

Θέμα:Πρόσκληση Εκδήλωσης Ενδιαφέροντος για συμμετοχή στη διαγωνιστική διαδικασία των επενδυτικών έργων "Independent Institutions Complex" και "Multifunctional Development Center", στα Τίρανα



ΠΡΕΣΒΕΙΑ ΤΗΣ ΕΛΛΑΔΑΣ ΣΤΑ ΤΙΡΑΝΑ

ΓΡΑΦΕΙΟ ΕΜΠΟΡΙΚΩΝ ΚΑΙ ΟΙΚΟΝΟΜΙΚΩΝ ΥΠΟΘΕΣΕΩΝ

Α.Π.2510/ Α.Σ. 38 /5-5-2026

Σε συνέχεια πληροφόρησης που περιήλθε στην υπηρεσία μας από τον αλβανικό φορέα Albanian Investment Corporation (AIC), προωθούμε κατωτέρω σχετική ηλεκτρονική αλληλογραφία προς πιθανούς ενδιαφερόμενους φορείς, με συνημμένη την επίσημη Πρόσκληση Εκδήλωσης Ενδιαφέροντος για συμμετοχή σε διαγωνιστική διαδικασία, με σκοπό την επιλογή ιδιώτη εταίρου στο πλαίσιο των εξής επενδυτικών έργων:

1. «Συγκρότημα Ανεξάρτητων Θεσμών» και
2. «Πολυλειτουργικό Κέντρο Ανάπτυξης», τα οποία θα υλοποιηθούν στα Τίρανα.

Το πρώτο έργο εντάσσεται σε μια νέα αναπτυξιακή προσέγγιση, με στόχο την εγγύτερη εξυπηρέτηση των πολιτών, την ενίσχυση της θεσμικής αποδοτικότητας και την καθιέρωση σύγχρονων προτύπων παροχής υπηρεσιών.

Το δεύτερο έργο αφορά στην ανάπτυξη και δημιουργία νέου πολυλειτουργικού χώρου, όπου θα ενσωματώνονται υπηρεσίες υγείας και δημόσιες υπηρεσίες σε ένα σύγχρονο και αποδοτικό μοντέλο, συμπεριλαμβανομένης της κατασκευής σύγχρονης υγειονομικής μονάδας, καθώς και ειδικά διαμορφωμένης αθλητικής εγκατάστασης για την υποστήριξη της ευεξίας και της απόδοσης των εργαζομένων της αστυνομίας και της Προεδρικής Φρουράς.

Παράλληλα, επισημαίνεται ότι η ανωτέρω διαδικασία διενεργείται από την Albanian Investment Corporation (AIC) στο πλαίσιο διαγωνιστικής διαδικασίας, σύμφωνα με τους όρους και τις προϋποθέσεις που καθορίζονται στα σχετικά Έγγραφα Προεπιλογής και απευθύνεται σε ενδιαφερόμενους φορείς, ημεδαπούς και αλλοδαπούς.

Περαιτέρω, η Ανακοίνωση της Διαγωνιστικής Διαδικασίας, καθώς και το σύνολο των συνοδευτικών εγγράφων (στην αλβανική και την αγγλική γλώσσα), είναι διαθέσιμα στον επίσημο ιστότοπο της Εταιρείας:

<https://www.aicorporation.al/en/projects/open-call-for-private-partner-the-independent-institutions-complex-and-multifunctional-development-center-tirana>

Η προθεσμία υποβολής αιτήσεων λήγει την 19η Ιουνίου 2026 και ώρα 15:00 (τοπική ώρα), με δυνατότητα υποβολής είτε αυτοπροσώπως (οδός Ibrahim Rugova 5, Sky Tower 7/1, Τίρανα, Αλβανία) είτε ηλεκτρονικά στη διεύθυνση ηλεκτρονικού ταχυδρομείου competition@aicorporation.al

Οι ενδιαφερόμενοι παρακαλούνται, για οποιαδήποτε περαιτέρω διευκρίνιση ή πληροφορία, να επικοινωνούν απευθείας με την Albanian Investment Corporation (AIC), κατά τις εργάσιμες ώρες 09:00 – 17:00, Δευτέρα έως Παρασκευή.

Η ανωτέρω ενημέρωση έχει δημοσιευθεί και στη διαδικτυακή πύλη AGORA και μπορεί να αναζητηθεί στον σύνδεσμο: <https://agora.mfa.gr/infofiles-menu/infofile/95533>

Με εκτίμηση,

Η Προϊσταμένη

Μαρία Κουμουτσάκου

Σύμβουλος ΟΕΥ Β΄

Πρεσβεία της Ελλάδας στα Τίρανα
Γραφείο Οικονομικών & Εμπορικών Υποθέσεων

Embassy of Greece in Tirana
Office for Economic & Commercial Affairs

88, Skenderbej Str., Tirana
Tel.: +3554 2228980, 2247323
Email: ecocom-tirana@mfa.gr

Notice of the Competition Procedure

Developer of Investment Project:	Albanian Investment Corporation
Investment Project Title:	“The Independent Institutions Complex” and “Multifunctional Development Center, Tirana”
Contract Title:	Design and development through private enterprise of a multi-functional facility in Administrative Unit No. 7, urban area of the former Aviation Field, Tirana
Launched on:	April 30, 2026

1. The Albanian Investment Corporation, referred to as "the Corporation," is a new joint-stock company with 100% state capital, whose sole shareholder is the Ministry of Economy, Culture and Innovation of the Republic of Albania.
2. The Corporation, pursuant to Council of Ministers Decision No. 119, dated 27.02.2026, regarding the transfer of state-owned properties under the administrative responsibility of various state institutions to the Albanian Investment Corporation, for the implementation, among others, of the investment projects 'Independent Institutions Complex' and 'Tirana Multifunctional Development Center', is authorized to act as the developer for these investment projects.
3. The investment project is implemented through a partnership model, where the Corporation acts as the developer of state-owned properties under its ownership and those of public partners—who are beneficiaries of this project—and the private partner, who possesses the financial, human, and executive resources and has an interest in the implementation of the investment project. The project will be implemented through an enterprise instrument, whereby the private partner will design and develop two facilities with public functions in Tirana: specifically, the public facility 'Independent Institutions Complex' in the urban zone of Administrative Unit No. 2, and the 'Tirana Multifunctional Development Center,' which includes a new medical clinic and a public community sports gym in Administrative Unit No. 7. The public facilities are financed by the Corporation's allocated share in the multifunctional enterprise building, which is also designed and developed by the private partner on the Corporation's property in the former Aviation Field area, Administrative Unit No. 7, in accordance with Council of Ministers Decisions No. 119/2026 and No. 137/2024.
4. The competition for selecting the private partner will be conducted through a competitive selection procedure with scoring, structured in 2 (two) phases/3 (three) envelopes, namely the qualification phase and the selection phase, as specified in the "Regulation for the Competition Procedure," published on the Corporation's official website, section “About Us/by laws and Regulations”. The procedure is open to all entities, whether individuals or legal entities, private or public, domestic or foreign.
5. Applicants may apply in collaboration with Specialized Subcontractors selected by them. Applicants may utilize the qualifications of Specialized Subcontractors to meet the qualification requirements related to specific services or parts of the contract, in accordance with the provisions for "Specialized Subcontractors" outlined in Section I, Instructions to Applicants, of the Qualification Document, and in Section IV, Subsection

- 4, Specialized Subcontractors, of the Qualification Document.
6. The Qualification Document is prepared in Albanian and English and is published on the Corporation's website, section "Calls/Open Calls/Select the Project".
 7. The Qualification Phase (Phase I) consists of the submission of an application by interested entities, which contains two (2) preliminary architectural design concepts and documentation verifying the fulfillment of the qualification conditions and criteria for applicants. Only candidates qualified in the first phase will be invited to the second phase of the competition through the issuance of an Invitation for Proposal (IFP).
 8. The Selection Phase (Phase II) consists of the submission of a proposal containing two separate envelopes: (a) the first envelope contains two architectural design concepts: i. the architectural concept for the Independent Institutions Complex building, and ii. the architectural concepts for the multifunctional enterprise building and the Tirana Multifunctional Development Center, which includes the medical clinic and the community sports gym; and (b) the second envelope contains the financial offer solely for the development of the multifunctional enterprise building in Unit No. 7, Tirana. This phase aims to select the architectural design concepts through an open public competition in the presence of an international jury, and the most favorable financial proposal for the Corporation submitted by a qualified partner. In the first stage, the architectural design concepts are evaluated according to the terms of reference and the evaluation criteria for architectural concepts, which can be consulted in Section IV, sub-section 2, 'Terms of Reference for architectural design concepts' of the Qualification Document; prizes are awarded for the proposed architectural concepts ranked in the top five places. In the second stage, the financial offers are evaluated in accordance with the methodology for selecting the winning candidate for the contract, as specified in Section II, points 6 and 7, of the Qualification Document.
 9. The financial offers submitted by candidates in the second Phase must fulfill the baseline criterion, which is 35% (thirty-five percent) of the total development area of the multifunctional enterprise building on the Corporation's property in the former Aviation Field area, Administrative Unit No. 7, Tirana, with a maximum design and development area of approximately 50,000 square meters; these shall subsequently be ranked according to the selection criteria as follows:
 - a. the highest percentage of the area offered to the Corporation above the basic criterion, calculated over the total square meter area of the multifunctional enterprise building developed on the Corporation's property in the former Aviation Field area, Administrative Unit No. 7, Tirana.
 10. The contract is awarded to the candidate whose architectural design concept for the multifunctional enterprise building has been ranked first by the Jury, provided they have submitted a financial offer with the highest percentage for the Corporation above the basic criterion, as defined by the selection criteria. In the contract, the private partner undertakes that, at the Corporation's request and from the Corporation's allocated/designated share in the enterprise building constructed on its property in the former Aviation Field area, Tirana, they shall fully design and develop the architectural design concepts for the two entirely public-function investment projects, the 'Independent Institutions Complex' and the 'Tirana Multifunctional Development Center,' based on the winning architectural concepts from the competition held during this competitive procedure on the respective properties.
 11. This Notice of the Competitive Procedure opens the first phase of the competitive procedure for selecting the Partner. In this phase, the candidates ranked in the top 5 (five) positions will be qualified, who:
 - a. meet the qualification criteria;

- b. present the preliminary architectural project ideas, which is ranked among the 5 (five) most highly evaluated project ideas;
 - c. commit, if selected, to fulfill the following obligations, which constitute the preliminary conditions of the contracting agreement:
 - i. commitment to cover the expenses of the international competition for selecting the architectural project idea for the project;
 - ii. commitment to pay the value of the detailed architectural project of the winning concept idea of the competition;
 - iii. commitment to provide suitable temporary workspaces for public institution employees currently operating on the properties subject to this investment project, for the entire duration of construction, until the property is handed over for public development (upon the Corporation's request);
 - iv. commitment to pay the value of taxes, fees, and contributions, within the framework of the application for development permits, building permits, construction supervision, or any phase of property development until the registration of the developed property;
 - v. commitment to register the new objects and transfer the relevant portions to the Public Partner/Corporation at the expense of the private partner;
 - vi. commitment that, at the Corporation's request and from the Corporation's designated share in the enterprise building constructed on its property in the former Aviation Field area, Tirana, [the partner] shall develop the two public-function investment projects, the 'Independent Institutions Complex' and the 'Tirana Multifunctional Development Center,' in accordance with the winning architectural design concepts from the competition held during this competitive procedure on the respective properties.
12. Interested parties can obtain further information from the Corporation at the address below during working days, from 09:00 to 17:00 local time, or at the email address: competition@aicorporation.al.
13. Applications must be prepared and submitted in Albanian or English. The accompanying documents of the application, if in a language other than Albanian or English, must be translated into one of these languages.
14. Applications can be submitted electronically via email, in person, or by post to the address below, no later than **15:00 hrs, local time, on June 19, 2026**. The opening of applications will take place immediately after the deadline for submission at the address below:
- Albanian Investment Corporation
Address: Rr. Ibrahim Rugova 5, Sky Tower 7/1, Tirana, Albania
E-mail: competition@aicorporation.al
Website: <https://aicorporation.al/>

Komisioni i Efijencës së Përdorimit të Pronës:

Valentina Kazanxhi – Kryetar

Gledis Shehu – Anëtar

Julian Adili – Anëtar

Etleva Haka – Anëtar

Arlind Kafeja - Anëtar