

Θέμα: Πρόσκληση Εκδήλωσης Ενδιαφέροντος για συμμετοχή στη διαγωνιστική διαδικασία υλοποίησης του επενδυτικού έργου «Ανάπλαση του Σταδίου “Niko Dovana” στο Δυρράχιο, κατασκευή αθλητικού/κοινοτικού κέντρου και αναδιαμόρφωση της ευρύτερης περιοχής (Φάση 1)».

Από: Greek Trade Office in Tirana ecocom-tirana@mfa.gr



**ΠΡΕΣΒΕΙΑ ΤΗΣ ΕΛΛΑΔΑΣ ΣΤΑ ΤΙΡΑΝΑ
ΓΡΑΦΕΙΟ ΕΜΠΟΡΙΚΩΝ ΚΑΙ ΟΙΚΟΝΟΜΙΚΩΝ ΥΠΟΘΕΣΕΩΝ**

A.Π.2510/ Α.Σ. 40 /13-5-2026

Σε συνέχεια πληροφόρησης που μας περιήλθε 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 του ακόλουθου επενδυτικού έργου:

«Ανάπλαση του Σταδίου “Niko Dovana” στο Δυρράχιο, κατασκευή αθλητικού/κοινοτικού κέντρου και αναδιαμόρφωση της ευρύτερης περιοχής (Φάση 1)».

Το εν λόγω έργο αποτελεί στρατηγικής σημασίας παρέμβαση, με στόχο τη βελτίωση των αθλητικών υποδομών, την ενίσχυση της αστικής αναζωογόνησης και την ανάπτυξη της ευρύτερης περιοχής του Δυρραχίου.

Η διαδικασία επιλογής θα πραγματοποιηθεί μέσω διαγωνιστικής διαδικασίας δύο φάσεων (αξιολόγηση και επιλογή), σύμφωνα με τον «Κανονισμό Διαγωνιστικών Διαδικασιών» που είναι αναρτημένος στην επίσημη ιστοσελίδα της AIC.

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

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/niko-dovana-stadiumdurrs>

Οι ενδιαφερόμενοι καλούνται να υποβάλουν τις αιτήσεις συμμετοχής τους εντός της προβλεπόμενης προθεσμίας, ήτοι έως και την **25η Ιουνίου 2026 και ώρα 15:00 (τοπική ώρα)**.

Η υποβολή δύναται να πραγματοποιηθεί είτε μέσω ηλεκτρονικού ταχυδρομείου στη διεύθυνση **competition@aicorporation.al**, είτε ταχυδρομικά, είτε αυτοπροσώπως στη διεύθυνση: Rr. Ibrahim Rugova 5, Sky Tower, 7ος όροφος/1, Τίρανα, Αλβανία.

Για οποιαδήποτε περαιτέρω διευκρίνιση ή πληροφορία, οι ενδιαφερόμενοι μπορούν να επικοινωνούν με την Albanian Investment Corporation (AIC) στην ανωτέρω ηλεκτρονική διεύθυνση ή τηλεφωνικά κατά τις εργάσιμες ώρες 09:00 – 17:00.

Η ανωτέρω ενημέρωση έχει δημοσιευθεί και στη διαδικτυακή πύλη AGORA και μπορεί να αναζητηθεί στον σύνδεσμο: <https://agora.mfa.gr/infofiles-menu/infofile/95640>

Με εκτίμηση,

Πρεσβεία της Ελλάδας στα Τίρανα
Γραφείο Οικονομικών&Εμπορικών Υποθέσεων

Embassy of Greece in Tirana
Office for Economic&Commercial Affairs

From: AI Corporation <info@aicorporation.al>

Sent: Tuesday, 12 May 2026 2:30 PM

Subject: Notification for the opening of Competitive Procedure for the “Niko Dovana” Stadium Revitalization Project

Dear all,

We are pleased to inform you that the Albanian Investment Corporation (AIC) has officially opened the first phase of the competitive process for the investment project: *“Revitalisation of the “Niko Dovana” stadium in Durrës, construction of a sports/community centre and redevelopment of the surrounding area”* (Phase 1)

The selection will be conducted through a two-stage procedure (qualification and selection), in accordance with the “Regulation on Competitive Procedures” published on the official website of AIC.

The revitalization project of the “Niko Dovana” stadium in Durrës represents a strategic intervention aimed at improving sports infrastructure while energizing the city through urban regeneration and development of the surrounding area.

The Notice of the Competitive Procedure, along with the full Qualification Documents in Albanian and English, is available on the official website of the Corporation ["Niko Dovana" Stadium,Durrës](#)

All interested parties, domestic or foreign, are invited to submit their applications within the specified deadline, which is **June 25, 2026, at 15:00 (local time)**. Applications may be submitted via email to: competition@aicorporation.al , by post, or in person at the address: **Rr. Ibrahim Rugova 5, Sky Tower, 7th Floor/1, Tirana, Albania.**

For any questions or additional information, please contact us at the above email address, or call our offices between 09:00 – 17:00 on working days.

We look forward to receiving your application and thank you for your interest and cooperation.

Sincerely,

Albanian Investment Corporation

Notice of the Competition Procedure

Developer of Investment Project: Albanian Investment Corporation

Name of Investment Project: Revitalization of the 'Niko Dovana' Stadium in Durrës, construction of the Sports/Community Center, and the requalification of the surrounding area (Phase I)

Contract Title: Development through entrepreneurship of the 'Niko Dovana' Stadium, Durrës

Issued on: May 12, 2026

1. The Albanian Investment Corporation, here "Corporate" is a joint-stock commercial company entirely owned by the state, with the Ministry responsible for the economy of the Republic of Albania as its sole shareholder.
2. The Corporation is implementing the investment project "Development and Management of State Properties", which includes the sub-project "Revitalization of the 'Niko Dovana' Stadium, construction of the Sports/Community Center, as well as the redevelopment of the surrounding area, in Durrës" (hereinafter referred to as "the project"), through the legal instrument of entrepreneurship in relation to certain public properties that will be allocated for development, as specified in Section IV, Subsection 2, Property Information, of the Qualification Document.
3. The investment project aims to transform state-owned properties that currently show signs of wear, degradation, and outdated, non-contemporary infrastructure, where existing conditions indicate the need to improve their quality. The public interest pursued by the investment project lies in enhancing the country's sports infrastructure and energizing the city by fostering the development of urban areas where the properties are located. The project is implemented through a partnership model, where the Corporation acts as the developer and intermediary between the public institution that seeks to develop its properties and benefit from improved assets, and the private partner, who possesses the financial, human, and executive resources and has a vested interest in carrying out the investment project.
4. The private partner ensures the profitability of the investment made by avoiding any bureaucracy and ambiguity regarding the property's status, the acquisition of permits, as well as any interaction with public authorities. In collaboration with the Corporation, the private partner also contributes to achieving the public objective of this investment project.
5. Through this international public competitive procedure, the Corporation aims to select a private partner, in the role of the Entrepreneur for the development of the property through entrepreneurship, by implementing the public zones A0.1, A1, A1.1, A2, A3 and private public C, D, E of the architectural concept proposed by the consortium "51N4E + Plan Común", as the winning entity of the international design competition organized by the National Agency for Territorial Planning in 2023.

6. The entity responsible for drafting the detailed design and the necessary documentation required to obtain the construction permit has been selected through a design competition and is recognized as the "Designated Subcontractor" by the Corporation, in accordance with the provisions regarding "Designated Subcontractors" in the Guidelines for Applicants within the Qualification Document. The "Designated Subcontractors" for the project are listed in Section IV, Subsection 4, Designated Subcontractors, of the Qualification Document.
 7. The competition procedure for the selection of the Private Partner will be carried out through the competitive selection procedure with envelope, with two stages, namely the qualification stage and the selection stage, as specified in the "Regulations for the Competition Procedure", published on the official website of Corporation [link](#). The procedure is open to all subjects, natural or legal persons, private or public, domestic or foreign.
 8. This Notice of the Competitive Procedure opens the first stage of the competition for the selection of the Private Partner. Applicants who meet the qualification criteria and undertake the commitments defined in the "Qualification Document" are qualified in this competition procedure. The "Qualification Document" is drawn up in Albanian and English and published on the Corporation's website [link](#).
 9. In the first phase, qualified candidates, in addition to meeting the qualification criteria, must commit to fulfilling the following commitments:
 - a) the commitment to pay the cost for drafting the detailed design and the necessary documentation required to obtain the construction permit, based on the winning architectural concept of the competition, which shall not exceed the amount declared by the designer (the value will be provided by the Corporation upon request);
 - b) the commitment to pay the cost of taxes, fees, and contributions related to the application for development permits, construction permits, supervision of works, or any phase of the property's development up to the registration of the developed property;
 - c) the commitment to register the new property and to transfer the Corporation's respective share, at the expense of the private partner;
 - d) the commitment to enter into contracts with the "Designated Subcontractors" appointed by the Corporation, for the detailing of the public zones A0.1, A1, A1.1, A2, A3 and private public C, D, E of the architectural concept and the preparation of the detailed design and the necessary documentation required to obtain the construction permit for these zones, according to the architectural concept provided in this procedure;
 - e) the commitment that, upon the Corporation's request, from the Corporation's designated share of the structures built on state property, the architectural project-idea for the new revitalized 'Niko Dovana' stadium shall be developed (public zones A0.1, A1, A1.1, A2, A3 and private zones C, D, E of the winning project-idea from the 2023 international design competition).
 10. The second phase of the competition will be announced only to the candidates qualified in the first phase through the Invitation to Offer. The offers submitted by the candidates in this phase must meet the basic criterion, which is **35% (thirty-five percent)** and will be evaluated with the selection criterion, which is:
 - a. the highest percentage of the area offered to the Corporation based on the basic criterion, calculated over the total square meters developed on the state-owned property (property of the Municipality of Durrës, state property, and Corporation property).
- The offeror that offers the highest percentage is declared the winner.

11. Interested parties may obtain further information from the Corporation at the address provided below during business days between 09:00 and 17:00, local time.

12. Applications can be prepared and submitted in Albanian or English. Any accompanying documents that are in languages other than Albanian or English must be translated into one of these languages.
13. Applications may be delivered by email by hand or by post to the address below **not later than June 25, 2026, at 15:00 local time.**
14. The opening of applications will take place immediately after the submission deadline at the following address:

Korporata e Investimeve Shqiptare

Adresa: Rr. Ibrahim Rugova 5, Sky Tower 7/1, Tirana, Albania

Email: competition@aicorporation.al;

Adresa e faqes së internetit: <https://aicorporation.al/>