

**Question for written answer E-001580/2025/rev.1
to the Commission**
Rule 144
Emmanouil Fragkos (ECR)

Subject: Ongoing Albanian initiatives altering Northern Epirus – Hotel in Llamani Bay

In 2015, the Institute for Nature Conservation in Albania prepared a management plan for Porto Palermo-Llamani Bay in Northern Epirus, proposing that it be declared a Natural Park. The plan set strict boundaries, providing for the protection of areas of particular natural and historical interest, such as Llamani Beach, but the relevant decision was not approved at the time.

It was not until 2022 that the Ministry reintroduced the proposal, which was approved by the Government but with modified boundaries, excluding Llamani Beach. This change paved the way for the construction of a 63-bed hotel named ‘The Concave’ by the company Bega-07 belonging to businessman Arben Muçobega, a close associate of the government.

The decision, which followed the removal of the beach from the protected zone, is part of a broader framework of the transfer of natural areas to private individuals, despite doubts about the ownership of the land. The construction of the luxury hotel, beyond being a concession of public interest to private economic pursuits, would be another example of the attempt to change the character of Northern Epirus.

In light of the above:

1. What is the Commission’s view of this particular decision?
2. If the Commission agrees that this is a blatant attack on the rule of law, which Albania must respect in the context of the relations it seeks with the EU, what additional initiatives does it plan to undertake with regard to the ‘investment’ in question?

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