

Changing Development in Albania

About us

Boiken Markets

- Tirana
- Durrës
- Vlorë
- Saranda

Our Services

- Architectural
- Construction
- Residential
- Commercial Property



Boiken Developments was founded in Tirana, in 1999, by Agim Shenediela as a vehicle to improve the lives of others, create places habitants are proud of and derive excellence in the property development sector.

We have a deep desire to practically and successfully implement quality designed space that impacts social development and empowers communities.

We believe in “Applying simplicity in design and functionality while attaining sustainability and efficiency in an environmentally friendly space which blends with its surroundings.”

**“A history built on
continuously improved
design principals”**

Biography

Agim Shenediela

Was born in Albania in 1956 and started his career as a painter and sculpturer from a very young age.

Later on, he followed his passion for producing art as a professional career in the coastal city of Vlora.

During his early 20s he occupied himself with several positions in various artistry production institutions while independently consulting and producing art installations in the context of architecture for private clients.

Following the collapse of the communist regime in 1992 he started his journey as a entrepreneur through various construction materials import ventures where he found that the actual process of creation in construction industry was what interested him most.

In 1995 with just enough capital he kick started his first construction project in the city of Vlora where he developed a 10 storey building.

In September 1997 following the civil unrest caused by the pyramid schemes in Albania he relocated in Tirana where he continued to invest in real estate development project in prime location in the capital city.

He is currently developing the project of Kep Merli Eco Resort and Residences in the southern city of Saranda that covers an area of 28 Hectares and construction surface of 88,000 sqm (construction coefficient of only 12%)



Our values



Respect for Life

At Boiken Developments health and well-being becomes a priority and it is reflected in all current spaces completed. All building features and materials are conceived to reflect and impact a sustainable lifestyle



Honesty

Doing business ethically makes us and everyone that interacts with our company proud. Consultants, partners, suppliers, subcontractors and employees are expected to do business with a high degree of integrity which becomes an added value in the long-term relationships we strive to create.



Collaboration

Applying various methodologies such as Design Thinking and Lean Construction ensures we keep a close relationship with idea generating individuals in different departments.



Customer Oriented

Exploring new markets means more demanding customers that help us improve everyday. The final metric of the perceived quality from customers perspective are the number of partnerships that have endured in time. Catering to our customer's needs has a deep impact on our design, construction and maintenance processes.

Snapshot

20+
YEARS

Present in the
Real Estate

70.000
SQM

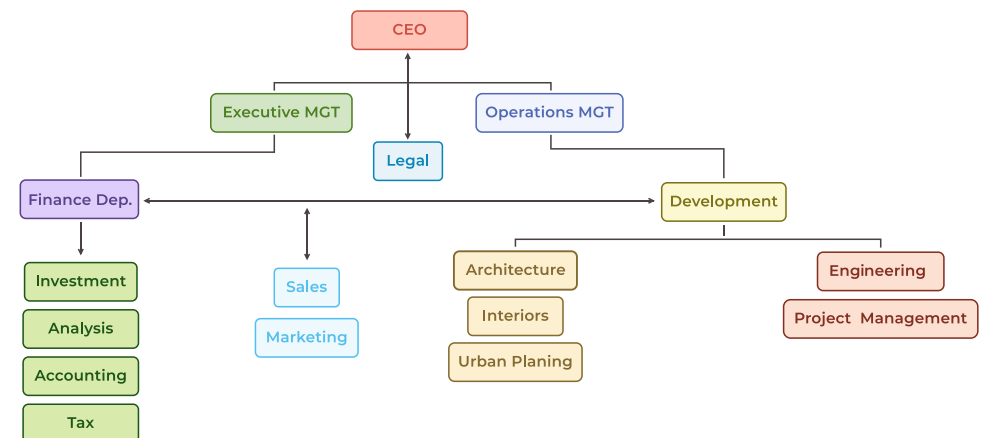
On production
Line

130.000
SQM

Constructed
Space

Prime
Location

Investments



Our Projects



GREEN PARK TOWER I

Location: Str Ibrahim Rugova,
Tirana, Albania.

Construction Area : 17.000m²



BLUE LAGUNA RESIDENCE

Location: Mali i Robit,
Kavaje, Albania.

Construction Area : 27.300m²



GREEN PARK TOWER II

Location: Str Ibrahim Rugova,
Tirana, Albania.

Construction Area : 17.000m²



KARL TOPIA ZOGU I ZI

Location: Zogu i Zi,
Tirana, Albania.

Construction Area : 31.200m²



OLD TIRANA

Location: Str Qemal Stafa,
Tirana, Albania.

Construction Area : 19.000m²



SKANDERBEG PLAZA

Location: Skanderbeg Plaza,
Tirana, Albania.

Construction Area : 20.000m²

Blue Laguna Residence



The Blue Laguna Residence, a project of a touristic nature is situated at the Adriatic beach front, few miles from Durres city. It was developed as a holiday residential concept, with spacious villas of 2 stories, surrounded by pine trees and 7 hectares of common and private gardens that slide gently to the sand. The beach stands at feet distance for habitants to enjoy. The project still stands as an example of early eco friendly construction footprints.



Kep Merli Resort and Residences

Location : Ksamil, Sarande

Total area : 280,000 sqm

Construction Area: 88,000

Start: 2014 - on going

The Northern Peninsula

Primarily characterized by the hotel and villas on the southern side.

- 207 rooms
- 3 luxurious suites
- 3 restaurants
- 2 bars
- Conference rooms
- SPA & Wellness Center
- Yacht Marine (10 parking lots)
- 20 Marine + 4 Luxury Villas each with its own swimming pool.

The Southern Peninsula

Dominated by the family hotel and villas that lay beneath it on the east side.

- 250 rooms
- suites
- bars
- restaurants
- conference rooms
- amphitheater
- SPA & Wellness Center
- 2 Yacht Marinas (90 parking lots)
- 40 Mediterranean Villas each with its own swimming pool.

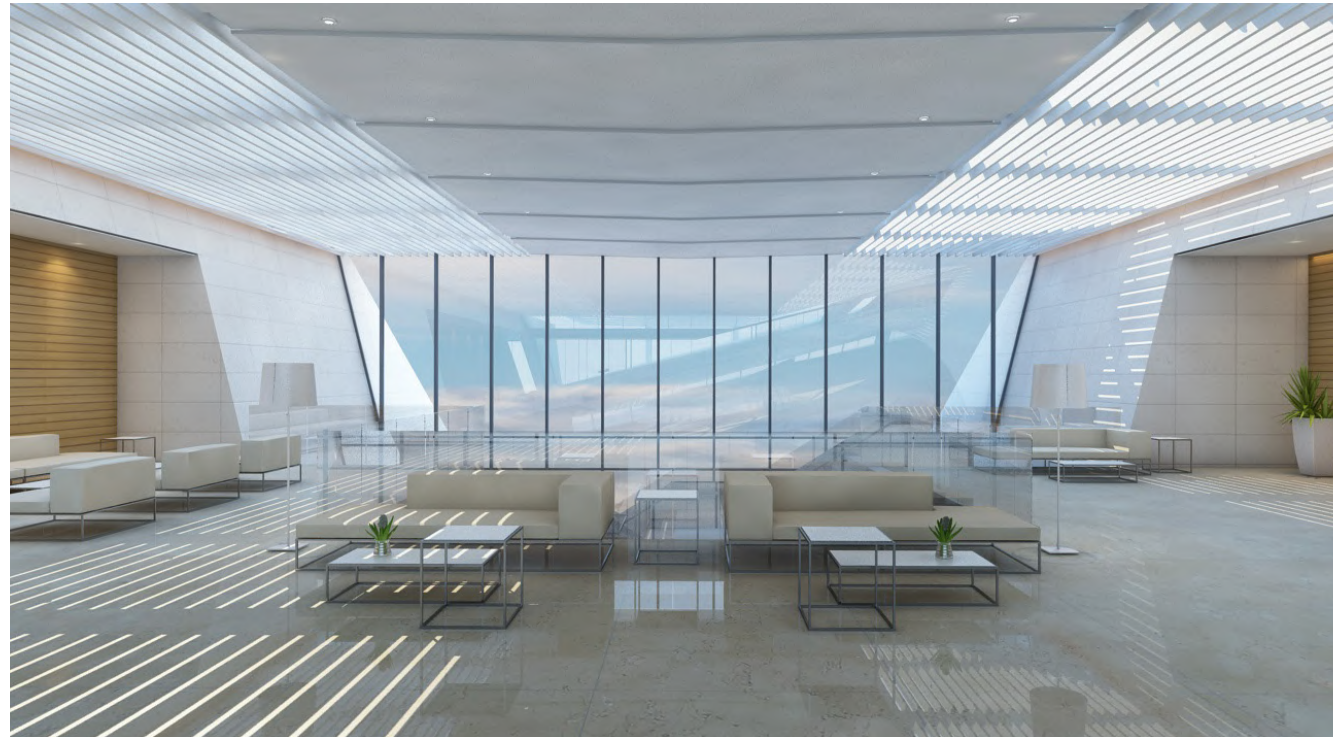


The Northern Peninsula

The 5 Star Hotel

Within the principal of blending all of the dwellings into the landscape, the topography of the site would remain intact as the building terraces follow the hill curves.

The only section of the hotel rising above ground level is the tent like structure which includes in itself the lobby, a wine bar, restaurants, SPA area, shops, conference room and all the facilities offering a warm welcome to the hotel guests.



Kep Merli Beach

Construction coefficient of less
than 12 %

Marine Villa



The villas are designed such that contain 2 and 3 bedrooms where the first floor is characterized by functions that are closely related. Living room, garden, swimming pool and the relaxing areas interact with one another on the same plan, allowing for a comfortable space for the living.

An areal view with Corfu Island across.



Lux Marine Villa

Boasting 4 bedrooms, a gym & SPA area, a private swimming pool and a large garden, the Lux Marine villa is a true temple of beauty and relaxation.





INTERIOR
DESIGN

The Southern Peninsula



The Family Hotel

Positioned at a higher altitude of the peninsula, the entrance to the family hotel protrudes above ground level, allowing for a romantic portrait of the accompanying facilities through its windows.

The entrance's "all along the watch tower" concept unifies the importance of first impressions.



Mediterranean Villas



Premium Apartments



The Kep Merli Premium Apartments echo the modern Mediterranean architectural style, with clean facades and open spaces.

The minimal architectonic impact on nature, the unique design and rare terrain remain some of Kep Merli's strongest features.

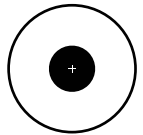
Fully retractable glass doors open onto extensive terraces, while high ceilings and generous windows maximize the exposure to natural light.

High End Interiors

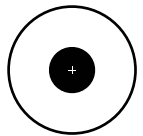
The interior is perceived as an extension of the habitant's skin, creating comfort in every material one touches that refines a particular space, in every scenery the sight sees and every fabric the skin swipes through.



Awards and Nominations



**BIGSEE
ARCHITECTURE
AWARD 2019**
WINNER



**BIGSEE
ARCHITECTURE
AWARD 2020**
WINNER



EU

mies

award
22
nominee

EUROPEAN UNION PRIZE FOR
CONTEMPORARY ARCHITECTURE

MIES VAN DER ROHE
AWARD