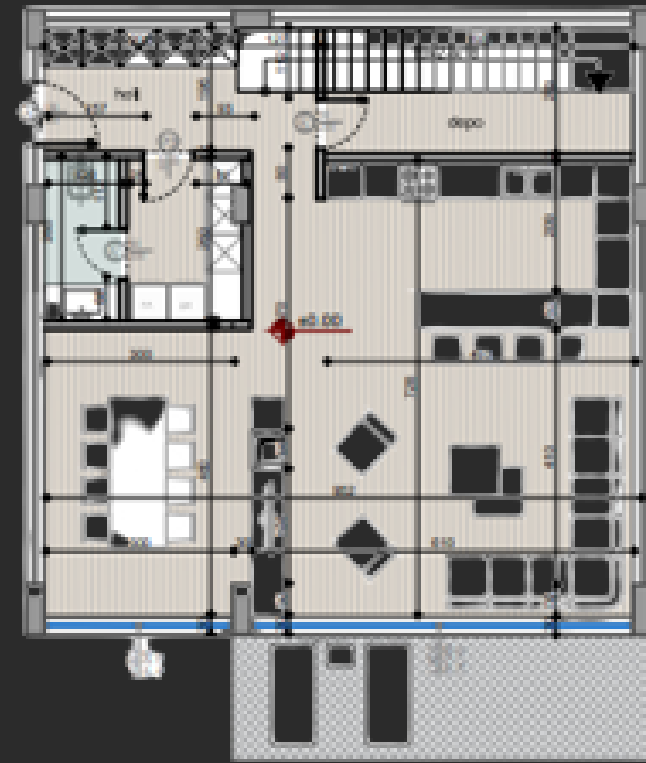
Garden Surface: 330 m² – 700 m²

Veranda: 79 m²

Organization: 4+1

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EX: ELITE VILLAS A1
CUTTING PLAN (DOWN) &
LAYOUT (UP).



INDIVIDUAL VILLAS

Typically, 3 or 4 bedrooms Individual Villas range from 131 m² to 198m², and include the living room with open plan or separated kitchen, three or four bedrooms and up to four bathrooms, one or two of which can be en-suite.

The villas have an external area from 117m² to 700m².

This typology is optimal for a large family, with one to four children, or even a family living with grandparents. Spacious spaces allow for a gym, playroom for children, offices and other recreational spaces inside the house.



INDIVIDUAL VILLAS

INDIVIDUAL VILLAS B1

Villa Surface: 318.25 m²

Garden Surface: 460 m² – 620 m²

Veranda: 62 m²

Organization: 4+1

INDIVIDUAL VILLAS B2

Villa Surface: 131 m²

Garden Surface: 170 m² – 700 m²

Veranda: 45 m² - 107.4 m²

Organization: 3+1

INDIVIDUAL VILLAS

INDIVIDUAL VILLAS B3

Villa Surface: 169.65 m²

Garden Surface: 117 m² – 200 m²

Veranda: 19 m² - 73 m²

Organization: 3+1

INDIVIDUAL VILLAS B4

Villa Surface: 198 m²

Garden Surface: 136 m² – 230 m²

Veranda: 11 m²

Organization: 3+1

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EX: INDIVIDUAL VILLAS B1
CUTTING PLAN (DOWN) & LAYOUT
(UP).



ATTACHED VILLAS

Typically, 3 bedrooms Attached Villas range from 154 m² to 161m², and include the living room with open plan or separated kitchen, three bedrooms and up to three bathrooms, one or two of which can be en-suite.

The villas have an external area from 167m² to 218m².

This typology is optimal for a large family, with one to four children, or even a family living with grandparents. Spacious spaces allow for a gym, playroom for children, offices and other recreational spaces inside the house.



ATTACHED VILLAS

ATTACHED VILLAS

Villa Surface: 154 m2 - 161 m2

Garden Surface: 167 m2 – 218 m2

Veranda: 14 m2 - 76 m2

Organization: 3+1

DUPLEXES

Duplexes at SWAN RESIDENCE range from 120m²-178m², and include a living room with kitchen, two bedrooms and one or two bathrooms.

Some of them may have outdoor spaces such as patios or balconies and verandas.

All 2+1 apartments have guaranteed parking. This typology is optimal as the first home for families with one to two children.



DUPLEXES

DUPLEX D1

Surface: 120 m² - 154 m²

Garden Surface: 95 m² – 105 m²

Organization: 2+1

DUPLEX D2

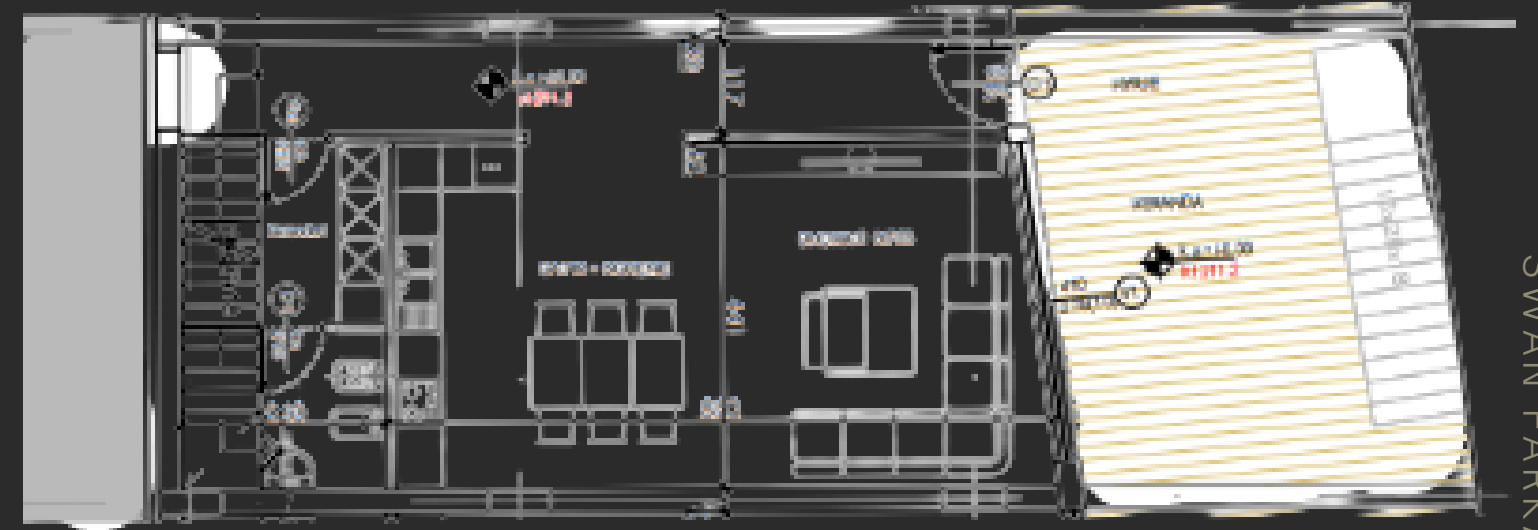
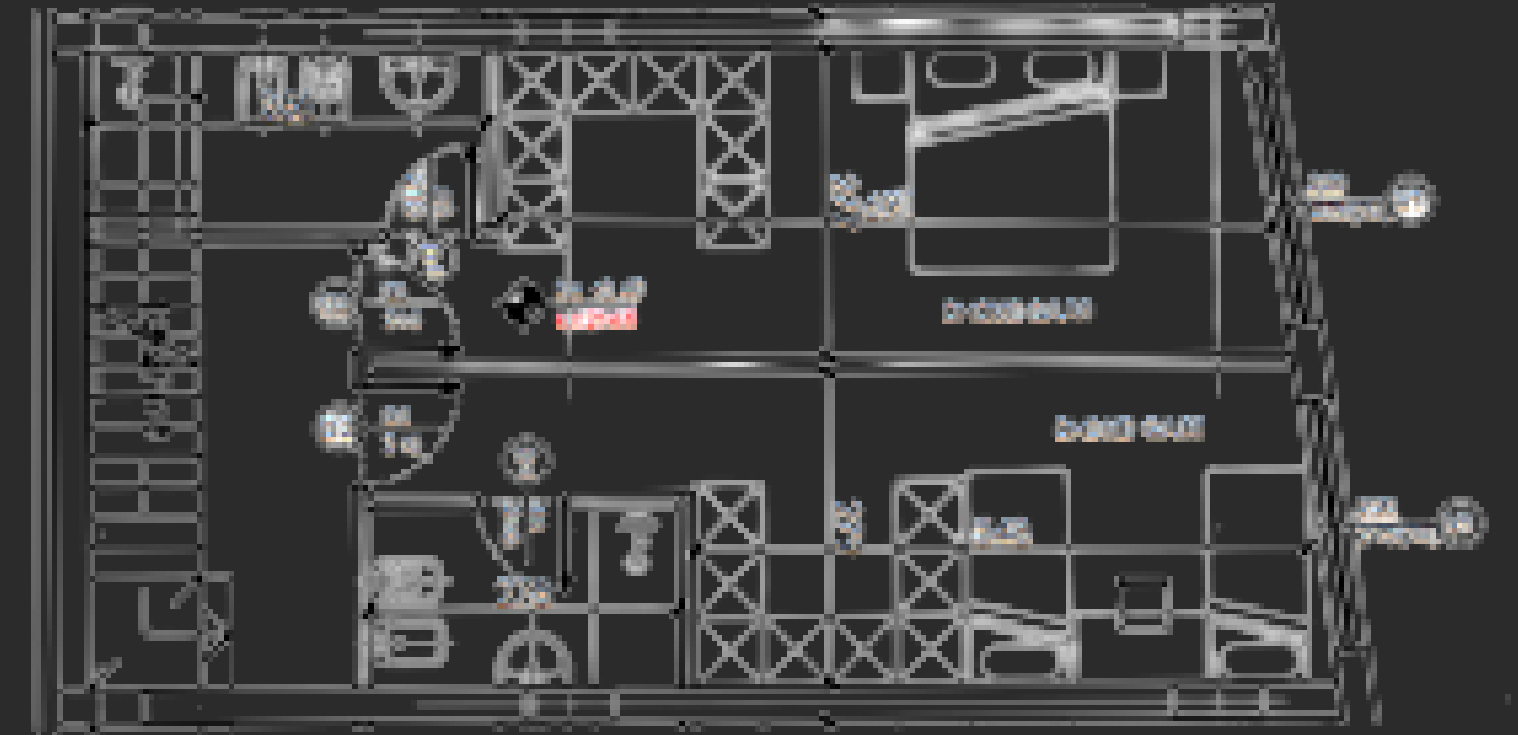
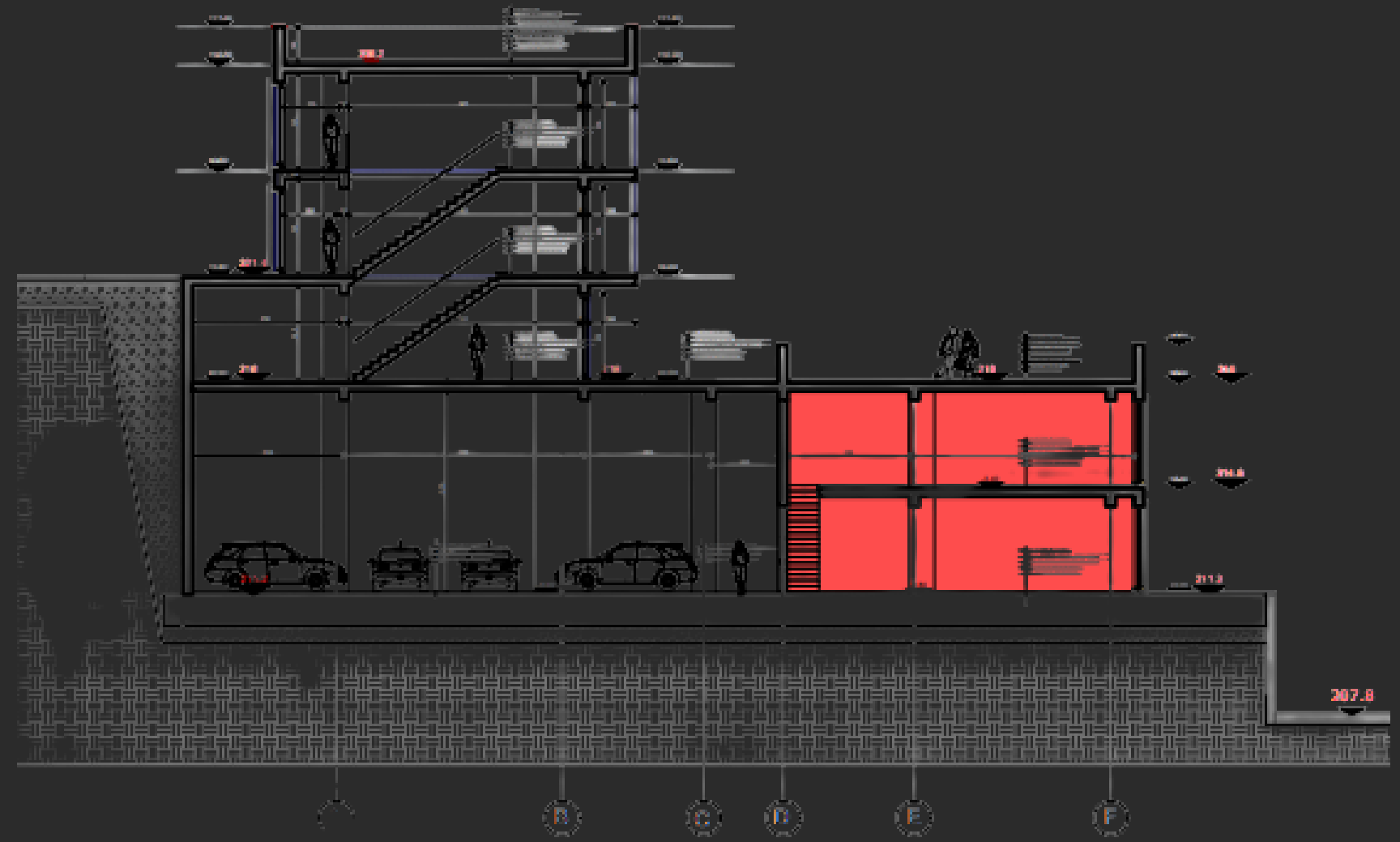
Surface: 132 m² - 178 m²

Garden Surface: 91 m² – 118 m²

Organization: 2+1

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EX: DUPLEX D1,
CUTTING PLAN (TO THE LEFT) &
LAYOUT (TO THE RIGHT).



TRIPLEXES

Triplexes at SWAN RESIDENCE range from 189m²-220m², and include a living room with open or closed kitchen, three bedrooms and up to three bathrooms, one or two of which can be en-suite.

Some 3+1 triplexes may have outdoor spaces such as a patio or veranda.

This typology is optimal for the extended family, with one to four children, or even families living with grandparents. Ample spaces allow for a gym, children's playroom, offices and other recreational spaces within the home.



TRIPLEXES

TRIBLEKSE D3

Surface: 189 m² – 220 m²

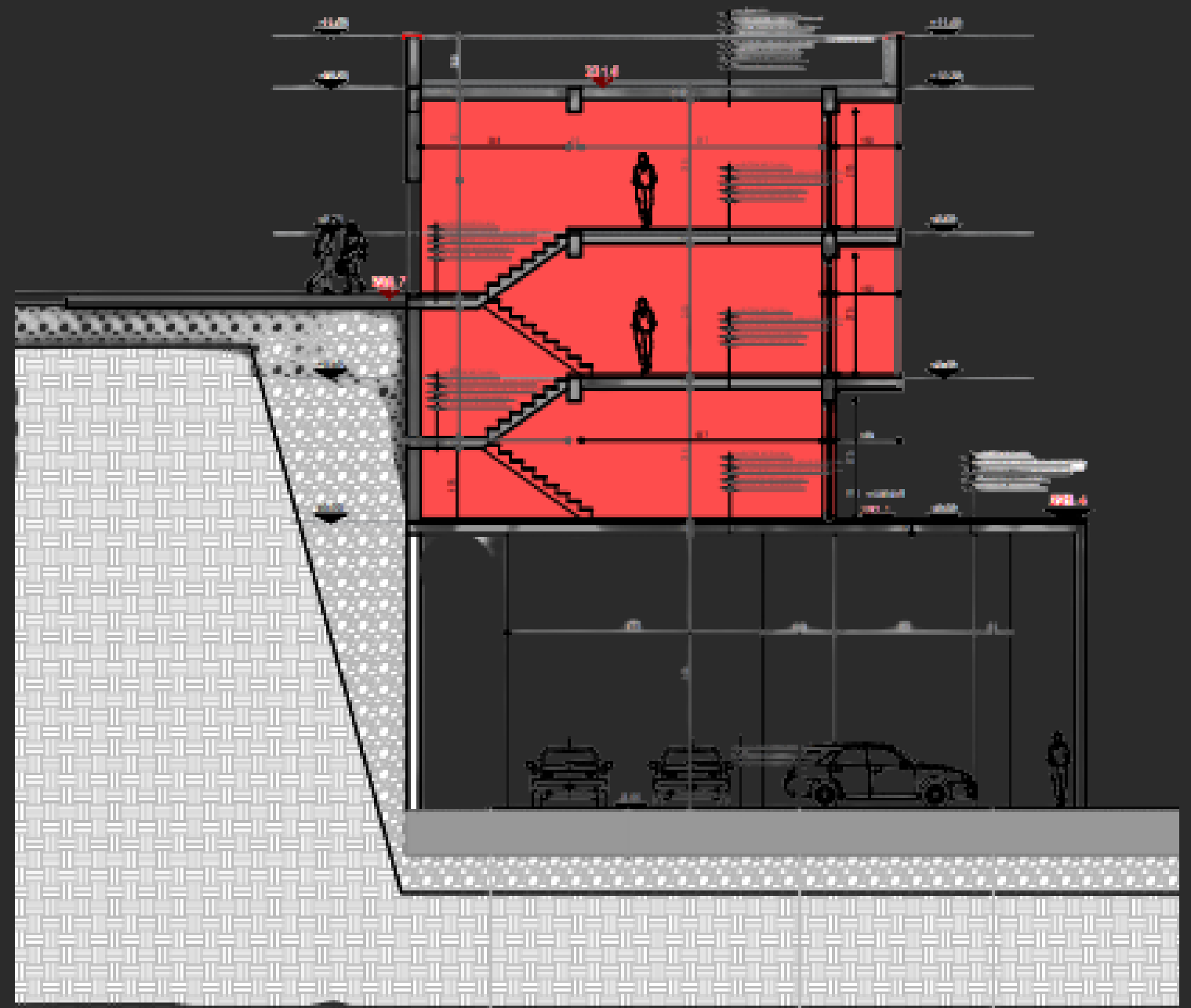
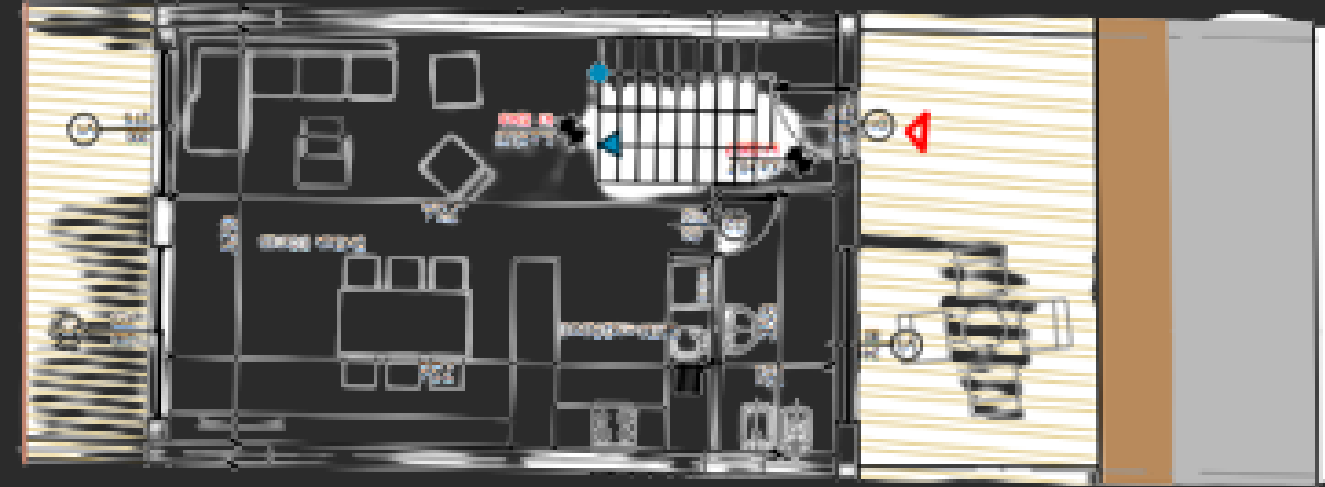
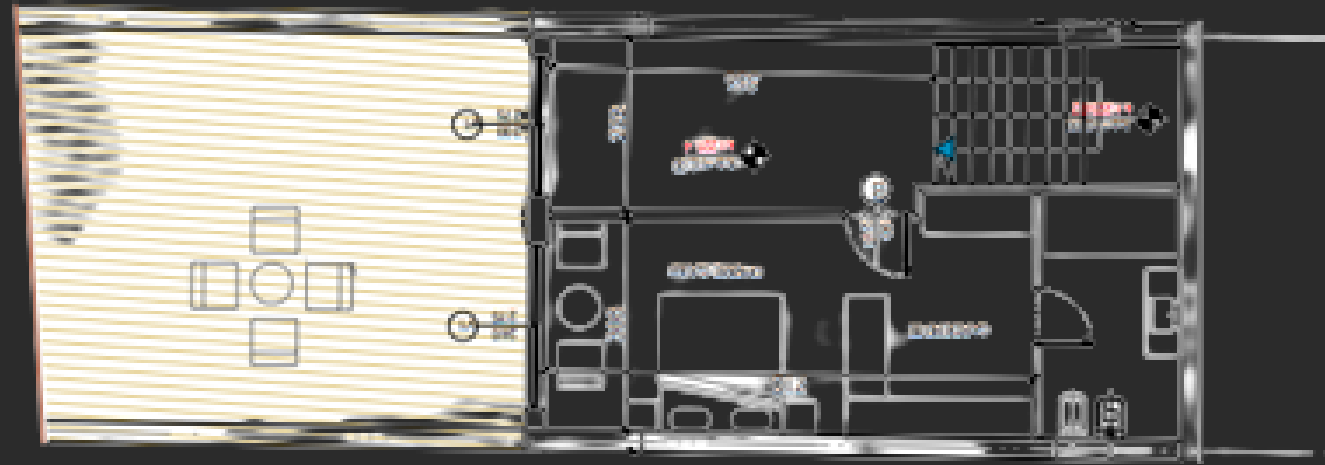
Garden Surface: 74 m² – 120 m²

Veranda: 40 m² - 60 m²

Organization: 3+1

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EX: DUPLEX D3,
CUTTING PLAN (TO THE LEFT) &
LAYOUT (TO THE RIGHT).



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Villas & Apartments with individual yards, surrounded by greenery.

□ Boat Parking □□



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Boating or canoeing/kayaking, and various activities, will become part of your daily routine and family adventures at Swan Residence.



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A GREEN LIFE!

Your home in SWAN Residence will naturally embrace the greenery of the hill. SWAN RESIDENCE offers Private Villas, surrounded by an oasis of greenery.

We believe in the effect it can have on the environment, so we fanatically protect the future of the planet for our children.



Project Phases

Current Phase of Swan Farka Lake Residence



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Swan Residence creates a community that offers a luxurious and safe lifestyle experience. Positioned in the magnificent area of Farka Lake, this complex is found among the glamorous hilly greenery that offers the seductive nature of this area.



Note: All images, photographs and dimensions shown are for illustrative purposes and are subject to change for project development.