

Bione
Construction



About Us

BI ONE Construction Group began its journey 15 years ago, initially under the name “BI Construction,” founded by two young and visionary entrepreneurs, Mr. Ilir Dabulla and Mr. Bledar Çela. With years of experience in the business world and various other sectors of the economy, they continued to invest their capital in civil construction with determination and foresight.

Today, the company has evolved into a group, now known as BI ONE Construction Group, headquartered in Tirana. To date, BI ONE has completed 30 construction projects, totaling around 250,000 square meters, including residential buildings, business centers, and residential complexes across different areas of Albania.



BI ONE
Construction



Helping our customers create a better world

Currently, BI ONE is working on several projects, including the “Casa Bosco” residential building in the Don Bosco area of Tirana, as well as around 90,000 square meters of construction in the Paskuqan and Kamëz areas, in collaboration with their partner company “DAEL Construction.” These projects involve the development of residential buildings and complexes with exceptionally high quality in both areas. This quality has not only resulted in the immediate sale of residential units but has also contributed to an increase in the average price per square meter in the area, and there has been a growing demand from clients for higher construction standards.

The most significant and major project of the company is the “SeeHëna Residence” in the Mjull-Bathore area. This project embodies the core philosophy of BI ONE, where the entire development is designed according to client demand. We live in the era of personalized marketing, where the “product” is not created by the company but designed by the client. Therefore, “SeeHëna Residence” incorporates seven different types of individual villas, attached villas, and various apartment styles, offering the best opportunities for creating a community rather than just a residence.

In parallel with “SeeHëna Residence,” BI ONE Construction Group is also working on several interesting construction projects on the southern coast of Albania, specifically in the Drimadhes and Dhërmi areas. Additionally, over the next three years, the company plans to develop new projects in the “Casa Italia” area, a residential complex in Farkë, a residential complex in the New Ring Road area, and more.

The projects planned for the southern coast present a unique challenge, as the interested clients are often foreign citizens from developed countries. This implies a high expectation not only for construction quality but also for the concept philosophy and added value that they seek when investing in real estate.

30

Projects

91

Villas

1000

Apartments



SeeHëna Residence



Total area

61,150 m²



Villas

58



Attached villas

33



Apartments

88

SeeHëna is more than just a physical place; it's a living space that unites dreams with our spirits and allows us to live an authentic life.

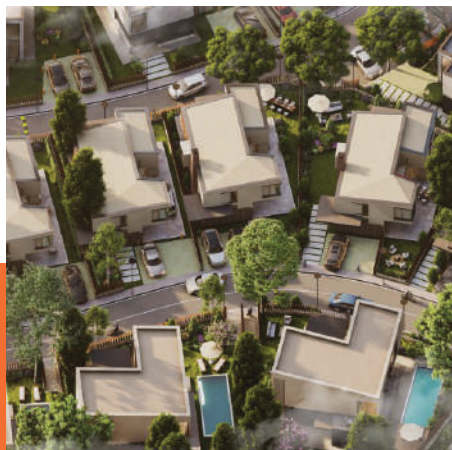
SeeHëna Residence is the newest residence in Albania, situated on the beautiful and mesmerizing hill of the Mjull Bathore area, overlooking Sauku.

This residential complex spans over an area of **61,150 m²** and aims to create more than just a home – it aims to build the house of dreams for each individual. Here, you'll find an extraordinary harmony between love, comfort, and elegance.

Every surface and detail has been carefully thought out, using selected materials.

With an area of **61,150 m²**, this oasis of tranquility and happiness offers a variety of environments and homes, with **58 villas**, **33 attached villas**, and **88 apartments**. The villas stand out for their different styles, ranging from **250 m²** to **750 m²**, offering a perfect combination of comfort and elegance.

The investor and builder of the “**SeeHëna Residence**” project is the company “**BI ONE Construction Group**” which has **15 years** of experience in the construction field. To date, the company has completed over **250,000 square meters** of construction in various areas.



Drimades



Total area

4,000 m²



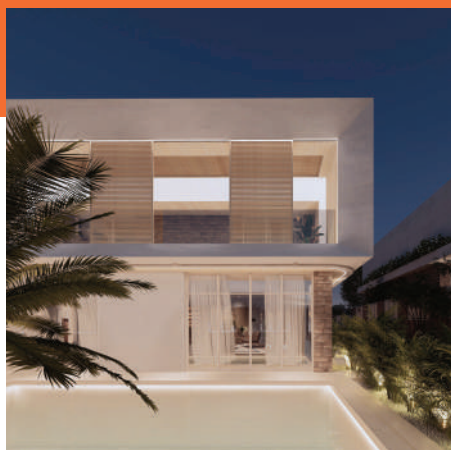
Villas

12



Total construction
area

1,600 m²





Casa Bosco



Total construction
area

15,898 m²



Above ground

11,810 m²



Parking spaces

114



Apartments

122

The **"Casa Bosco"** project is located in the area known as the **"Don Bosco"** neighborhood, specifically on its parallel road, "Egnatia Street," behind the "Don Bosco" school.

The total construction area is **15,898 m²**, with **11,810 m²** above ground and **4,087 m²** underground, spread across two levels, **-1 and -2**.

The project includes a total of 122 apartments of various types and **114 parking spaces**.

Project Features:

- Ventilated facade
- Modern design
- Layout with regular cubature
- Thermo-acoustic insulated windows providing tranquility and energy savings
- 2 underground parking levels
- 2 elevators for each stairwell
- Heating and cooling system
- 500 meters from the small ring road
- Strategically positioned, 20 meters from the planned middle ring road

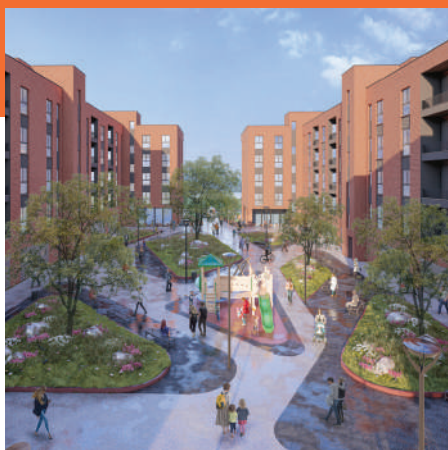




BI One Construction has built approximately **100,000 m²** in the Kamza area over the past few years.

All of these are residential buildings, with a significant portion developed as fully-fledged residential complexes, fostering new communities in the area.

The distinctive architecture, unparalleled construction quality, and the trust of thousands of citizens who have invested with **BI One** serve as the best illustration of how a construction company can transform an entire suburban-urban area—bringing the building standards of Tirana's city center to Kamza and Paskuqan.





This residential project combines contemporary architecture with the highest standards of quality and comfort. Featuring a **ventilated façade** for energy efficiency and a **modern design**, the building offers a space that is both aesthetically and functionally harmonious.

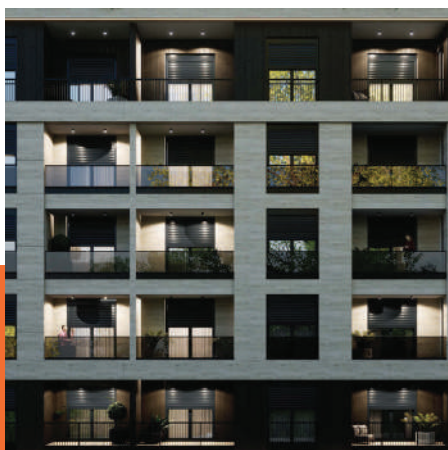
The well-organized layout with a **regular cubature** ensures optimal space utilization, while **thermo-acoustic insulated windows** create a quiet environment and contribute to energy savings.

Comfort is a priority—the residence is equipped with two underground parking levels, two elevators per stairwell, and a heating-cooling system that provides the ideal temperature year-round.

A smart choice for those seeking quality, comfort, and modern design, just **200m** from the Sauk roundabout.

- ▣ Total Property Area **2073 m²**
- ▣ Ground Floor Building Area **573.02 m²**
- ▣ Total Above-Ground Construction Area **3737.07 m²**
- ▣ Total Underground Construction Area **1305.8 m² (2 kate nentoke)**
- ▣ Recreational Area **150.6 m²**
- ▣ Paved Areas / Sidewalks & Access Spaces **688.4 m²**
- ▣ Proposed Building Height **5 kat**
- ▣ Parking Spaces **--30**

TOTAL: 24 two-bedroom (2+1) apartments & 14 one-bedroom (1+1) apartments.



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